

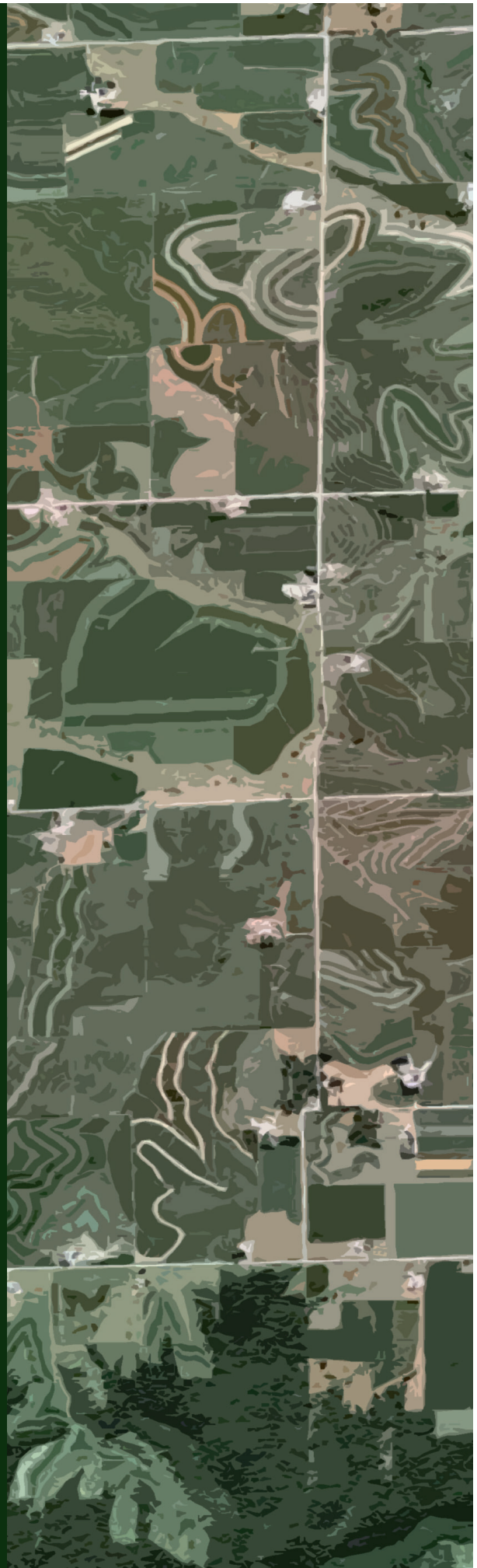
# Grant County

## Farmland Preservation Plan

October 2023



SOUTHWESTERN WISCONSIN  
**REGIONAL PLANNING**  
COMMISSION



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# Introduction

## Introduction

This document, together with appendices and maps, is a Farmland Preservation Plan for Grant County. The plan has been prepared so as to be consistent with State Statutes 66.1001 (Comprehensive Plans) and 91 (Farmland Preservation), along with planning and mapping standards set by the Wisconsin Department of Agriculture, Trade, and Consumer Protection. It is the intention of this plan to be consistent with existing adopted municipal and regional plans and policies.

## Plan Purpose

The main purpose of this plan is to identify and preserve valuable agricultural and natural resource lands in Grant County. The method used to achieve this is to study the land, resources, and economy of Grant County, especially as these relate to agriculture; to identify appropriate land uses for the unincorporated areas of the County; and to suggest methods whereby land may be preserved in agricultural and natural resource uses. With appropriate implementation procedures and use by local officials and citizens, this plan can be effective in guiding land use and development in Grant County.

## Plan History

On June 29, 2009, Governor Doyle signed the Wisconsin “Working Lands Initiative” into law as part of the state’s 2009-2011 biennial budget process. The goal of the Wisconsin Working Lands Initiative is to achieve preservation of areas significant for current and future agricultural uses through the successful implementation of the following components:

- Expand and modernize the state’s existing farmland preservation program.
- Establish Agricultural Enterprise Areas (AEAs).
- Develop a Purchase of Agricultural Conservation Easement matching grant program (PACE). The PACE program has not been funded since 2010.

The following elements were considered by the Conservation, Sanitation, & Zoning Committee prior to undertaking the preparation of this plan:

- The importance of agriculture to the Grant County economy.
- The recent adoption of the Grant County Comprehensive Plan.
- Considerable tax advantages for farmers would be possible with state certification of the farmland preservation plan.
- Completion of a farmland preservation plan for Grant County would give better legal support for zoning to protect farmland in those townships which wish to utilize this sort of zoning.

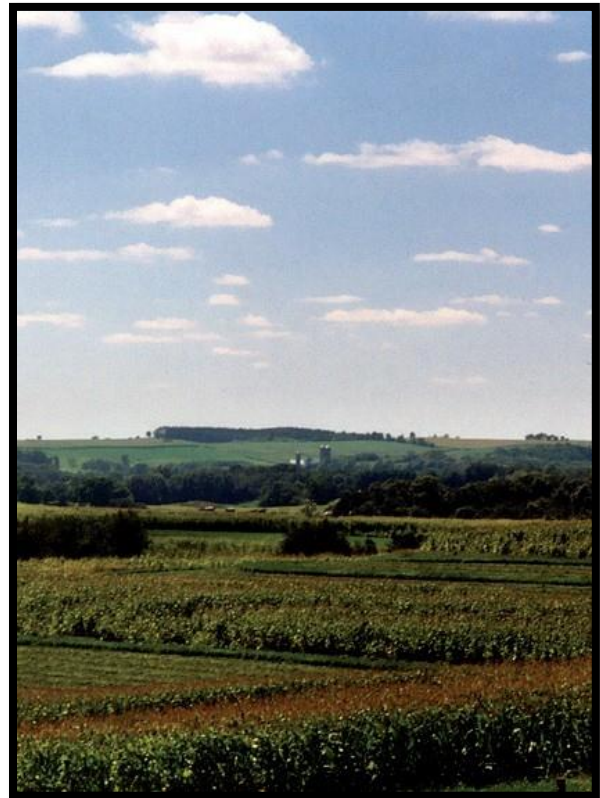
The Grant County Board approved funding to begin work on the plan. Work began shortly thereafter on a strategy for completing the plan. The Southwestern Wisconsin Regional Planning Commission was retained to assist in the planning process and the Grant County Conservation, Sanitation, & Zoning Committee served as a steering committee. The following text was presented as a draft scope of work for the project:

## Proposed Scope of Work- Draft

(Presented to Planning and Zoning Committee **March 00, 2023.**)

- *Overview:* Southwestern Wisconsin Regional Planning Commission (SWWRPC) staff will assist Grant County Conservation, Sanitation, & Zoning staff with the preparation, adoption, and certification of a Farmland Preservation Plan. The following will detail the scope of work followed by a timeline and budget.
- *Meet with DATCP & Corporation Counsel:* SWWRPC staff will review the ‘Scope of Work’ with the Wisconsin Department of Agriculture, Trade, & Consumer Protection (DATCP) to assure that the planning process yields results that are compliant with the new requirements of the ‘Working Lands Initiative’. Upon approval, SWWRPC staff will meet with Grant County Corporation Counsel to review the ‘Scope of Work’ and certification requirements.
- *Review Existing Plan:* SWWRPC staff will examine the existing farmland preservation plan and determine which elements of the plan are relevant. SWWRPC staff will work with County staff and DATCP to identify text and maps that will need to be added to the existing plan in order to fulfill the requirements of the ‘Working Lands Initiative’.
- *Informational Website:* SWWRPC staff will develop an information website to document the entire planning process.
- *Update Data, Charts, & Text:* SWWRPC staff will update all data, charts, and necessary text to reflect changes in Grant County since the previous publication of the plan (2019).
- *Inventory & GIS Mapping:* Geographic Information System (GIS) mapping of the elements will be conducted in accordance with DATCP technical requirements. The following elements will be inventoried and mapped:

- Population trends
- Municipal expansion trends
- Economic growth
- Business development (expansion)
- Housing
- Utilities
- Transportation
- Communications
- Community facilities and services
- Energy
- Waste management
- Environmental preservation
- Key agricultural resources (land, soil, water)
- Key agricultural infrastructure (processing, storage, transportation, and supply)
- Conversion of agriculture to other uses
- Land use, proposed land use, and zoning maps



- *Analysis:* SWWRPC staff will review the inventory and trends above and assist Grant County staff in determining what course of action may be required to assure farmland preservation policy is effective in Grant County.

- *Goals, Policies, & Actions:* SWWRPC staff will work with Grant County Conservation, Sanitation & Zoning staff to review and revise, if necessary, and goals, policies, and actions in the plan to meet current conditions and ‘Working Lands Initiative’ requirements.
- *Kick-Off Meeting:* SWWRPC staff will promote and host an informational ‘Kick-Off’ Meeting in which planning commission members and/or board members from each participating jurisdiction will be invited to attend. The meeting will provide information regarding the overall scope and schedule of the project.
- *Farmland Preservation Maps:* Once all participating jurisdictional maps have been completed, SWWRPC staff will develop a Grant County Farmland Preservation Plan Map. The content will be accessible online.
- *Draft 1:* Once all the mapping has been completed, SWWRPC staff will develop a Draft 1 of the plan.
- *Conservation, Sanitation, & Zoning Staff Review:* The Grant County Conservation, Sanitation & Zoning staff will review Draft 1 of the plan and note any changes, errors, or omissions.
- *Draft 2:* SWWRPC staff will then develop a Draft 2 to be distributed to local jurisdictions for review.
- *Recommendation for Adoption:* The Grant County Conservation, Sanitation, & Zoning staff will review Draft 2 and recommend the plan for adoption by the Grant County Board.
- *Public Review Draft:* SWWRPC develops and distributes a ‘Public Review Draft’ based on the recommended plan by the Grant County Conservation, Sanitation, & Zoning Committee.
- *Public Hearing:* A public hearing will be held to allow the general public an opportunity to speak on behalf of the proposed plan.
- *Adoption:* The Grant County Board adopts the plan with any proposed amendments.
- *Certification:* SWWRPC staff will assist Grant County Conservation, Sanitation, & Zoning Committee and Corporation Counsel with the certification of the plan.

It was realized that the process as presented to the Conservation, Sanitation, & Zoning staff need not be followed exactly, and it was offered rather as a flexible outline of what would be done.

### Preliminary Goals

In order to meet the requirements for the Wisconsin Working Lands Initiative, several key goals need to be met.

- Inventory of all agricultural-supportive businesses
- Delineate all farmland preservation areas
- Collect and analyze natural resource, agricultural resource, and economic resource data
- Identify key trends to the above resources.
- Identify key land use issues related to preserving farmland and promoting agricultural development, and plans for addressing those issues.
- Develop planning goals, policies, and actions to preserve farmland, promote agricultural development, and to increase housing density in areas other than farmland preservation areas.

### Data Collection

Having established the basic format, the planning process would take and having a preliminary set of goals to guide the process, the task of collection and analysis of background information relating to agricultural and natural resource-based land use was begun. The following section presents an outline of background information which was collected and analyzed.



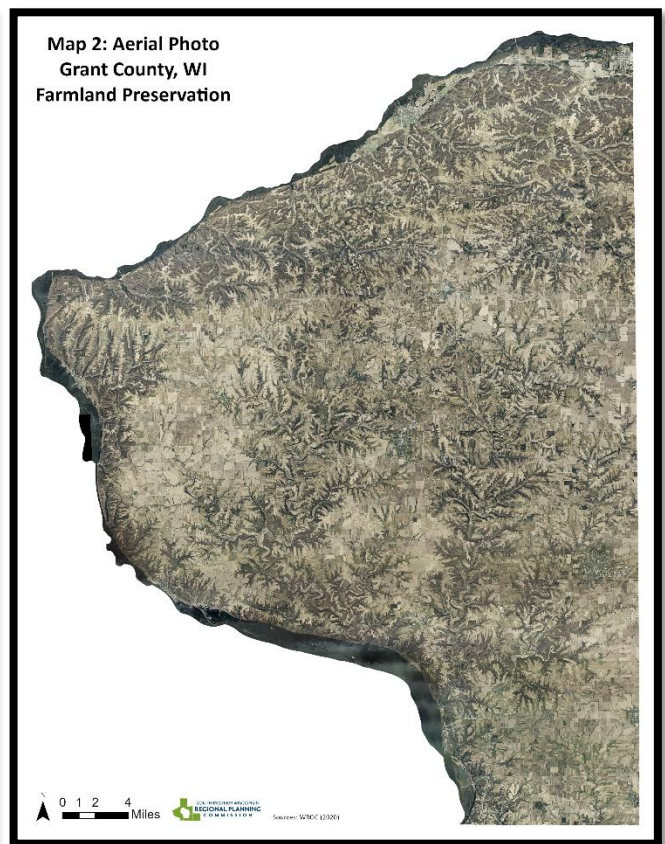
# Background Information

## Introduction

The purpose of this section is to provide a foundation of information from which effective analysis can be made. In order to provide a complete picture of the issues surrounding farmland preservation, it is necessary to illustrate the natural, economic, and demographic conditions.

## Natural History

Grant County is located in the southwestern corner of the state, bounded on the north by the Wisconsin River, on the west by the Mississippi River, on the south by Illinois, and on the east by Iowa and Lafayette Counties (See Map 1). It lies wholly within the Driftless Area, which means it largely escaped the effects of the most recent (Pleistocene) glaciation. Consequently, the topography is characterized by a dissected plateau with fairly broad, rolling ridges, steep sided valleys, and a well-developed drainage system. A high ridge known as Military Ridge extends through the northern part of the County from east to west with a relatively steep slope northward to the Wisconsin River and a gentler, longer back slope southward towards the Mississippi River. The bottoms of the valleys are at least 300 feet lower than the crests of the ridges and are 1/4 mile to two miles wide (See Map 2).



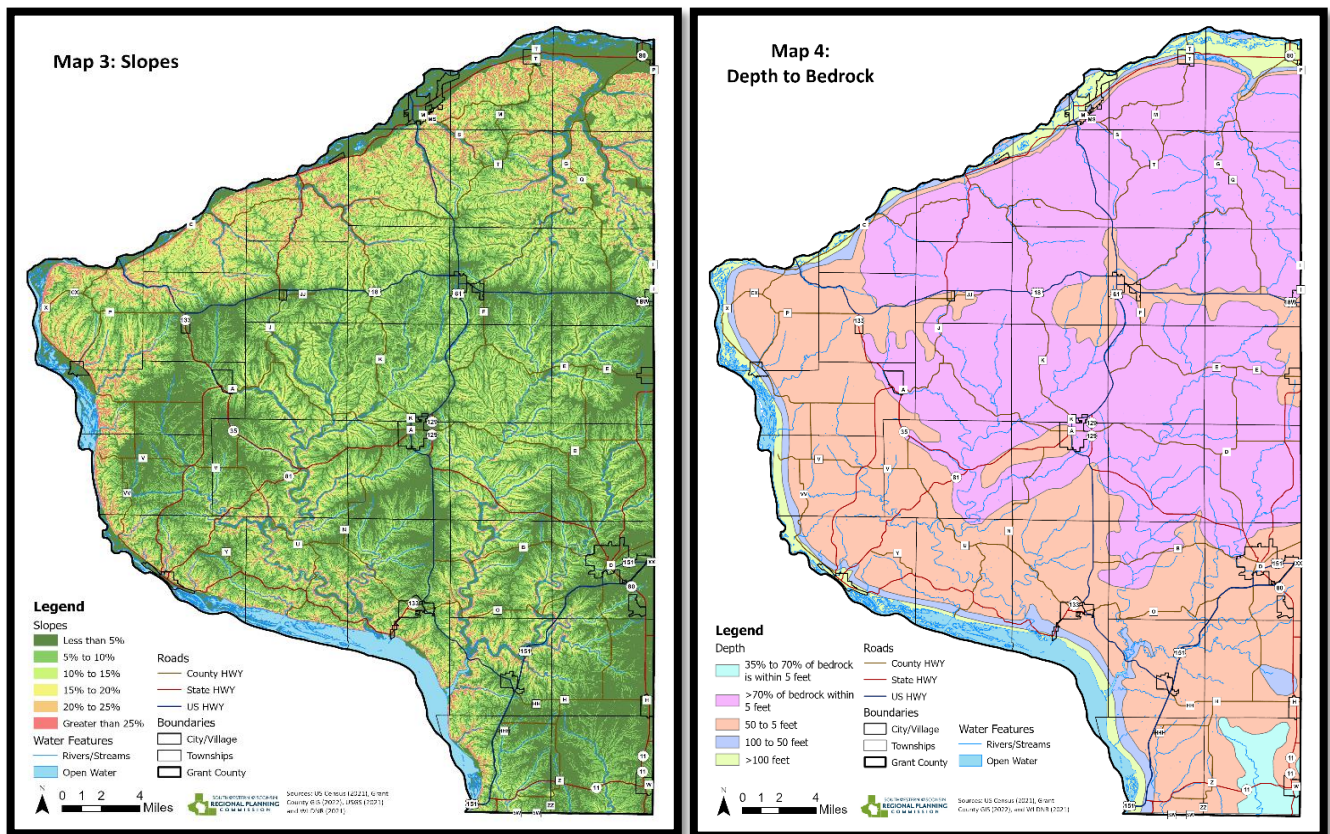
## Soil

The soils of Grant County can be characterized as generally being underlain by dolomite (limestone) or sandstone bedrock, with a mantle of loess (silty, wind-blown material) ranging from 1 to 22 feet in thickness. Many of the soils have formed in this loess rather than from the underlying bedrock (See Map 4). The soils are generally quite

fertile and suited to agriculture, but the steeper slopes are prone to excessive erosion (See Map 3) and special management is necessary if they are to be cropped. As soils are such an important part of agriculture, they are dealt with in more detail in the next section.

### General Soil Characteristics (Soil Associations)

The soils of the southwestern Wisconsin region have been classified as hilly or steep, grayish-brown unglaciated silt loams. These soils were formed from parent materials reflecting native vegetation such as prairies, oak-hickory forests, and oak savannas. Their basic materials include clay residue from weathered limestone, weathered sandstone, loess, and stream-laid sand and gravel. The latter occurs in valleys of large streams while the first three are widespread.



The soils of Grant County may be grouped into soil associations. A soil association is a landscape that has a distinctive proportional pattern of soils. It normally consists of one or more major soils and at least one minor soil. A description of the six soil associations present in Grant County can serve to explain the value and use of the different land areas for agriculture and other purposes, although such descriptions are not detailed enough to be useful in studying the soils of an individual farm. Each association has somewhat different capabilities for agriculture and requires generally different management practices.

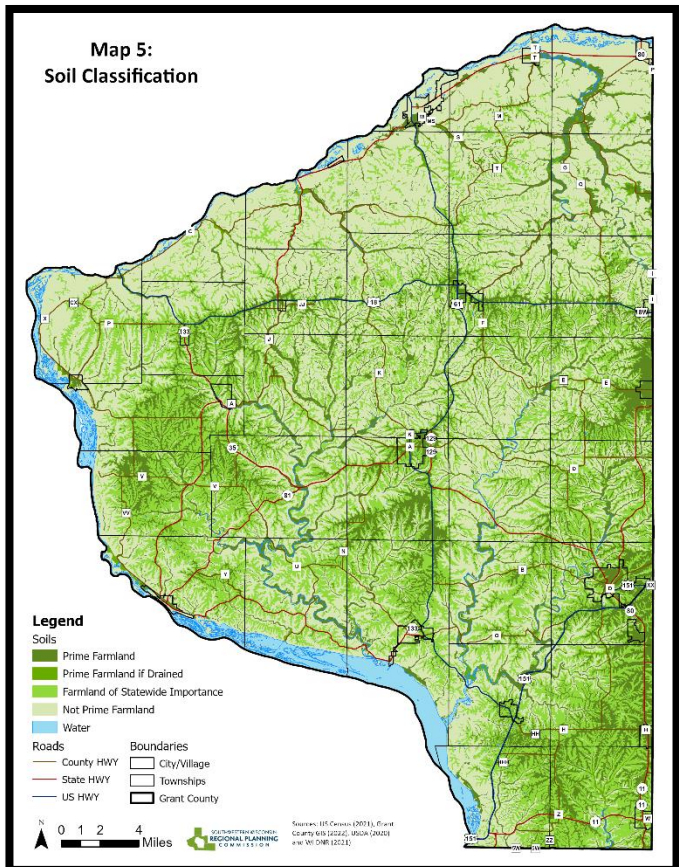
- Association 1: Tama, Downs, Muscatine Association - Well and somewhat poorly drained. Silty, nearly level to sloping soils on loess covered uplands. These soils formed under prairie vegetation. These soils have moderate permeability and high available water capacity. Natural fertility is high.
- Association 2: Fayette, Seaton, Stronghurst Association - Well and somewhat poorly drained. Silty, nearly level to strongly sloping soils on loess covered uplands. These soils formed under forest vegetation. These soils have moderate permeability and high available water capacity. Natural fertility is high.

- Association 3: New Glarus, Valton, Eleva Association - Well drained. Silt over clay and loamy, gently sloping to very steep soils on loess covered soils are underlain by limestone or sandstone bedrock at 40" or more. These soils have moderately slow to moderately rapid permeability and moderate or low available water capacity. Natural fertility is medium.
- Association 4: New Glarus, Sogn, Rock Outcrop Association - Well drained. Shallow, silty, moderately steep to very steep soils on limestone controlled uplands or escarpments. These soils have moderate or moderately slow permeability and low available water capacity. Natural fertility is low.
- Association 5: Sparta, Meridian, Dakota Association - Well drained. Sandy and loamy, nearly level to sloping soils on sandy outwash plains. These soils have moderately rapid or rapid permeability and moderate or low available water capacity. Natural fertility is medium.
- Association 6: Arenzville, Orion, Kickapoo Association - Moderately well drained and somewhat poorly drained. Silty and loamy, nearly level soils on stream flood plains. These soils have moderate permeability and moderate or high available water capacity. Natural fertility is medium.

### Soil Classification for Agriculture

Two common classification systems relating directly to the value of soil for agricultural use are most widely used in the United States:

- Capability grouping is a system of classification developed by the U.S.D.A. used to show the relative suitability of soils for most kinds of field crops. It is a practical grouping based on the needs and limitations of the soils, on the risk of damage to them, and also on their response to management. Soils are placed in groups ranging from I to VIII, with the better agricultural soils generally having the lower numbers.
- Important farmland inventories are being made in response to the Land Inventory and Monitoring Program of the United States Department of Agriculture (U.S.D.A.). These inventories are designed to identify the most valuable land for the production of food, fiber, and timber so as to retain these lands to assure the continued productive capability and environmental values of American agriculture and forestry. Land is categorized as Prime, Unique, Farmland of Statewide Importance, and Farmland of Local Importance. In Wisconsin, land is placed in one of these groupings based in large part upon its capability grouping but also considering location and other unique factors which may make land valuable in a local or statewide sense. It was decided to map (See Map 5) soils in Grant County via the Important Farmland Inventory system for the following reasons, among others:



- This system considers factors other than just the soil, thereby recognizing unique lands and other lands which may be of importance locally.
- Fewer categories make the system easier to understand.
- Because this categorization utilizes the capability grouping system also, the limitations of the land, as well as its productivity, are considered.
- Agricultural Impact Statements which need to be prepared for certain projects in Wisconsin call for figures regarding the amount of land affected which is in Prime, Unique, and Statewide Importance land categories. Having land previously mapped in these categories simplifies the preparation of the impact statements.

The categories and definitions of land as mapped are as follows: Prime Farmland: Prime farmland is land best suited for producing feed, food, forage, fiber, and oilseed crops and also is available for these uses. (The 37 existing land uses could be cropland, pastureland, range land, forest land, or other land but not urban built-up land or water.) It has the soil quality, growing season, and moisture supply needed to produce sustained high yields of crops economically when treated and managed, including water management, according to modern farming methods. (Wisconsin Definition: Most Capability Group I and II soils. 20% of Grant County land area)

- Unique Farmland: Unique farmland is land other than Prime farmland that is used for the production of specific high-value food and fiber crops. It has the special combination of soil quality, location, growing season, and moisture supply needed to produce sustained high quality and/or high yields of a specific crop when treated and managed according to modern farming methods. (Wisconsin Definition: This definition is different for different areas but was not considered to be of significant acreage to warrant mapping in Grant County at this time.)
- Farmland of Statewide Importance: This is land in addition to Prime and Unique farmlands that is of statewide importance for the production of food, feed, fiber, forage, and oilseed crops. (Wisconsin Definition: Most Capability Group III soils. 16% of Grant County land area.)
- Farmland of Local Importance: In some local areas there is concern for certain additional farmlands for the production of food, feed, fiber, forage, and oil-seed crops even though these lands are not identified as having national or statewide importance. (Wisconsin Definition: This will vary from area to area but in southwestern Wisconsin some Capability Group IV and VI soils. In Grant County, these lands would be the ones with better moisture-holding capability—valuable locally for pasture and hay production. 31% of Grant County land area)

The land in Grant County has been placed in one of the above categories as a result of collaboration between the Natural Resources Conservation Service (NRCS) State Office and the local District Conservationist, utilizing information from the published Soil Survey for Grant County with the Southwestern Wisconsin Regional Planning Commission doing the actual map coding and coloring.

The total of Prime, Statewide, and Local soils in Grant County is 503,000 acres or 67% of the total land area. A compilation of important farmlands in Grant County by the NRCS, using slightly different criteria, yields a total of 515,800 acres (69% of the total land area).

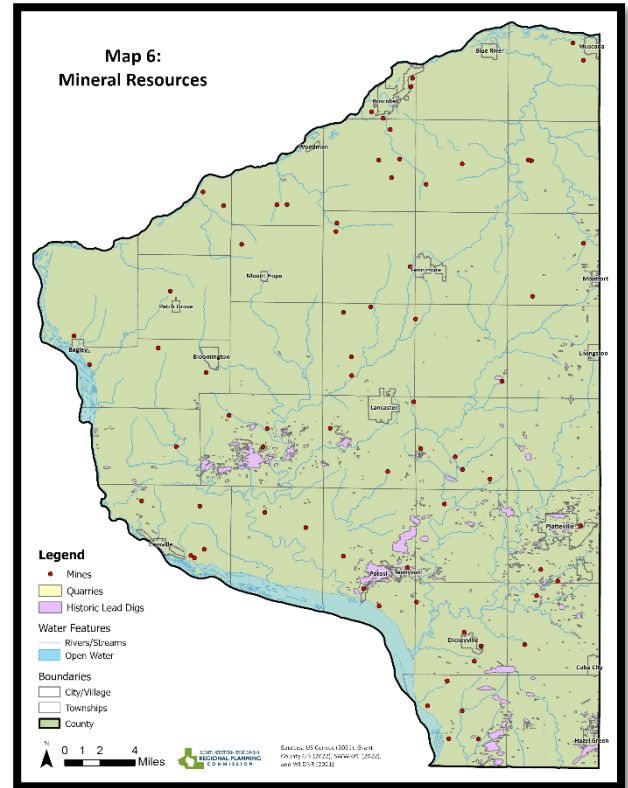
## Mineral Resources

Grant County has been a mineral and mineral products producing area since about 1826 when the territory was legally opened to European settlers' development. Earliest production was lead which has continued more or less constantly until recently. Zinc production began about 1860 but as of 1981 all zinc and lead producing mines in Grant County had ceased operation (See Map 6).

As the County developed, quarrying of local limestone for construction purposes, such as dimension stone and burned lime, became important. Today limestone is quarried primarily for agricultural lime, aggregate, and road material. A major cement company has located substantial reserves of limestone in western Grant County that are suitable for the manufacturing of Portland cement.

In the late 1800's and early 1900's, brick clays and pigment ochers were dug at several localities in the County. Presently, sand and gravel are produced from several pits along the major rivers.

Local production of mineral resources certainly adds substantially to the industrial economy of the County. The agricultural lime, sand, gravel, and crushed stone provide relatively inexpensive material for local use and eliminate the necessity for expensive long-distance hauling.



## Water

The County has an abundant supply of underground water from the Upper Cambrian Sandstone aquifer. Springs are common, and furnish an abundant supply of cold, clear water, which contributes to some of the finest trout habitat in southern Wisconsin. The Wisconsin and Mississippi Rivers furnish ample water-based recreation, but due to the well-developed drainage system in the County, there are no naturally occurring lakes. Irrigation is generally not needed in Grant County, but ample water is available for this purpose should it become necessary.



## Surface Water

Two common classification systems relating directly to the value of soil for agricultural use are most widely used in the United States: Surface water, which is all water naturally open to the atmosphere such as rivers, lakes, reservoirs, ponds, streams, impoundments, seas, and estuaries, in Grant County the major watersheds are Grant-Platte, Sugar- Pecatonica, and the Lower Wisconsin (See Map 7).

Within these watersheds are numerous large and small rivers and watershed sub-basins. These watercourses provide recreational opportunities, such as fishing, canoeing, wildlife viewing, swimming, and bird watching. These same rivers and their feeder streams also provide essential habitat for fish, mussels, insects, and other wildlife. See Map 7 for more information. To protect surface water and shore lands Grant County uses the Shore Land and Floodplain Ordinance. These protection measures are not stricter than State requirements. (Source: SWWRPC, Grant County Comprehensive Plan, 2010).

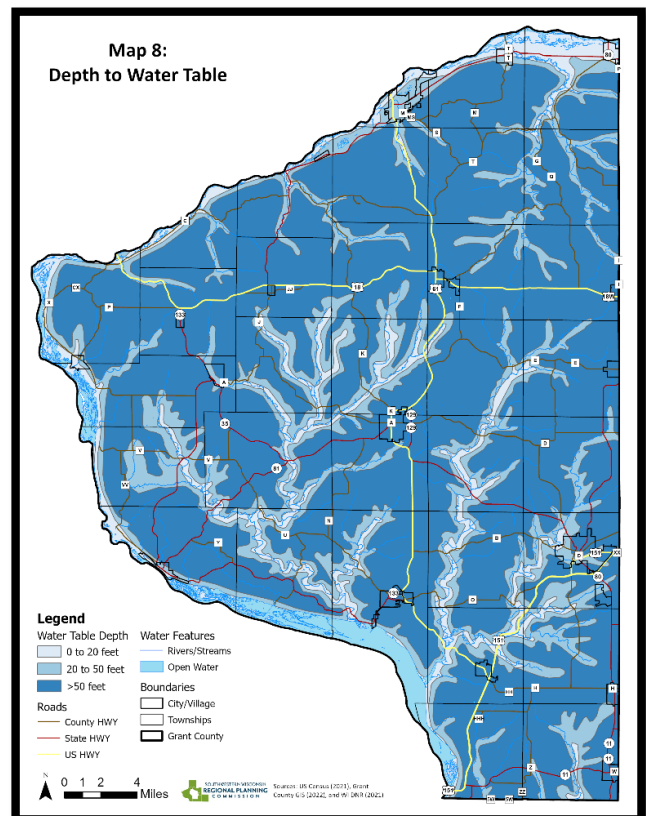
## Underground Water

The County has an abundant supply of underground water. All of the geological formations underlying the soils contain water. The Upper Cambrian Sandstone is the principal source throughout the County and springs are numerous on the lower slopes of the valleys where strata of shale outcrop (See Map 8).

There is little need for irrigation in Grant County, but water is available should it become necessary. Crops on some of the sandy soils near the Wisconsin and Mississippi Rivers would respond well to supplemental irrigation, and the rivers would provide a good supply of water. The cost of pumping water from the deep valleys to the uplands would generally be prohibitive and, consequently, irrigation is likely to be limited to soils of the bottom lands and terraces.

## Wetlands

Wetlands serve a variety of functions, including an important role in stormwater management and flood control, filtering pollutants, recharging groundwater,



providing a habitat for many wildlife species and plants, and offering open space and passive recreational opportunities. Wetlands include all marshes, swamps, fens, bogs, and those areas excluded from cultivation or other uses because they are intermittently wet and have hydric soils.

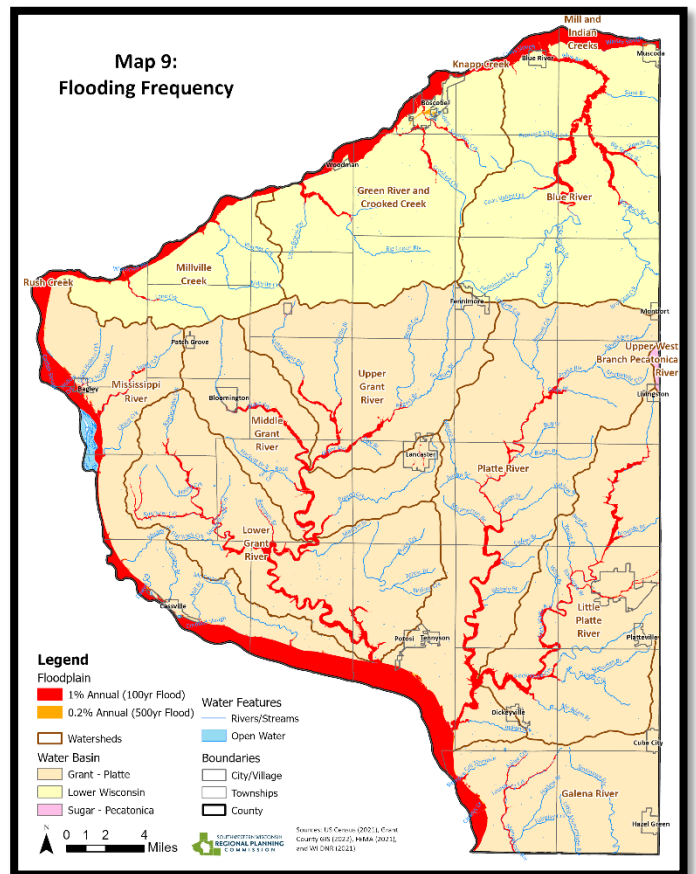
Grant County is within the Southwest Savanna and the Western Coulee and Ridges ecological landscapes, an area in which most wetlands are associated primarily with the rivers and streams. The importance of glacial activity in forming lakes and wetlands is illustrated by the lack of these water bodies in the Driftless Area of southwestern Wisconsin. In fact, wetlands comprise only 1% of the land cover in Southwest Savanna landscape (Wisconsin Land Legacy Report, 2006). The Western Coulee and Ridges region (of which northern Grant County is a part of) has much more wetland area (22% open wetland, 24% forested wetland) but the overall percentage of wetland for Grant County is still only 3.1% (WI-DNR 2007). Grant County wetlands are mainly associated with either the Wisconsin or Mississippi rivers because most of the County has experienced wetland drainage for agricultural purposes or the landscape is too hilly. Also, the Driftless Area has very little open, natural lakes with associated wetlands. To protect its valuable wetlands, Grant County enforces its wetlands through the Shoreland Zoning Ordinance. (Source: SWWRPC, Grant County Shoreland Zoning Ordinance, chapter 316, 2019).

### Floodplains

A floodplain is a low area of land adjacent to a stream or other watercourse subject to flooding. Floodplains hold water overflow during a flood and are delineated based on the 100-year storm event - the area that would be covered by water during a flood so impactful it theoretically only happens every 100 years. However, the magnitude of the 100-year storm flooding can occur any year. For that reason, development should not occur in drainage ways and floodplains since they serve as stormwater runoff systems and flood mitigation landscape features.

Counties, cities, and villages are required to adopt reasonable and effective floodplain zoning ordinances in order to participate in the Federal Emergency Management Agency’s (FEMA) National Flood Insurance Program. Towns generally rely on their County for floodplain control.

FEMA designated flood hazard areas along many surface water resources. The importance of respecting floodways and floodplains is critical for planning and development. Ignoring these constraints can cause serious problems relating to property damage and the overall safety of residents (see Map 9). All townships rely on Grant County’s Floodplain Ordinance. (Source: SWWRPC, Grant County Comprehensive Plan, 2010).



### Environmental Preservation

Natural resources are materials such as water, topsoil, air, land, forests, fish and wildlife, and minerals occurring in nature that are essential or useful to humans. They have significance economically, recreationally, culturally, and aesthetically. These resources are combined into the recognized natural systems in which we live.

These systems, or combinations of natural materials, can be referred to as “natural environments”, “ecosystems”, “biomes”, or “natural habitats”. Human activities affect all natural resources which in turn can have significant, sometimes adverse, impacts on the human community.

Keeping residents informed of their jurisdiction’s natural resources is a proactive first step in supporting natural resource protection efforts. Flyers included with a tax mailing, articles in the local newspaper, workshops, or other similar education efforts can all help to educate residents on natural resource issues. County citizens are kept informed of natural resource issues through newsletters from the Grant County Land Conservation and the Grant County Farm Services Agency.

Fostering working relationships with your neighboring jurisdictions can help Grant County protect shared, contiguous natural areas that give local residents space to pursue recreational opportunities. Tapping into state and federal programs aimed specifically at protecting farmland, wetlands, and forests can help protect Grant County’s natural resources. State and federal agencies and contact information are listed at the end of this chapter. Unfortunately, Grant County did not always work with its neighboring jurisdictions to protect shared natural resources. In recent years Grant County has partnered with Iowa County and Lafayette County to complete a SWIGG study to protect groundwater from contamination. (Source: Grant County Conservation, Sanitation & Zoning, 2022).

### Natural Resource Areas

Ecological landscapes are comprised of natural communities – assemblages of plants and animals at specific locations. Because of the biotic and abiotic differences between ecological landscapes, the natural communities within each are typically different as well. The deeply dissected, un-glaciated Southwest Savanna landscape was composed of tall grass prairie, oak savanna and some wooded slopes of oak forest. Today, this landscape is primarily in agricultural production with scattered woodlands, savannas and remnant prairies. The highly eroded, unglaciated Western Coulee and Ridges hilly landscape is primarily forested and often managed for hardwood production. Agricultural activities are primarily cash cropping, dairy, and beef farming, confined mainly to valley floors and ridge tops. This landscape has the world’s largest concentration of hill prairies, which often support species of rare plants, insects, and reptiles.

### Forests and Vegetation

Most of Grant County is in the region of Central Hardwood Forests of the United States. Some of it, however, is in the prairie area that extends northward from Illinois. The County lies within an area called a tension zone in which minor changes in climate might, in the absence of man, cause changes in the vegetation. For example, if the climate becomes cooler or wetter than at the present time, the forests will encroach upon the prairie areas. On the other hand, if the climate becomes drier or warmer, the prairie grasses will encroach upon the forests. Man, of course, now controls to a large degree the type of vegetation present (See Map 10).

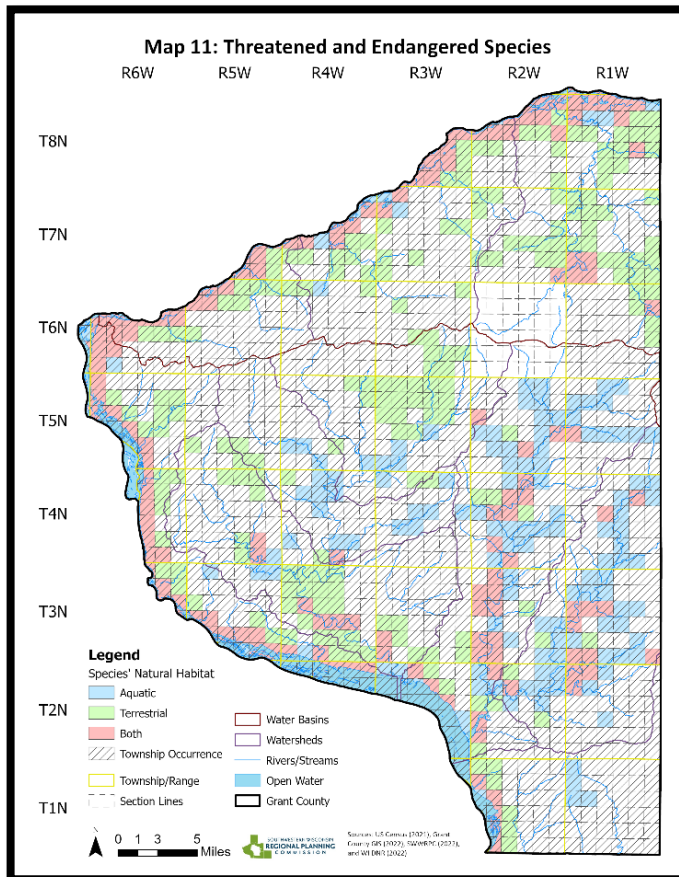
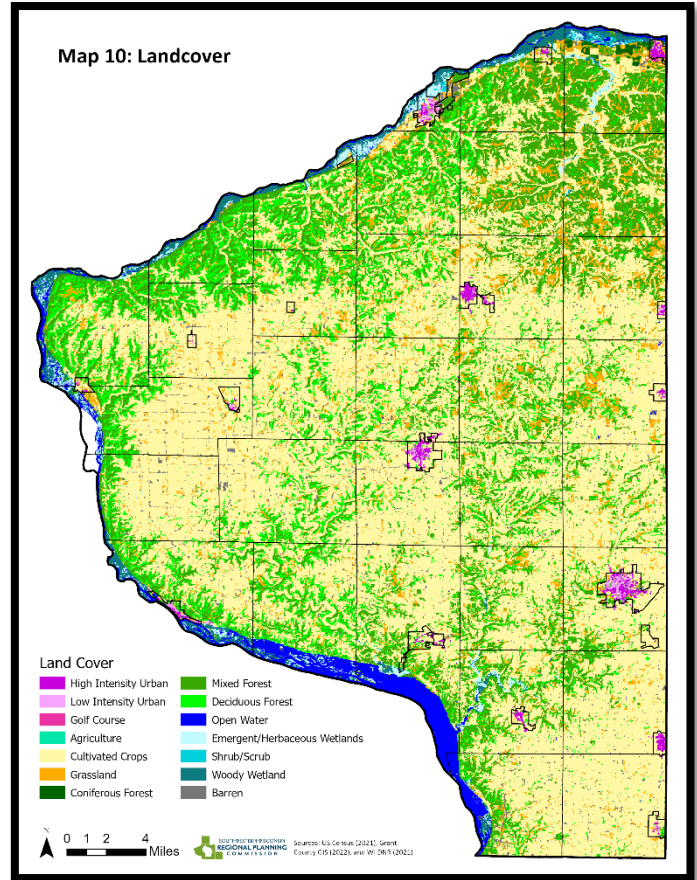
Forests once covered much of the area and marshes and swamps occupied a small acreage. Today the forests generally occupy areas that have rolling or rough topography. The most extensive of the marshy and swampy areas are in the towns of Boscobel, Muscoda, Watterstown, and Wyalusing.

Forests provide raw materials for the forest products industry and a venue for hunting, hiking, and fishing. Forests help sustain water resources and provide habitat for a wide variety of plants and animals, including threatened and endangered species and by balancing global warming effects and air pollution by producing oxygen and storing carbon. Map 11 illustrates the general location of threatened and endangered species in Grant County.



Trees are important components of a community’s green infrastructure, offering substantial environmental benefits, including cleaner air and water, quieter streets, cheaper energy bills, cooler temperatures, and wildlife habitat. Tree-planting programs, preserving established trees, and using sustainable forestry techniques not only increase property values for Town residents, but also lower air and water remediation costs for the environment.

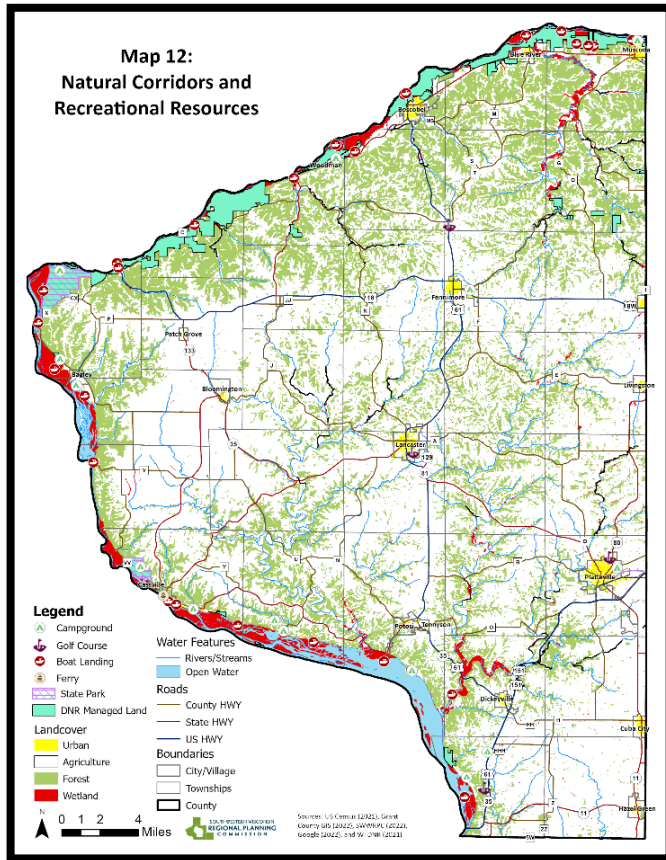
While Grant County has a great deal of land in agriculture, over a quarter of the County is forested: in 1983, 25% of Grant County (186,400 acres) was forested. As of 2016 (the most recent data available), 30% of the County was forested (227,130 acres) when including emergency/wet meadows, forested wetlands, deciduous and coniferous mixed lands, oak, and red pine forests (WI DNR Wiscland, 2016). In Grant County in 2006, the total number of privately owned acres of land in the Managed Forest Law program (MFL) was 19,510 acres, 3,751 of which were open to public for hunting and recreation. By January 2022 there were 1,329 acres of MFL in Grant County open for fishing, hunting, hiking, x-county skiing, and sightseeing.



(WI DNR, 2022).

### Environmental Corridors

Environmental corridors are physical areas containing groups of features (such as hedgerows or river bottoms) allowing animals and plants to move unobstructed across the landscape. Areas of concentrated natural resource activity (“rooms”), such as wetlands, woodlands, prairies, lakes, and other features, become even more functional and supportive of wildlife when linked by such corridors (“hallways”). If corridor resource features are mapped, they can depict linear spaces that can be helpful in future land development decisions. Fish and wildlife populations, native plant distribution, and even clean water all depend on movement through environmental corridors. For example, wildlife populations isolated in one wooded location can overpopulate, die out, or cause problems for neighbors if there are not adequate corridors to allow the population to move about and disperse freely. Over 70% of all terrestrial wildlife species



use riparian corridors, according to the USDA Natural Resources Conservation Service (NRCS). By preserving environmental corridors, wildlife populations, both plant and animals can maintain themselves and be healthier. See Map 12 for natural resources that might lend themselves to providing wildlife unimpeded access through the landscape. (Source: SWWRPC, Grant County Comprehensive Plan, 2010).

### Soil Erosion/Water Quality

Soil erosion is a particularly important, and ongoing, problem in Grant County. Around 1970 the County had the dubious distinction of having within its borders the river basin with the highest overall soil erosion per square mile (as measured by the United States Geological Survey) of any river basin in Wisconsin. This was the Grant River basin, which was expressing, in terms of tons of sediment per square mile of drainage basin, the highest yield in the state with 969 tons of sediment per square mile per year being transported by the river. The total sediment load for the Grant River per year was 260,646 tons. This amount of sediment would fill

5,213 railroad box cars--a train 53 miles long!

The best indicator of the amount of soil erosion taking place is the sediment that finds its way into streams. Sediment has been shown to be the nation's greatest pollutant of streams and lakes, by volume. What are the consequences of this soil erosion as evidenced by sedimentation of water bodies?

First, there is the irreparable loss of soil at the source, soil that has usually taken many thousands of years to form and, for practical purposes, must be considered a nonrenewable resource. Over the years, sheet and rill erosion contributes more to total soil loss than more easily noticed forms of erosion such as road bank erosion or gulying in fields. (Although some of these other forms of erosion may cause greater immediate problems, i.e. mudslides onto roads, gulying in fields making harvesting of crops very difficult, etc.) The end result of soil erosion for agriculture is the same, no matter by what method it occurs: a long-term loss in basic soil productivity.



Second, sediment and the pesticides, manure, runoff, fertilizer, and other materials that are carried with it pollute streams and impair the process of water purification and distribution.

Third, sediment causes damage where it comes to rest. Fine sediments (silt and clay particles) settle in backwater and slow moving water areas, covering fish spawning beds, reducing open water areas, reducing the depth of

water, and generally reducing the quality and quantity of fish and wildlife habitat as well as the quality and quantity of water-based outdoor recreation. Coarser sediments (sand) fill the main channels of streams and rivers, again reducing water-based recreation possibilities and often making dredging necessary to keep a channel open for navigation.

The reasons for the high degree of soil erosion in Grant County are fairly obvious. The steep topography with the well-developed dendritic drainage system common to the un-glaciated area combines to assure rapid runoff. The deposits of loess which have formed silt loam soil types erode easily. The high percentage of the land in agricultural use means that much of the soil is bare for much of the year. Soil conservation practices once used are now sometimes discarded because the economics of farming dictate raising row crops more intensively, sometimes on land that is better suited to forage production and grazing.

### Groundwater Contamination

There are a variety of land use practices influencing water resource quality. Potential pollution sources that can affect groundwater in Grant County include but are not limited to:

- On-site septic systems
- Sewage Treatment Plants
- Surface Waste Water Discharge
- Landfills
- Underground Storage Tanks
- Feedlots
- Junkyards
- Abandoned Quarries
- Abandoned Wells
- Pesticide and Fertilizer Applications
- Road Salt
- Household Cleaners and Detergents
- Unsewered Subdivisions
- Gas Stations
- Chemical Spills
- Leaking Sewer Lines
- Manure Runoff

Because of its mobile nature, contaminants can travel far from their source through the water cycle. Contaminants in water coming from a variety of sources identified as non-point source pollution (NPSP), which can come from things like agriculture runoff, leaking septic systems, road salt and road building, parking lots, lawn, and golf course runoff, all of which directly impact water resources. Point source pollution comes from identifiable sources such as a single factory or overflow from a sewage treatment facility.

Pinpointing pollution sources can be made easier by identifying the location of potential pollutants, so communities can plan where and how much development can be built with the least amount of impact to the watershed. Contamination of local drinking water resources can be devastating, very costly to reverse, and affects all area residents. The greatest potential groundwater contaminant in the County is nitrates, a byproduct of septic systems and human and animal waste. Major sources for this contaminant are old, abandoned wells

and agricultural runoff such as pesticides, fertilizer and manure. The County protects its water resources through actions taken by the Conservation, Sanitation, & Zoning Committee.

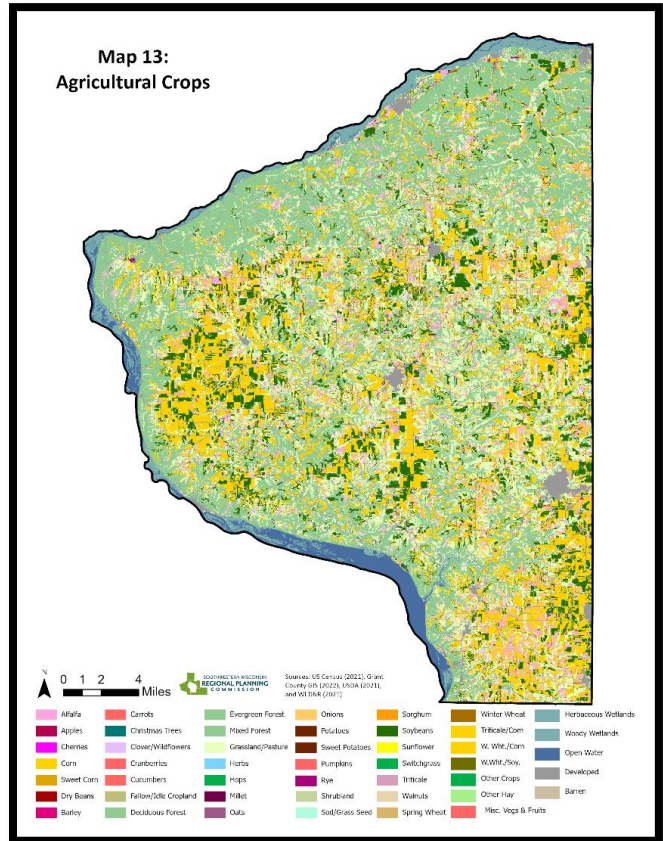
A wellhead protection plan lists potential contaminants as well as aim at preventing those contaminants from entering the area of land around wells. This area includes, “the surface or subsurface area surrounding a water well or wellfield supplying a water system, through which contaminants are reasonably likely to move toward and reach such well or wellfield” (Source: US EPA. 1987).

### Agriculture

The agricultural industry is the collection of several interdependent infrastructures-production, processing, storage, transportation, supply, and other support services. In order for us to have a clear understanding of the state of agriculture in Grant County, it is necessary to take into account these infrastructures along with statistical information, to reveal trends, issues, and opportunities.

### Agricultural Uses

The working landscape defines much of Grant County’s heritage and economy. Agriculture is one of the top industries that drives the County and at times leads the State. Map 13 illustrates the Agricultural Crops in Grant County.



### Key Agricultural Infrastructure

In addition to farming, many ag-related businesses benefit from the County’s productive land. In turn, these businesses contribute to the key agricultural infrastructure necessary to sustain farmers. The following describes these infrastructures.



### Processing

Grant County is home to more than 21 processing facilities that include milk, cheese, livestock feed, and meat. These facilities add increased value to the raw materials and in turn, provide additional employment and tax base throughout the County. Map 14 illustrates the existing processing infrastructure in Grant County.

### Storage

There are at least 2 agricultural storage facilities located in Grant County and as many as 21 processing facilities that provide on-site storage as well. These facilities range in capacity and transportation access. Map 15 illustrates the existing storage infrastructure in Grant County.

## Supply

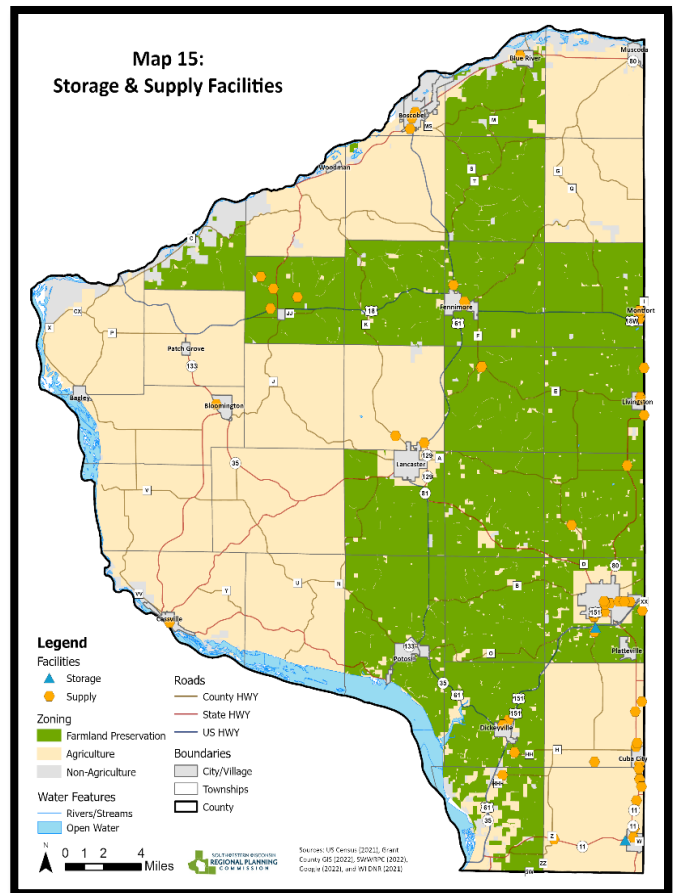
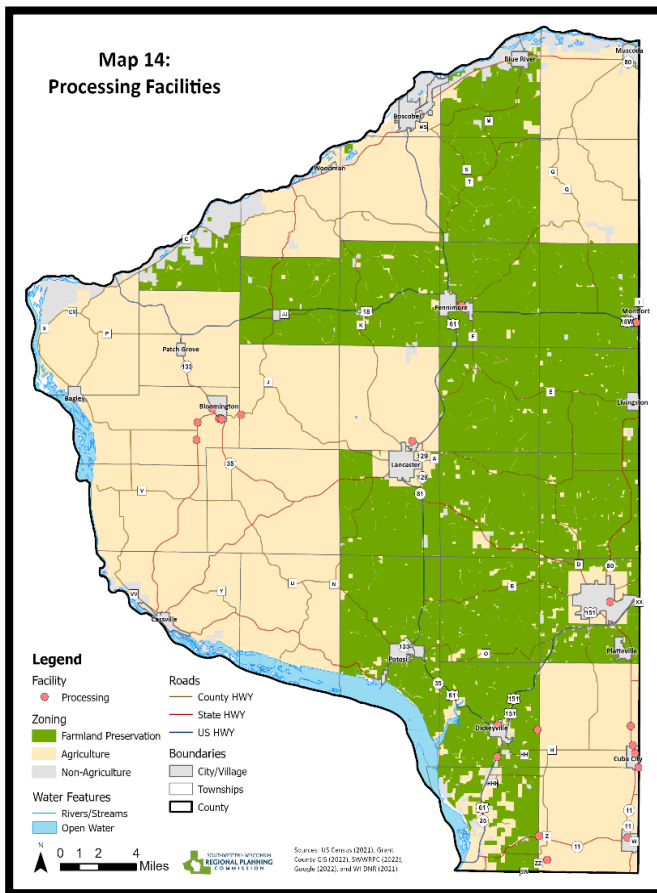
There are at least 54 agricultural supply facilities located throughout the County. These facilities provide a variety of materials including fertilizers, chemicals, and seed. Map 15 illustrates the existing supply infrastructure in Grant County.

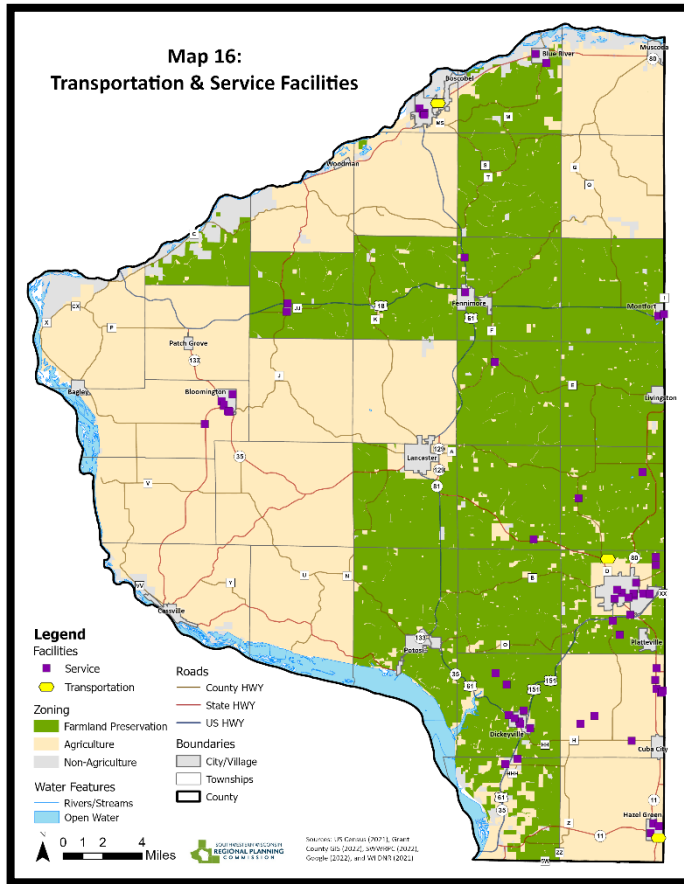
## Transportation

Bringing product to market is extremely important. Grant County benefits from a network of highways, roads, and rail to assure that materials, people, and equipment can move freely. Within the County, there are at least 3 major rail access points. The map below illustrates the key transportation nodes and networks throughout the County. Map 16 illustrates the existing transportation infrastructure in Grant County.

## Service

There are 32 agricultural service facilities located throughout the County. These facilities provide a variety of services ranging from veterinary, repair, and consultation. Map 16 illustrates the location of existing service infrastructure in Grant County.





## Agricultural Statistics

The following statistical data illustrates the role that agriculture plays in defining the County. Several of the figures in Table 1 are particularly interesting (2007-2017):

- The number of farms has increased by 628 between 1997 to 2007, then decreased from 2007 to 2017 by 384 farms.
- Average farm value increased by \$853,231.
- The number of operators who worked off the farm more than 200 days or more during the year increased by 674.
- The number of milk cows decreased by 7,622.
- The number of hogs and pigs sold decreased by 83,352.

Assessors are required by law to provide the Wisconsin Department of Agriculture, Trade and Consumer Protection with crop and livestock data annually. This work is in addition to their regular assessment functions and cannot be used for taxation. Assessors' farm statistics provide information for use at township and County levels and make available year-to-year changes in agriculture not available from any other source.

The annual reports from the assessors, while generally as complete as possible, still do not constitute a complete enumeration. Environmental conditions, changes to tax law, and changes to classification definitions account for incompleteness in some areas.

Table 1: U.S. Census of Agriculture - Grant County					
<b>Farms &amp; Land in Farms</b>	<b>1997</b>	<b>2002</b>	<b>2007</b>	<b>2012</b>	<b>2017</b>
Farms	2,238	2,490	2,866	2,436	2,482
Land in Farms (Acres)	599,617	605,836	610,914	587,587	600,324
Average Size of Farm (Acres)	268	243	213	241	242
<b>Estimated market value of land and buildings (In Dollars)</b>	<b>1997</b>	<b>2002</b>	<b>2007</b>	<b>2012</b>	<b>2017</b>
Average per farm	\$287,666	\$481,634	\$671,204	\$1,004,051	\$1,140,897
Average per acre	\$1,112	\$1,925	\$3,149	\$4,163	\$4,717
<b>Machinery &amp; Equipment</b>	<b>1997</b>	<b>2002</b>	<b>2007</b>	<b>2012</b>	<b>2017</b>
Estimated market value of all machinery and equipment (Average per farm)	\$67,775	\$81,950	\$106,736	\$147,728	\$168,735
<b>Land According to Use</b>	<b>1997</b>	<b>2002</b>	<b>2007</b>	<b>2012</b>	<b>2017</b>
Total cropland (Acres)	376,191	374,984	354,606	361,323	379,967
Harvested cropland (Acres)	297,085	297,206	301,359	325,420	336,836
Irrigated land (Acres)		291	488	1,272	1,018
<b>Agricultural Products Sold &amp; Farm Related Income</b>	<b>1997</b>	<b>2002</b>	<b>2007</b>	<b>2012</b>	<b>2017</b>
Market value of agricultural products sold (\$1,000)	\$204,300	\$186,645	\$329,706	\$404,792	\$447,211
Average per farm (\$)	\$91,287	\$74,958	\$115,041	\$166,171	\$180,182
<b>Operators by Principal Occupation</b>	<b>1997</b>	<b>2002</b>	<b>2007</b>	<b>2012</b>	<b>2017</b>
Farming	1,474	1,590	1,415	1,311	1,823
Other	764	900	1,454	1,125	1,655
Operators by days worked off farm: Any	963	1,305	1,728	1,440	1,949
Operators by days worked off farm: 200 days or more	611	899	1,157	978	1,285
<b>Farms by Type of Organization</b>	<b>1997</b>	<b>2002</b>	<b>2007</b>	<b>2012</b>	<b>2017</b>
Full Owners (Farms)	1,692	1,726	2,111	1,694	1,698
Part Owners (Farms)	621	601	607	614	634
Owned Land in Farms (Acres)	172,724	177,912	170,252	185,116	175,800
Rented Land in Farms (Acres)	92,810	102,553	108,830	130,295	137,770
Tenants (Farms)	199	163	148	128	150
<b>Principal Producer Characteristics</b>	<b>1997</b>	<b>2002</b>	<b>2007</b>	<b>2012</b>	<b>2017</b>
<b>Sex of Operator:</b>					
Male Operated Farms	2,345	2,280	2,602	2,226	2,591
Female Operated Farms	167	210	264	210	887
<b>Primary Occupation:</b>					
Farming		1,590	1,412	1,311	1,823
Other		900	1,454	1,125	1,655
<b>Livestock and Poultry (Numbers)</b>	<b>1997</b>	<b>2002</b>	<b>2007</b>	<b>2012</b>	<b>2017</b>
<b>Cattle and Calves Inventory</b>	<b>178,329</b>	<b>163,392</b>	<b>176,970</b>	<b>173,249</b>	<b>175,462</b>
Beef cows	24,584	21,828	25,017	22,171	28,464
Milk cows	52,702	46,564	46,303	46,466	45,080
Cattle and calves sold	76,834	69,981	86,243	91,806	101,755
Hogs and pigs inventory	117,593	75,332	79,940	54,798	65,247
Hogs and pigs sold	220,147	149,194	156,748	105,691	136,795
Sheep and lambs inventory	2,422	2,303	4,798	4,659	5,563
Layers 20 weeks and older inventory	49,351	5,920	16,346	83,923	248,125
Broilers and other meat-type chickens sold	6,481	3,619	3,693	1,655	78,066
(Source: USDA Ag Census)					

Still, the statistics offer information not available from any other source and are valuable for noting changes over a period of time.

Some interesting comparisons can be made of statistics within the Assessor’s Farm Statistics table:

- The value of ag-related income (average per farm) has remained relatively constant.
- The value of land and buildings has dramatically increased (See Fig. 1).
- The number of full owners has increased in 2007 and then dramatically decreased in 2012, steadying out to be around the same level as pre-2007, part-owners have remained steady throughout the years (See Fig. 2).

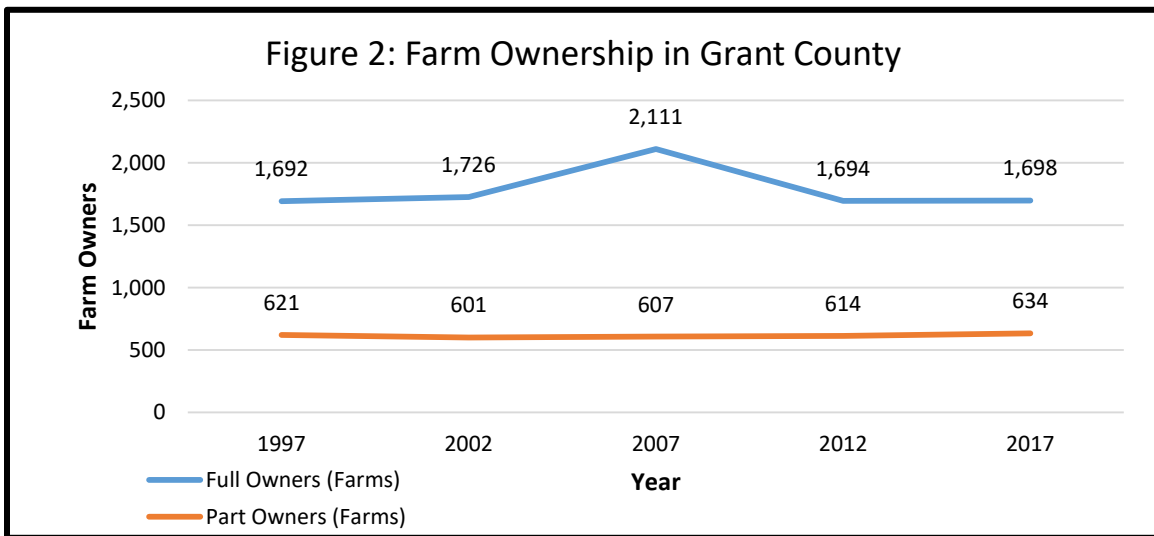
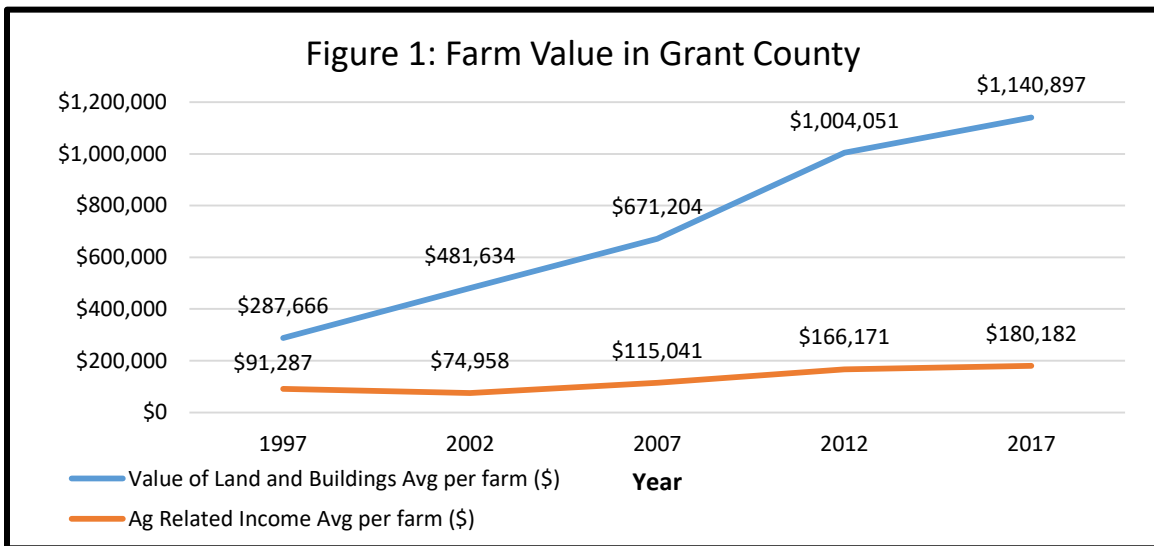




Table 2: Grant County Agricultural Production					
Selected crops harvested (acres)	1997	2002	2007	2012	2017
Corn for grain	126,233	120,617	135,862	139,973	132,770
Corn for silage and green chop	16,879	17,357	19,840	35,037	29,067
Wheat for grain, All	69	678	1,689	2,411	2072
Winter wheat for grain	-	678	1,582	2,178	1997
Spring wheat for grain	-	-	107	233	75
Oat for grain	15,505	12,065	7,509	6,167	4,335
Soybeans	30,128	48,396	44,964	55,051	75,088
Hay-alfalfa, other wild silage	128,475	103,866	95,505	85,565	91,900
Yields by Crop	1997	2002	2007	2012	2017
Corn for grain (bushels/acre)	137	166	175	102	192
Alfalfa Hay (tons-total)	289,500	263,000	212,500	321,851	329,363
Oats (bushels -total)	1,045,000	875,000	571,000	426,536	308,005
Soybeans (bushels-total)	1,552,000	2,603.80	2,320,000	2,292,185	4,134,685
Top Crop Items (acres) Rank In-State	1997	2002	2007	2012	2017
Corn for grain	3	5	4	3	3
Forage - land used for all hay and haylage, grass silage, and greenchop	3	3	3	3	3
Soybeans for beans	10	8	12	5	3
Corn for silage	12	11	4	6	9
Oats for grain	2	1	2	3	4
Top Livestock Inventory Items (number) Rank In State	1997	2002	2007	2012	2017
Cattle and calves	1	1	1	1	1
Hogs and pigs	1	1	1	8	1
Ducks	7	3	2	1	15
Layers	9	17	14	1	11
Sheep	7	1	1	2	2
(Source: USDA Ag Census)					

Grant County has held its relative position amongst Wisconsin counties in agricultural production over the past 10 years, and appears likely to retain that position in the future. Since 1997, Grant County has been number 1 in all cattle and calves and hogs and pigs (except in 2012 when it was number 8). Since 2002, it has led the State in sheep and goats until 2012 when it started coming in 2<sup>nd</sup>. It has consistently been within the top 5 counties in the State in production of forage, corn for grain, and production of oats (See Table 2).

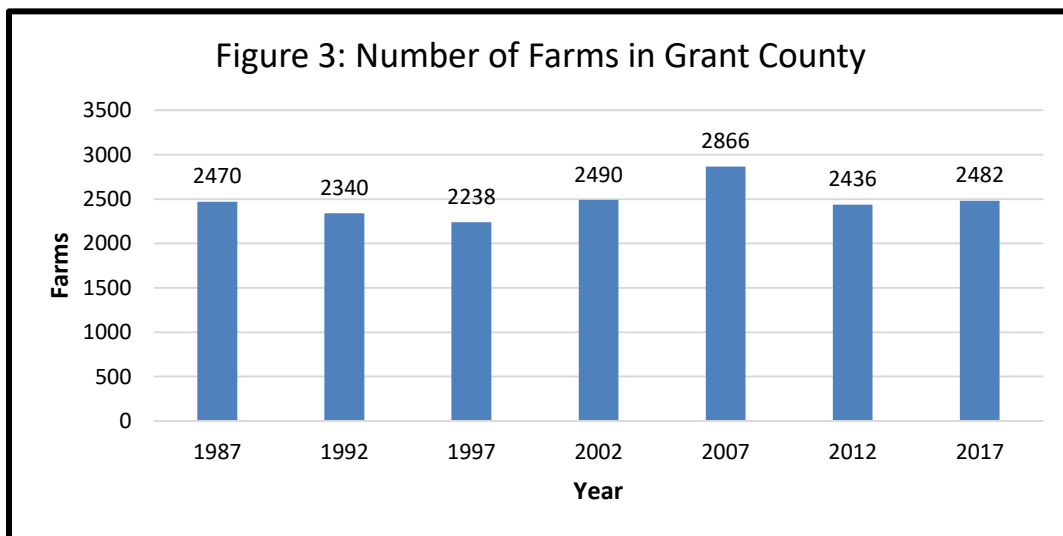
Table 3 and Figure 3 illustrates the number of farms in Grant County for the years 1987 through 2017. The County showed 0.5% increase in farms between 1987 and 2017. Paradoxically, as the number of farms has increased, the acres of farmland have decreased 7.6% in the same time-frame.

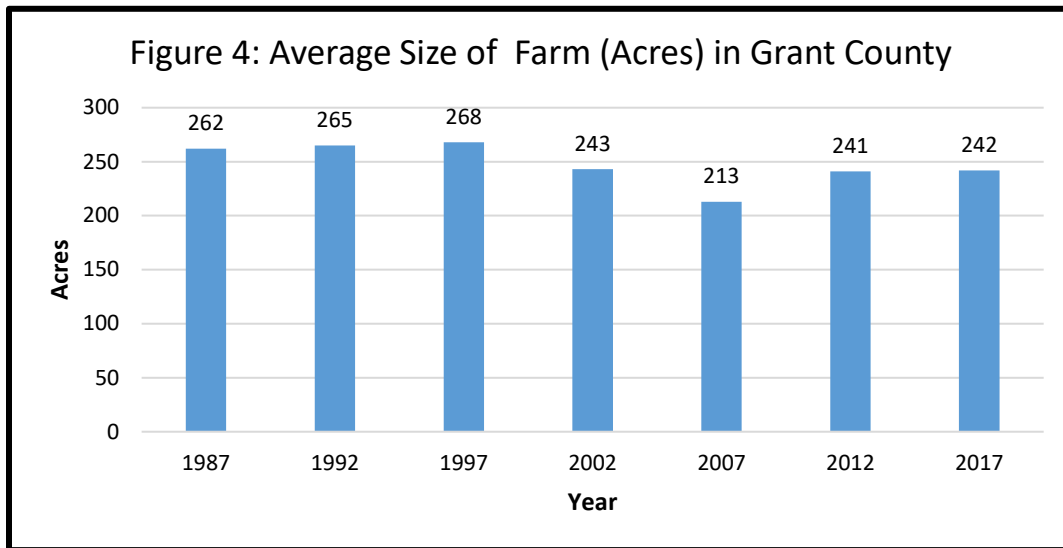
Although average farm size decreased 7.6% from 1987 to 2017, in the same period, small farms 1 to 9 acres increased 44% and 10 to 49 acres farms increased 148%. Very large farms (1,000+ acres) increased 83.7%, as did farms from 50 to 179 acres (14%). All other farm size classes decreased. The conclusion is that there are more very large (“super”) farms, “hobby” farms have more than doubled, while “working” or “family” farms have declined. (Source: SWWRPC, USDA Ag Census, 2017).

Figure 4 demonstrates the average size of farms (acres) within Grant County.

Grant County	1987	1992	1997	2002	2007	2012	2017
Farms (number)	2,470	2,340	2,238	2,490	2,866	2,436	2,482
Land in farms (acres)	648,318	620,951	599,617	605,836	610,914	587,587	600,324
Average size of farm (acres)	262	265	268	243	213	241	242
Number of farms by size - 1 to 9 acres	136	115	73	105	177	139	196
Number of farms by size - 10 to 49 acres	178	204	234	398	603	485	442
Number of farms by size - 50 to 179 acres	728	645	681	836	1,036	836	829
Number of farms by size - 180 to 499 acres	1,155	1,100	982	900	804	715	767
Number of farms by size - 500 to 999 acres	230	226	221	193	186	179	169
Number of farms by size - 1,000 acres or more	43	50	47	58	60	82	79
Total cropland (farms)	2,307	2,159	2,051	2,185	2,356	2,054	2,109
Total cropland (acres)	419,596	400,489	376,191	374,984	354,606	361,323	379,967

(Source: USDA Ag Census)





Grant County	1987	1992	1997	2002	2007	2012	2017
Milk cows (farms)	1,313	1,089	878	665	547	464	399
Milk cows (number)	66,728	58,995	52,702	46,564	46,303	46,466	45,080

(Source: USDA Ag Census)

Table 4 shows clearly that both the number dairy farms and dairy cows in Grant County dropped dramatically (70% and 32% respectively) between 1987 and 2017. (Source: USDA Ag Census, 2017).

Agricultural land continuing in agricultural use									
	2012	2013	2014	2015	2016	2017	2018	2019	2020
Number of transactions	60	57	43	48	42	40	72	64	50
Acres sold	5,749	5,225	3,877	3,953	3,312	4,797	7,067	5,745	4,542
Dollars per acre	4,379	4,855	4,598	5,177	5,018	5,023	6,468	5,803	6,385
Agricultural land diverted to other uses									
Number of transactions	1	-	-	-	-	-	-	-	-
Acres sold	37	-	-	-	-	-	-	-	-
Dollars per acre	6,851	-	-	-	-	-	-	-	-
Totals									
Number of transactions	61	57	43	48	42	40	72	64	50
Acres sold	5,786	5,225	3,877	3,953	3,312	4,797	7,067	5,745	4,542
Dollars per acre	4,394	4,855	4,598	5,177	5,018	5,023	6,468	5,803	6,385

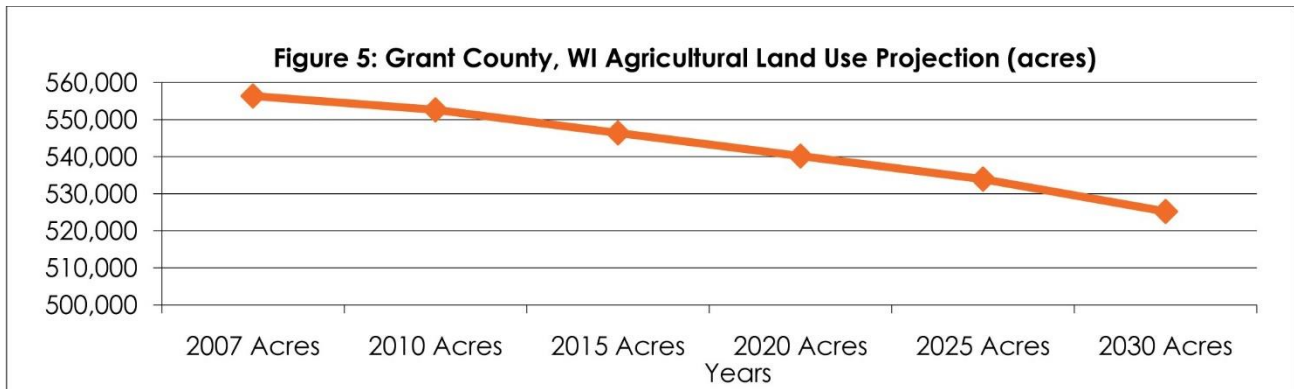
(Source: National Agricultural Statistics Service, Agricultural land sales 2012-2020)

Over the nine-year period, 2012-2020, average prices paid per acre of all agricultural land sold increased by \$2,006/acre (46% increase) for land which remained in agricultural use. As demonstrated in Table 5, NASS last reports the diverting of agricultural land sales for other uses back in 2012 and is therefore unclear how much has been transferred since.

## Land Supply & Demand

Tables 6 and 7 and Figure 6 and 7 illustrate the trends in land use for Grant County (counting from 2007) over the last 25, 20, 15, 10, and 5 years, respectively. Figure 5 illustrates land use projections for the next 7 years. Use caution when comparing years since some land classifications have been changed, some jurisdictions did not report in certain years, and technological advances have given the WI-DOR better land identification techniques. These changes can account not only for some land classifications not having a value in one year, but also then having values in another year. Local assessors have changed over time, which contributes differences as well.

Historically, agriculture has been the dominant land use throughout Grant County. Forestry is the second largest land use classification in the County, with manufacturing as the third largest. Residential has used very little of the land area in the County compared to other land uses over the past 25 years, although it has grown steadily. (See Tables 8-12).



(Source: WI Department of Revenue Report on Property Values, and SWWRPC)

Grant County	2003-06	2006-09	2009-12	2012-15	2015-18	2018-21	Total Change	Total % Change
Residential	(3,024)	830	555	1,028	780	1,007	1,176	8.64%
Commercial	221	268	101	342	265	138	1,335	43.81%
Manufacturing	53	0	(44)	5	(68)	(22)	(76)	(11.21%)
Agriculture	(17,999)	4,556	(12,878)	(253)	(3,229)	(3,338)	(33,141)	(6.09%)

(Source: WIDOR Real Property Assessment Acres Interactive Data 2003-2021)

Classification	Land in Acres	Parcel Count	Average Parcel Size	Percent of Land in Acres
Residential	13,616	17,437	0.78	2.04%
Commercial	3,047	2,217	1.37	0.46%
Manufacturing	678	76	8.92	0.10%
Agricultural	544,040	23,811	22.85	81.44%
Undeveloped (formerly Swamp/Waste)	26,661	11,106	2.40	3.99%
AG-Forest	52,912	4,785	11.06	7.92%
Forest	19,727	1,970	10.01	2.95%
Other	7,379	4,764	1.55	1.10%
Real Estate Totals	668,060	66,166	10.10	100.00%

(Source: WI Department of Revenue, 2021 Statement of Assessments)

Figure 6: Grant County - 2021 Percent Land Use (Acres)

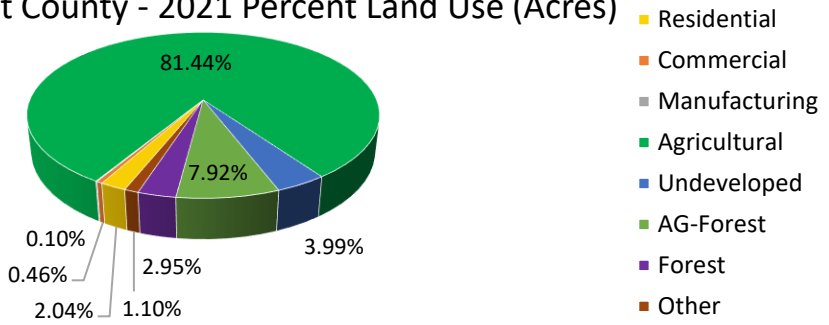


Table 8: Grant County Land Use Assessment Statistics - 1997

Classification	1997 Total Acres	1997 Percent of Land in Acres
Residential	6,928	1.1%
Commercial	1,462	0.2%
Manufacturing	615	0.1%
Agricultural	510,374	79.3%
Swamp & Waste	6,502	1.0%
Forest	115,484	17.9%
Other (Federal, State, County, School, etc.)	2,296	0.4%
Real Estate Totals	643,661	100%

(Source: WIDOR, 1997 Statistical Report of Property Values)

Table 9: Grant County Land Use Assessment Statistics - 2002

Classification	2002 Total Acres	2002 Percent of Land in Acres
Residential	9,166	1.4%
Commercial	1,702	0.3%
Manufacturing	874	0.1%
Agricultural	560,103	82.8%
Swamp & Waste	22,743	3.4%
Ag-Forest	0	0.0%
Forest	74,681	11.0%
Other (Federal, State, County, School, etc.)	7,231	1.1%
Real Estate Totals	676,500	100%

(Source: WIDOR, 2002 Statistical Report of Property Values)

Classification	2007 Total Acres	2007 Percent of Land in Acres
Residential	9,806	1.5%
Commercial	3,558	0.5%
Manufacturing	812	0.1%
Agricultural	556,365	82.9%
Ag-Forest	47,261	7.0%
Forest	20,553	3.1%
Undeveloped	24,623	3.7%
Other (Federal, State, County, School, etc.)	9,806	1.5%
Real Estate Totals	671,036	100%

(Source: WIDOR Real Property Assessment Acres Interactive Data)

Classification	2012 Total Acres	2012 Percent of Land in Acres
Residential	10,801	1.6%
Commercial	2,302	0.3%
Manufacturing	763	0.1%
Agricultural	550,860	82.6%
Ag-Forest	50,252	7.5%
Forest	19,267	2.9%
Undeveloped	25,408	3.8%
Other (Federal, State, County, School, etc.)	10,801	1.6%
Real Estate Totals	666,530	100%

(Source: WIDOR Real Property Assessment Acres Interactive Data)

Classification	2017 Total Acres	2017 Percent of Land in Acres
Residential	11,971	1.8%
Commercial	2,831	0.4%
Manufacturing	714	0.1%
Agricultural	549,251	82.4%
Ag-Forest	49,493	7.4%
Forest	18,466	2.8%
Undeveloped	26,495	4.0%
Other (Federal, State, County, School, etc.)	11,971	1.8%
Real Estate Totals	666,562	100%

(Source: WIDOR Real Property Assessment Acres Interactive Data)

Figure 7: Changes in Forestry Acres

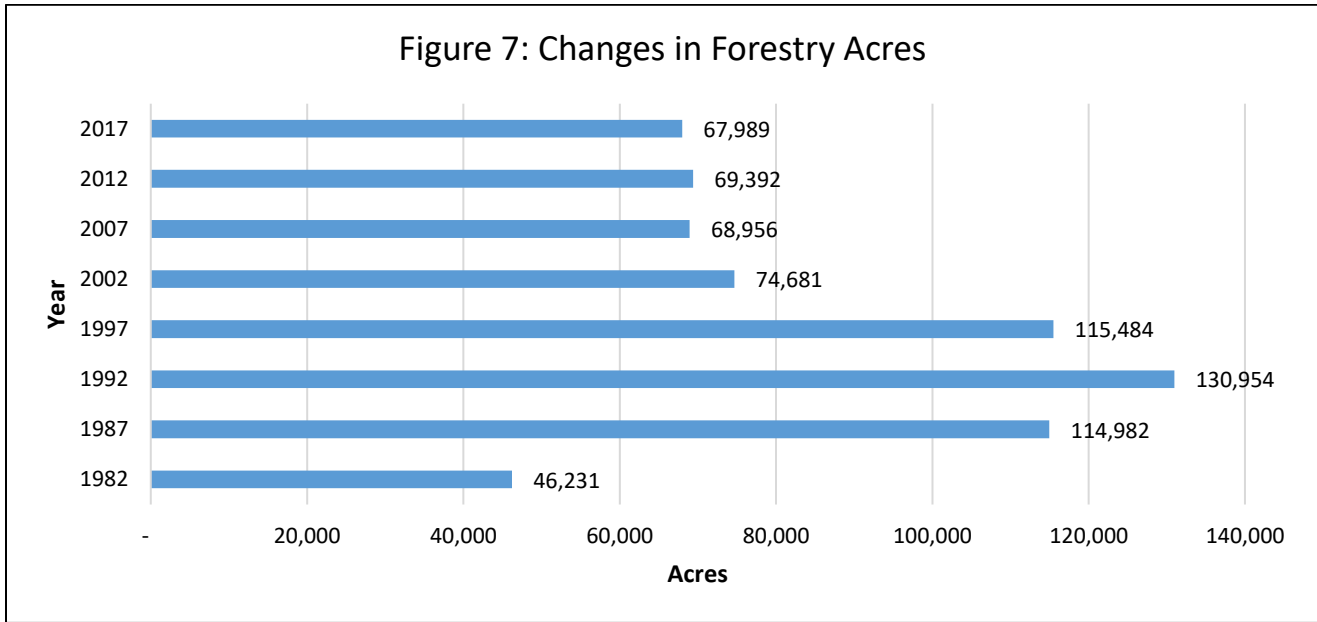


Table 13: Average Full Value of Agricultural Land (per acre)

Formula = Eq. Value of Land (w/no improvements) divided by #Ag acres)

Jurisdiction	1980	1982	1987	1992	1997	2002	2007	2012	2017	2021
Town of Beetown	\$702	\$853	\$398	\$475	\$480	\$222	\$124	\$320	\$337	\$354
Town of Bloomington	\$797	\$840	\$464	\$571	\$611	\$249	\$204	\$360	\$334	\$416
Town of Boscobel	\$657	\$730	\$341	\$409	\$489	\$198	\$171	\$738	\$758	\$964
Town of Cassville	\$555	\$658	\$431	\$511	\$417	\$174	\$153	\$401	\$460	\$457
Town of Castle Rock	\$414	\$453	\$416	\$467	\$487	\$165	\$120	\$268	\$299	\$316
Town of Clifton	\$852	\$106	\$459	\$547	\$605	\$233	\$199	\$357	\$378	\$404
Town of Ellenboro	\$635	\$670	\$384	\$407	\$429	\$173	\$79	\$249	\$339	\$334
Town of Fennimore	\$758	\$904	\$437	\$500	\$532	\$248	\$185	\$243	\$250	\$274
Town of Glen Haven	\$841	\$884	\$501	\$589	\$625	\$216	\$185	\$298	\$287	\$304
Town of Harrison	\$744	\$798	\$529	\$578	\$574	\$185	\$168	\$365	\$349	\$416
Town of Hazel Green	\$1,568	\$1,755	\$692	\$939	\$887	\$248	\$239	\$248	\$251	\$291
Town of Hickory Grove	\$568	\$606	\$330	\$385	\$428	\$200	\$92	\$527	\$555	\$553
Town of Jamestown	\$1,059	\$1,113	\$681	\$885	\$910	\$216	\$213	\$402	\$382	\$475
Town of Liberty	\$664	\$735	\$452	\$500	\$524	\$173	\$154	\$255	\$278	\$320
Town of Lima	\$870	\$1,008	\$477	\$520	\$538	\$196	\$193	\$330	\$317	\$381
Town of Little Grant	\$714	\$744	\$335	\$410	\$414	\$196	\$140	\$307	\$303	\$334
Town of Marion	\$449			\$328	\$340	\$168	\$150	\$473	\$503	\$592
Town of Millville	\$395	\$425	\$440	\$413	\$481	\$106	\$103	\$532	\$488	\$596
Town of Mount Hope	\$787	\$829	\$440	\$510		\$199	\$171	\$351	\$393	\$441
Town of Mount Ida	\$677	\$710	\$461	\$468	\$480	\$179	\$134	\$216	\$236	\$254
Town of Muscoda	\$468	\$483	\$351	\$428		\$176	\$163	\$859	\$884	\$1,191
Town of North Lancaster	\$746	\$790	\$404	\$428	\$450	\$177	\$169	\$316	\$339	\$379
Town of Paris	\$698	\$847	\$467	\$556	\$654	\$208	\$115	\$664	\$545	\$683
Town of Patch Grove	\$717	\$769	\$402	\$539	\$542	\$213	\$161	\$284	\$288	\$293
Town of Platteville	\$1,080	\$1,188		\$758	\$758	\$259	\$206	\$330	\$346	\$404
Town of Potosi	\$716	\$743	\$413	\$448	\$681	\$196	\$175	\$373	\$410	\$438
Town of Smelser	\$1,279	\$1,344	\$692	\$941	\$885	\$205	\$180	\$314	\$328	\$384

Town of South Lancaster	\$795		\$533	\$556	\$608	\$212	\$117	\$235	\$242	\$274
Town of Waterloo	\$545	\$618	\$419	\$537	\$545	\$169	\$118	\$480	\$480	\$505
Town of Watterstown	\$548	\$615	\$335	\$407	\$438	\$166	\$141	\$573	\$608	\$720
Town of Wingville	\$685	\$793		\$517	\$440	\$193	\$164	\$228	\$243	\$268
Town of Woodman	\$521	\$536	\$298	\$337	\$372	\$159	\$122	\$313	\$342	\$936
Town of Wyalusing	\$662	\$621	\$276	\$322	\$333	\$176	\$138	\$617	\$580	\$756
Average	\$732	\$810	\$442	\$521	\$547	\$196	\$156	\$387	\$398	\$476
(Source: 1980-2007 Statistical Report of Property Values, WIDOR Statement of Assessments 2012-2021)										

Table 13 lists the average equalized value per acre of land classified as ‘agricultural’ by the various town assessors. A higher value per acre does not necessarily mean better farmland but may mean greater demand for the land for conversion to non-agricultural uses. Note that in 2002, land values dropped significantly due to a change in calculation methodology relating to “use tax”.

### Land in Farms

The WIDOR Real Property Assessment Acres Interactive Data indicates a decrease of 47,994 acres of land in farms over the 30-year period. From 1987 to 2017, there has been an overall decrease in farm acres by 47,994 acres (7%). Over the period, the following trends in farm acres were experienced throughout the years:

- **1987 to 1992-** Increase 27,367 acres (4%)
- **1992 to 1997-** Decreased 21,334 acres (3%)
- **1997 to 2002-** Increased 6,219 acres (1%)
- **2002 to 2007-** Increased 5,078 acres (0.8%)
- **2007 to 2012-** Decreased 23,327 acres (4%)
- **2012 to 2017-** Increased 12,755 acres (2%)

See Table 3 above for a closer look at the average annual Grant County land use change.

### Cropland

During the same time period in which the amount of land in farms is thought to have been decreasing, the amount of land used as cropland appears to have decreased from 1987-2017 by 47,976 acres (a loss of 1,599 acres per year). Here are some additional items of interests:

The USDA Ag Census shows a total loss of 39,629 acres of cropland between 1987 and 2017 (1,321 acres per year). Total cropland in 2017 is listed as 379,967 acres.

The U.S. Census of Agriculture shows a total loss of 198 farms (cropland) between 1987 and 2017. Total farms in 2017 are listed as 2,109 farms. When looking at the average size of farms, the numbers differ. From 1997 to 2017, the following net gains and losses were experienced:

- Gain 60 farms (1 to 9 acres in size)
- Gain of 264 farms (10 to 49 acres in size)
- Gain of 101 farms (50 to 179 acres in size)
- Loss of 388 farms (180 to 499 acres in size)
- Loss of 61 farms (500 to 999 acres in size)
- Gain of 36 farms (1,000 acres or more in size)



The average size farm in Grant County has remained relatively stable. Between 1987 and 2002 the average size has been 262 (1987), 265 (1992), 268 (1997), 243 (2002), 213 (2007), 241 (2012), and 242 (2017).

### Economics & Development

Grant County’s early development until 1850 was based primarily on lead mining. Since that time, agriculture has gained in importance and remains the most important economic activity in the County. Over the 30-year period, cash receipts from farm marketing in Grant County increased by \$254.3 million. Crops, including nursery and greenhouse crops are increasing from only 8.5% in 1987 to 32% of the total cash receipts in 2017. Sale of livestock, poultry, and their products contributed 91.5% in 1987, but decreased to 68% in 2017. (See Table 14).

Table 14: Grant County Cash Receipts from Farm Marketing

Cash Receipts from Farm Marketing (\$1000)	1987	1992	1997	2002	2007	2012	2017
Crops, including nursery & greenhouse crops	\$16,331 (8.5%)	\$21,746 (11%)	\$36,634 (18%)	\$38,768 (21%)	\$78,548 (24%)	\$129,081 (32%)	\$144,460 (32%)
Livestock, poultry, and their products	\$176,548 (91.5%)	\$182,929 (89%)	\$167,666 (82%)	\$147,876 (79%)	\$251,158 (76%)	\$275,711 (68%)	\$302,750 (68%)
Total	\$192,879	\$204,675	\$204,300	\$186,644	\$329,706	\$404,792	\$447,210

(Source: USDA Ag Census)

As shown in Table 15, 1,485 persons living in Grant County listed their occupations as farmer or farm manager in the 2020 U.S. Census. Note that these occupations may not be in the town the farmer or farm manager is living in, but it does provide a general overview of the County’s population of farmers.

Table 15: Farmers and Farm Managers as Number and Percent of Total Town Population

Jurisdiction	Population	Number of Persons Employed as Farmers and Farm Managers	Percent of Persons Employed as Farmers and Farm Managers
Town of Beetown	723	54	7.47%
Town of Bloomington	331	46	13.90%
Town of Boscobel	379	3	0.79%
Town of Cassville	402	52	12.94%
Town of Castle Rock	240	30	12.50%
Town of Clifton	380	50	13.16%
Town of Ellenboro	580	71	12.24%
Town of Fennimore	594	57	9.60%
Town of Glen Hoven	363	42	11.57%
Town of Harrison	529	36	6.81%
Town of Hazel Green	1084	121	11.16%
Town of Hickory Grove	568	50	8.80%
Town of Jamestown	2181	132	6.05%
Town of Liberty	543	78	14.36%
Town of Lima	771	81	10.51%
Town of Little Grant	314	26	8.28%
Town of Marion	629	28	4.45%

Town of Millville	127	7	5.51%
Town of Mount Hope	282	43	15.25%
Town of Mount Ida	561	75	13.37%
Town of Muscoda	754	21	2.79%
Town of North Lancaster	581	72	12.39%
Town of Paris	655	34	5.19%
Town of Patch Grove	364	82	22.53%
Town of Platteville	1513	37	2.45%
Town of Potosi	813	37	4.55%
Town of Smelser	786	32	4.07%
Town of South Lancaster	884	48	5.43%
Town of Waterloo	552	40	7.25%

As indicated in Table 16, Grant County has 26,749 available within the workforce. As indicated, 800 are unemployed, giving Grant County an unemployment rate of 2.99%.

Table 16: SWWRPC Labor Force Statistics				
County	Available Labor Force	Employed	Unemployed	Unemployment Rate
Grant	26,749	25,940	800	2.99%
Green	20,644	19,951	675	3.27%
Iowa	13,158	12,883	275	2.09%
Lafayette	8,569	8,416	150	1.75%
Richland	8,330	8,153	177	2.12%
(Source: US Census Bureau 2020 ACS 5-Year Estimates)				

Directly correlated with the above labor force statistics are the industries in which these persons are employed. Table 17 outlines all industries and the percent of the population employed by each industry. The table shows the number of persons and percent population of Grant County working in a particular industry. The same information is also included for surrounding Wisconsin counties. As indicated below, Grant County leads the other counties in the industry of educational, health and social services. This is not surprising, considering the number of educational institutions within the County, including the University of Wisconsin – Platteville and Southwest Technical College.

In Grant County, the largest employer is the University of Wisconsin – Platteville along with the County of Grant. The top five industries of employment in the County include the following:

- Educational, health and social services (11.05%)
- Manufacturing (7.78%)
- Retail Trade (6.40%)
- Agriculture, forestry, fishing and hunting, and mining (4.11%)
- Arts, entertainment, recreation, accommodation and food services (4.39%)

Table 18 indicates the educational attainment in Grant County. This closely correlates with the employment of workers in particular industries as indicated in Table 17. Education levels also closely correlate with income levels (indicated in Table 19). As indicated in Table 18, Grant County, when compared to other surrounding counties, has an average percent of the population with a high school diploma or higher (91.92%), this remains the same when it comes to a bachelor’s degree or higher (23.19%) for the region. As indicated above, income level often directly correlates with educational attainment. However, this is not to imply that all individuals need to have some form of advanced education.

Industry	Grant	Green	Iowa	Lafayette	Richland
Agriculture, forestry, fishing and hunting, and mining	4.11%	2.98%	4.12%	7.00%	3.44%
Construction	3.47%	4.75%	4.72%	4.15%	2.95%
Manufacturing	7.78%	9.18%	7.78%	8.86%	10.38%
Wholesale trade	0.81%	1.60%	1.83%	1.16%	1.09%
Retail trade	6.40%	7.49%	9.30%	6.35%	5.92%
Transportation and warehousing, and utilities	2.10%	2.71%	2.17%	2.50%	1.95%
Information	0.69%	0.94%	0.70%	0.42%	0.49%
Finance, insurance, real estate, and rental and leasing	2.69%	2.79%	2.32%	2.54%	1.68%
Professional, scientific, management, administrative, and waste management services	2.53%	3.74%	4.03%	2.27%	2.23%
Educational, health and social services	11.05%	10.85%	10.83%	8.89%	10.91%
Arts, entertainment, recreation, accommodation and food services	4.39%	3.04%	2.58%	2.61%	3.06%
Other services (except public administration)	2.17%	2.21%	2.32%	2.33%	1.50%
Public administration	1.75%	1.50%	1.65%	1.59%	1.51%

(Source: US Census Bureau 2020 ACS 5-Year Estimates)

	Grant	Green	Iowa	Lafayette	Richland
High School Diploma (or Equivalent) or Higher	91.92%	92.28%	95.41%	91.53%	90.39%
Bachelor 's Degree or Higher	23.19%	23.33%	25.25%	19.40%	19.73%

(Source: US Census Bureau 2020 ACS 5-Year Estimates)

In Table 19, Grant County had a per capita personal income of \$26,534 in 2020. Per capita personal income is the income that is received by persons from all sources. It is calculated as the sum of wage and salary disbursements, supplements to wages and salaries, proprietors' income with inventory valuation and capital consumption adjustments, rental income of persons with capital consumption adjustment, personal dividend income, personal interest income, and personal current transfer receipts, less contributions for government social insurance.

	Grant	Green	Iowa	Lafayette	Richland
2020 Per Capita Personal Income	\$26,534	\$34,872	\$36,035	\$28,843	\$28,103
Rank in State (out of 72 Counties)	69th	11th	8th	58th	63rd

(Source: US Census Bureau 2020 ACS 5-Year Estimates)

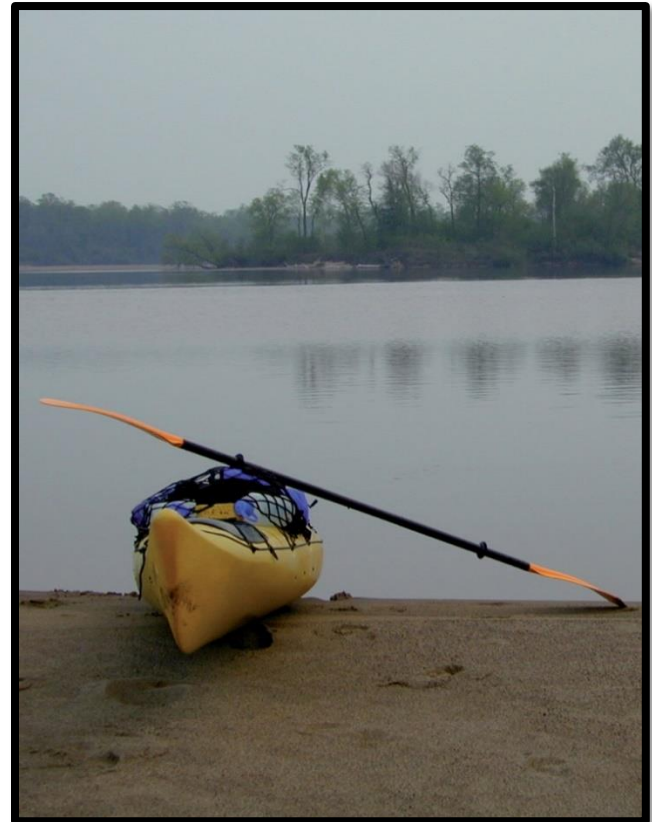
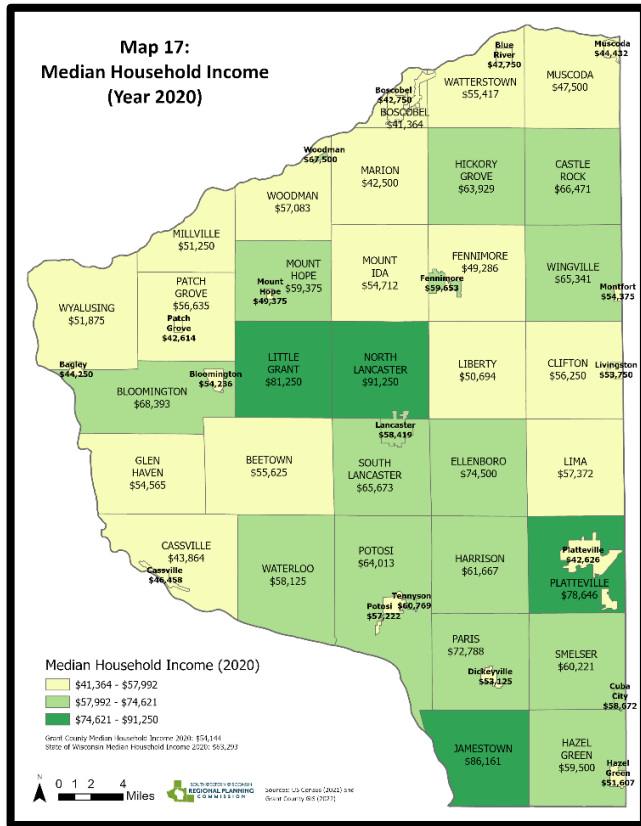
Table 20 pertains to the percent of the labor force working within the County of Residence. In Grant County, 64.77% of the available County workforce works in Grant County. The other 35.23% of available workforce are seeking employment outside the County. This can be seen as an opportunity for Grant County, as there is an ample supply of workers residing within the County. Grant County, compared to surrounding counties, does well at retaining its labor force.

In 2020, Grant County had a median household income of \$54,144. Higher incomes are geographically concentrated in the southern part of the County with lower incomes in the northwest. North Lancaster and Jamestown townships have the highest median incomes for the county, while Boscobel and Marion townships have the lowest. See Map 17 for a breakdown of median household income for each jurisdiction in Grant County.

Tourism is another aspect of economic development that needs to be addressed. As indicated in Table 21, Grant County ranks 44<sup>th</sup> of 72 counties in the State for tourism spending. In 2021, travelers spent 56.82 million dollars within Grant County. \$27.36 million dollars of that supported employee wages. There were also 976 jobs supported by tourism spending.

	Grant	Green	Iowa	Lafayette	Richland
% of Labor Force Working Within the County of Residence	64.77%	56.87%	58.25%	50.46%	61.85%

(Source: US Census Bureau 2020 ACS 5-Year Estimates)



**Table 21: Tourism Spending**

County	Dollars Spent by Travelers in 2021 (Millions)	County Rank in State for Traveler Spending (72 WI Counties)	Employee Wages from Tourism Spending (Millions)	Full Time Equivalent Jobs Supported from Tourism Spending
Grant	\$56.82	44th	\$27.36	976
Green	\$40.89	50th	\$20.85	676
Iowa	\$44.68	49th	\$12.77	429
Lafayette	\$13.68	69th	\$3.78	181
Richland	\$22.23	65th	\$7.80	317

(Source: Wisconsin Department of Tourism, Total Tourism Impacts Report 2021)

### Population

At the time in which this plan was collecting data, the U.S. Census Bureau had conducted its 2020 census. The data from the 2020 Census was available for this plan. The following reflects the demographics of Grant County using the best available data.

The 1900 through 2020 figures are U.S. Census figures. The percentage of the population in rural areas (townships) has been decreasing and is expected to continue decreasing, however, Grant County has seen a slow rise in population since 1990. Table 22 illustrates this, while Table 23 breaks down the sex and age of this demographic.

Grant County	Population
Total Population (1900)	38,881
Total Population (1910)	39,007
Total Population (1920)	39,044
Total Population (1930)	38,469
Total Population (1940)	40,639
Total Population (1950)	41,460
Total Population (1960)	44,419
Total Population (1970)	48,398
Total Population (1980)	51,736
Total Population (1990)	49,264
Total Population (2000)	49,597
Total Population (2010)	51,208
Total Population (2020)	51,938

(Source: U.S. Census, 1900 to 2020)

These figures reflect, in a large part, the adoption of modern agricultural methods and the present agricultural prices situation. The great majority of rural population in Grant County is comprised of farm families. With the increasing substitution of manual labor by mechanization and by virtue of the continually increasing scale of agriculture, one family can farm many more acres than previously. With larger farms, this necessarily means less farm families. Also affecting the rural population is the cost-price squeeze. With the margin of profit often quite small, inefficient operations are forced out of business and the people involved often move into a village or city and take up another line of work. This simultaneously reduces the rural population while increasing the city and village population.

#### Non-farm Town Population

A question which interests many towns and which has definite effects upon rural land use and taxation is the amount of non-farm population within the township. In the past, farmers have been by far the predominant population group and the voting majority in most townships. Traditionally, farmers have demanded a relatively low level of services from local government - a good road system, of course, is essential for transportation of agricultural goods and services as is a good educational system for children. Other than education ("school tax"), the amount of money required for the other government services has been quite low, hence the relatively low tax levy required for services other than education.

It had commonly been thought in the past that new non-farm development in a township would increase the tax base upon which property taxes are levied, thereby reducing the tax burden on the pre-existing (farm) property. However, tax base neutrality has negated many of these supposed benefits. As the tax base increases within a taxing district, the amount of state school aids decreases.

SEX AND AGE (2020)	Grant County Number	Grant County Percent
Male	26,732	51.84%
Female	24,838	48.16%
Under 10 years	5,808	11.26%
10 to 19 years	7,865	15.25%
20 to 34 years	11,470	22.24%
35 to 44 years	5,341	10.36%
45 to 59 years	8,852	17.17%
60 to 74 years	8,140	15.78%
75+ years	4,094	7.94%
Median Age (2020)	36.1	

(Source: US Census Bureau 2020 ACS 5-Year Estimates)

Therefore, as far as reducing the education portion of the property tax is concerned, new development has little advantage for farm property owners. Often overlooked is the fact that new residents living in the new development are often young families with school-age children. The cost of educating these children is borne by all property owners and is likely to fall proportionately more to the farmer because of his typically greater property ownership.

Rural non-farm residents, whether they live in new housing or in former farm houses, may demand more government services than the typical farmer. Increased levels of police and fire protection, garbage pickup, even

street lights, curb and gutter, and public sewer and water may be requested. Paving of township roads is often one of the first requests from new rural residents.

A low level of non-farm population in a township does not seem, in most cases, to cause undue problems or expense for the township. The non-farm population is in a minority and generally accepts (or is forced to accept) the farmers' viewpoint on taxes and services. However, when the non-farm population reaches near the 50% mark, voting on taxes and services can become very different. At this point, farmers may be forced into paying for levels of services they neither want nor need.

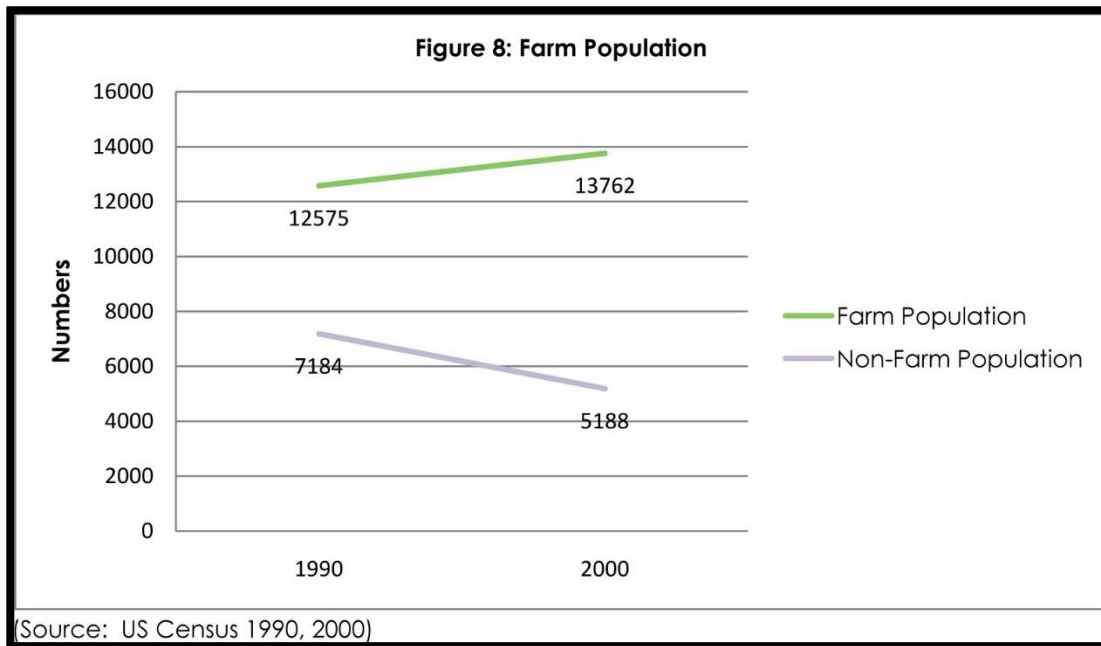
For these reasons, it was thought proper to look at the non-farm town population and how it has been changing in Grant County. The following table lists total population, non-farm population, and the percentage of the total population which is non-farm population in 1990 and 2010. The following graph illustrates County total figures.

While total town population dropped approximately 800 between 1990 and 2000, farm population increased by 1,187 (from 12,575 to 13,762) and non-farm population decreased by 1,996 (from 7,184 to 5,188). Neither the 2010 or the 2020 (currently) Census have a breakdown of the population between farm and non-farmers.

Urban vs. Rural	1930	1940	1950	1960	1970	1980	1990	2000	2010*
Urban (3)	42.6%	45.7%	49.7%	54.7%	58.0%	58.2%	66.3%	65.4%	64.5%
Rural (3)	57.4%	54.3%	50.3%	45.3%	42.0%	41.8%	33.7%	34.6%	35.5%
* = The Census no longer determines Urban vs. Rural Population after 2010									
(Source: U.S. Census, 1930 to 2010)									

Jurisdiction	1990 Rural Pop.		2000 Rural Pop.		2010 Rural Pop. *
	Non-farm	Farm	Non-farm	Farm	
Town of Beetown	405	395	280	471	777
Town of Bloomington	205	124	211	214	350
Town of Boscobel	13	389	4	253	164
Town of Cassville	189	341	114	394	416
Town of Castle Rock	145	130	94	208	248
Town of Clifton	154	157	146	152	385
Town of Ellenboro	287	219	124	446	525
Town of Fennimore	211	352	261	375	612
Town of Glen Hoven	332	207	177	307	417
Town of Harrison	252	287	189	376	495
Town of Hazel Green	419	689	256	770	1,132
Town of Hickory Grove	199	212	161	260	455
Town of Jamestown	356	1,819	233	1,849	2,076
Town of Liberty	191	369	129	429	553
Town of Limo	309	408	238	503	805
Town of Little Grant	194	205	134	122	283
Town of Marion	136	346	97	388	572
Town of Millville	22	131	15	134	166
Town of Mt. Hope	118	126	102	134	300

Town of Mt. Ida	207	317	272	216	561
Town of Muscoda	127	434	83	557	769
Town of North Lancaster	311	246	158	326	509
Town of Paris	228	586	192	546	702
Town of Patch Grove	219	160	153	305	339
Town of Platteville	309	1,111	215	968	1,489
Town of Potosi	340	623	185	643	849
Town of Smelser	237	445	179	571	794
Town of South Lancaster	291	618	184	573	797
Town of Waterloo	254	316	166	388	550
Town of Watterstown	102	264	141	253	330
Town of Wingville	207	172	180	225	357
Town of Woodman	55	125	44	148	185
Town of Wyalusing	160	252	71	258	346
Total	7,184	12,575	5,188	13,762	19,308
* = The Census no longer determines Farm vs. Non-Farm Population after 2000					
(Source: U.S. Census, 1990 to 2010)					



## Municipal Expansion

From 2007 to 2010, 36 communities in Grant County participated in the ‘Smart Growth’ Comprehensive Planning process. One of the key outcomes from that process was a series of proposed land use maps that indicate the jurisdictions’ intent for future land uses and expansion. From that process a total of 2,346.3 acres have been identified as land that would be annexed by villages or cities within the next 20 years (See Table 26).



## Business Development

The recognition of the need and necessary support to retain existing jobs and attract new business is strong in Grant County. For economic development success, a community needs to identify its strengths and weaknesses, then leverage the strengths, and minimize the effects of the weaknesses.

Jurisdiction	Anticipated Acres of Municipal Expansion (Next 20 years)
City of Boscobel	348.3
City of Cuba City	0
City of Fennimore	0
City of Lancaster	101
City of Platteville	1,277.40
Village of Bagley	0
Village of Bloomington	0
Village of Blue River	0
Village of Cassville	0
Village of Dickeyville	40.5
Village of Hazel Green	0
Village of Livingston	0
Village of Montfort	0
Village of Muscoda	579.1
Village of Patch Grove	0
Village of Potosi	0
Village of Tennyson	0
Village of Woodman	0
Total acres	2,346.30
(Source: SWWRPC, 2010)	

The recognition of the need and necessary support to retain existing jobs and attract new business is strong in Grant County. For economic development success, a community needs to identify its strengths and weaknesses, then leverage the strengths, and minimize the effects of the weaknesses.

There are many strengths in Grant County that lend themselves to new businesses and industries: lower cost of doing business, a well-trained labor force, a good availability of workers, the location of UW-Platteville and Southwest Technical College, access to US Hwy 151 and rail, and fiber optics. New businesses and industries that the County could promote include wind energy manufacturing, advance manufacturing, added-value agriculture, and bio-mass industries.

### Existing Business and Industry Parks

An industrial park or business park is an area of land set aside for development. A business park is a more “light-weight” version of the industrial park, having offices and light industry, rather than heavy industry which has high intensity truck traffic, noise, odor, etc. (for simplicity sake, the rest of this section will refer to both business and industrial parks as industrial parks). Industrial parks are usually located close to transport facilities, especially where multiple transportation modes such as highways, railroads,

airports, and navigable rivers are available.

The idea of setting land aside through this type of zoning is based on several concepts:

- To be able to concentrate dedicated infrastructure in a delimited area to reduce the per-business expense of that infrastructure. Such infrastructure includes roadways, railroad sidings, ports, high-power electric supplies (often including three-phase power), high-end communication cables, large-volume water supplies, and high-volume gas lines.
- To be able to attract new business by providing an integrated infrastructure in one location.
- To set aside industrial uses from urban areas to try to reduce their environmental and social impact.
- To provide for localized environmental controls specific to the needs of an industrial area.

Different industrial parks fulfill these criteria to differing degrees. Many small communities have established industrial parks with only access to a nearby highway, and with only the basic utilities and roadways, and with few or no special environmental safeguards.

Industrial parks have also been criticized because of their frequent remoteness of urban areas, one of the characteristics that had been touted as a benefit. One reason for this specific criticism is that industrial parks often destroy productive and valuable agricultural land. Another is that industrial parks become remote to their employee pool, requiring longer commutes and limiting employment accessibility for poorer employees. Another reason is that many urban areas have extensive areas of brownfield land that many feel should be the first priority in redeveloping as industrial sites.

Currently, Grant County has nine established industrial parks. The following communities currently have an industrial park: City of Boscobel, City of Cuba City, Village of Dickeyville, City of Fennimore, Village of Hazel Green, City of Lancaster, Village of Livingston, Village of Muscoda, and the City of Platteville. Most of these industrial parks have acres available for development.

### Future Business and Industry Parks

There are a couple of hundred acres of appropriate locations for commercial development in the County for industrial parks. There are eight developed industrial parks, located in Muscoda, Boscobel, Fennimore, Livingston, Platteville, and Cuba City. There are two in the City of Lancaster alone. There are also industrial parks proposed for the communities of Dickeyville, Cuba City, and Kieler.

In addition to acreage, there are buildings and building sites available for commercial and light manufacturing businesses in Grant County. Perhaps more importantly, there is consensus in the County to establish or expand places for commercial and/or light manufacturing businesses.



### Housing

Information on housing is essential to any plan dealing with developed versus open land use or provision of public facilities to a populace. In this farmland preservation plan, particular importance is placed on rural (town) housing. Rural housing in Grant County, for various reasons, is often placed upon the better agricultural land. Certainly, farmsteads need to occupy a certain amount of acreage; however, very few, if any, new farmsteads on new acreages are being built now. The County essentially reached its maximum farmstead density years ago

Housing	Grant County Number	Wisconsin Number
Total Households (1970)*	13,355	1,328,804
Total Households (1980)	16,686	1,652,261
Total Households (1990)	17,169	1,822,118
Total Households (2000)	18,465	2,084,544
Total Households (2010)	19,396	2,279,768
Total Households (2020)	19,956	2,428,361
People per Household (1970)	3.4	3.2
People per Household (1980)	2.9	2.8
People per Household (1990)	2.7	2.6
People per Household (2000)	2.5	2.5
People per Household (2010)	2.6	2.5
People per Household (2020)	2.6	2.4
Housing Units 1970**	14,451	1,473,000
Housing Units 1980	18,204	1,863,897
Housing Units 1990	18,450	2,055,774
Housing Units 2000	19,940	2,321,144
Housing Units 2010	21,581	2,624,358
Housing Units 2020	22,110	2,727,726
Note: Total Households equal the number of occupied housing units. Total Housing Units are all those available, including occupied and vacant units.		
(Source: U.S. Census, 1970 to 2020)		

and is now declining in both farmstead numbers and farm population. Most of the new rural housing units built now plus many former farm houses are housing non-farm residents, with potentially different values and expectations of rural life

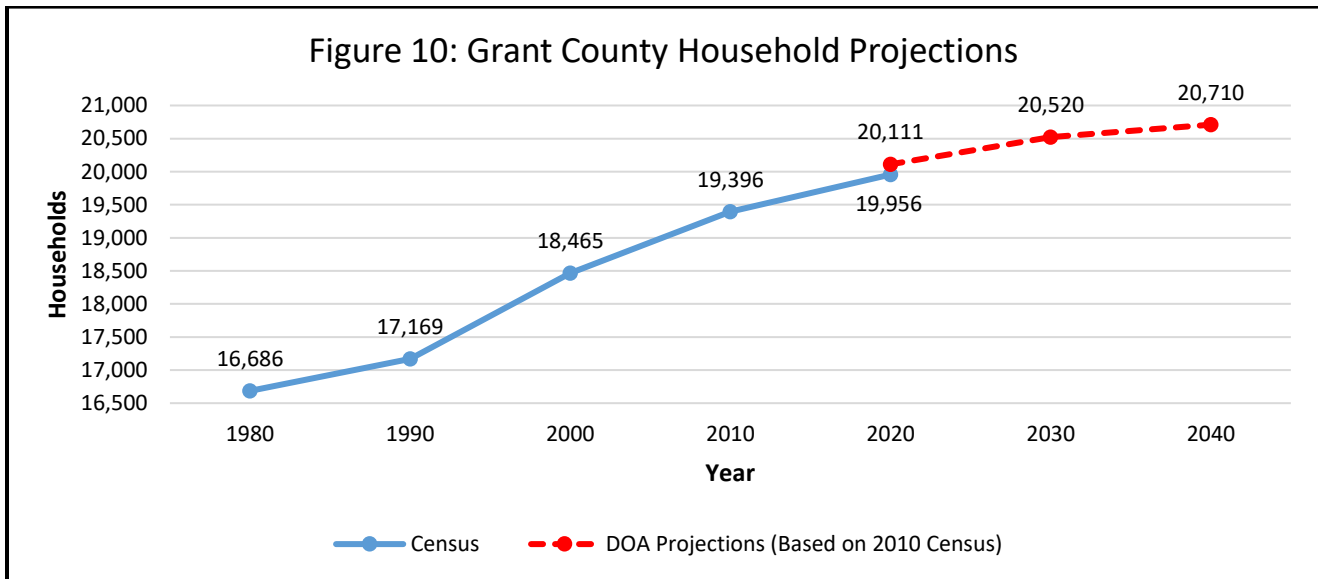
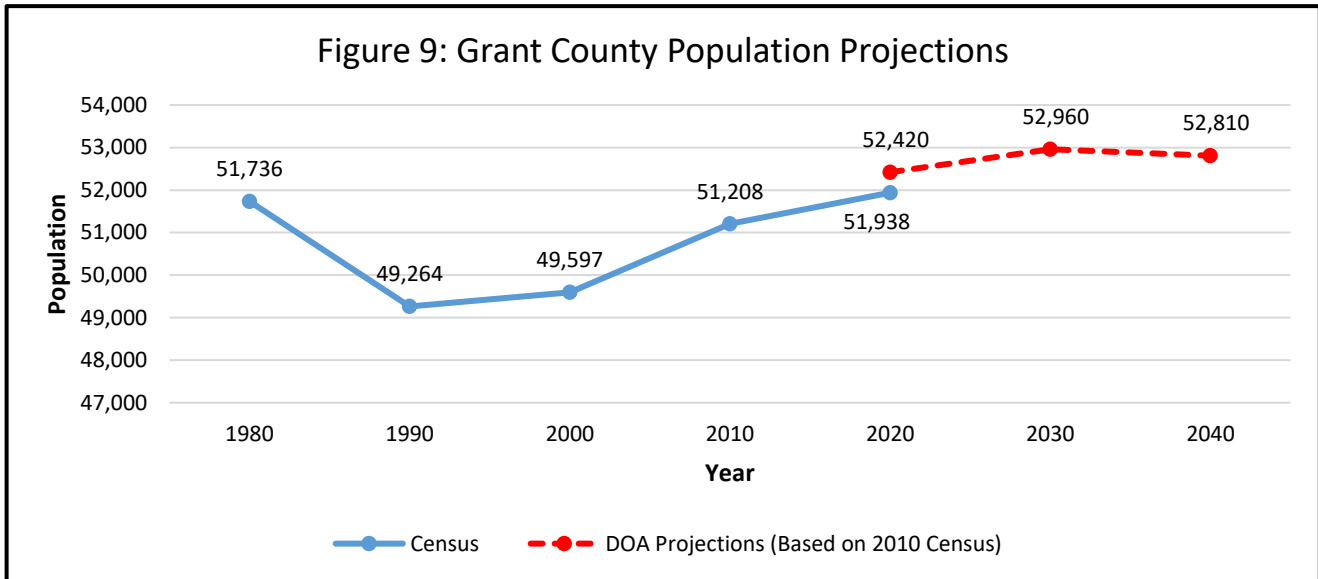
#### Housing Statistics

There has been an increase of 49.4% of total households in Grant County between 1970 and 2020 (Table 27). A household includes all the people who occupy a housing unit as their usual place of residence. Between 1970 and 2020, total housing units have also increased by 53%. Assuming that the number of people per household is stabilized at 2.6 (2020 County average), population projections suggest that the County will increase its number of households with no losses projected (see Figure 9). These projections are based on past trends and do not reflect the potential impact of unprecedented development pressures such as large industries coming into the County.

Figure 10 shows the projected households for the years 2020, 2030, and 2040. Household projections are based on population projection figures and the average number of people per household during the year 2020, of 2.6 people per household. The red line indicates a future high projection, while the blue line indicates a future low projection. State projections, which only go to 2040, project between the high and low but it is clear that all lines show households increasing over time.

	DOA Projections		Census	
	Population	Households	Population	Households
2010	51,208	19,396	51,208	19,396
2020	52,420	20,111	51,938	19,956
2030	52,960	20,520	-	-
2040	52,810	20,710	-	-
(Source: Wisconsin DoA Household Population Projections, 2013. U.S. Census 2010 to 2020,)				

Table 28 and Figure 10 illustrate household and housing unit projections through 2040. Housing unit projections take into account Grant County’s 2020 vacancy rate.



### Sanitary Permits

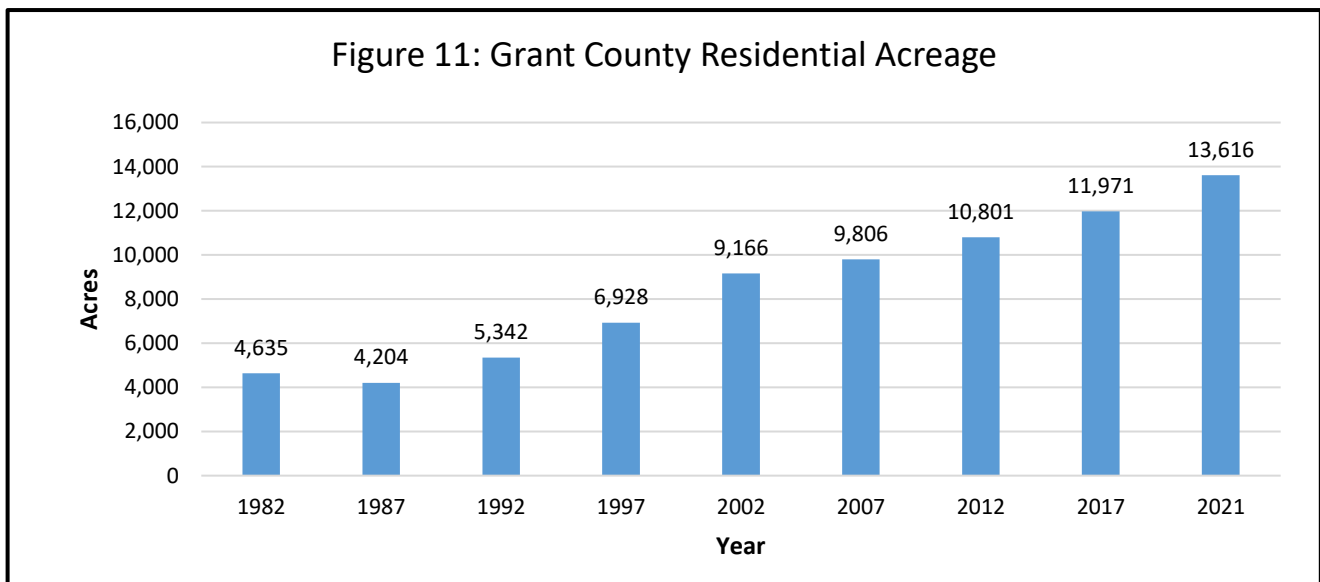
Permits for the installation of sewage disposal systems in the non-incorporated areas of Grant County are issued in accordance with the Grant County Sanitary Code by the Grant County Conservation, Sanitation, & Zoning Office. The issuance of a sanitary permit does not necessarily mean that a system will be installed or a house/business built to utilize the system but usually the installation of the system and subsequent use of the system does occur.

Statistics for permits issued for private sewage disposal systems (for houses and mobile homes--farm houses included) were readily available for the years 1980-2020. These statistics are listed in the following table and, while not giving a precise count of new housing construction during these years (See Figure 11 for residential acreage), they do indicate relative amounts of building activity throughout the County. Between 1982 and 2021 has seen a 194% increase in residential acreage. There has been an upward trend since 1987. Now the County

is sitting at a total of 13,616 residential acres. Table 29 illustrates that from 1980 to 2020, 5,914 sanitation permits were issued in Grant County. Upon closer inspection, it appears that there was a ‘building boom’ between 1996 and 2005 that has since passed. In addition, Grant County averages 377 permits during years outside of the ‘boom’.

Sanitation Permits	1980-1985	1991-1995	1996-2000	2001-2005	2006-2009	2010-2015	2016-2020	Total Permits
New	396	366	830	977	370	-	-	-
Replacement	37	45	102	101	454	-	-	-
Yearly Totals	433	411	932	1,078	824	1,393	843	5,914

Source: Grant County Sanitation, 2022 \*Data for years 1986-1990 are unavailable



### Community Facilities & Services

Roads, water and sewer, schools, parks, and fire and police protection are all examples of community facilities and services provided to County residents. The availability of such services has definite effects on the development of the County. Public facilities have been discussed in a general manner in Section II, Economics and Development. Information on existing and proposed facilities, can be found in the Grant County Outdoor Recreation Plan and plans of individual communities, school districts, and agencies.

### Utilities

Water supply and sanitary sewage disposal have a particularly important relationship to rural land use and residential development. Availability of public sewer and

water can encourage development in certain areas where it would otherwise have been impossible. Excessive development, causing waste accumulations beyond the capacity of sewage systems to adequately treat such waste, can and has caused water pollution problems in nearby streams, rendering the water unfit for water-based recreation and altering the aquatic ecosystem. The laying of sewer and water lines across open farmland in order to reach a developed area separated from the village or city will likely result in the eventual conversion of the farmland to developed uses. For a list of city and village community facilities and capacities, please refer to Appendix: Municipal Sanitary Sewer: Current Capacity & Projections; Municipal Water: Current Capacity & Projections.

## Transportation

The continued growth and development of Grant County depends upon the availability of good transportation, whether to carry the County's agricultural products to market or to provide people with a means of access to the recreational opportunities. Transportation is the critical intermediate step.

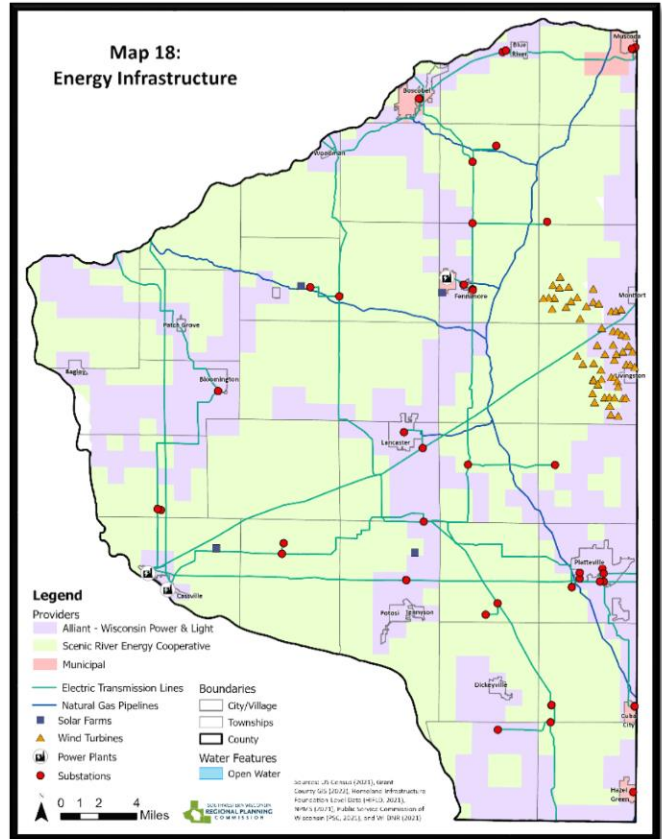
- *Highways.* The highway network is the most prevalent and important link in the transportation system in Grant County. As of 2022, the mileage of public highways in rural areas was as follows: federal trunk—147 miles (5.8%), state trunk—235 miles (9.2%), County trunk—413 miles (16.2%), local roads and streets—1,753 miles (68.8%), for a total of 2,548 miles. The most important highway route is U.S. 151 which links southwestern Grant County with Dubuque to the west and Madison, Milwaukee, and Chicago to the east. U.S. Highways 18 and 61 provide the northern part of the County with links to Madison, Dubuque, and La Crosse as well as to larger regional Cities, such as Milwaukee, Minneapolis and Chicago. These highways, as well as others in the County, are generally in good condition and are adequate for present traffic.
- *Airports.* Grant County is presently served by five publicly owned airports (Prairie du Chien, Dubuque, Platteville, Lancaster, and Cassville). Of these, only Dubuque has scheduled air passenger service. The other airports serve mainly private and business aircraft.
- *Waterways.* Of the County's many rivers and streams, only the Mississippi River carries significant amounts of freight traffic. Commercial freight docks are located at Prairie du Chien, Cassville, and Dubuque.
- *Railroads.* Rail service is routed along the perimeter of Grant County. Burlington Northern-Santa Fe operates the rail line parallel to the Mississippi River on the western border of the County, while Wisconsin and Southern Railroad operates the rail corridor running north along the Wisconsin River (the old Chicago, Milwaukee, St. Paul and Pacific line which was once abandoned and has since become a corridor under the protection of the Wisconsin River Rail Transit Commission). Of the three rail lines which historically served the County, only one is now abandoned. The Chicago and Northwestern line which served Montfort, Fennimore, and Lancaster was officially abandoned in June of 1980.

## Communications

Telecommunication towers, specifically cellular phone towers, are on the rise with increased reliance on cellular phones. Refer to the Federal Communications Commission FCC - ([www.wireless2.fcc.gov](http://www.wireless2.fcc.gov)) or the Grant County Conservation, Sanitation, & Zoning Department for more information on telecommunication regulations. Internet services are provided by mhtc.net and satellite. According to information from each jurisdiction, there are at least 55 cell towers currently in Grant County (CellMapper, 2023). Additionally, the County is currently in the process of creating a fiber loop with some towers are up, some under construction, and some still in the process of citing.

## Energy

Grant County's power needs are supplied by the Alliant/ Wisconsin Power and Light Company, the Scenic River Energy Cooperative, and the Dairyland Power Cooperative (DPC). For information regarding their service territories, transmission lines, and substations, refer to Map 18.



*SWWRPC, Grant County Comprehensive Plan, 2010*

## Renewable Energy

Creating and providing renewable energy sources can provide benefits for the environment, public health, and regional resiliency ([UCS, 2017](#)). Currently, Grant County has solar and wind farms that are fully constructed, under construction, and yet to commence (See locations on Map 18). The two wind powered installations include the Red Barn project which is currently under construction and the Whitetail project which is yet to commence. Both projects are situated on the east side of the county with approximately 57 turbines between the two of them. At the time of this publication, the Whitetail Wind Project is still under development. Additionally, there are four solar field farms in the following locations: City of Fennimore, Town of Cassville, Town of Mount Hope, and Town of Potosi. Renewable energy sources are in higher demand as the state and federal government work to reduce carbon emissions which contribute to worsening climate change. Therefore, additional energy projects are expected in the future.

## Waste Management

Solid waste disposal is an essential government service but it constitutes a growing problem. The growing amounts of waste, the great expenditures necessary to dispose of them and the difficulty of finding suitable disposal sites have combined to elevate solid waste disposal to one of the major concerns of local government.

In 1996, Wisconsin revised its solid waste rules to exceed the Federal (Subtitle 'D') rules for municipal solid waste landfills becoming the first state to receive approval of its solid waste program by the U.S. Environmental Protection Agency. The WI DNR authorizes solid waste disposal pursuant to Wis. Stats. 289.35 and numerous WI Administrative Codes. Refer to the WI DNR and the Department of Planning and Zoning for more information on landfill regulations. Table 30 lists the solid waste and recycling services available in participating towns in Grant County.

Table 30: Solid Waste and Recycling Services by Town				
Town	Garbage Pick- up or Drop-off?	Recycling Pick- up or Drop-off?	Share These Services? With?	Closed Landfills in the Town?
Bloomington	Drop-off	Drop-off	No	No
Cassville	Drop-off	Drop-off	No	Yes, no closure date
Clifton	Drop-off	Drop-off	No	No
Ellenboro	Drop-off	Drop-off	No	No
Harrison	Pick-up (4x/month)	Pick-up (2x/month)	No	No
Hazel Green	Pick-up (4x/month)	Pick-up (2x/month)	No	No
Hickory Grove	Drop-off	Drop-off	No	No
Jamestown	Pick-up (4x/month)	Pick-up (4x/month)	No	Yes, closed 1978
Liberty	Drop-off	Drop-off	No	Yes, closed 1985
Lima	Pick-up (2x/month)	Pick-up (2x/month)	No	No
Little Grant	Drop-off (4x/month)	Drop-off (4x/month)	No	No
Mount Hope	Drop-off	Pick-up	No	No
North Lancaster	Pick-up (4x/month)	Pick-up (2x/month)	No	Yes, closed 1988
Potosi	Pick-up (4x/month)	Pick-up (4x/month)	No	Yes
Smelser	Pick-up (2x/month)	Pick-up (2x/month)	No	No
South Lancaster	Drop-off	Drop-off	No	No
Waterloo	Drop-off	Drop-off	No	No
Watterstown	Drop-off	Drop-off	No	No
Wingville	Drop-off	Drop-off	No	No
Woodman	Drop-off	Drop-off	No	No
Wyalusing	Pick-up (2x/month)	Pick-up (2x/month)	No	No

(Source: SWWRPC, 2010)



# Analysis

## Significant Trends

In the 1990’s, Grant County experienced an overall decline in agricultural production and sales. However, the 2007 to 2017 saw a sharp increase (approximately 140%) in production, sales, and land value while at the same time there was virtually no change in additional farmland. Furthermore, it is expected that the demand for additional commercial and residential land will only increase over time. The convergence of these trends only stresses the importance of farmland preservation. The following text will provide further detail to the factors that contribute to these trends.

## Agricultural Production

While the number of farms has increased over time, the average size of the farm has gotten smaller. The increase in “hobby” farms have contributed towards this trend. For the most part, productivity has increased. Figure 12 illustrate trends in agricultural production from 1987 to 2017. As you can see from Figure 12, production has remained relatively stable from 1987 to 1997 with a sharp drop from 1997 to 2002. Since 2002, average agricultural products sold and farm-related income has increased by 140%, with 2017 sitting at a value of \$180,182.

The following figures (Figures 13-15) illustrate livestock production (cattle & pigs, sheep & goats, and poultry & eggs).

Figures 13-16 all illustrate a general trend where production fell during the late 90’s and began to bounce back in 2002. Cattle (beef and milk) have stabilized with little or no increase in production since 2002. Sheep (and lambs), goats (milk), and chickens have risen sharply. Notably, goats (milk) have been increasing in production from 1987 through 2017. Figure 17 illustrates how overall cash receipts from farm marketing increased between 2002 and 2017.

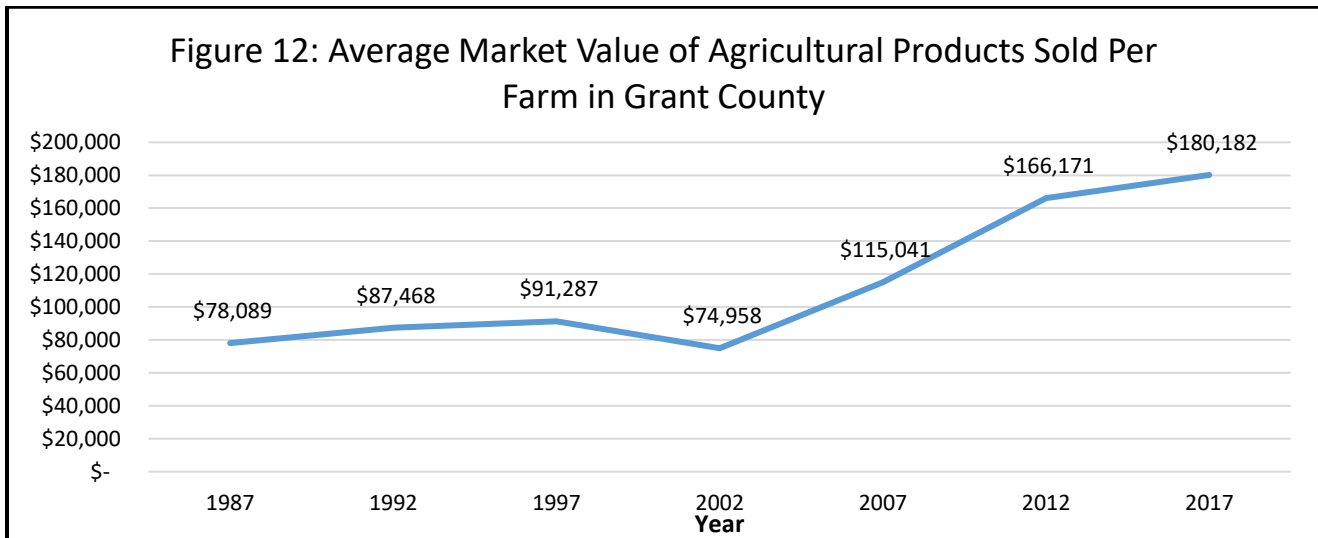


Figure 13: Livestock - Cattle & Pigs in Grant County

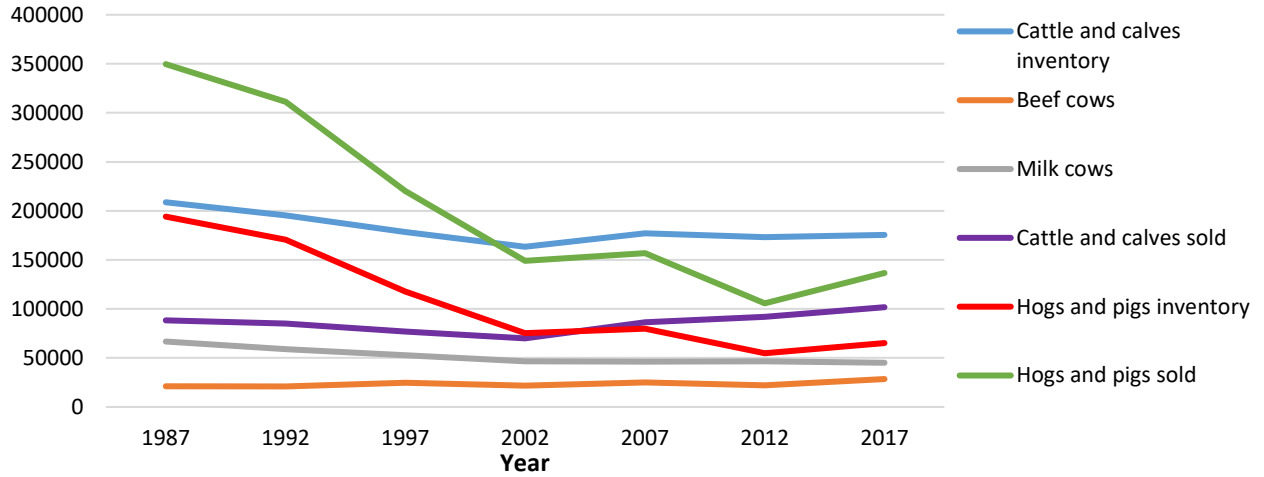


Figure 14: Livestock - Sheep & Goats in Grant County

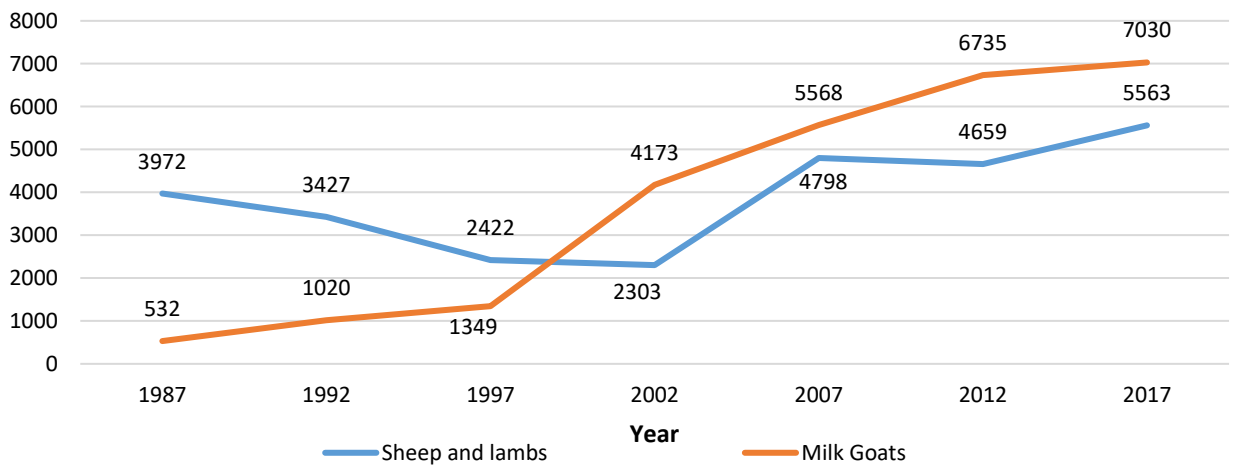


Figure 15: Chickens in Grant County

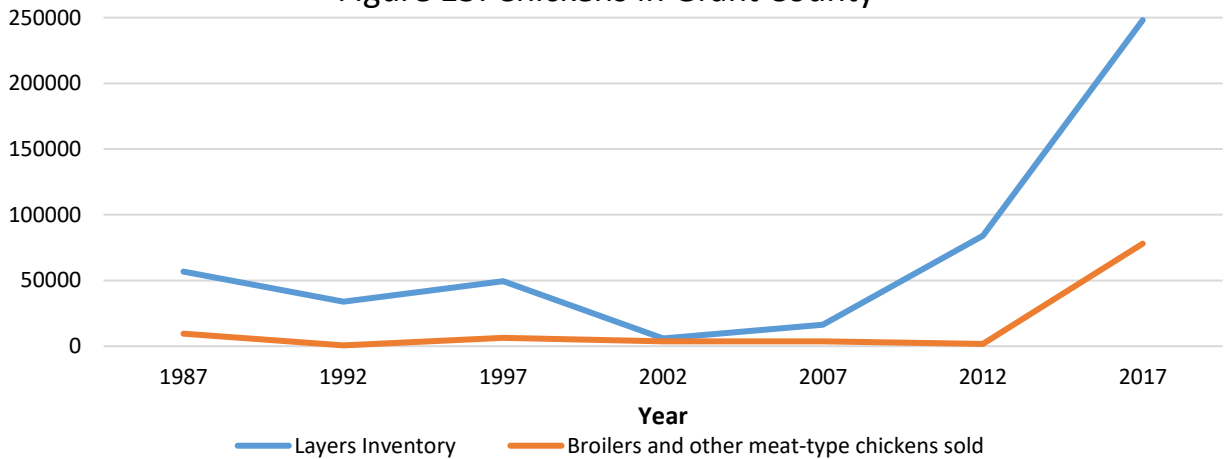


Figure 16: Selected Crops - Corn, Oats, Soybeans, Hay in Grant County

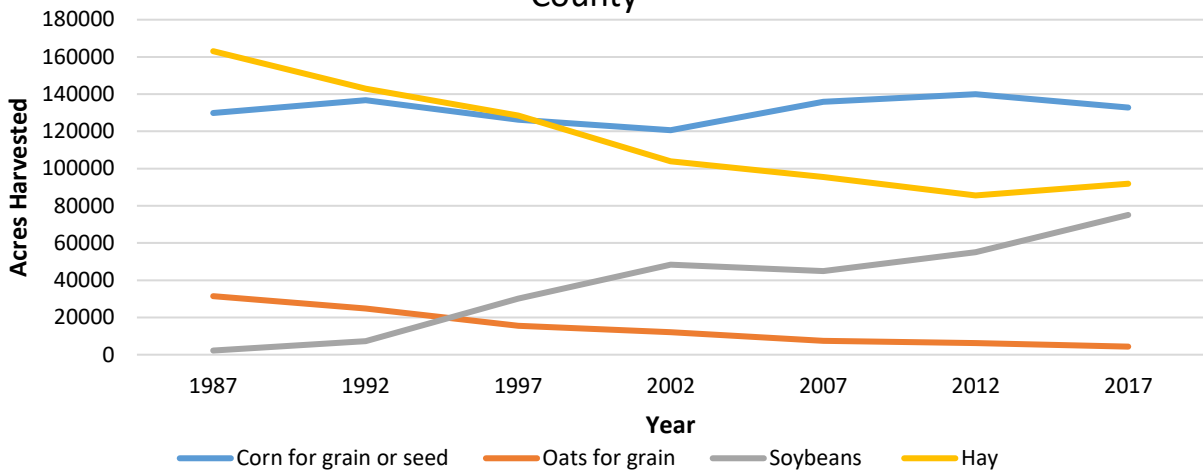
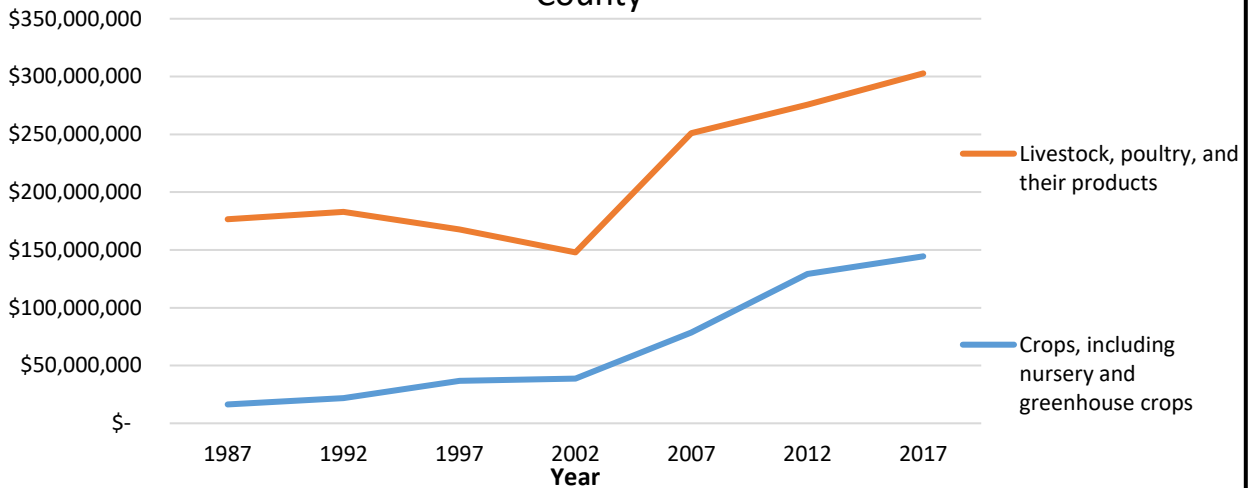


Figure 17: Market Value of Agricultural Products Sold in Grant County



### Enterprises Related to Agriculture

In 2009, the Center for Regional Competitiveness conducted a strategic economic study of the tri-state area near Dubuque, Iowa known as the 'RiverLands'. Several economic opportunities regarding agriculture were identified. The following describes several key opportunities for enterprises related to agriculture from that study.

*“Most of the best opportunities for RiverLands appear to lie in the realm of small farming, local foods, and specialty food production. To be sure, the region will continue to have a comparatively small number of producers who remain competitive in commodities, but participants felt this group would be “self-sufficient” and also will not likely spur any new economic development in the region. Therefore, the region’s best food and agriculture option is to develop a comprehensive strategy to seize new specialty food and niche opportunities. This approach will have some important synergies with separate efforts to spur tourism in the region. Finally, participants felt that conditions are right in the region to increase biomass and energy production. However, it is not clear whether this will be of sufficient scale to have a big economic impact on the region.”*

According to the study, the key strategic options facing enterprises related to agriculture are:

*“Support a new renewable fuel industry in RiverLands: By one estimate, up to 20 percent of RiverLands total land resource may be highly suited to biomass production. These lands are “fragile,” and ill-suited to other types of food or commodity production. Thus, this strategy will be highly complementary to other strategic options. A comprehensive strategy for RiverLands biomass production is lacking, however. Due to the need to transport huge volumes of biomass, regional coordination may pay big dividends. A comprehensive strategy would also help to focus the region’s activities; participants noted there are currently three or more areas in the region with different biomass strategies.*

*Expand specialty foods production, with a focus on regional branding and synergies with tourism: Leaders noted that local foods are gaining momentum in RiverLands, but the activity is highly fragmented at present. The region has many local food markets, though most are seasonal. A real problem for many specialty food growers is marketing their products and supplying them in sufficient scale to attract the attention of grocers and restaurants. Thus, one critical element of the strategy may be cooperative business models that can build brand recognition that benefits all growers. Another important element of this strategy will be developing synergies with the region’s emerging tourism strategy. Wine trails, agritourism, and promoting local products in the region’s restaurants and inns will be critical shared initiatives. Leaders felt that land-grant universities could be important partners in this overall strategic thrust.*

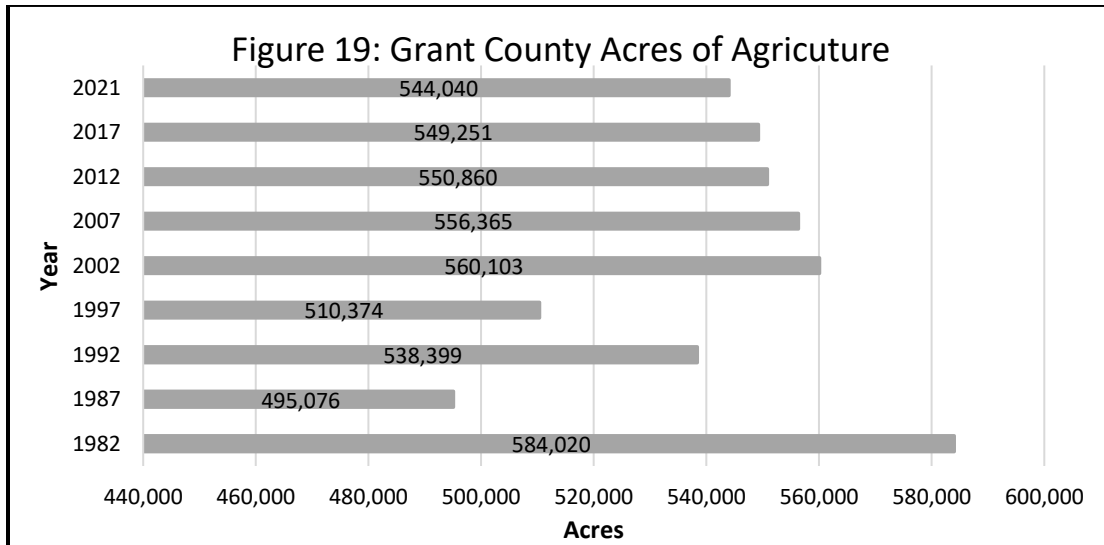
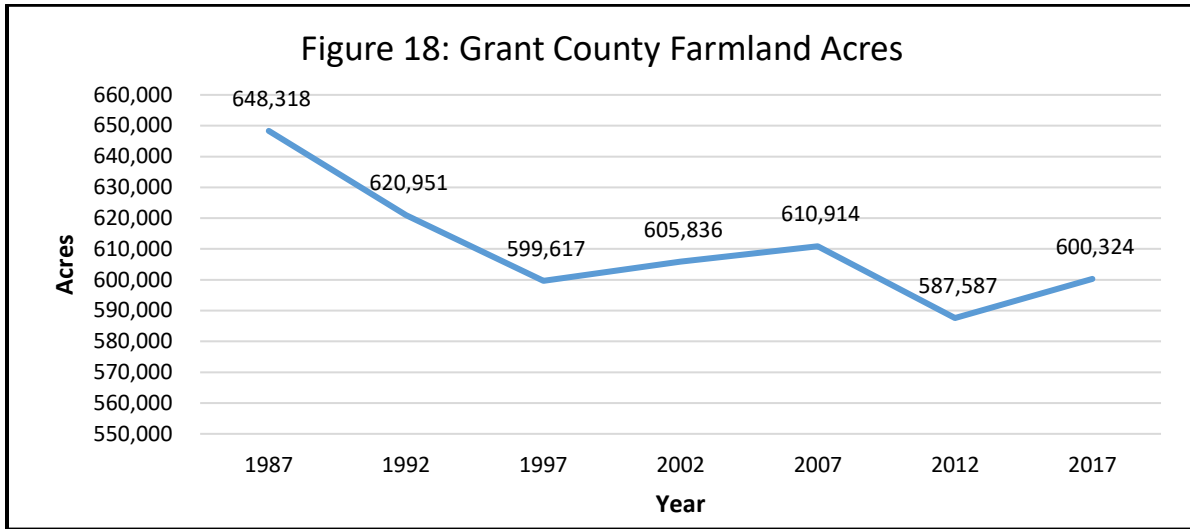
*After creating a regional brand, grow markets in nearby metropolitan areas: Participants agreed that near-by markets like Chicago offer huge upside for specialty foods grown in RiverLands, but breaking into these markets will require skill and planning. A regional brand will be an important first step before considering a broader marketing strategy beyond the region. Moreover, several participants noted that if the Region can attract more tourists to the region and they learn about the Region’s high quality specialty foods, the markets will grow by word of mouth. In the end, though, leaders also acknowledged that the biggest potential for the region’s specialty foods will be in markets, like Chicago, that lie beyond the region itself. Tapping these markets will require a concentrated marketing strategy that likely can be mounted only through regional collaboration, and with cooperative business models that unite the diverse strengths of a large number of specialty food growers. Again, land grant universities could be good partners in developing suitable approaches to both branding and the best business model.”*

### Conversion of Agriculture Lands to Other Uses

One of the primary threats to the future of agriculture is the loss of farmland to other developments. It is important to have an understanding on the rate in which farmland is being lost and to what particular activities. The following will detail the development trends in Grant County and attempt to project future impacts.

Grant County has lost significant amount of farmland from 1987 to 1997, but since then, the trend has slowly reversed, see Figure 18 below.

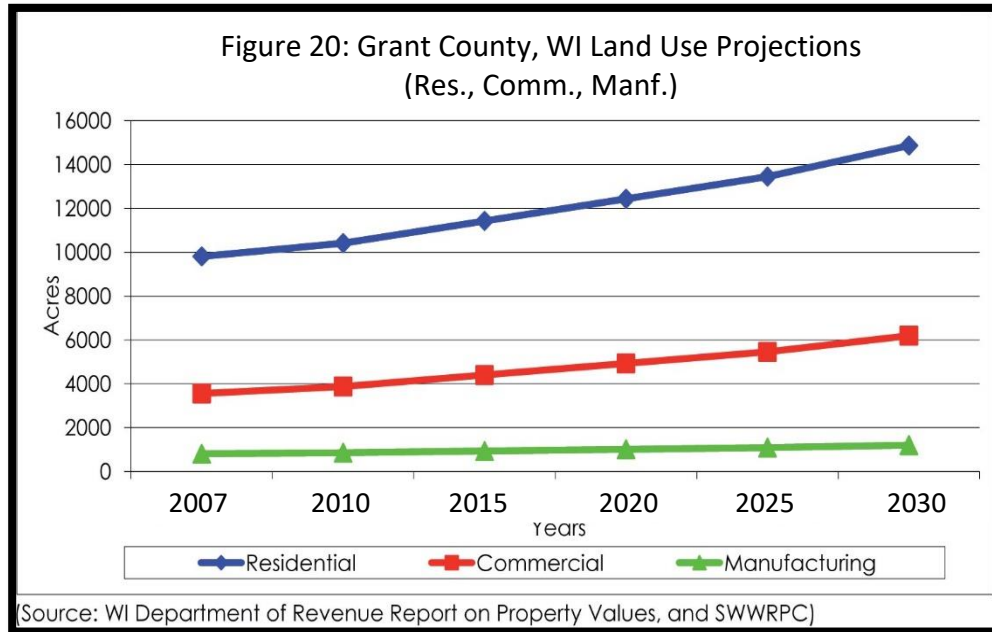
Figure 19 illustrates the change in agriculture acres from 1982 to 2007. According to the Wisconsin Department of Revenue, Grant County has had a net loss of 27,655 acres of agricultural land since 1982. Over the years, the amount of agricultural land has fluctuated with an increase of 43,323 acres between 1987 to 1992 and 49,729 acres between 1997 and 2002. The latest figures indicated a loss of 16,063 acres between 2002 and 2021, averaging a loss of about 845 acres per year.



**Table 31: Land Re-Zoned Out of Farmland Preservation (2010-2022)**

Year	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Classification Totals
A-1	1	2	1	2	3	11							1	21
A-2	2	5	6	8	12	27	40	12	5	9	14	10	15	165
R-1	1					2	1		2					6
R-2					4	1	1							6
R-3					1	2								3
C-1				1	2	4	2	2		1			2	14
C-2	3	1	1	2			2						1	10
M-1							1		2			3		6
M-2						3							1	4
CFR		1		1		4								6
<b>Totals</b>	<b>7</b>	<b>9</b>	<b>8</b>	<b>14</b>	<b>22</b>	<b>54</b>	<b>47</b>	<b>14</b>	<b>9</b>	<b>10</b>	<b>14</b>	<b>13</b>	<b>20</b>	<b>241</b>

(Source: Grant County Conservation, Sanitation, & Zoning, 2023)



When we compare both the USDA’s data to the WiDOR the common conclusions are:

- Grant County has less farmland now than it did in the 1980’s.
- There has been a dramatic loss of farmland since then.
- The trend seemed to be reversing since 1997, except for the loss in 2012.

When land is re-zoned from ‘Farmland Preservation’ to another zoning classification, there is a loss of farmland and a gain of something else. 2010 to 2022, 214 re-zones have resulted in the loss of ‘Farmland Preservation’ lands (See Table 31). From 2010 to 2022 the yearly trend averaged 19 re-zones a year.

Farming is the predominant sector of the Grant County economy and is supported by many agricultural-related businesses and services. Manufacturing, however, has been steadily gaining in importance and, as the cost-price squeeze in farming continues to tighten, more and more people seek at least part-time employment off the farm (See Figure 20). The cost-price squeeze is also forcing the cultivation of marginal soils, resulting in increased soil erosion. Soil erosion “takes” land just as surely as do urban and developed land uses, but is not as noticeable year to year.

While the taking of agricultural land for non-farm uses has not occurred equally throughout all parts of the County, there are local areas where it has caused considerable problems for farmers and for town government. It appears that most cities and villages in Grant County have adequate room for projected growth within their existing boundaries and further development should be encouraged to locate in these municipalities and in other areas (sanitary districts and platted subdivisions) where necessary facilities are already present or can be economically provided.

Development that does occur in rural areas should be encouraged to locate in such a manner so as to not take good farmland out of production or cause difficulties to established farming operations.

The removal of land from agricultural uses is not always avoidable. Roads need to be built; people need places to live, work, and play. On the other hand, agriculture is not only the basis of Grant County’s economy but

supports and makes possible the economic power of the entire United States. Considering that agriculture needs land in order to operate, and that land is one commodity we cannot make more of, it seems logical to make some efforts to assure that there will be land available to farm in the future.

## Anticipated Changes

While it is impossible to see into the future, the statistical trends do provide us with a basic understanding of what we might anticipate. The following text will provide a snapshot of changes that may affect production, processing, and supply and distribution.

### Production

Based on trends, it appears as though agricultural production in Grant County will continue to increase over time. As land continues to be developed for commercial and residential use, it will become increasingly important to preserve farmland.

### Processing

Southwestern Wisconsin's agricultural processing heritage has transformed over the years to include "cottage industries" such as goat cheese, wineries, and micro-breweries. Economic developers are quick to point out that these "value-added" products are much more beneficial to the region's economy. One can anticipate further expansion of these industries in the future.

### Supply & Distribution

Grant County benefits from a strong network of transportation options. The dairy industry demands investments in roads that are not normally found in other rural areas of the Midwest. In addition, rail service has been preserved, and in some areas enhanced, to provide a high level of service to the region. As production and processing increases over time, one can expect supply and distribution facilities to experience a stronger demand and need for investment.

## Key Land Use Issues & Strategies

The trends affecting farming in Grant County reveal issues to address with intentional strategies. These strategies, in turn, will be supported through planning goals, policies, and actions, along with programs and resources to implement those actions. The following text will identify the issues and strategies concerning farmland preservation and promoting agricultural development.

### Farmland Preservation

With the changes in development pressure and the transition out of farming by many, the nature of the industry is rapidly changing. Some of the conflicts and threats are within local control and some are tied to state, national and global decisions. This comprehensive plan cannot impact decisions such as commodity prices, which are set on the world market and the reduced marketing opportunities as a result of consolidation. What the plan can do, is respond to local conflicts and issues. The following text identifies some of the most pressing local issues and conflicts.

- Issue: Conflicts with new residents with non-agriculture backgrounds, including smells and odors, traffic conflicts, animal waste disposal, trespassing, dust, manure and mud on the roads, chemical applications, equipment noise, lights, and fencing requirements.
  - Strategy: Provide new residents with a copy of the Wisconsin Farm Bureau Federation's publication: 'Partners in Rural Wisconsin-A Guide to Positive Neighbor Relations in Wisconsin Farm Country'.
- Issue: Fragmentation of farm fields as new parcels are created.

- Strategy: Encourage new development to cluster along the edges of parcels in the least agriculturally productive areas through local ordinances and developer relationships.
- Issue: Agricultural land values exceed possible agricultural income opportunities.
  - Strategies: Be sensitive to property tax issues that affect the land value of farmland, provide incentives for ‘value-added’ agribusiness, and maintain and enhance farming infrastructures (processing, storage, transportation, and supply) in the County.
- Issue: The challenges of developing a new generation of farmers.
  - Strategies: Support educational and community efforts such as FFA, 4H, Local Fare, and the Grant County Fair as methods in which to promote agriculture.

### Promoting Agricultural Development

Agriculture is changing rapidly, and this will likely continue. It appears that the future will include three types of operations: larger commodity producers, niche/specialty producers, and lifestyle farming operations. In the past, the commodity producers were dominant, but this is changing as traditional dairy producers and older farmers are leaving the business. Now, more than ever, the County must promote agricultural development as a means of preserving its cultural heritage as well as its economic health. Several strategies that can promote agricultural development are:

- *Property Tax*: Be sensitive to property tax issues that affect the land value of farmland so as not to encourage the development of productive farmland.
- *Value-Added Agriculture*: Provide incentives for ‘value-added’ agribusiness that can create economic spillover effects.
- *Maintain and enhance farming infrastructures*: Assure that agricultural development will be supported by an efficient infrastructure of processing, storage, transportation, and supply facilities.
- *Education & Marketing*: Work with local organizations and government agencies to promote the agricultural industry and to ‘grow’ a new generation of farmers and agribusiness people.



# Planning Process

## Introduction

The planning process used to develop this document uses a ‘bottom-up’ approach to align the County and local Comprehensive Plans with Grant County’s Farmland Preservation Plan. In order to accomplish this, it was necessary to divide the project into two parallel planning processes—one at the County level and one at the local level. As information was collected, it was shared with the other process to inform and shape this planning document. The following text will describe the 2 pieces of legislation that the plan addresses as well as the ‘bottom-up’ planning approach.

## Wisconsin Working Lands Initiative

On June 29, 2009, Governor Doyle signed the Wisconsin Working Lands Initiative into law as part of the state’s 2009-2011 biennial budget process. The goal of the Wisconsin Working Lands Initiative is to achieve preservation of areas significant for current and future agricultural uses through the successful implementation of the following components:

1. Expand and modernize the state’s existing farm- land preservation program.
2. Establish Agricultural Enterprise Areas (AEAs).
3. Develop a Purchase of Agricultural Conservation Easement matching grant program (PACE). The PACE program has not been funded since 2010.

The following explains the Wisconsin Working Lands Initiative in greater detail (Source: DATCP, “Planning for Agriculture”, 2009):

*“Planning is essential for effective farmland preservation. Through good planning, the best farmland can be preserved and land use conflicts can be minimized. Under the Working Lands Initiative, counties are encouraged to participate in the program through the development of farmland preservation plans. Counties that develop a farmland preservation plan and have it certified by the state Department of Agriculture, Trade and Consumer Protection (DATCP) enable eligible farmers to participate in Working Lands programs.”*

Farmland Preservation Plan Requirements:

- Chapter 91, Subchapter II of Wisconsin State Statutes specifically identifies planning requirements to obtain state certification of a county farmland preservation plan. All plans must clearly state the County’s policy related to:
  - Farmland preservation, and
  - Agricultural development, including development of enterprises related to agriculture

The plan must also identify, describe, and document other relevant information to support the County’s stated policy. Two other key components for plan development include the identification of farmland preservation areas and a discussion of the County’s strategy to increase housing density outside of identified farmland preservation areas.

- Farmland Preservation Areas: A key component to development of a County farmland preservation plan is the identification of “farmland preservation areas.” A farmland preservation area is an area where the County plans to preserve agriculture and agricultural related uses. These areas may also include natural resource areas such as wetlands. Counties must develop an objective rationale to explain the areas

chosen for farmland preservation. The mapping of farmland preservation areas has direct implications for development of farmland preservation zoning ordinances since certification of farmland preservation zoning districts requires that the district be located within a farmland preservation area. Similarly, agricultural enterprise areas and PACE easements that receive DATCP grants may only be located in an area identified as a farmland preservation area. The PACE program has not been funded since 2010.

- A County may wish to designate one general type of farmland preservation area for certification, or they may wish to designate multiple types of farmland preservation areas. In designating these areas, a County must anticipate how other land use tools, such as farmland preservation zoning districts, will be used to ensure that there is consistency between the plan and these other tools.
- When making a decision about what to designate as a farmland preservation area, the County must be sure to include a fact-based rationale for designation of the farmland preservation area. This rationale should include reasonable criteria such as location of existing farmland, soil type, quality and productivity, topography, drainage, potential for continued agricultural use, and proximity to incorporated areas. This rationale may not be based on landowner interest in being located in one of these designated areas.
- When making a decision about what to designate as a farmland preservation area, the County must be sure to include a fact-based rationale for designation of the farmland preservation area. This rationale should include reasonable criteria such as location of existing farmland, soil type, quality and productivity, topography, drainage, potential for continued agricultural use, and proximity to incorporated areas. This rationale may not be based on landowner interest in being located in one of these designated areas.
- Increasing Housing Density: The statute also requires a County farmland preservation plan to include policies, goals, strategies, and proposed actions to increase housing density in areas outside of the identified farmland preservation areas. There is no prescribed method for how a County must approach this requirement. Instead, it is up to each County to use its best judgment to make a good faith effort to adopt goals and strategies for increasing housing density in areas outside of farmland preservation areas.

It is up to the County to determine how to develop the farmland preservation plan to meet all of the requirements in s. 91.10(1). When developing a farmland preservation plan, it is recommended that a County use the “County Application for Farmland Preservation Plan Certification” as a guide to ensure that the plan meets all statutory requirements. The application form is developed by the Wisconsin Department of Agriculture, Trade and Consumer Protection and is available at: <http://workinglands.wi.gov>.”

### ‘Smart Growth’ Comprehensive Planning

In 1999, the Wisconsin Comprehensive Planning Law (s. 66.1001, Wis. Stats.) was signed into law. Although sometimes referred to as the ‘Smart Growth Law’, the Comprehensive Planning Law does not prescribe where development should occur. The purpose of the Comprehensive Planning Law is to improve the amount and quality of communication within and between jurisdictions, especially in regards to land use decisions. There are 9 chapter ‘elements’ that must be included in the Comprehensive Plan:

1. Issues & Opportunities
2. Utilities & Community Facilities
3. Agriculture, Natural, & Cultural Resources

4. Housing
5. Transportation
6. Economic Development
7. Intergovernmental Cooperation
8. Land Use
9. Implementation

Beginning January 1, 2010, “any program or action of a local governmental unit that affects land use” must be consistent with that unit’s comprehensive plan, including the following:

- Municipal incorporations, consolidations & detachments
- Annexations
- Cooperative boundary agreements
- Official mapping
- Local subdivision regulation
- Extraterritorial plat review
- Zoning ordinances (enacted or amended)
- Transportation facility economic assistance & development matching grants
- Agricultural preservation plans (new or revised)
- Impact fees ordinances
- Land acquisition for recreational lands and parks under sec. 23.09
- Any other ordinance, plan or regulation relating to land use” (Source: Sec. 66.0295(3), Wis. Stats.)

Therefore, the Grant County Farmland Preservation Plan must be ‘consistent’ with the Grant County Comprehensive Plan. In order to assure consistency, there has been a deliberate action to link the two documents in data, analysis, text, maps, and policies. In addition, this planning process also provided for the opportunity to align the County plan with local comprehensive plans.

### Public Participation Plan

In order to ensure active public engagement, a Public Participation Plan was created. The Plan promotes participation using the following techniques:

- Promote the Grant County Farmland Preservation Plan via mailings, informational meetings, and website.
- Hold a large group information meeting at Lancaster Youth & Ag Building.
- Hold cluster meetings at local sites to map agricultural resources and farmland preservation districts.
- Maintain an informational website that contains all planning materials.
- Assure that all Grant County Conservation, Sanitation, & Zoning meetings are open to the public.
- Host a public hearing prior to adopting the proposed plan.
- Publish the adopted planning document online and make available to the public at the Grant County Conservation, Sanitation, & Zoning Department.

The Public Participation Plan in its entirety can be found in the Appendix: Public Participation Plan.

## Schedule

In September, 2022, Grant County authorized SWWRPC to begin updating its existing farmland preservation plan to make it compliant with the 'Working Lands Initiative'. The following lists the schedule of planning activities that occurred from September 2022 to March 2023.

- September 2022: Grant County Conservation, Sanitation, & Zoning Department sent out the 2010 Farmland Preservation Plan area maps to all townships (2019 AEA map for Castle Rock Township) for review of any land use changes or updates since those maps were created.
- October 2022: Purpose Statement is finalized by Grant County Conservation, Sanitation, & Zoning staff and 'Kick- Off' event is held on Oct. 6<sup>th</sup>, virtually.
- October 2022: Grant County Conservation, Sanitation, & Zoning conducted their initial review of the old plan for required updates.
- October – December 2022: SWWRPC ran through the LESA analysis for the County and maps were updated.
- November 2022: LESA analysis submitted to Grant County Conservation, Sanitation, & Zoning for review.
- November – January 2022-23: SWWRPC updates Census data and other statistical analysis within the plan. Additional body changes were made accordingly.
- December 2022: LESA analysis submitted to DATCP.
- January 2023: DATCP's initial review of the LESA received. Appropriate changes were completed and resubmitted to DATCP. Grant County Conservation, Sanitation, & Zoning received second draft of the plan for review.
- January – February 2023: SWWRPC makes suggested edits to the Farmland Preservation Plan and prepares it for final submission.
- March 2023: Grant County Conservation, Sanitation, & Zoning Committee recommends plan for adoption. Grant County Board Chair chooses a public hearing time and date. Planning document is sent to DATCP for certification. Local planning committees approve their respective "Farmland Preservation Area" maps, select a public hearing time and date. Public review copies of the County planning document are sent to surrounding counties, local jurisdictions, libraries, and pertinent agencies for review.
- April 2023: 30-day public review of County's planning document. Local jurisdictions conduct their respective public review of their local "Farmland Preservation Area" maps.
- May/June 2023: Grant County Board hosts public hearing and adopts plan by ordinance. Local jurisdictions host their respective hearings and adopt their respective maps by resolution. DATCP certifies plan.

## Farmland Preservation Areas

The Grant County Farmland Preservation Plan uses a 2-pronged approach to delineate 'Farmland Preservation Areas'. The first approach relies on geographic information systems (GIS) in which a computer model expresses the values of the Grant County Comprehensive Plan's agricultural, natural resource, and land use policies. The second approach relies on each of the jurisdiction's Proposed Land Use Maps from their respective comprehensive plans. Both approaches were used simultaneously by local jurisdictions to evaluate their landscape. For those jurisdictions who did not participate in the planning process, either by election, or by exemption (lack of a comprehensive plan), the Grant County Comprehensive Plan, Zoning Ordinance, and LESA maps were used for guidance. The following text describes the 2 approaches in greater detail.

### Land Evaluation Site Analysis (LESA)

A Land Evaluation Site Analysis (LESA) model was assembled using the policies from the Grant County Comprehensive Plan and the best available data. All parcels within the County were given a score (1-100) based on a series of measurable factors. The more points a parcel scored, the more it should be preserved as farmland.

The LESA analysis is 2-fold, the first being the ‘Land Evaluation’ which looks at each individual parcel’s characteristics regardless of proximity. The second aspect is the ‘Site Analysis’ which focuses the parcel’s proximity to its environs.

The Land Evaluation provides 30% of the total scoring while the Site Analysis provides the remaining 70%. Because Grant County is blessed with productive soil throughout, proximity was given the higher proportion of the total scoring. The scoring system is illustrated in Table 32 (See Map 19.1a for the LESA map).

Unzoned townships in Grant County may be planned for farmland preservation. However, farmlands in these towns are not eligible for tax credits until they certify a farmland preservation zoning ordinance or petition for an Agricultural Enterprise Area so landowners may sign farmland preservation agreements. In determining the county plan areas for these towns, parcels receive the full 30 points for the “Zoning/Participation” Criteria for the LESA score. All other criteria for identifying farmland preservation plan areas in unzoned townships are calculated in the same manner as with the rest of the county. Revised maps for these towns will be added as appendices to this plan as needed.

The Town of Castle Rock is currently included, and other unzoned towns that may be included in the future despite being unzoned. Being part of an AEA, Castle Rock and other unzoned towns are eligible for \$5 per acre tax credits if they enter into a 15-year farmland preservation agreement with DATCP. The only change to calculating their LESA score is that every parcel received 30 points for the “Zoning/Participation” criteria. All other criteria were calculated in the same manner as with the rest of the county.

### Proposed Land Use Maps

For every jurisdiction within Grant County, there is a ‘Proposed Land Use Map’ derived from either the jurisdiction’s local Comprehensive Plan, or for those jurisdictions that do not have a local plan, the Grant County Comprehensive Plan. A Proposed Land Use Map illustrates the projected and desired land uses a community foresees for the next 20 years. It is the result of years of painstaking analysis and debate. Because farmland preservation plans must be consistent with Comprehensive Plans, these maps were critical in identifying areas for farmland preservation.

Participating jurisdictions were asked to verify which areas within their respective ‘Proposed Land Use’ maps designated as ‘farmland’ should be preserved for farming in the future. LESA analysis maps were used in conjuncture to verify land characteristics.

Rough drafts of local farmland preservation maps were developed and returned to each jurisdiction for review and acceptance via the planning commission and board/council resolutions.

### Map Synthesis

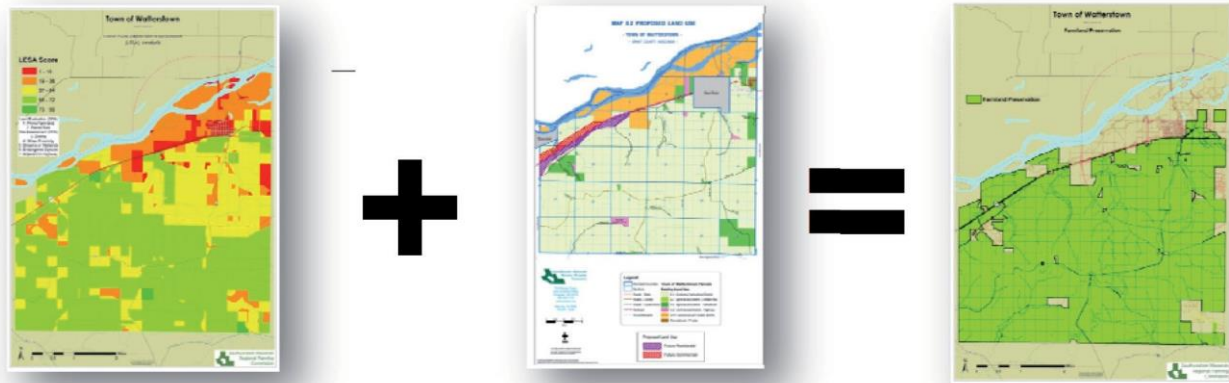
In order to bring the 2 maps together in a uniform fashion, a couple of ground rules were put in place. The first being, all areas designated as ‘farmland preservation’ on the Farmland Preservation Map should be consistent with those areas designated as ‘agriculture’ on the Proposed Land Use Maps. Exceptions to this must have a logical rationale behind it. Some examples include:

- Changes in jurisdictional boundaries

- Modifications to the Proposed Land Use Map since their adoption
- Changes in development pressure in areas once thought to be reserved for municipal expansion or commercial development

<b>Table 32: Land Evaluation Site Analysis (LESA) Scoring System</b>		
<b>Land Evaluation (30%)</b>		
<b>Comprehensive Planning Policy Factor</b>	<b>Characteristic</b>	<b>Points</b>
Prime Farmland (20 points possible)	90% or more	20
	75% to 89.9%	15
	50% to 74.9%	10
	25% to 49.9%	5
	Less than 25%	0
Size of Parcel (10 points possible)	More than 30 acres	10
	10 to 29.9 acres	5
	Less than 10 acres	0
<b>Site Analysis (70%)</b>		
<b>Comprehensive Planning Policy Factor</b>	<b>Characteristic</b>	<b>Points</b>
Zoning (25 points possible)	AEA	30
	Prime Farmland	25
	A1 Agriculture	10
	A2 Agriculture	5
	Other	0
Proximity to City or Village (15 points possible)	Outside ¼ mile of limits	15
	Within ¼ mile of limits	0
Slope (10 points possible)	Low Average	10
	Medium Average	5
	High Average	0
Rivers and Streams (10 points possible)	Trout Stream	10
	Named Stream	7
	Unnamed Stream	5
	None	0
Endangered Species (5 points possible)	Both Terrestrial & Aquatic	4
	Terrestrial	2
	Aquatic	2
	+ Bonus Township Occurrence	+1
Highway Adjacency (5 points possible)	Non-adjacent	5
	Adjacent	0
Source: SWWRPC, 2022		

Figure 21: Mapping Process



LESA Map

Proposed Land Use Map

Farmland Preservation Map

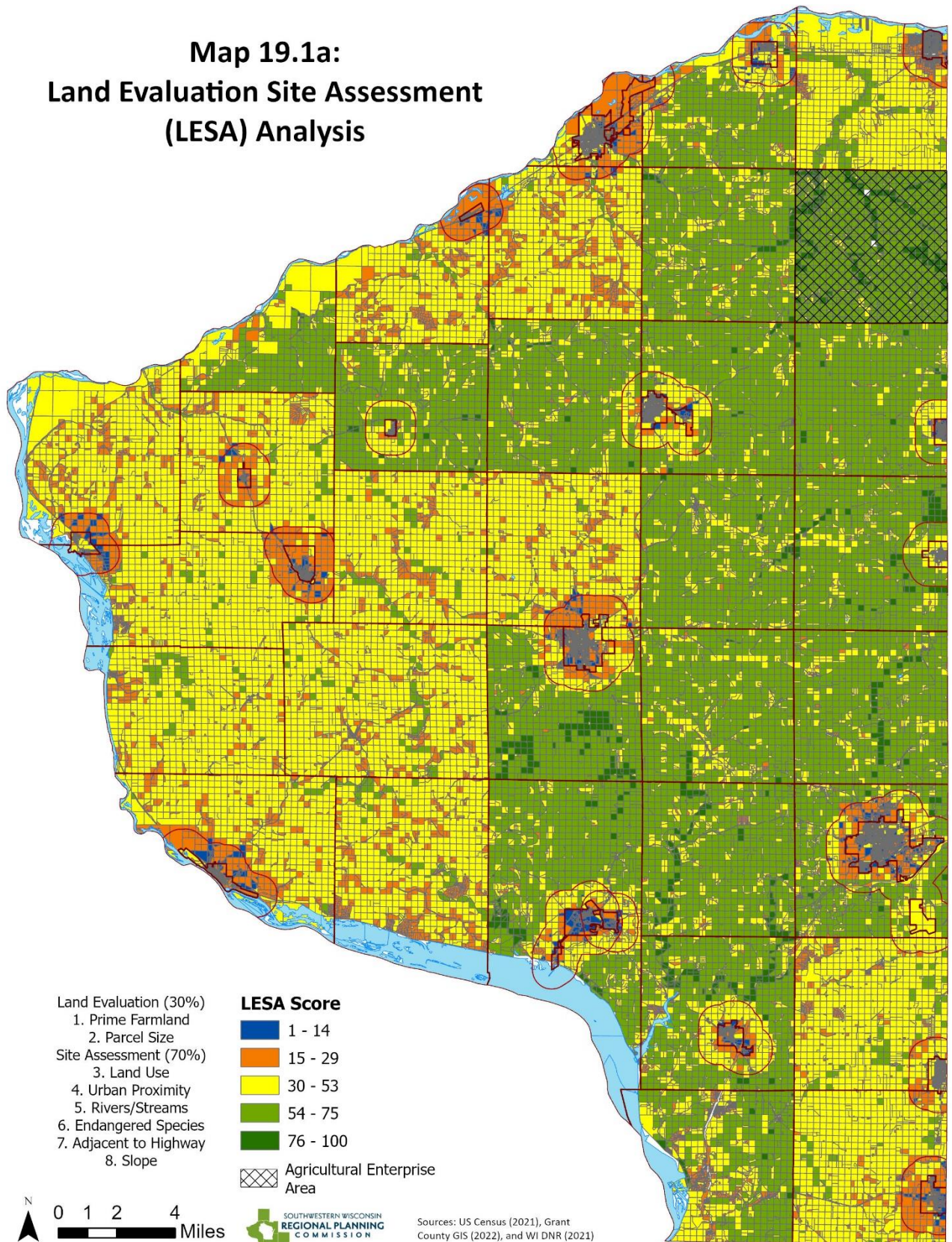
#### Farmland Preservation Areas Defined:

Areas were chosen to be in the designated Farmland Preservation Areas based upon the analysis discussed above (See Figure 21), and, specifically, because they met the following criteria:

- The land is suitable for agricultural activities,
- The current and future land use identified within the local Comprehensive Plans were agricultural,
- The land is compliant with criteria defined in WI Stat. 91.10,
- Lands that qualified previously and continue to be undeveloped automatically requalify,
- Grant County Zoning Staff agreed with the designations.

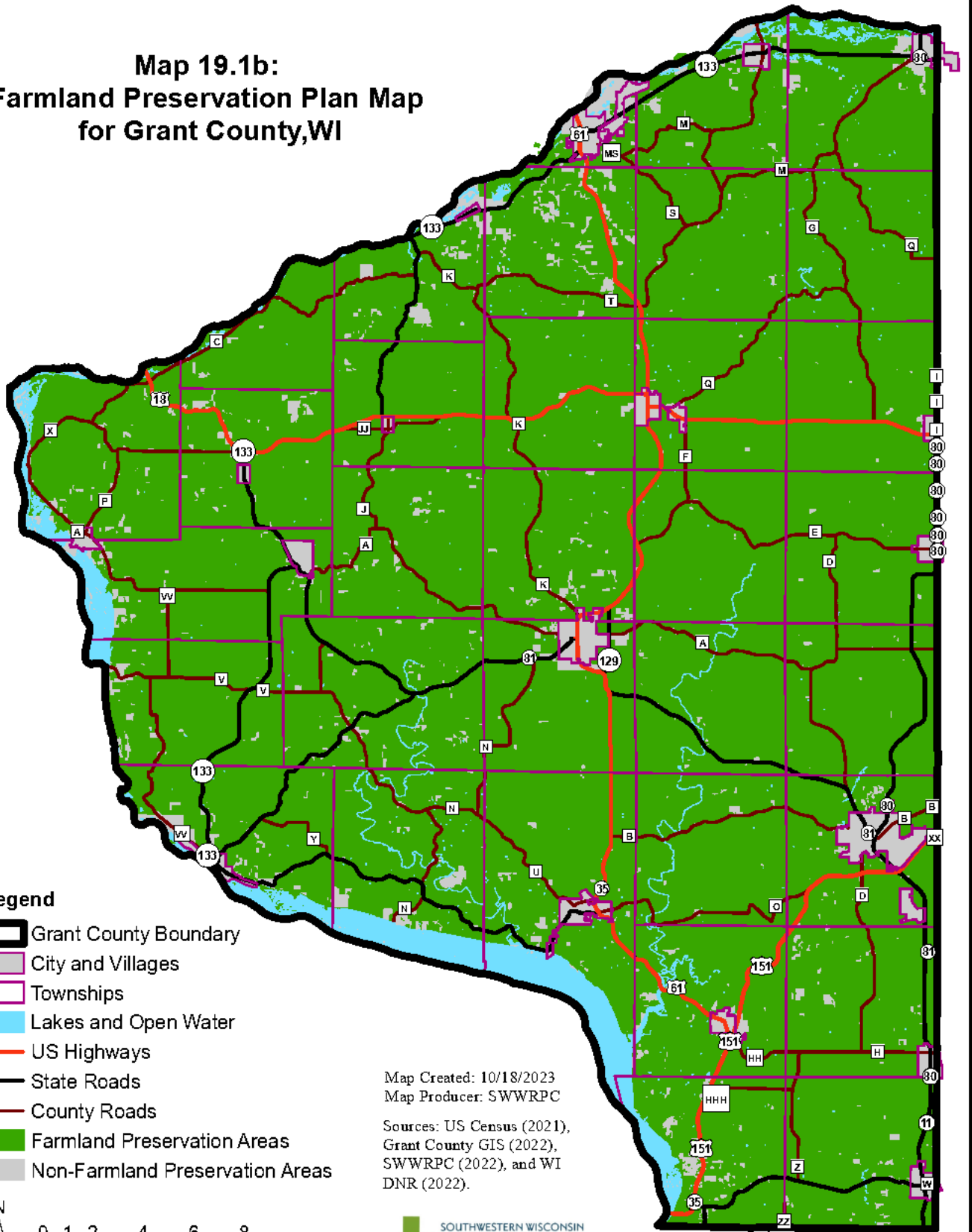
The final results our Farmland Preservation Area designations are illustrated in the Farmland Preservation Plan Map for Grant County (See Map 19.1b). In the Map, all of the land in the County designated as “Farmland Preservation Area” are in green. These areas are designated for certification by DATCP as participating in the “Farmland Preservation Program” as defined by Wis. Stat. 91.10. Local Farmland Preservation Area Maps can be found in Appendix: Maps.

# Map 19.1a: Land Evaluation Site Assessment (LESA) Analysis





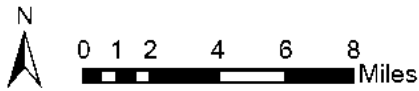
# Map 19.1b: Farmland Preservation Plan Map for Grant County, WI



### Legend

- Grant County Boundary
- City and Villages
- Townships
- Lakes and Open Water
- US Highways
- State Roads
- County Roads
- Farmland Preservation Areas
- Non-Farmland Preservation Areas

Map Created: 10/18/2023  
 Map Producer: SWWRPC  
 Sources: US Census (2021),  
 Grant County GIS (2022),  
 SWWRPC (2022), and WI  
 DNR (2022).



# Implementation

## Introduction

The purpose of any plan is to offer a guide for future actions. However, if attempts are not made to carry out the plan, the effort and thought put into it will be wasted. Consequently, this section of the Grant County Farmland Preservation Plan details the goals, policies, and actions that are being taken and could be taken to preserve and promote the wise use of agricultural and other resources in Grant County.

## Goals & Policies

Goals and policies are the framework around which the development, adoption, and implementation of the Farmland Preservation Plan are built. Goals are future situations which are thought to be desirable, and policies describe the approach which will be taken in order to achieve those goals. Actions are the specific methods to execute the policies.

The following goals and policies have been developed as a result of comments received and views expressed at public meetings and consideration of established County land use policies and accepted planning principles. The goals and policies affect all County residents but are specifically focused on farmland and the agricultural situation.

### GOAL 1: AGRICULTURAL LAND PRESERVED FOR AGRICULTURAL USE

- Policy 1.1: Land in productive farm operations, in addition to important farmlands as defined by the Soil Conservation Service, will be maintained for present and future agricultural use by all means available. Other County policies and action must take this policy into consideration.
- Policy 1.2: Land to be preserved is generally identified on the farmland preservation areas map included as an integral part of this plan.
- Policy 1.3: Grant County will continue to use its certified zoning as part of the county's zoning ordinance. Towns will be encouraged to utilize this zoning if they feel it is necessary to protect farmland in their township.

### GOAL 2: SOIL EROSION REDUCED TO A MINIMUM THROUGH INCREASED USE OF SOIL CONSERVATION MEASURES

- Policy 2.1: All rural landowners will be encouraged to become cooperators with the Grant County Conservation, Sanitation, & Zoning Department and to implement the conservation plans developed by the landowner and the LCD.
- Policy 2.2: Increased levels of funding will be sought for financing conservation measures so that the cost of installing and maintaining conservation practices are not borne entirely by the present landowner.
- Policy 2.3: Educational efforts stressing the need for soil conservation as the preservation of an irreplaceable natural resource will be encouraged.

### GOAL 3: ENVIRONMENTAL AREAS PRESERVED AND PROTECTED

- Policy 3.1: Areas of environmental significance, especially those located within environmental corridors as defined and indicated in this plan, will be preserved and protected for present and future use consistent with their limitations and capabilities. Private as well as public methods to preserve these areas will be encouraged as will innovative methods of protection.

- Policy 3.2: In those areas which have zoning, environmentally significant areas will be encouraged to be placed in a conservancy zone. Alternatively, if the environmental area is included within an operating farm, it may be placed in the exclusive agricultural zone which gives the area protection against nonfarm development.

#### GOAL 4: FUTURE NON-AGRICULTURAL DEVELOPMENT LOCATED IN EXISTING COMMUNITIES

- Policy 4.1: Future industrial, commercial, and residential development will be encouraged to locate within existing communities which have the capability to provide the necessary urban services. Rezoning of rural agricultural land (if applicable) will be discouraged if suitable sites for the proposed use are available within existing communities.
- Policy 4.2: Encourage and assist communities to provide the amenities and services which are attractive to development.
- Policy 4.3: Encourage areas outside of farm- land preservation areas to increase in housing density.
- Policy 4.4: These policies are to be consistent with adopted city and village plans. In case of inconsistencies, the township/County and the city/village will work together to resolve the differences.

#### GOAL 5: NON-FARM RURAL DEVELOPMENT WHICH IS FOUND TO BE NECESSARY LOCATED SO AS TO CAUSE MINIMUM INTERFERENCE WITH OR INTRUSION INTO THE PRACTICE OF AGRICULTURE AND MINIMAL DAMAGE TO ENVIRONMENTALLY SENSITIVE AREAS.

- Policy 5.1: Non-farm development will be directed to non-agricultural soils or less productive agricultural soils, consistent with the needs of the development.
- Policy 5.2: Non-farm development will be directed to areas where it will cause minimum disruption of established farm operations and damage to environmentally sensitive areas.
- Policy 5.3: Non-farm development will be encouraged to locate so as to leave a maximum amount of farmland in farmable size parcels.
- Policy 5.4: Non-farm residential development will be directed to existing platted subdivisions and sanitary district.
- Policy 5.5: Agriculturally related development, while not discouraged in rural areas, will still comply with other policies set forth in this section, consistent with being located where it will be of maximum benefit to agriculture.
- Policy 5.5: In those areas which have zoning, the preceding policies will guide rezoning decisions.

#### GOAL 6: A STRONG LOCAL ECONOMY WHICH SUPPORTS AND IS SUPPORTED BY AGRICULTURE

- Policy 6.1: Local trades and businesses, especially those which serve agriculture, will be supported and encouraged. New development will be encouraged if it is compatible with and/ or complementary to the agricultural base.
- Policy 6.2: Encourage the development of enterprises related to agriculture as this is critical in a sustainable agricultural economy.

#### GOAL 7: PRESERVATION OF THE FAMILY FARM

- Policy 7.1: Support state and national agricultural policies which are beneficial to the varieties of agriculture practiced in Grant County.

**GOAL 8: PRESERVE FARMLAND AND ENVIRONMENTAL AREAS CONSISTENT WITH CURRENT AND EXPECTED FUTURE SITUATIONS**

- Policy 8.1: This plan will be reviewed (and revised, if necessary) every five years, sooner if situations dictate.

These goals and policies are in general agreement with previously adopted goals, objectives, and policies of the Grant County Comprehensive Plan, 2010.

**Actions**

In order to carry out the intent of the above goals and policies, it is necessary to take specific actions. Table 33 illustrates the actions in which Grant County must take in order to implement its Farmland Preservation Plan. For each action item a description, list of goals that item supports, resources needed to execute the item, timeline for completion, and measure to recognize the successful completion of the item has been denoted.

Action	Description	Goals it Supports	Resources	Timeline	Measure
Action 1	Create zoning database to track 'Base Farm Tracts'.	1, 3, 4, 5	SWWRPC	1 year	Database
Action 2	Update Grant County Zoning Ordinance and Zoning Map.	1, 3, 4, 5	SWWRPC	1 year	Ordinance
Action 3	Provide information about land and soil conservation to land owners.	2	Grant County Conservation, Sanitation & Zoning Department	1 year	Materials available at Grant County Conservation, Sanitation & Zoning office and online
Action 4	Assist un-zoned jurisdictions in becoming zoned, if requested.	1, 3, 4, 5	n/a	Ongoing	n/a
Action 5	Co-host a workshop on zoning, farmland preservation, and land and water conservation.	1, 2, 3, 4, 5, 6, 7	UWEX & Grant County Conservation, Sanitation, & Zoning	1 year	Workshop and online materials
Action 6	Review plan for relevancy.	8	n/a	Every other year	Formal review by Grant County Planning & Zoning
Action 7	Investigate developing an additional development fee in farmland preservation areas.	1, 3, 4, 5, 6,	SWWRPC	3 years	Recommendation



## Implementation Resources

### Zoning

Zoning is a tool which is widely used throughout the United States to conserve and protect urban and rural land for its most appropriate use. It seeks to direct certain land uses to those areas (called districts or zones) which are suited to such uses, thereby encouraging the most appropriate use of land. Zoning is applicable to changes in the existing land use but cannot be applied retroactively. Grant County adopted a comprehensive zoning ordinance in 1970. The parts of the ordinance which pertain to flood plains and shore lands are in effect in all unincorporated areas in Grant County which are not involved in extraterritorial zoning. The remainder of the ordinance is effective only in those townships which adopt it. (19 townships have adopted the latest ordinance updated in June 2017. 17 of the 19 townships have adopted Farmland Preservation Zoning.)

The Grant County Zoning Ordinance divides the unincorporated areas of the County into 12 zoning districts:

- Farmland Preservation (FP)
- Agricultural (A-1)
- Agricultural (A-2)
- Residential (R-1)
- Residential (R-2)
- Residential (R-3)
- Commercial (C-1)
- Commercial (C-2)
- Light Industrial (M-1)
- Heavy Industrial (M-2)
- Conservancy-Forestry-Recreation (CFR)

A detailed explanation of each district will not be attempted here; interested readers may consult the text of the Grant County Zoning Ordinance. Suffice it to say that the residential, commercial, and industrial zones offer ample opportunity for developed land uses.

The A-1, A-2, and A-3 Agricultural Districts are less restrictive to non-farm uses, but also offer less protection for agricultural land and land so zoned does not qualify for the special tax credits.

The conservancy-forestry-recreation (CFR) district is intended as a multiple use district to:

*“...protect, preserve, enhance, and provide for the optimum use of those areas which have unique historic, scenic, scientific or natural assets...”*

This district has the potential for protecting unique and valuable natural resource areas but allows certain developed uses, including cottages for seasonal occupancy and planned unit developments, as conditional uses. It seems likely that this zone could also be more effective if made more restrictive.

### Subdivision Ordinance

Subdivision control ordinances are designed to regulate the subdivision of land into smaller parcels, especially for development uses, so that this dividing up of land is done in a logical and sensible manner in response to a demonstrated or planned need and within the environmental capabilities of the site. State minimum standards for land subdivision have been established but counties, cities, and villages may enact more restrictive ordinances. Subdivision ordinances may set standards for layout and building and may require that streets, lights, sewer, water, etc. be installed before approval is granted. Additionally, even if a city, village, or township has not enacted a subdivision ordinance, they still have plat approval authority within their respective

jurisdictions. In case of overlapping jurisdictions, the more restrictive regulations would apply but all levels would have approval authority.

The Grant County Subdivision Ordinance, which became effective in February, 1971, and which applies to the creation of three or more lots of five acres each or less in area within a five-year period, has the following to say about land suitability for subdivision:

No land shall be subdivided which is held unsuitable for the proposed use by the County Planning Agency for reason of flooding, inadequate drainage, soil, and rock formations with severe limitations for development, severe erosion potential, unfavorable topography, inadequate water supply or sewage disposal capabilities or any other feature likely to be harmful to the health, safety, or welfare of the future residents of the proposed subdivision or of the community.

Specifically, the ordinance sets design standards which must be met by the developer. These design standards include the following:

- The layout of streets, lots, and blocks must conform with the Grant County Highway Plan
- Street standards, with right-of-way and percent of grade relating to lot size and classification of streets; also, alignment, access, and street names
- Setbacks and vision corners relating to functional classification of streets and highways
- Block size, shape, and orientation
- Lot size, shape, and orientation
- Easements
- Dedication
- Planned unit developments

Additionally, certain improvements are required (paved streets, water supply, sewage disposal, drainage, etc.) and standards are set for these improvements.

This ordinance, while not specifically addressing farmland or natural resource lands or the usage thereof, does aim to prevent excessive governmental operating costs and aims to assure that development of land be carried out with all necessary protections against deterioration and obsolescence. By virtue of these regulations, rural landowners (including farmers) are given some protection against higher taxes due to improvements and services to the development and are given some protection against a diminution of their own property value due to substandard development nearby. Planned unit developments, whereby the density of housing may be increased if an area of land is devoted to open space, common space, or recreation areas and which have an advantage of providing housing in a more economical manner while retaining more of the rural character of the surrounding area, are also provided for in the subdivision regulations and are, in fact, encouraged.

### Sanitary Code

A sanitary code establishes minimum standards for the location, installation, alteration, design, and use of public and private sewer and water systems. In Wisconsin, minimum standards have been set by the state and maybe strengthened by local ordinance. Benefits of a sanitary code include protection of public health through protection of surface and underground water quality and protection of the land resource by not allowing installation on environmentally unsuitable lands.

A sanitary code has a potentially great influence on land use. The great majority of rural homes in Grant County are served by individual septic tank-filter field disposal systems.

## Private Sewage System Ordinance

Effective March 25, 2009, Grant County adopted a new ordinance to regulate private sewage systems in Grant County, simultaneously repealing the old ordinance which had previously been in effect since 1980. The first section of the ordinance is hereby quoted:

### *“SECTION 4.01 INTRODUCTION*

#### *(1) Legislative Intent*

*The general intent of this Ordinance is to regulate the location, construction, installation, alteration, design and use of all private sewage*

*systems as so to protect the health of residents and transients; to secure safety from disease and pestilence; to further the appropriate use and conservation of land and water resources; and to preserve and promote the beauty of Grant County and its communities. It is further intended to provide for the administration and enforcement of this Ordinance and to provide penalties for its violation.*

#### *(2) Finding of Fact*

*The increase in population, leisure time and family income throughout the County coupled with the proximity of Grant County to urban metropolitan areas, its unique beauty and its abundant recreational and scenic resources have recently resulted in a rapid increase in the construction*

*of rural residential and vacation homes and rural businesses and industries. This increase in development has created certain problems. Among these are the layout of lots unsuitable for development due to terrain or soil conditions, the installation of private sewage systems on soil types unable to absorb their effluent or on lots so small as to create health hazards, the construction of buildings and improvements in flood plains and floodways where they are periodically endangered or damaged by floods, and lowering of the water table.” (Source: Grant County Ordinances, Chapter 4, Ordinances to Regulate Private Sewage Systems in Grant County, Wisconsin)*

The old ordinance had placed soils into various categories of limitations for installation of septic systems, based upon Soil Conservation Service guidelines. Practical experience, however, has shown that because of the questions of scale and accuracy in determining the precise soil type at a given spot, the limitations for septic systems information is of limited use for single family dwellings. It is known, however, that maps indicating flood-prone areas and areas of steep topography (slopes) are still valuable in indicating where permits for private sewage systems are likely to be denied or, receiving approval, are more likely to fail within a given period of time. Resource maps indicating steep slopes and flood prone areas produced as part of this plan should prove useful in administration of the Grant County Private Sewage System Ordinance.

This discussion of the Grant County Sanitary Code dealt with the suitability of a given site for a private sewage disposal system. Many other factors are also examined when a particular building site is considered, including the following:

Location in respect to:

- Existing development
- Availability of public utilities and other public services

- Transportation availability of employment (or employees)
- Physical attractiveness of the site

Availability in respect to:

- Is the land for sale?
- Is the price affordable?

Alternatives in respect to:

- Alternative sewage disposal systems
- Alternative foundation/building systems to
- Utilize an otherwise unbuildable site

Any one of these factors may be considered of more importance than the soils limitations or suitability, or the long-term value of the soil for agriculture. The economic reasons for building in a particular area may, in the short run, override the long-term benefits of land producing food and fiber and of clean air and water. The problem is that once land is converted to a developed use, it becomes extremely expensive and difficult, if not impossible, to return it to its original state. In light of this fact, and the fact that land is one commodity that we cannot produce more of, it would seem judicious that some thought and consideration be given as to where essentially non-reversible land uses are located.

The Grant County Soil Survey was undertaken for agricultural purposes, where the exact characteristics of a soil within a very small (greater than ½ acre) area were not important enough to justify the added expense of accurately mapping such an area.

### Other Implementation Tools

A number of other implementation methods are available to protect agricultural and environmental lands. Some of these methods are briefly discussed below.

#### Agricultural Enterprise Area (AEA)

One method for preserving farmland is to designate an area as an ‘Agricultural Enterprise Area’. These contiguous land areas are devoted primarily to agricultural use and target local agricultural preservation and agricultural-supportive development. AEAs are designated by DATCP through a competitive application process. In order for an area to be designated an “AEA”, the area must be:

- Located in a farmland preservation area
- Be a contiguous land area
- Primarily agricultural in use

AEAs preserve farmland by creating formal land agreements with adjacent landowners and the state in return for increased tax credits. (Source, DATCP, Agricultural Enterprise Areas, 2009.) To learn more about AEAs, contact DATCP at:

Wisconsin Department of Agriculture, Trade and Consumer Protection  
 2811 Agriculture Dr  
 PO Box 8911  
 Madison, WI 53708-8911



<https://datcp.wi.gov>

### Purchase of Conservation Easements (PACE)

Another method for preserving farmland for generations to come is to have local governments and non-profit organizations purchase land easements from landowners. These purchases result in the permanent preservation of farmland regardless of ownership. The land remains on property tax rolls but cannot be redeveloped for any purpose that would prevent the land from being farmed.

*“The PACE program provides state funding or the purchase of agricultural conservation easements. The Department of Agriculture, Trade and Consumer Protection (DATCP) will provide funding to cooperating local entities (local governments or non-profit organizations) for the purchase of easements from willing landowners. Local entities purchase the easements and may be reimbursed for up to 50 percent of the easement cost by the PACE program. The state and local entities will then be co-holders of the easement. PACE funded easements are intended to strengthen areas that have been planned and designated as local farmland preservation areas in a certified County farmland preservation plan. Agricultural conservation easements may also provide additional protection to areas that have been designated as agricultural enterprise areas.”* (Source: DATCP, “PACE-Purchase of Agricultural Conservation Easements”, 2009.)

PACE funds are only available to land located within a farmland preservation area. Landowners must relinquish the easement (development rights) willingly. The PACE program has not been funded since 2010. Contact DATCP for additional information regarding the PACE program at:

Wisconsin Department of Agriculture, Trade and Consumer Protection  
Attn: ARM Division – PACE  
2811 Agriculture Dr  
PO Box 8911  
Madison, WI 53708-8911

<https://datcp.wi.gov>

### Public Ownership

Public ownership can take different forms, from easements (purchase of specific rights relating to a parcel of land) to fee simple purchase. Nelson Dewey and Wyalusing State Parks are owned outright by the State of Wisconsin. The U.S. Government (U.S. Army Corps of Engineers, the Department of the Interior) and the State of Wisconsin (Department of Natural Resources) together own approximately 30,000 acres in Grant County which are managed as wildlife habitat and public hunting grounds. Other acreage in Grant County is available for public use by virtue of easements on the land to allow public access for fishing. At least four scientific areas are protected via State of Wisconsin ownership.

There has been some concern in Grant County about continued state purchases of land. Once land is owned by the state, it is taken off the tax rolls and the tax burden formerly borne by this land must be redistributed to the remaining land in the township. A program exists whereby payments in lieu of taxes are made by the state to the township(s) affected and the sort of land usually bought by the state for recreational purposes generally did not contribute a great deal of tax revenue in any case, but this program is generally not well understood and has made for ill feelings towards the DNR. Further state control of large tracts of land is likely to be more favorably received if it occurs via lease or easement methods or if the state continues tax payments comparable to similar privately owned lands.

## Additional Programs & Resources

### USDA Farm Service Agency

The U.S. Department of Agriculture's Farm Service Agency (FSA) has a direct financial impact on rural Wisconsin families through the programs and services they offer. They are dedicated to stabilizing farm income, helping farmers conserve land and water resources, providing credit to new or disadvantaged farmers and ranchers, and helping farm operations recover from the effects of disaster.

Programs and services offered by the FSA include:

- *Farm Loan Program (FLP)*: The Farm Service Agency offers direct and guaranteed farm ownership and operating loans to farmers who are temporarily unable to obtain private, commercial credit. Often, FLP borrowers are beginning farmers who cannot qualify for conventional loans because they have insufficient financial resources. The Agency also helps established farmers who have suffered financial setbacks from natural disasters, or whose resources are too limited to maintain profitable farming operations.
- *Conservation Reserve Program (CRP)*: The CRP is a voluntary program that offers annual rental payments, incentive payments for certain activities, and cost-share assistance to establish approved cover on eligible cropland. The program encourages farmers to plant long-term resource-conserving covers to improve soil, water, and wildlife resources. The Commodity Credit Corporation (CCC) makes available assistance in an amount equal to not more than 50 percent of the participant's costs in establishing approved practices. Contract duration is between 10 and 15 years.
- *Direct and Counter-Cyclical Payments (DCP)*: The 2002 Farm Bill makes payments to eligible producers of covered commodities for the 2002 through 2007 crop years. Direct and counter-cyclical payments are made to producers with established crop bases and payment yields. Payment rates for direct payments were established by the 2002 Farm Bill and are issued regardless of market prices. Producers also are eligible for counter-cyclical payments, but payments are issued only if effective prices are less than the target prices set in the 2002 Farm Bill. Commodities eligible for both direct and counter-cyclical payments include wheat, corn, sorghum, barley, oats, upland cotton, rice, soybeans, sunflower seeds, canola, flaxseed, mustard, safflower, rapeseed, and peanuts.
- *Milk Income Loss Contract Program (MILC)*: This program, authorized by the 2002 Farm Bill, financially compensates dairy producers when domestic milk prices fall below a specified level. Eligible dairy producers are those who produced milk in any state and marketed the milk commercially beginning December 2001. To be approved for the program, producers must be in compliance with highly erodible and wetland conservation provisions and must enter into a contract with USDA's Commodity Credit Corporation to provide monthly marketing data.

For more information contact USDA at: USDA Farm Service Agency

Wisconsin State Office  
8030 Excelsior Drive  
Madison, WI 53717-2905

Phone (608) 662-4422  
Fax (608) 662-9425  
<http://fsa.usda.gov/WI>

## Natural Resources Conservation Service (NRCS)

The Natural Resources Conservation Service (NRCS) is the federal agency that works with landowners on private lands to conserve natural resources. NRCS is part of the U.S. Department of Agriculture, formerly the Soil Conservation Service. Nearly three-fourths of the technical assistance provided by the agency goes to helping farmers and ranchers develop conservation systems uniquely suited to their land and individual ways of doing business. The agency also assists other private landowners and rural and urban communities to reduce erosion, conserve and protect water, and solve other resource problems. NRCS provides:

- *Technical Assistance for Conservation:* Conservation technical assistance is the basis of NRCS mission to conserve, sustain, and improve America's private lands. NRCS staff works one-on-one with private landowners to develop and implement conservation plans that protect the soil, water, air, plant and animal resources on the 1.5 billion acres of privately owned land in the United States.
- *Soil Survey:* NRCS is responsible for surveying the soils of the United States, publishing and interpreting soil information. Soil information is the basis for natural resource and land use planning, key to assessing site potential for specific uses and identifying soil characteristics and properties.
- *National Resources Inventory:* Every five years, NRCS conducts the National Resources Inventory (NRI) on nonfederal rural land in the United States. This inventory shows natural resource trends, such as land cover and use, soil erosion, prime farmland, and wetlands. The 1992 NRI, for example, shows that farmers are dramatically reducing soil erosion on cropland. From 1982 to 1992, erosion on all cropland declined by about one-third, going from 3.1 billion to 2.1 billion tons a year.
- *Wetlands:* Wetland conservation is an important and sensitive issue. During 1982-1992, wetland losses due to agriculture slowed to about 31,000 acres a year, a more than 90 percent reduction compared to conversion rates between 1954 and 1974. NRCS is one of the four primary federal agencies involved with wetlands.
- *Wetlands Reserve Program:* In the Wetlands Reserve Program, conservation easements are purchased from landowners to restore or enhance wetland areas. Ownership, control of access, and some compatible uses remain with the landowner.
- *Wetland Identification:* NRCS has technical leadership for identification and delineation of wetlands on agricultural lands and on all USDA program participant's lands. NRCS maintains a list of hydric soils and a wetland inventory on agricultural land.
- *Soil Quality:* Over the past decade, NRCS has been helping producers develop and implement 1.7 million conservation plans on 143 million acres of highly erodible cropland as part of the conservation compliance provision of the Food Security Act of 1985. As a result, erosion on the most highly erodible cropland has been cut by two-thirds.
- *Water Quality:* NRCS assists farmers to improve water quality. This includes improving nutrient and pesticide management and reducing soil erosion, thus decreasing sediment that would otherwise end up in lakes and streams. Technical assistance, including engineering, structure design and layout for manure management and water quality practices contributes significantly to state water quality efforts. Through the Environmental Quality Incentive Program, NRCS provides technical and financial assistance for local resource priorities.

For more information, contact NRCS at:

Natural Resources Conservation Service  
6515 Watts Road

Suite 200  
Madison, WI 53719

Phone (608) 276-USDA  
<http://www.wi.nrcs.usda.gov>

### Wisconsin Farm Center

The Wisconsin Farm Center provides services to Wisconsin farmers and agribusinesses to promote the vitality of the state's agricultural economy and rural communities. Services include:

- *Growing Wisconsin Agriculture:* Wisconsin is committed to the long-term profitability of agricultural businesses. Legislation passed in 2004 strengthens agriculture and invites producers to invest, reinvest and expand.
- *Financial Counseling and Advising:* The Farm Center's financial experts are trained in feasibility analysis, enterprise analysis, debt analysis along with restructuring and cash flow projection. They can personally assist producers and answer specific questions, providing useful resource materials.
- *Farm Mediation:* The Farm Center's farm mediation program provides dispute resolution services to farmers with problems involving creditor-debtor issues; U.S. Department of Agriculture program benefits; contracts with food processors, fertilizer, seed or feed dealers; conflicts within farm families; and landlord-tenant issues.
- *Stray Voltage:* Through Rural Electrical Power Services, the Farm Center provides information about stray voltage and power quality issues; answers to regulatory questions; on-farm and distribution system investigations by a technical team that can assist farmers in working with the utility or electrician to resolve a power quality conflict; a format for dispute resolution; and research on electrical issues.
- *Legal:* The Farm Center's agricultural attorney can answer general legal questions about farm business organization, landlord-tenant issues, debt restructuring, legal procedures, creditor-debtor law, and tax reorganization and estate planning.
- *Vocational:* The Farm Center can help farmers or their family members make a successful transition to off-farm employment. It can help them examine their skills and explore their career options, regardless of whether they are looking to add off-farm income to the farm operation, starting a new small business, or seeking off-farm employment.
- *Farm Transfers:* Through its Farm Link program, the Farm Center can help farmers who want to start their own operation, retiring farmers who want someone to take over their operation, or farmers who want to relocate due to urban or environmental pressures.
- *Animal Agriculture:* Animals are a vital part of agriculture in Wisconsin. Whether you are a farmer, a veterinarian, a livestock dealer or trucker, or a consumer, DATCP provides information and regulates many aspects of animal agriculture.
- *Crops:* Statistics show Wisconsin ranks first in production of a number of agriculture crops. Farmers in the State continue to adopt traditional and specialty crops. Cultivating and protecting them is key.
- *Land and Water:* The State works with County land conservation departments to protect the environment through conservation practices, incentive programs and regulation.

For more information, contact DATCP at:

Wisconsin Department of Trade, Agriculture, & Consumer Protection (DATCP)

Wisconsin Farm Center 2811 Agriculture Drive  
PO Box 8911  
Madison, WI 53708  
Phone (608) 224-4960  
<http://www.datcp.state.wi.us>

# Appendix

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Municipal Sanitary Sewer: Current Capacity and Projections

Municipal Water: Current Capacity and Projections

Public Participation Plan

Maps

## Municipal Sanitary Sewer: Current Capacity & Projections

<b>Table 34: Municipal Sanitary Sewer: Current Capacity &amp; Projections</b>			
<b>Jurisdiction</b>	<b>Current Operational Capacity</b>	<b>2030 Projected Low</b>	<b>2030 Projected High</b>
City of Boscobel	57.6	65.4	79.4
City of Cuba City	60	73.9	79.6
City of Fennimore	48.5	57.8	61.2
City of Lancaster	48.2	54.1	56
City of Platteville	Not available	Not available	Not available
Village of Bagley	50	58.4	66.2
Village of Bloomington	54.5	59.4	65.8
Village of Blue River	54.8	61.5	63.7
Village of Cassville	24	23.1	26.9
Village of Dickeyville	18.9	21.6	30.9
Village of Hazel Green	48.5	61.3	63.6
Village of Livingston	50	59.5	59.5
Village of Montfort	76.2	108	108.8
Village of Muscoda	57	79	89
Village of Patch Grove	36.3	35.9	39.4
Village of Potosi	59.9	64.4	73.8
Village of Tennyson	59.9	64.4	73.8
Village of Woodman	N/A	N/A	N/A

## Municipal Water: Current Capacity & Projections

<b>Table 35: Municipal Water: Current Capacity &amp; Projections</b>			
<b>Jurisdiction</b>	<b>Current Operational Capacity</b>	<b>2030 Projected Low</b>	<b>2030 Projected High</b>
City of Boscobel	28.2	33.5	38.9
City of Cuba City	16.7	20.5	22.1
City of Fennimore	31.4	37.3	39.5
City of Lancaster	10.8	12.4	17.6
City of Platteville	Not available	Not available	Not available
Village of Bagley	4.2	4.9	5.5
Village of Bloomington	55	59.9	66.3
Village of Blue River	5	5.6	5.8
Village of Cassville	8	7.7	9
Village of Dickeyville	9.6	11	15.7
Village of Hazel Green	40	50.6	52.5
Village of Livingston	80.3	96.5	96.5
Village of Montfort	8.5	12.1	12.2
Village of Muscoda	69.9	96.6	109.7
Village of Patch Grove	50	49.4	54.2
Village of Potosi	91.1	103.3	122.7
Village of Tennyson	Not available	Not available	Not available
Village of Woodman	N/A	N/A	N/A

(Source: US Census, 2000 and SWWRPC , 2010)



## Grant County Farmland Preservation: Public Participation Plan

### Introduction

The public participation procedures must provide for a broad dissemination of proposals and alternatives, public meetings after effective notice, opportunity for written comments, provisions for open discussion, and consideration of and response to public comments. These enhanced procedures augment the minimum public notification requirements required by law.

A Public Participation Plan forms the basic framework for achieving dialogue between local decision makers, the farmland preservation planning consultant, and citizens. The Public Participation Plan documents the strategy for soliciting public review and input for the development of the plan.

The creation of the Public Participation Plan is the first step in meeting the requirements of Wisconsin's Wisconsin Working Lands Initiative (Wis Statutes 91.18) and Comprehensive Planning "Smart Growth" Legislation (1999 Wisconsin Act 9 and AB 872 Technical Changes). This Public Participation Plan will apply throughout the local planning process leading to the adoption of the Farmland Preservation Plan.

### Public Participation Guidelines

The main goal of the Public Participation Plan is to make citizens aware of the progress of the farmland preservation planning process occurring and to offer the public opportunities to make suggestions or comments during the process. Taken individually, the activities described in this plan are not expected to reach and inform each and every resident of the County. Collectively, however, the public participation plan activities are designed to effectively and efficiently provide a broad-based dissemination of information and maximize the opportunity for citizen involvement and comment.

### Provisions for Open Discussion

Grant County will ensure that public meetings allow for an open discussion of the relevant issues at hand and that public hearings allow for appropriate testimony. When public meetings or hearings are conducted, the County will make every effort to ensure those who choose to participate in the public process have the opportunity to have their voices heard. To accomplish this, the following actions will be implemented:

- An agenda will be established that clearly defines the purpose of the public meeting or hearing, the items to be discussed, and any actions that may be taken.
- The scheduled date, time, and place will be convenient to encourage maximum participation by residents.
- A clearly identifiable facilitator or chair will conduct the meeting or hearing in an orderly fashion to ensure that all attendees have an opportunity to offer comments, discuss issues, or provide testimony.
- The facilitator or chair will provide opening remarks that clearly outline the purpose of the meeting or hearing, describe procedures attendees should use during the meeting or hearing when offering input, and describe how the public input will be used.
- As appropriate, an overview of documents or proposals to be considered will be discussed.
- All persons attending the meeting or hearing that desire to participate should be allowed to do so. However, specific factors, such as the meeting or hearing purpose, number in attendance, time considerations, or future opportunities to participate may require that appropriate constraints be applied. These constraints will be clearly outlined by the facilitator or chair if the need arises.
- All attendees will be encouraged to sign in using a provided sign in sheet.
- Meetings and hearings will be recorded by County officials.

- Summaries or minutes of meetings or hearings will be transcribed from the afore mentioned recordings and made available as soon as possible following the meeting or hearing through mailings.
- Special arrangements will be made under the provisions of the Americans with Disabilities Act (ADA) with sufficient advance notice.

### Opportunity for Written Comments

Detailed comments can most often be better expressed through written format. To encourage citizens to express written comment throughout the planning process, the following steps will be taken:

- All meeting and hearing notices will include the name, address, and e-mail address (if applicable) of person(s) to whom written comments should be sent along with any deadlines for submitting comments.
- Persons speaking or testifying will be encouraged to concisely express their comments and provide specific details in written format.

### Consideration of and Response to Public Comments

The following steps will be taken to ensure that public recommendations and comments are taken into consideration by the decision-makers when developing the farmland preservation plan:

- Time will be reserved subsequent to the close of a meeting, hearing, or comment deadline and prior to the actual decision or recommendation being made to ensure that decision makers can adequately review all relevant materials or comments.
- Decision makers may reconvene a public hearing for the purpose of addressing public comments.
- The record (written comments or testimony, tape recordings, or transcripts) of hearings and meetings will be compiled by County and made available to decision makers for their review and consideration prior to a recommendation or decision being made.
- Substantive comments pertaining to studies, analyses, or reports, along with appropriate responses, will be included in the published documents itself.

### Public Participation Plan Methods

Grant County will use the following public participation methods to inform and include its citizens in the farmland preservation planning process.

- Promote the Grant County Farmland Preservation Plan via mailings, informational meetings, and website.
1. **Workshops:** Hold a large group information meeting at Lancaster Youth & Ag Building.
  2. **Cluster Meetings:** Hold cluster meetings at local sites to map agricultural resources and farmland preservation districts.
  3. **Website:** Maintain an informational website that contains all planning materials.
  4. **Meetings:** Assure that all Grant County Planning & Zoning meetings are open to the public.
  5. **Public Hearing:** Host a public hearing prior to adopting the proposed plan.
  6. **Publication:** Publish the adopted planning document online and make available to the public at the Grant County Planning & Zoning Department.

### FARMLAND PRESERVATION PLAN ADOPTION PROCESS

The County will follow the procedures for adopting the farmland preservation plan as listed in §66.1001 (Comprehensive Planning). The first step in the adoption process is being met by the adoption of this document

that details written procedures that are designed to foster public participation throughout the farmland preservation planning process.

Maps



**Map 2: Aerial Photo  
Grant County, WI  
Farmland Preservation**

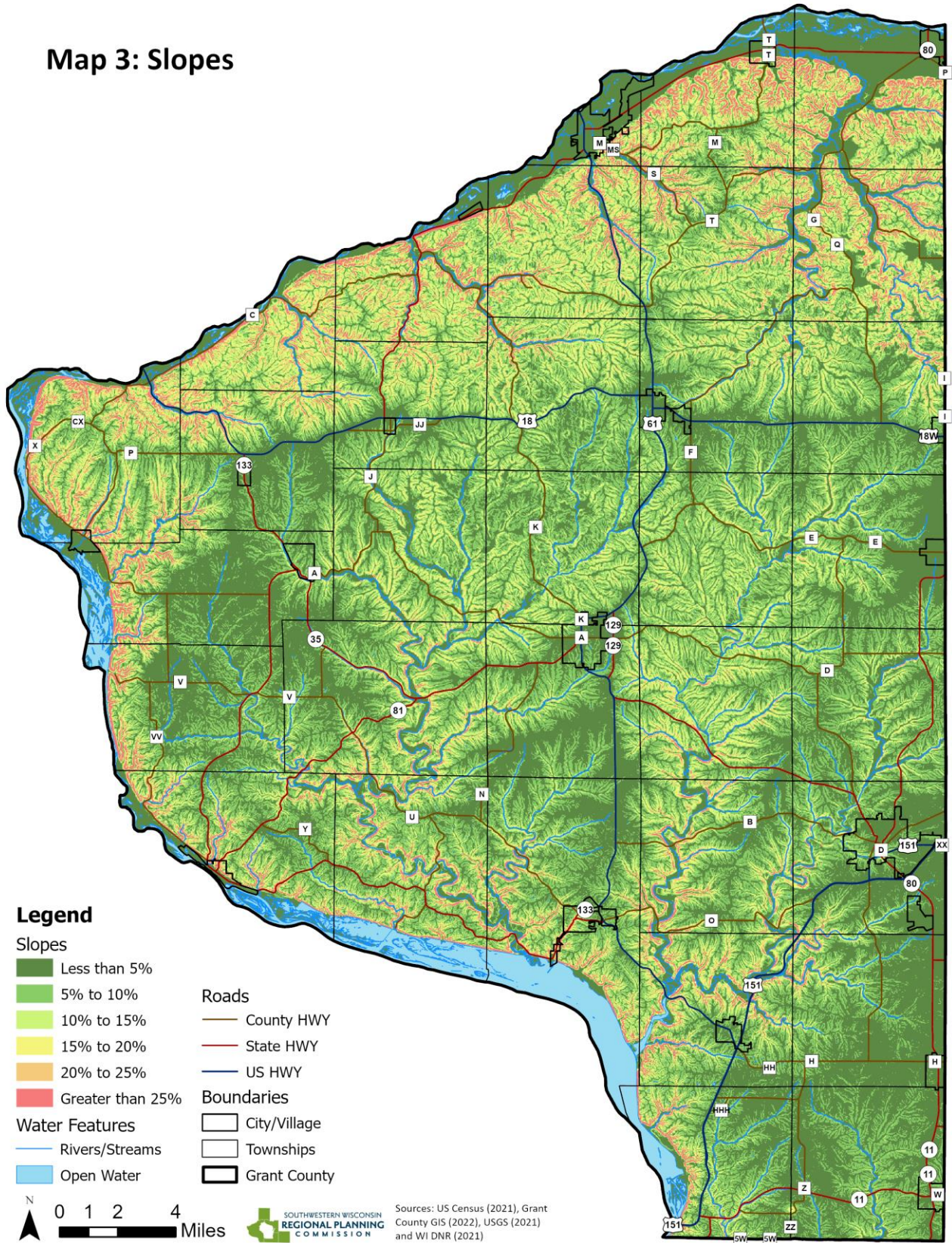


N  
0 1 2 4  
Miles



SOURCES: WROC (2020)

# Map 3: Slopes



## Legend

### Slopes

- Less than 5%
- 5% to 10%
- 10% to 15%
- 15% to 20%
- 20% to 25%
- Greater than 25%

### Roads

- County HWY
- State HWY
- US HWY

### Boundaries

- City/Village
- Townships
- Grant County

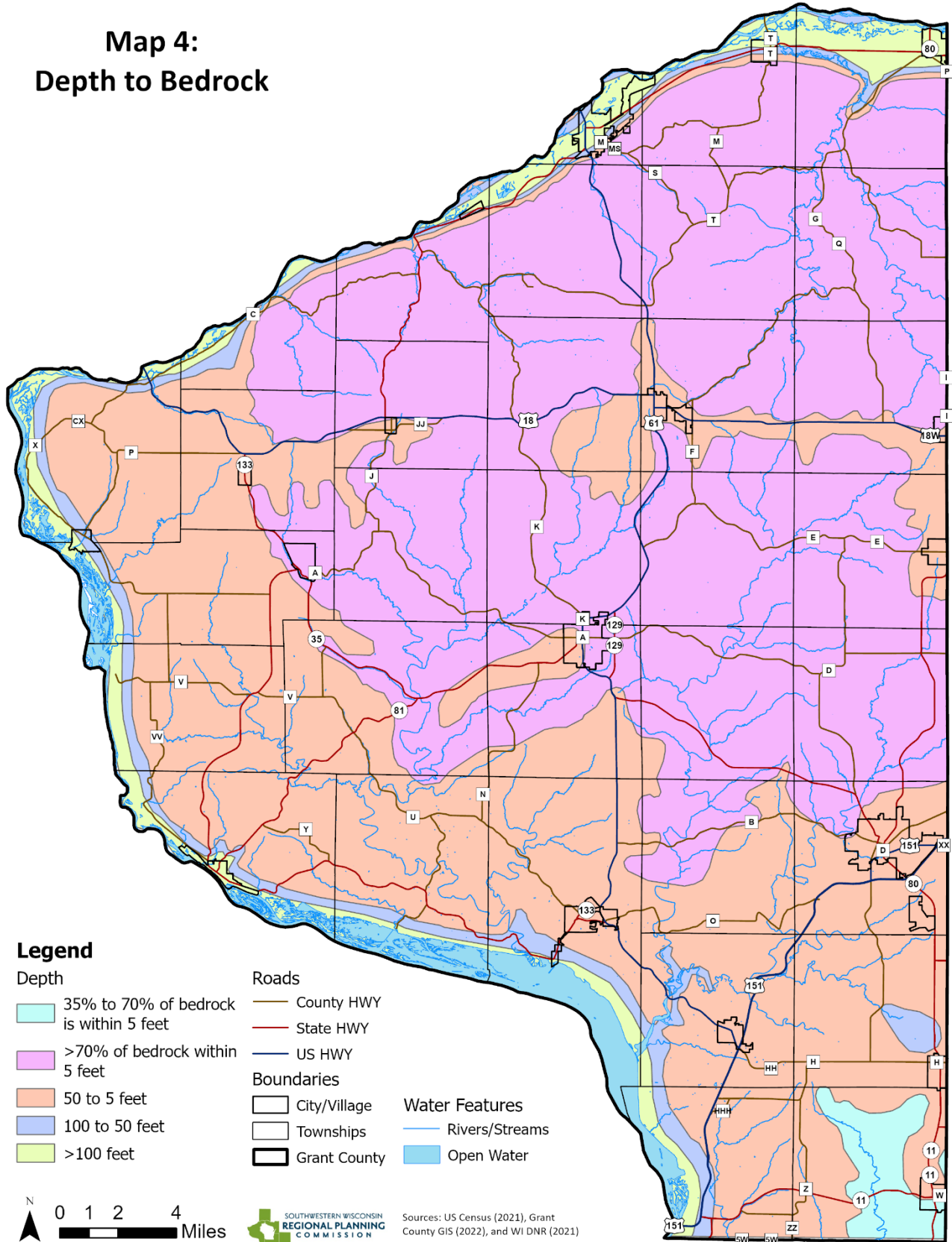
### Water Features

- Rivers/Streams
- Open Water



Sources: US Census (2021), Grant County GIS (2022), USGS (2021) and WI DNR (2021)

# Map 4: Depth to Bedrock

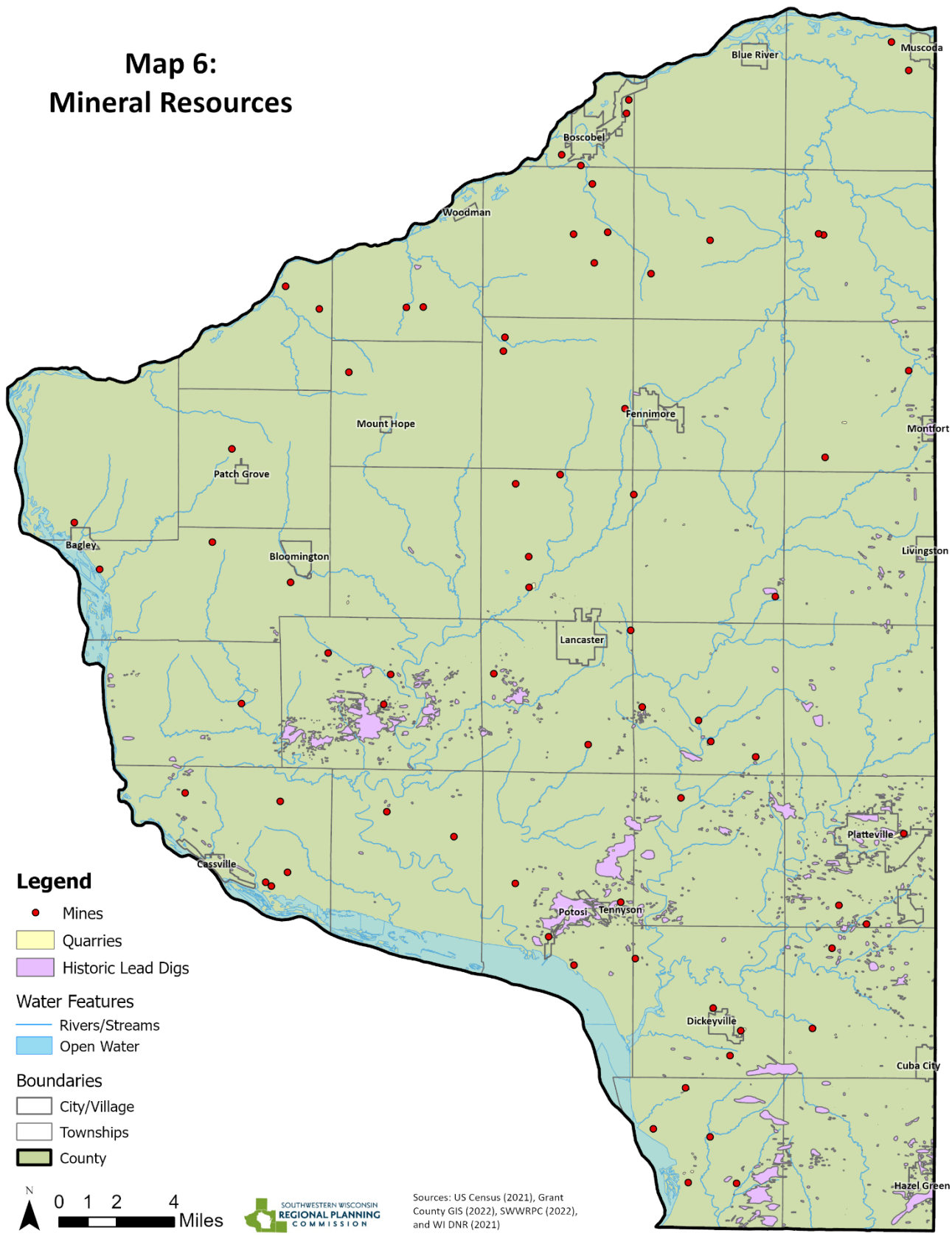


# Map 5: Soil Classification





# Map 6: Mineral Resources



# Map 7: Water Resources



## Legend

Watersheds

Water Basin

Bad Axe - La Crosse

Grant - Platte

Lower Wisconsin

Sugar - Pecatonica

Water Features

Rivers/Streams

Open Water

Wetlands

Boundaries

City/Village

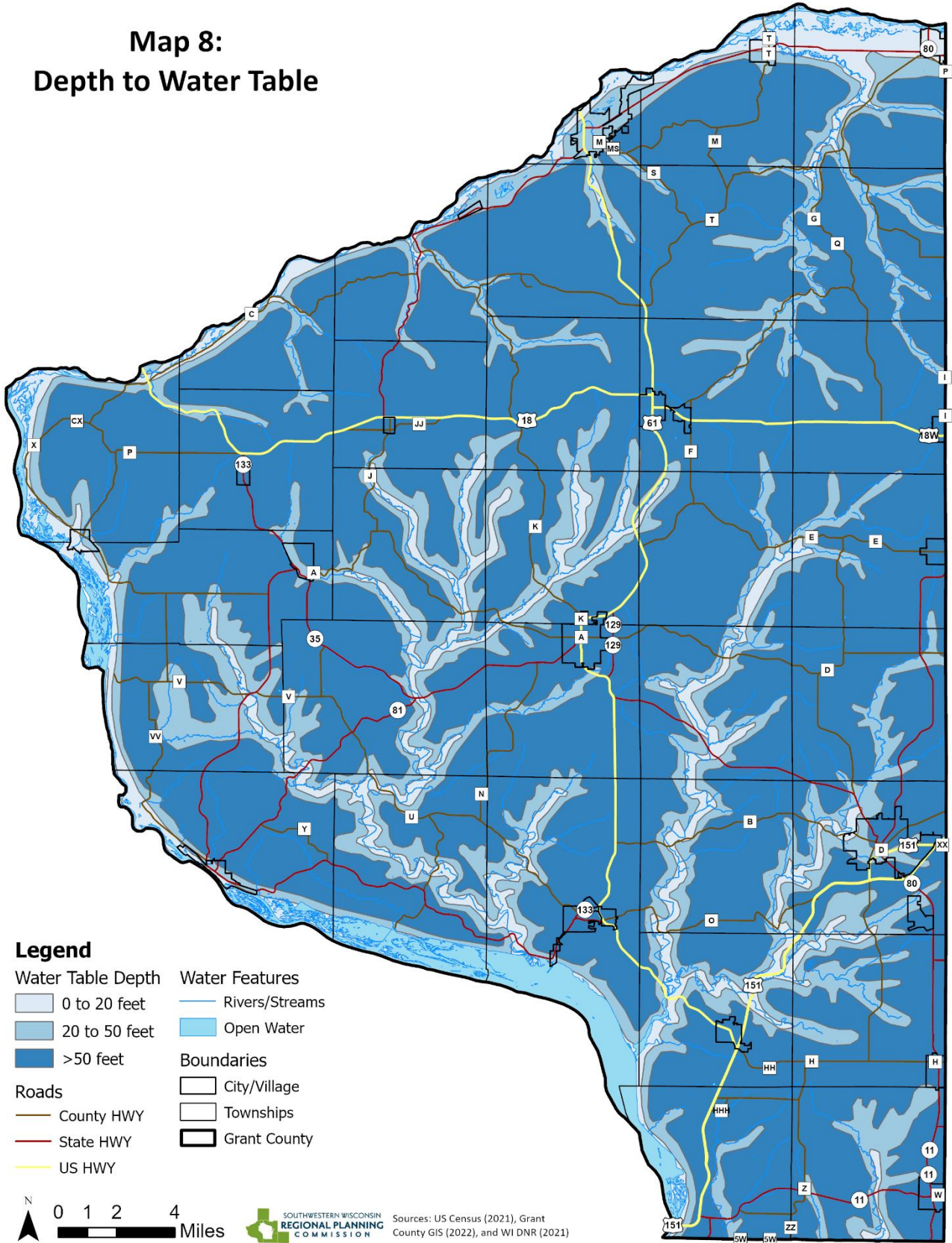
Townships

County

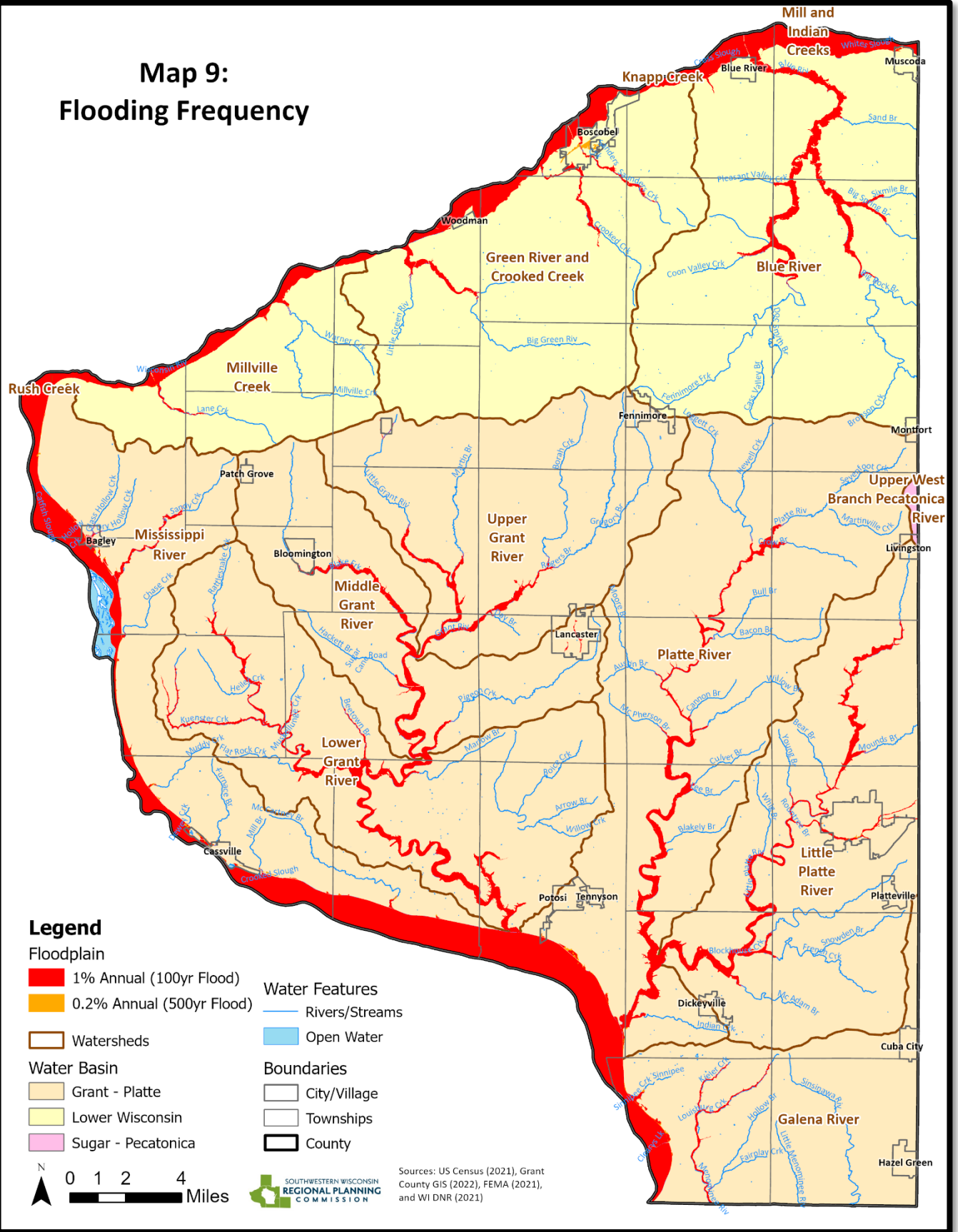


Sources: US Census (2021), Grant County GIS (2022), and WI DNR (2021)

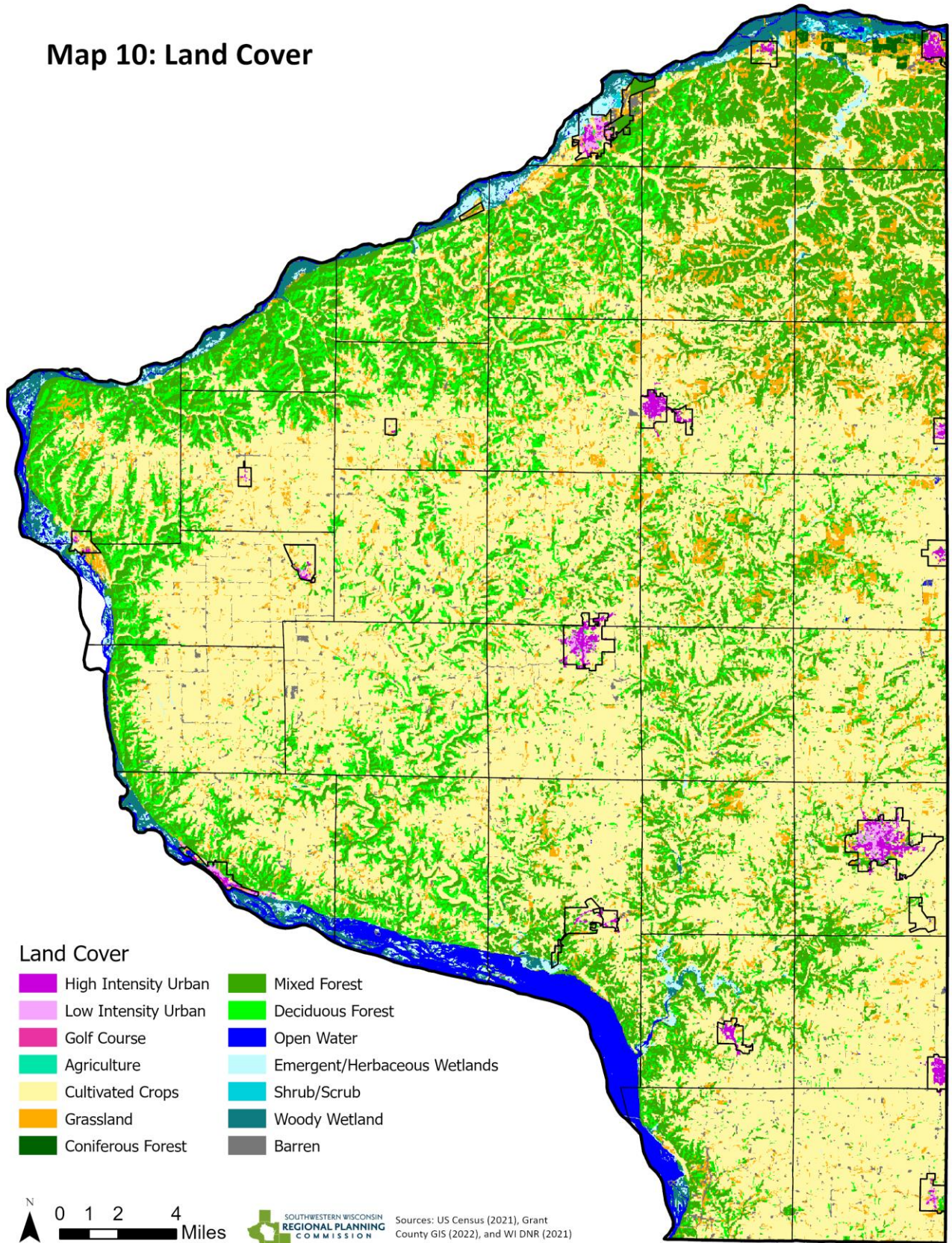
**Map 8:  
Depth to Water Table**



# Map 9: Flooding Frequency



# Map 10: Land Cover



# Map 11: Threatened and Endangered Species

R6W R5W R4W R3W R2W R1W

T8N

T7N

T6N

T5N

T4N

T3N

T2N

T1N

## Legend

Species' Natural Habitat

 Aquatic

 Terrestrial

 Both

 Township Occurrence

 Township/Range

 Section Lines

 Water Basins

 Watersheds

 Rivers/Streams

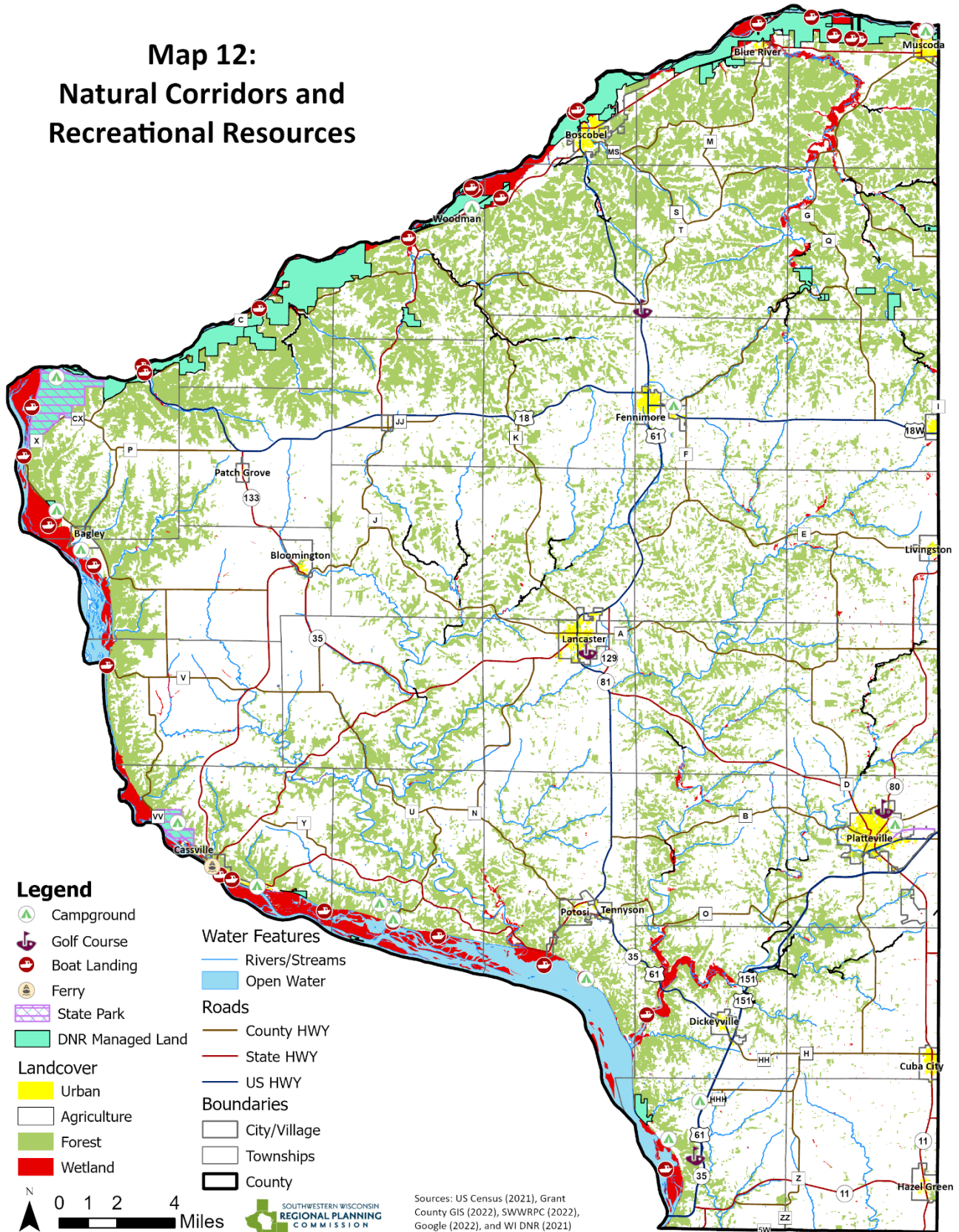
 Open Water

 Grant County

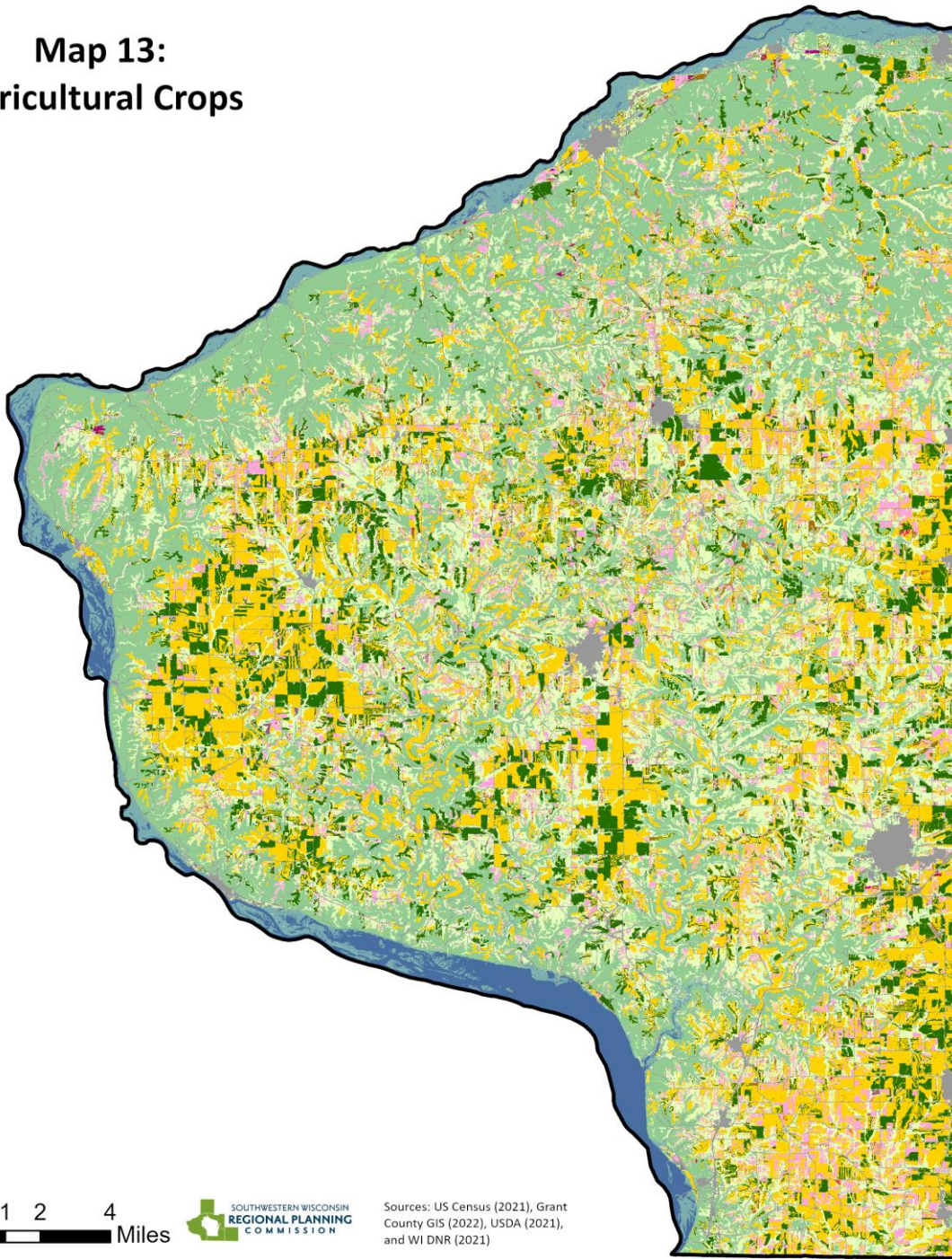


Sources: US Census (2021), Grant County GIS (2022), SWWRPC (2022), and WI DNR (2022)

# Map 12: Natural Corridors and Recreational Resources



# Map 13: Agricultural Crops



0 1 2 4 Miles

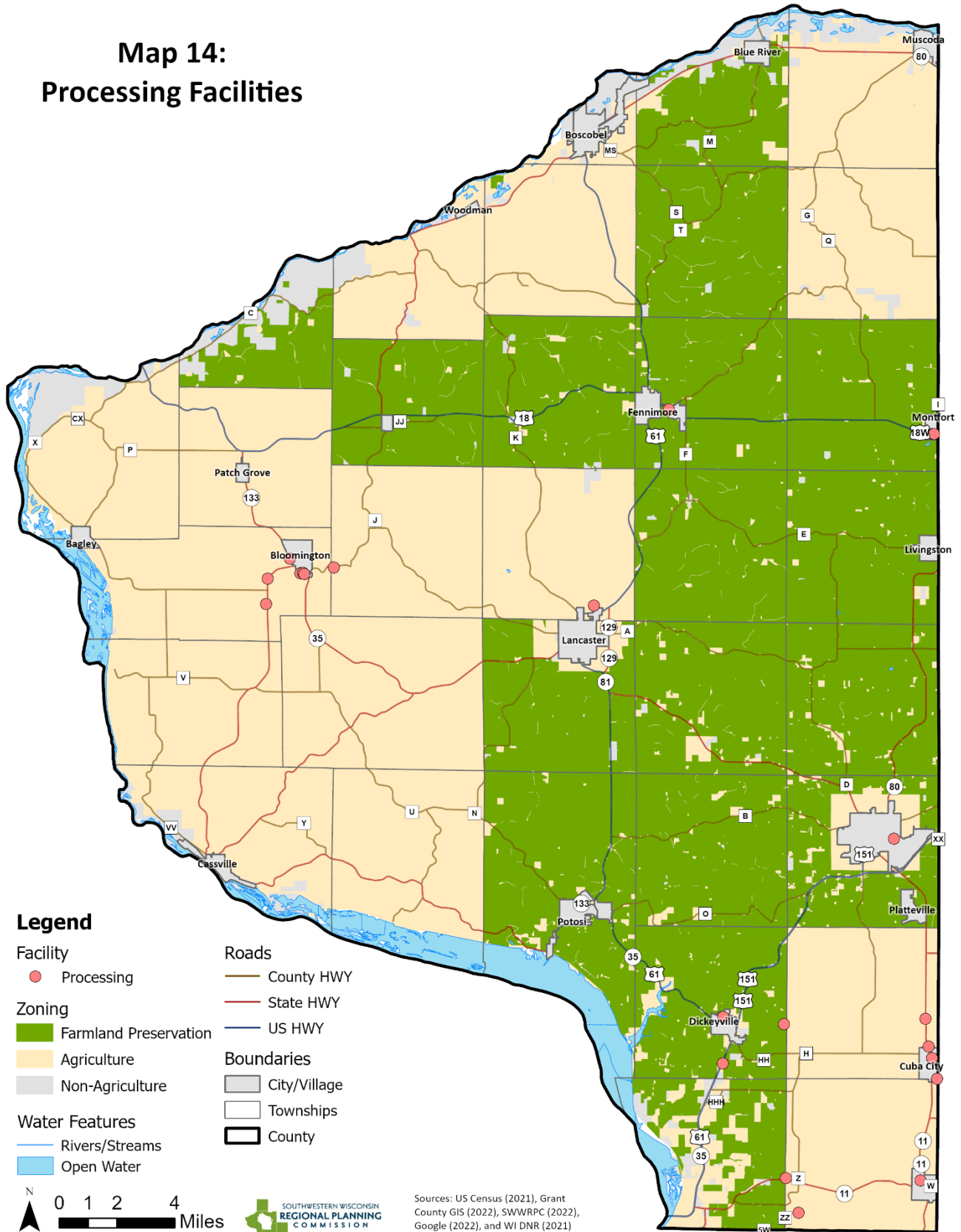
SOUTHWESTERN WISCONSIN  
REGIONAL PLANNING  
COMMISSION

Sources: US Census (2021), Grant  
County GIS (2022), USDA (2021),  
and WI DNR (2021)

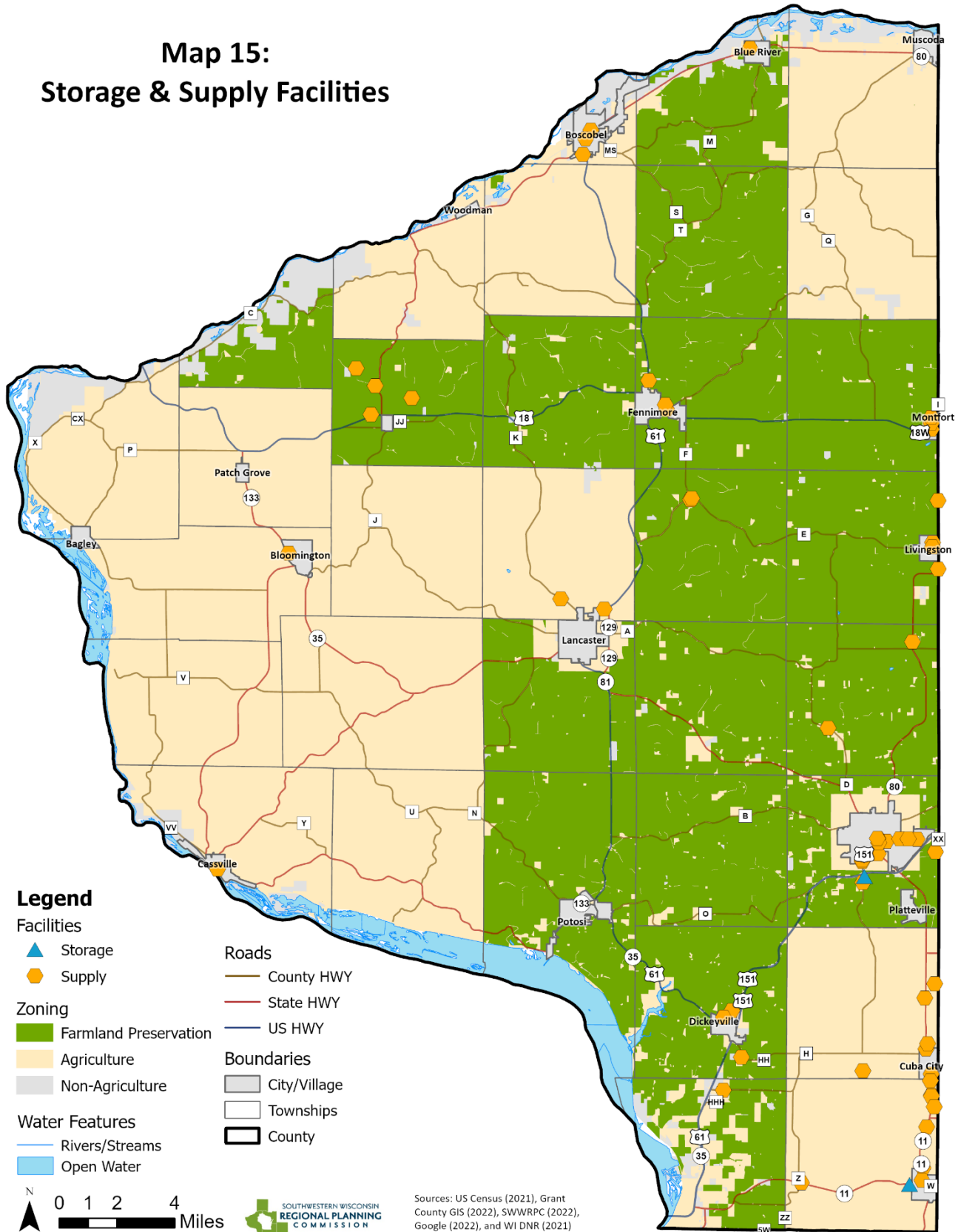
- |            |                      |                   |                |              |                        |                     |
|------------|----------------------|-------------------|----------------|--------------|------------------------|---------------------|
| Alfalfa    | Carrots              | Evergreen Forest  | Onions         | Sorghum      | Winter Wheat           | Herbaceous Wetlands |
| Apples     | Christmas Trees      | Mixed Forest      | Potatoes       | Soybeans     | Triticale/Corn         | Woody Wetlands      |
| Cherries   | Clover/Wildflowers   | Grassland/Pasture | Sweet Potatoes | Sunflower    | W. Wht./Corn           | Open Water          |
| Corn       | Cranberries          | Herbs             | Pumpkins       | Switchgrass  | W.Wht./Soy.            | Developed           |
| Sweet Corn | Cucumbers            | Hops              | Rye            | Triticale    | Other Crops            | Barren              |
| Dry Beans  | Fallow/Idle Cropland | Millet            | Shrubland      | Walnuts      | Other Hay              |                     |
| Barley     | Deciduous Forest     | Oats              | Sod/Grass Seed | Spring Wheat | Misc. Veggies & Fruits |                     |



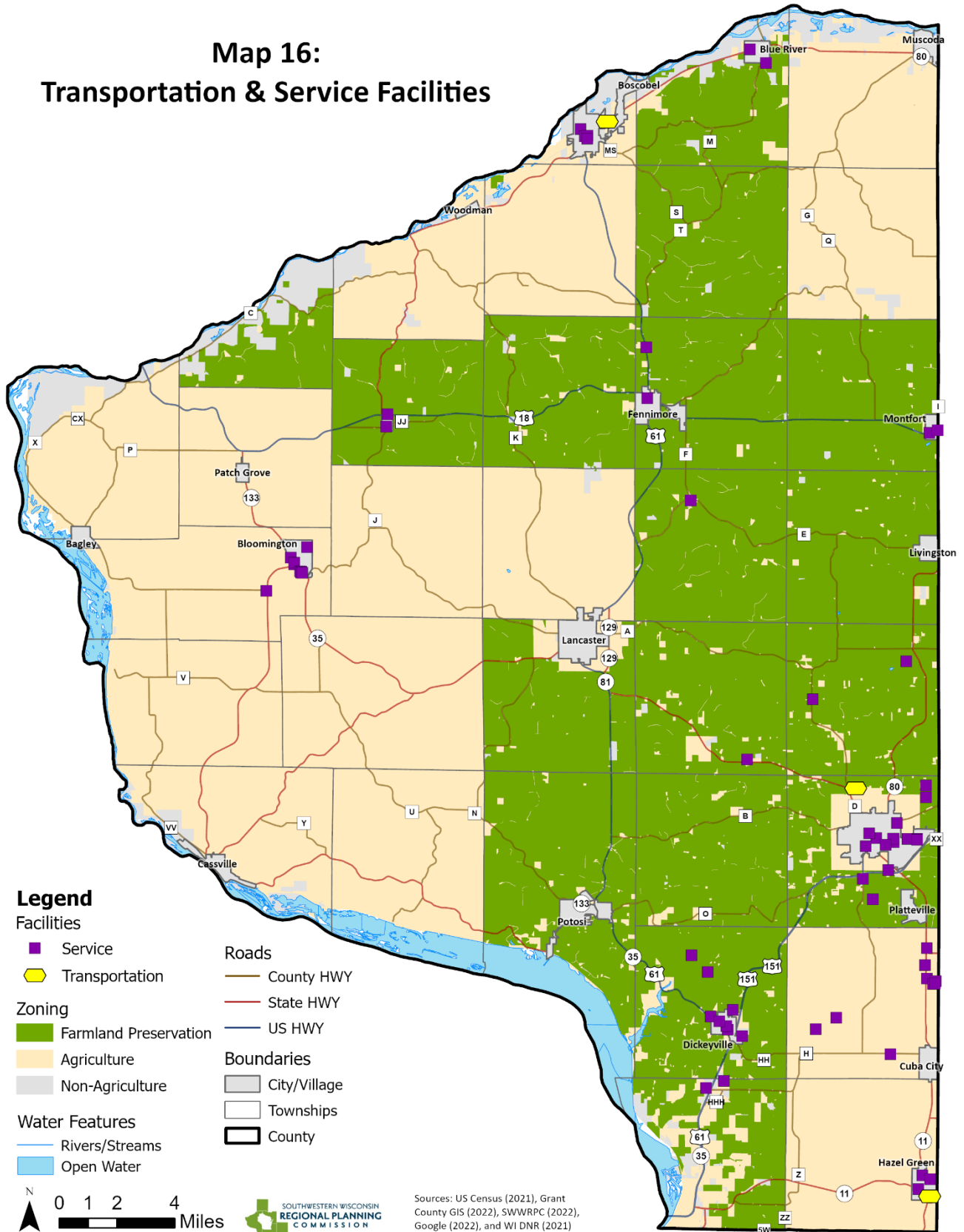
# Map 14: Processing Facilities



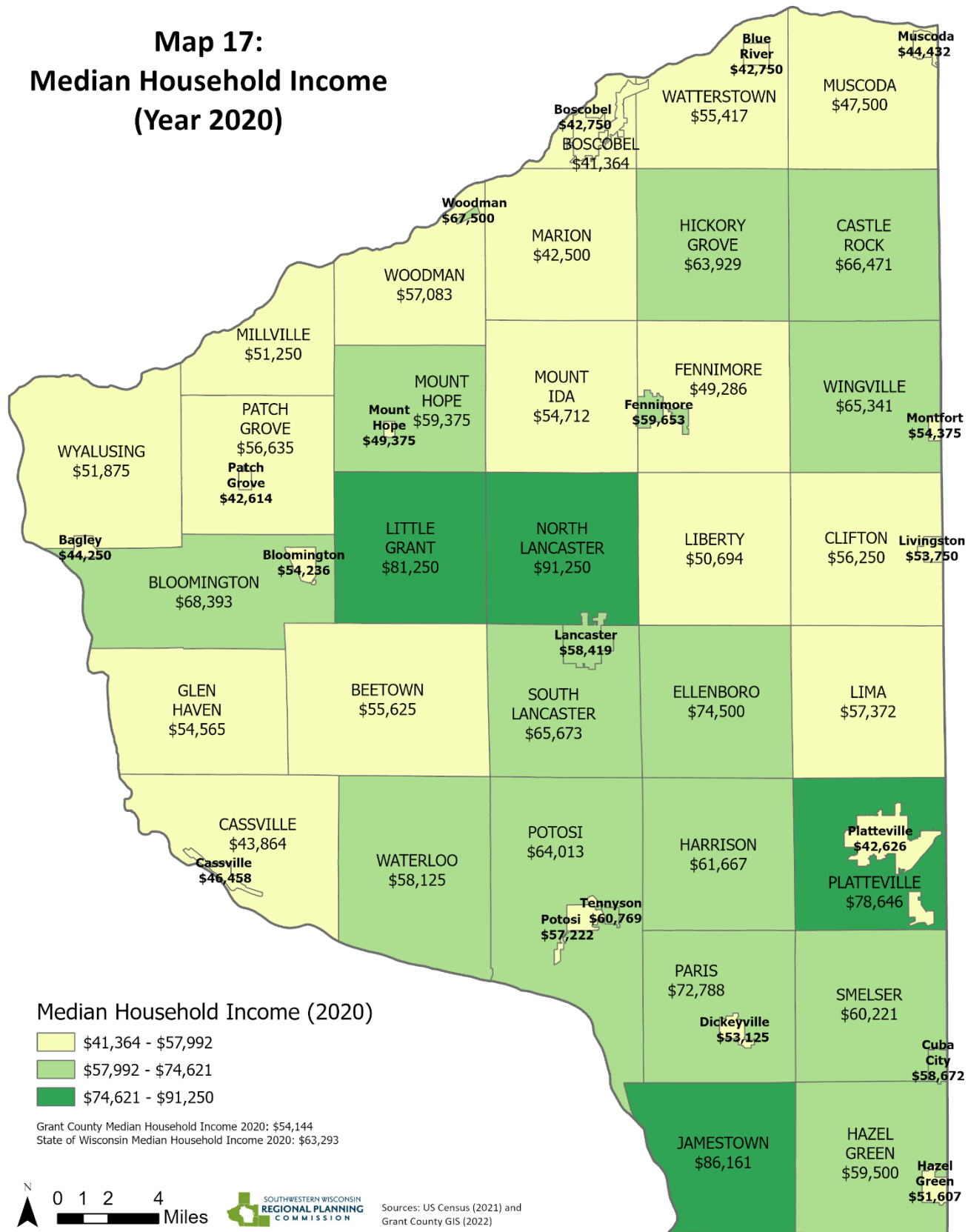
# Map 15: Storage & Supply Facilities



# Map 16: Transportation & Service Facilities



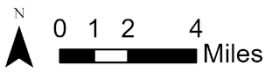
# Map 17: Median Household Income (Year 2020)



Median Household Income (2020)

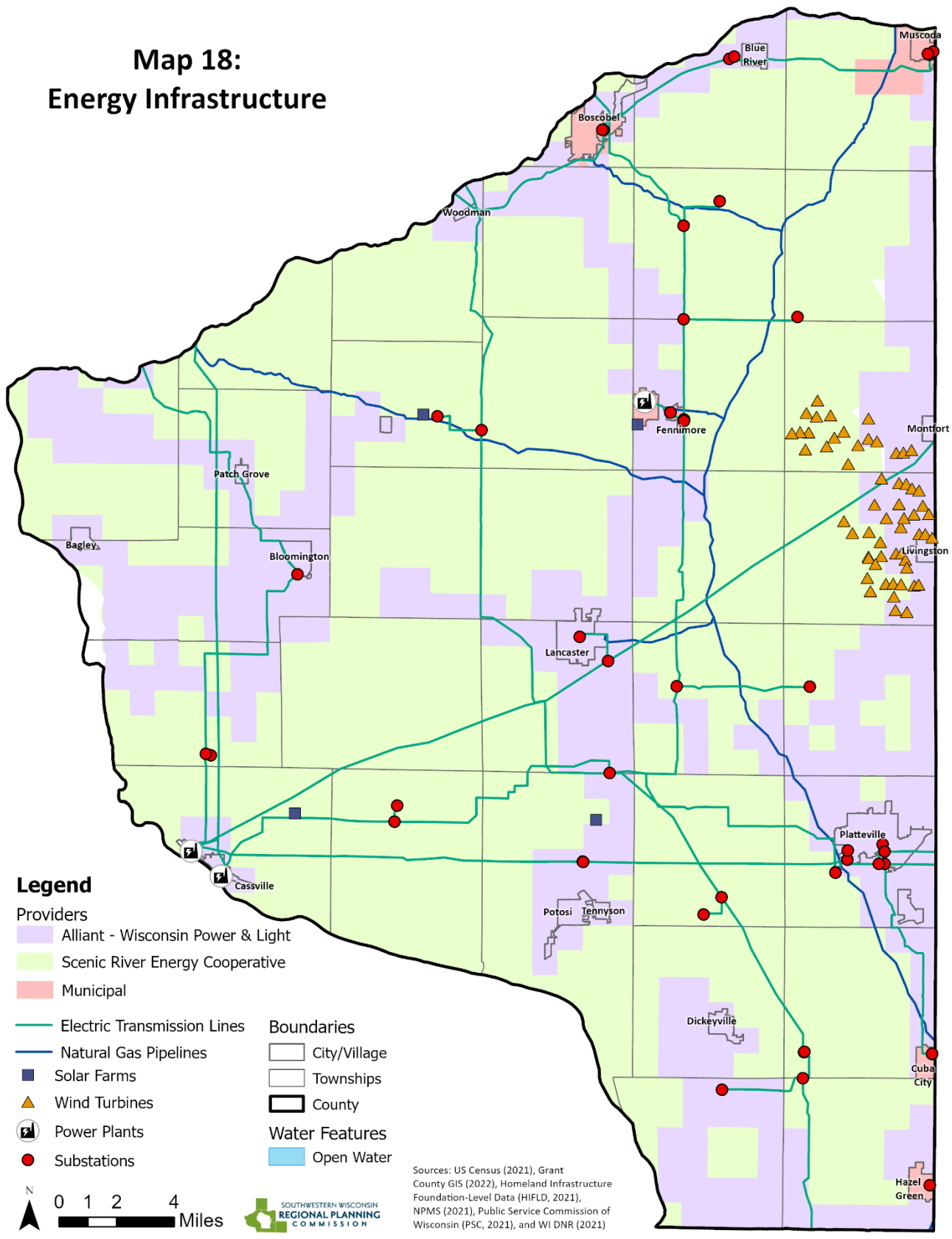
- \$41,364 - \$57,992
- \$57,992 - \$74,621
- \$74,621 - \$91,250

Grant County Median Household Income 2020: \$54,144  
 State of Wisconsin Median Household Income 2020: \$63,293



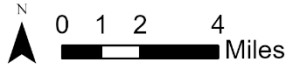
Sources: US Census (2021) and Grant County GIS (2022)

# Map 18: Energy Infrastructure



### Legend

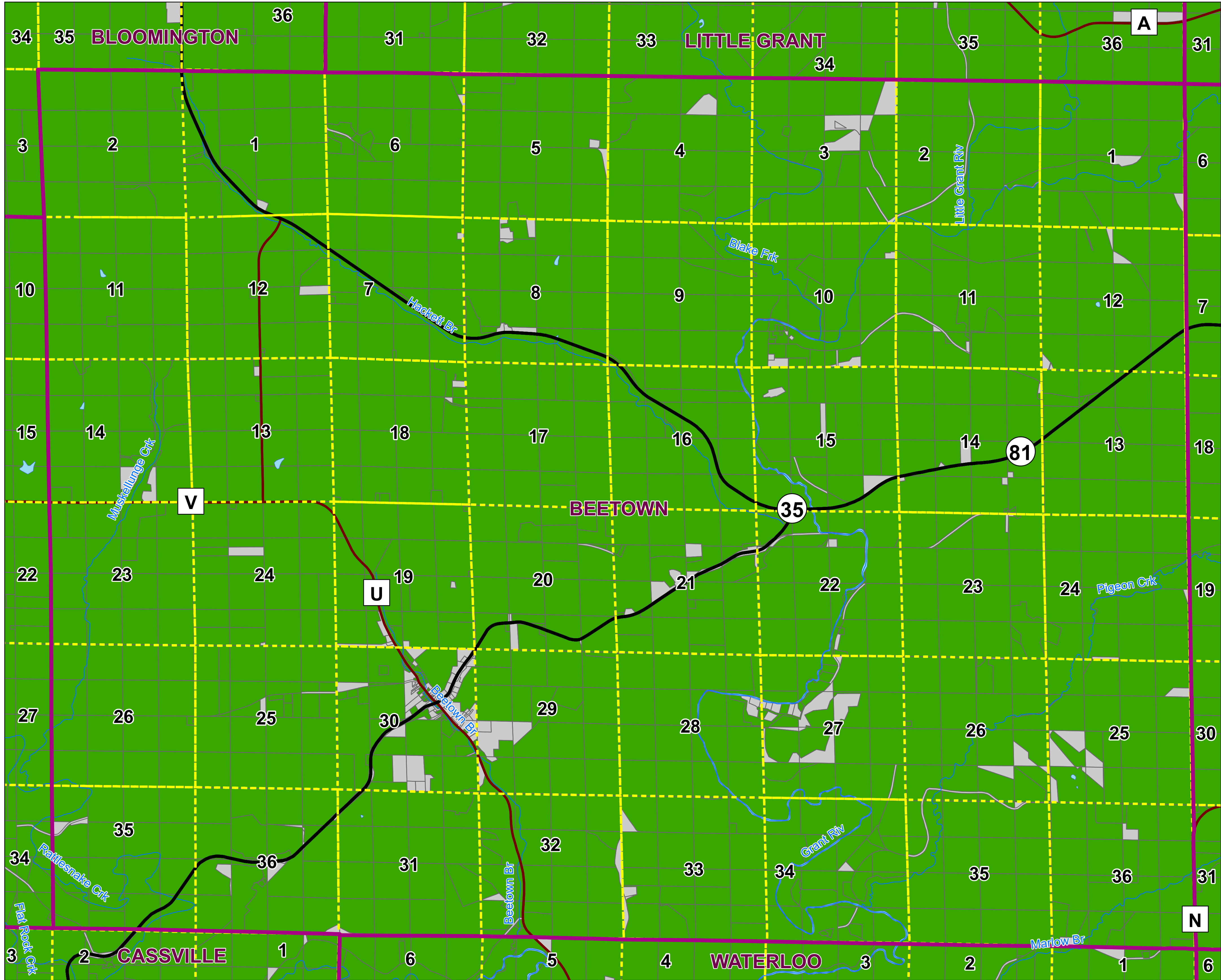
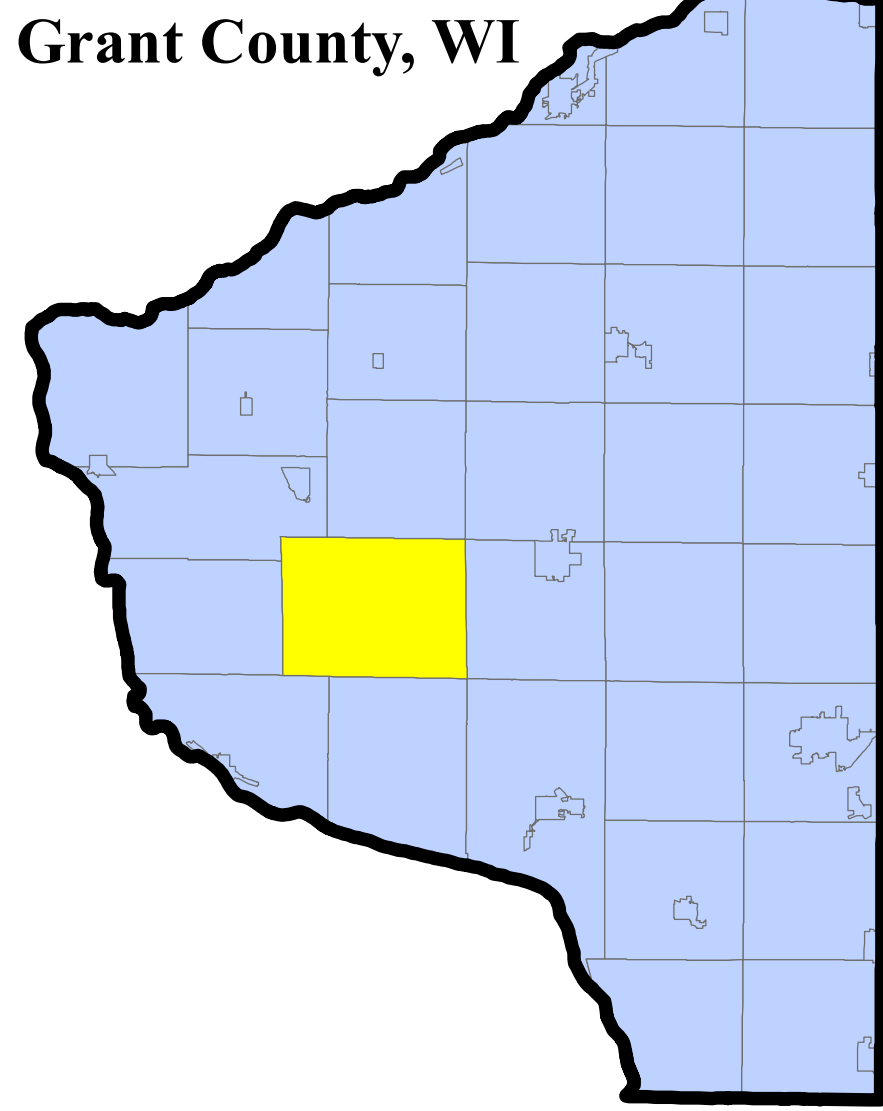
- Providers**
- Alliant - Wisconsin Power & Light
  - Scenic River Energy Cooperative
  - Municipal
- Electric Transmission Lines**
- Electric Transmission Lines
- Natural Gas Pipelines**
- Natural Gas Pipelines
- Solar Farms**
- Solar Farms
- Wind Turbines**
- Wind Turbines
- Power Plants**
- Power Plants
- Substations**
- Substations
- Boundaries**
- City/Village
  - Townships
  - County
- Water Features**
- Open Water



Sources: US Census (2021), Grant County GIS (2022), Homeland Infrastructure Foundation-Level Data (HIFLD, 2021), NPMS (2021), Public Service Commission of Wisconsin (PSC, 2021), and WI DNR (2021)

2023 Farmland Preservation Areas

# Map 19.2 Farmland Preservation Plan Map for Beetown Township, Grant County



- Legend**
- Grant County Boundary
  - City and Villages
  - Townships
  - Parcel Boundaries
  - Section Lines
  - US Highways
  - State Roads
  - County Roads
  - Streams and Rivers
  - Lakes and Open Water
  - Farmland Preservation Areas
  - Non-Farmland Preservation Areas

N

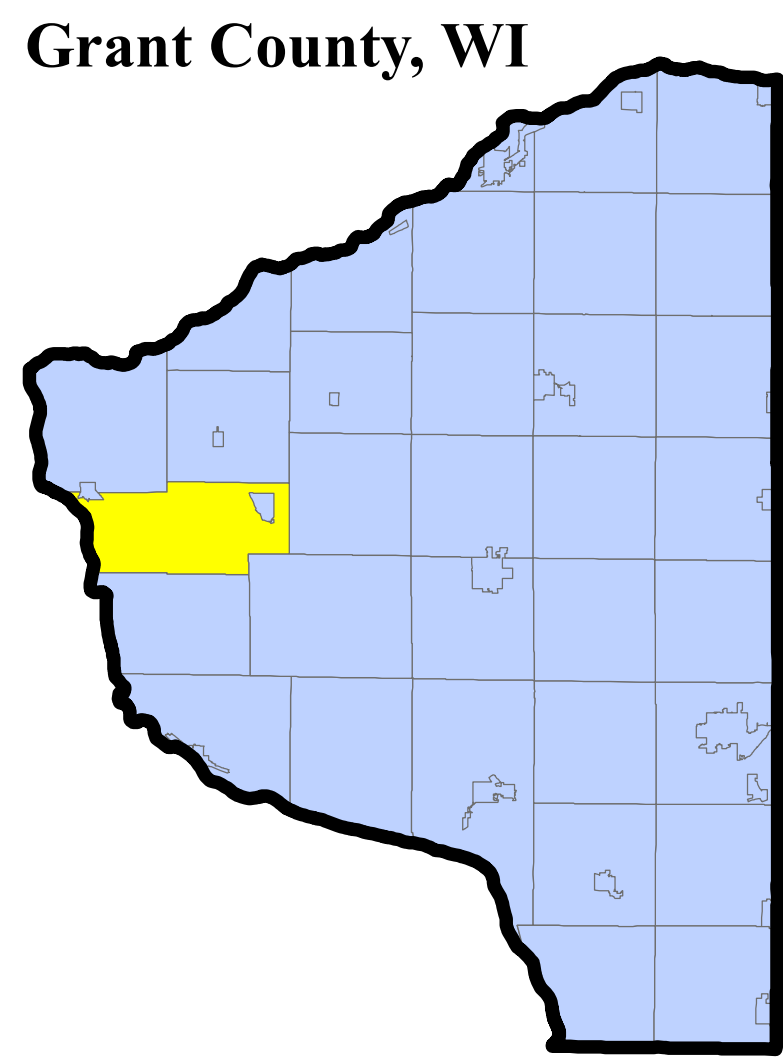
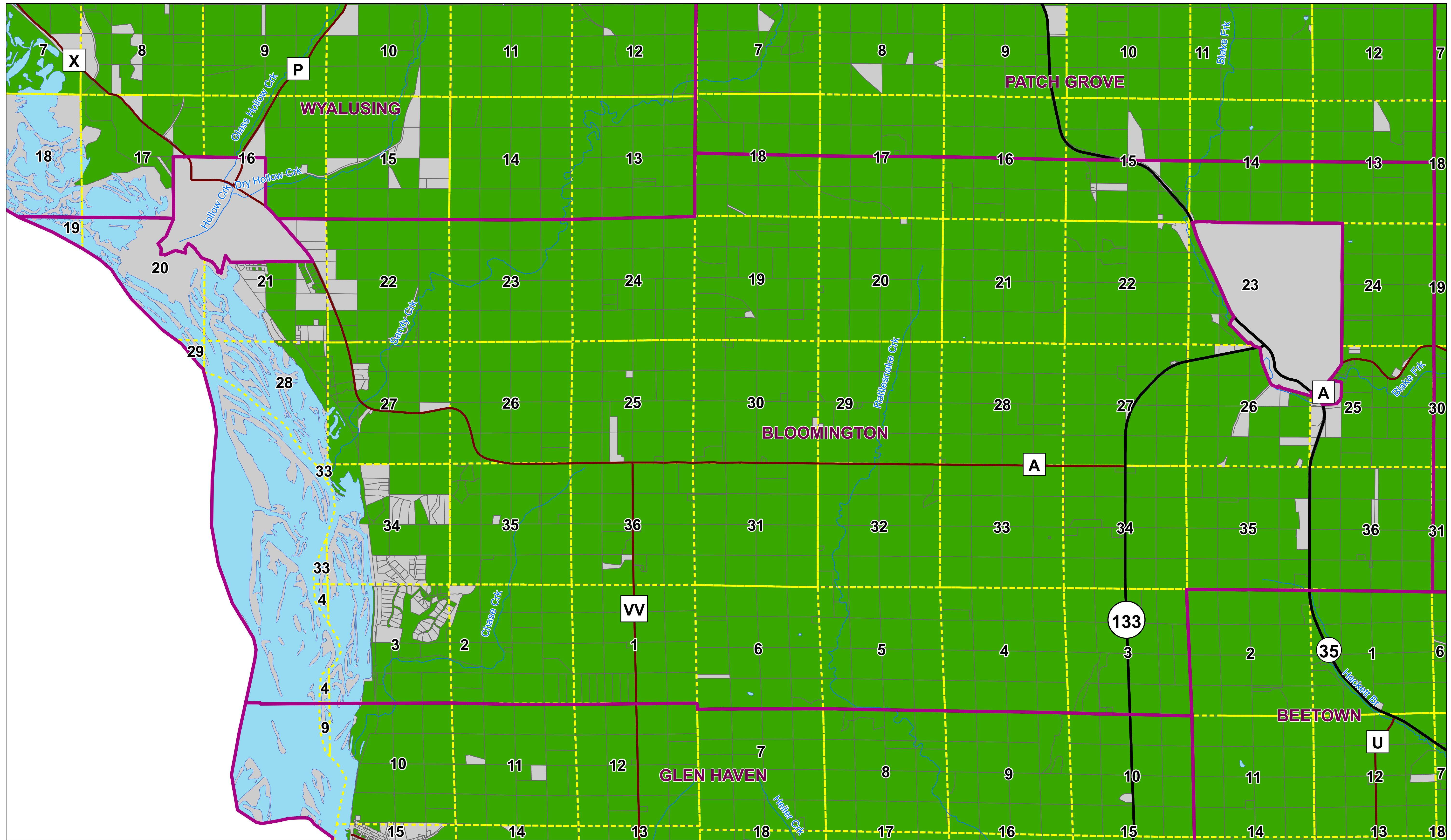
Sources: US Census (2021), Grant County GIS (2022), SWWRPC (2022), and WI DNR (2022).

1 inch = 2,000 feet

Map Created: 10/18/2023  
Map Producer: SWWRPC



# Map 19.3 Farmland Preservation Plan Map for Bloomington Township, Grant County



- Legend**
- Grant County Boundary
  - City and Villages
  - Townships
  - Parcel Boundaries
  - Section Lines
  - US Highways
  - State Roads
  - County Roads
  - Streams and Rivers
  - Lakes and Open Water
  - Farmland Preservation Areas
  - Non-Farmland Preservation Areas

Sources: US Census (2021), Grant County GIS (2022), SWWRPC (2022), and WI DNR (2022).

1 inch = 2,000 feet

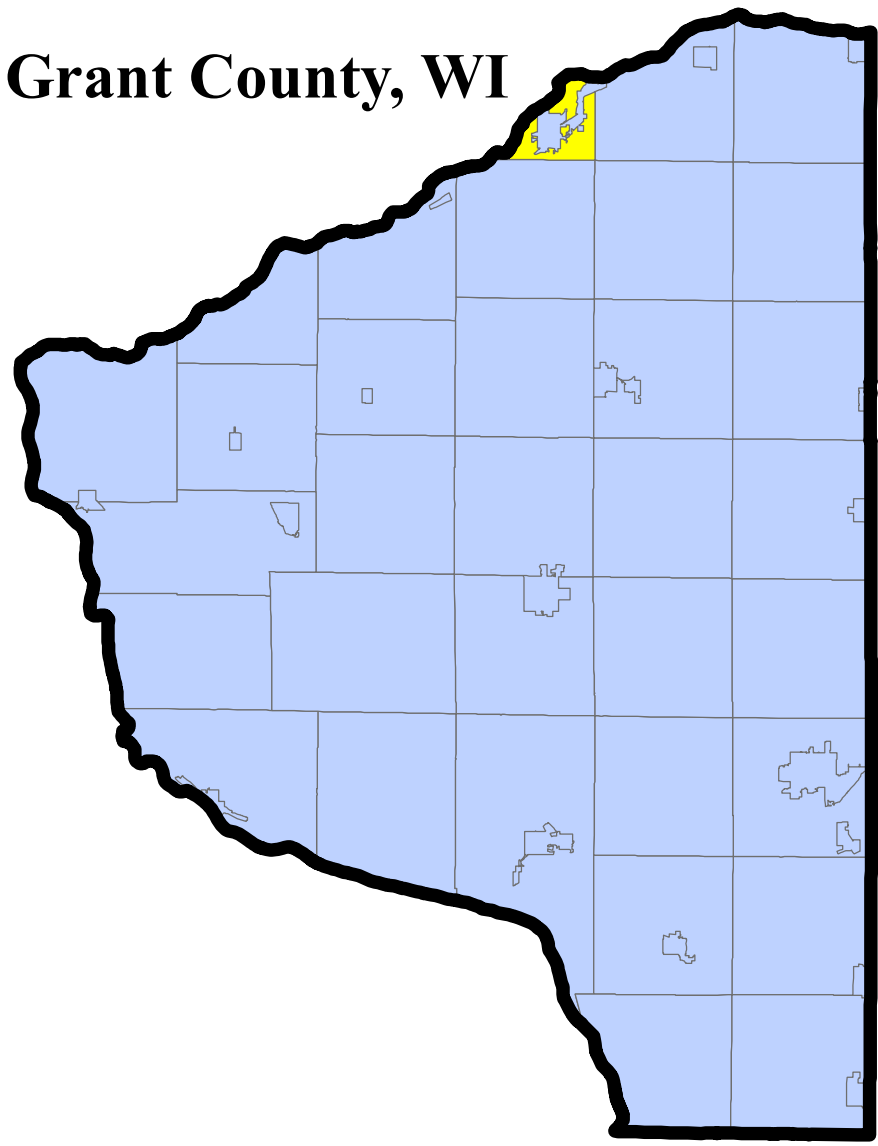
Map Created: 10/18/2023  
Map Producer: SWWRPC





# Map 19.4 Farmland Preservation Plan Map for Boscobel Township, Grant County

Grant County, WI



## Legend

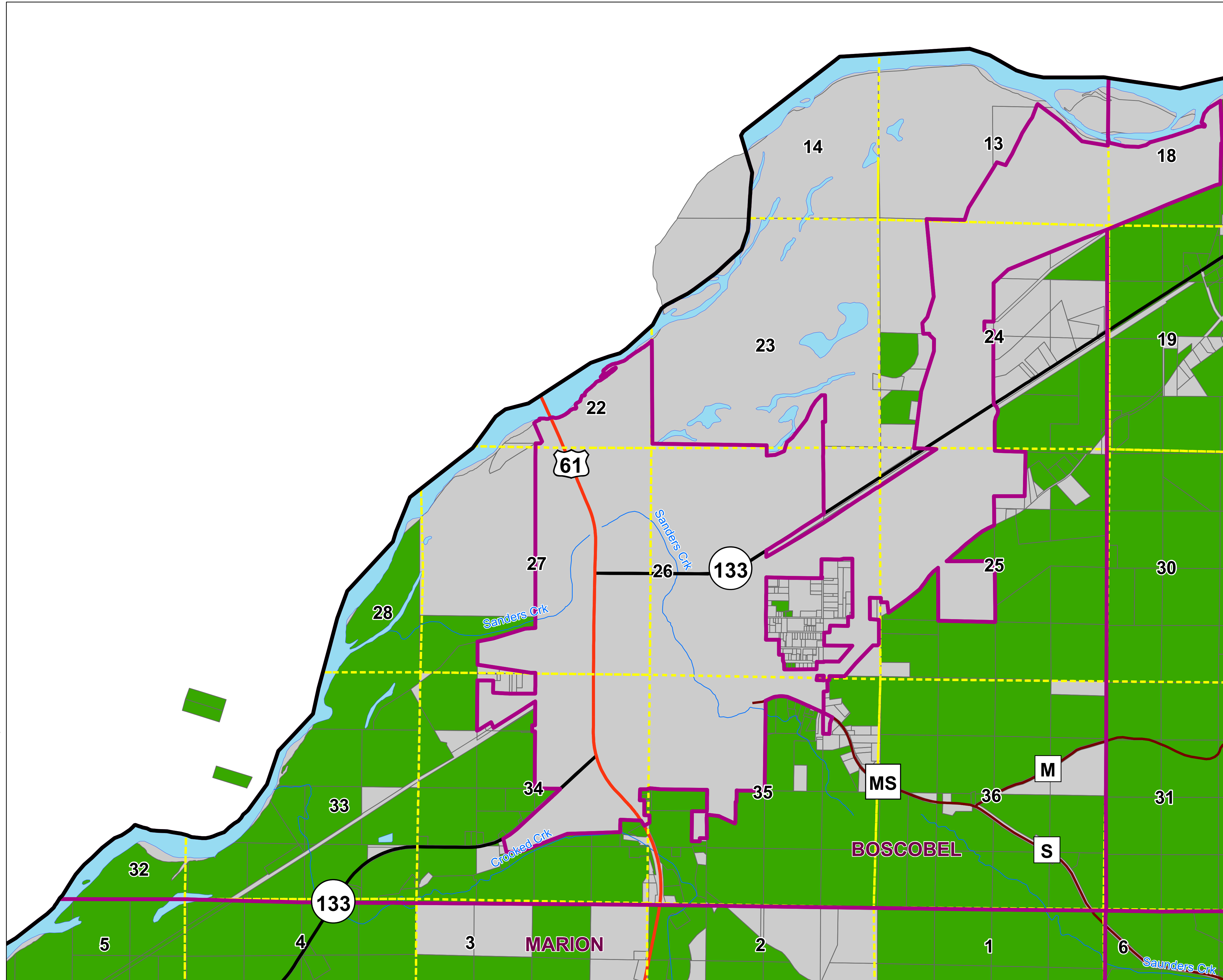
-  Grant County Boundary
-  City and Villages
-  Townships
-  Parcel Boundaries
-  Section Lines
-  US Highways
-  State Roads
-  County Roads
-  Streams and Rivers
-  Lakes and Open Water
-  Farmland Preservation Areas
-  Non-Farmland Preservation Areas



Sources: US Census (2021),  
Grant County GIS (2022),  
SWWRPC (2022), and WI  
DNR (2022).

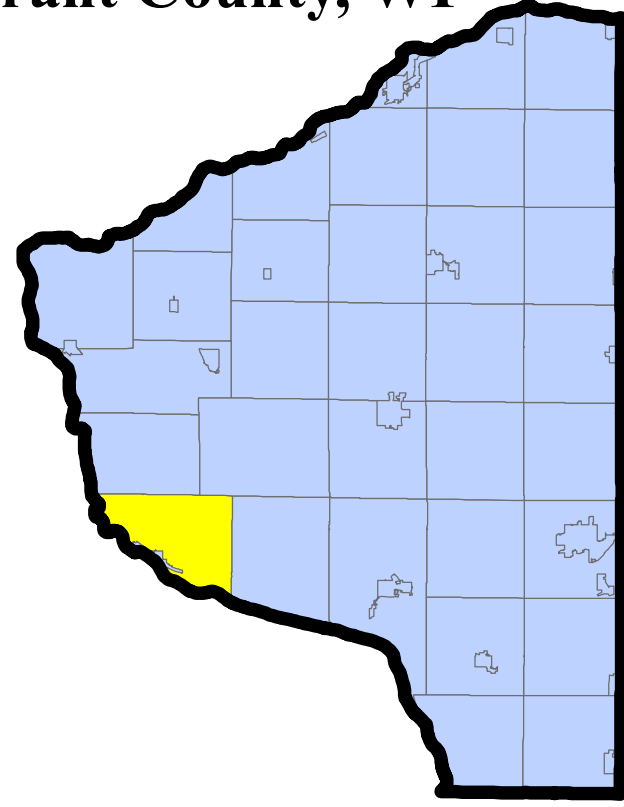
1 inch = 1,250 feet

Map Created: 10/18/2023  
Map Producer: SWWRPC




# Map 19.5 Farmland Preservation Plan Map for Cassville Township, Grant County

Grant County, WI



## Legend

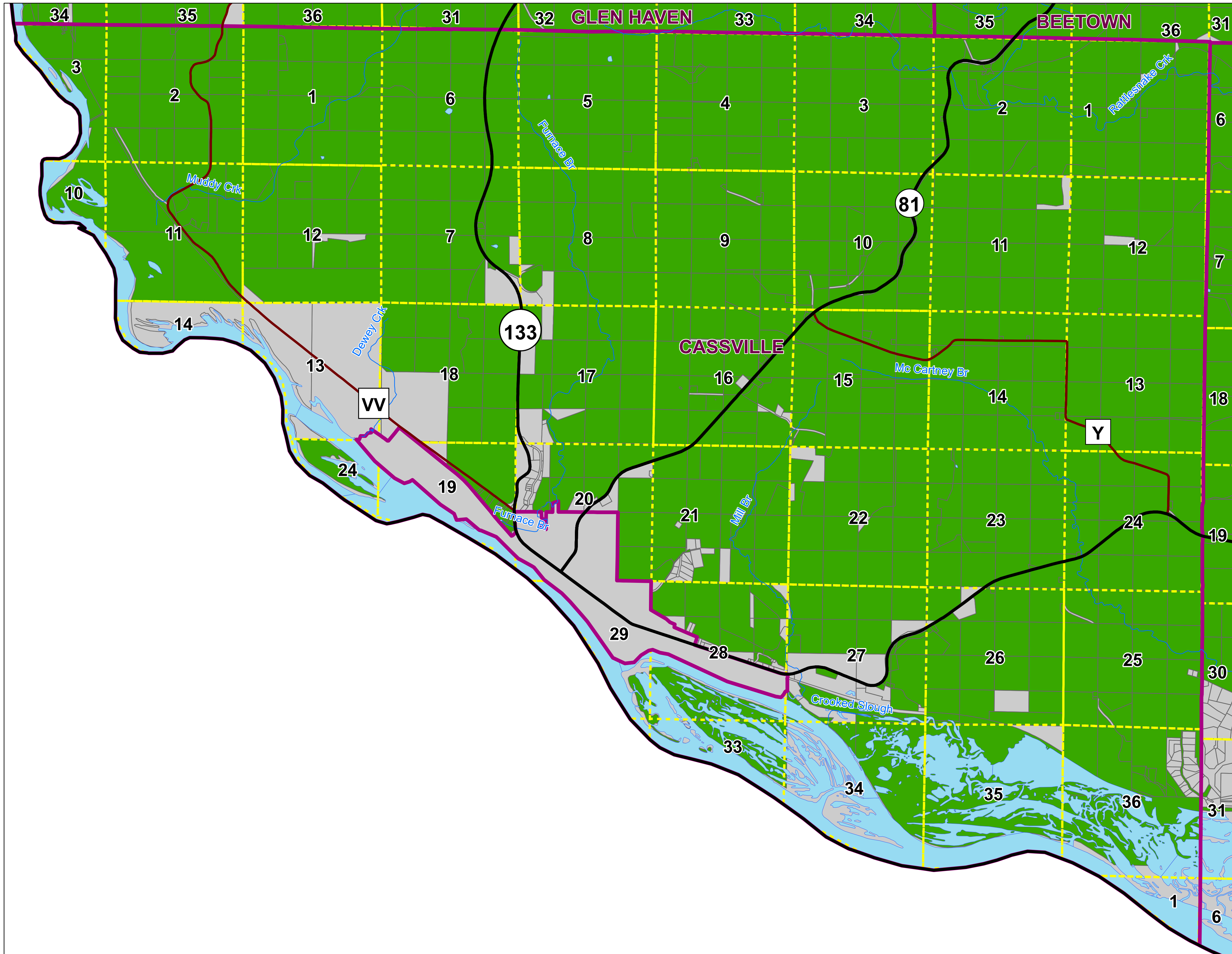
-  Grant County Boundary
-  City and Villages
-  Townships
-  Parcel Boundaries
-  Section Lines
-  US Highways
-  State Roads
-  County Roads
-  Streams and Rivers
-  Lakes and Open Water
-  Farmland Preservation Areas
-  Non-Farmland Preservation Areas

Sources: US Census (2021),  
Grant County GIS (2022),  
SWWRPC (2022), and WI  
DNR (2022).

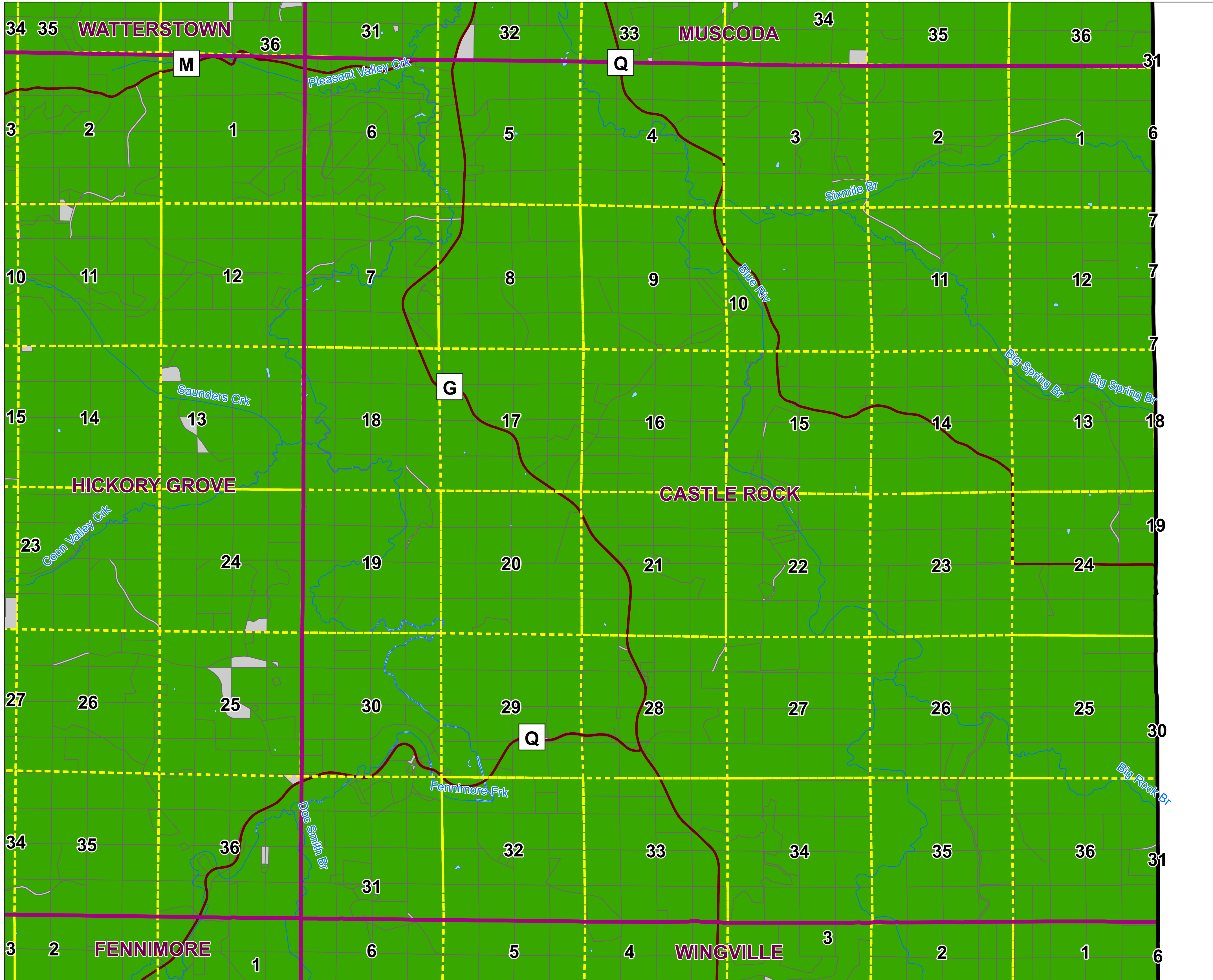
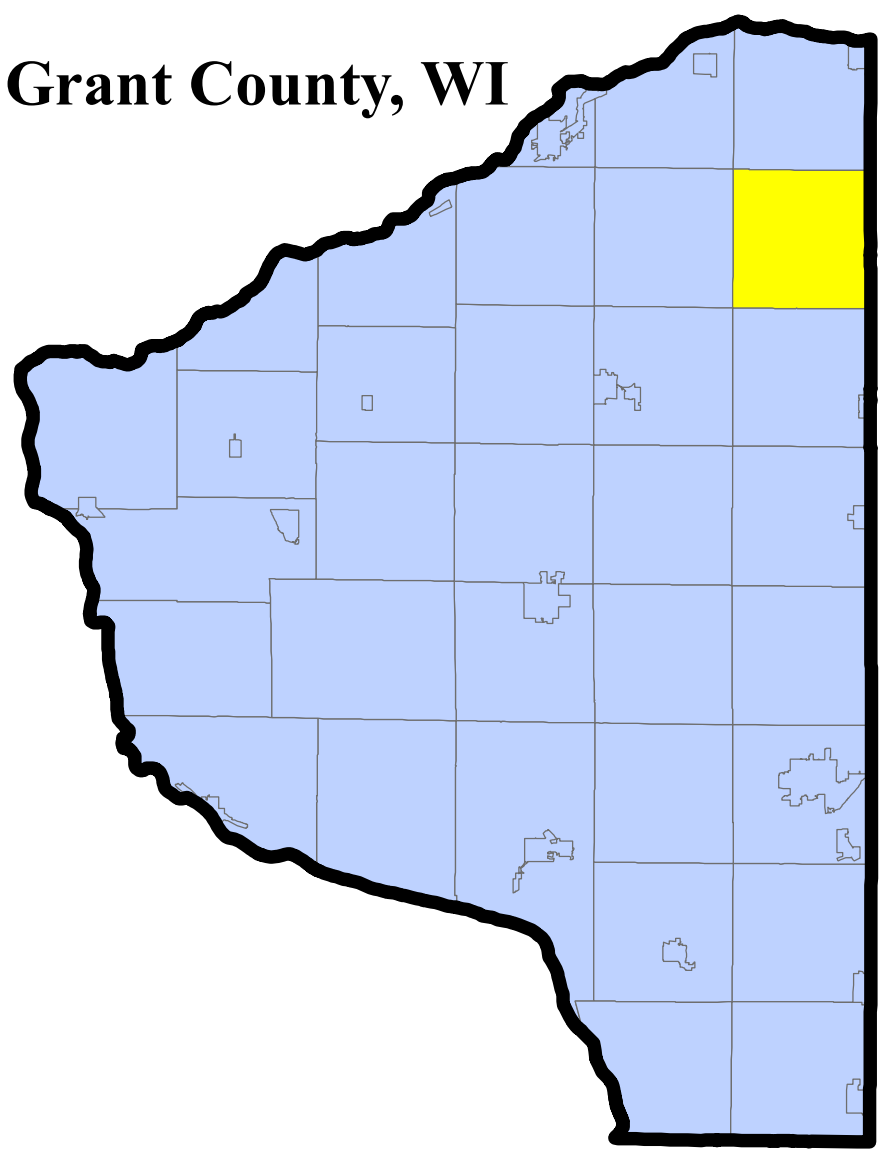


1 inch = 2,000 feet

Map Created: 10/18/2023  
Map Producer: SWWRPC



# Map 19.6 Farmland Preservation Plan Map for Castle Rock Township, Grant County



- Legend**
- Grant County Boundary
  - City and Villages
  - Townships
  - Parcel Boundaries
  - Section Lines
  - US Highways
  - State Roads
  - County Roads
  - Streams and Rivers
  - Lakes and Open Water
  - Farmland Preservation Areas
  - Non-Farmland Preservation Areas

**N**

Sources: US Census (2021), Grant County GIS (2022), SWWRPC (2022), and WI DNR (2022).

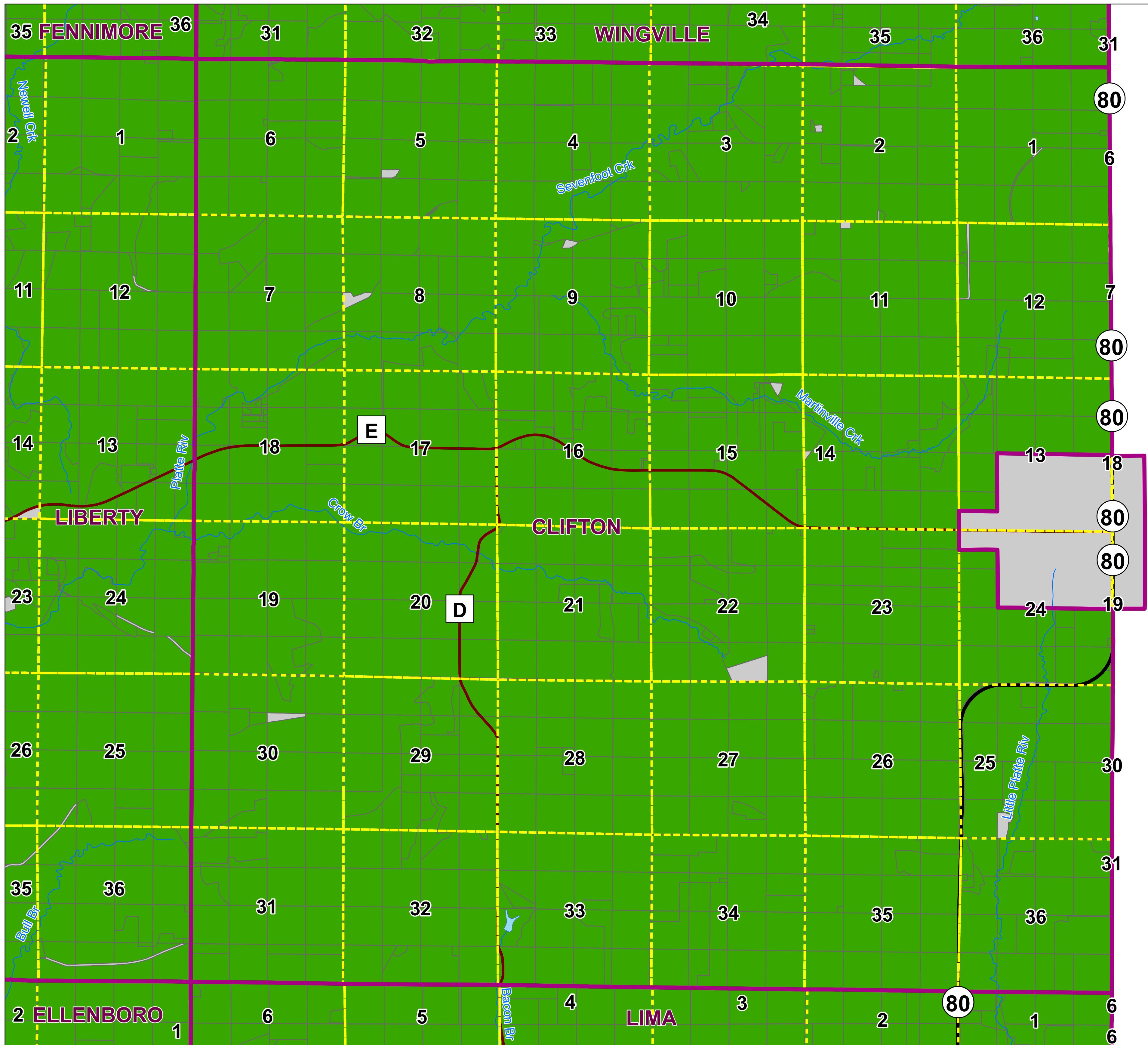
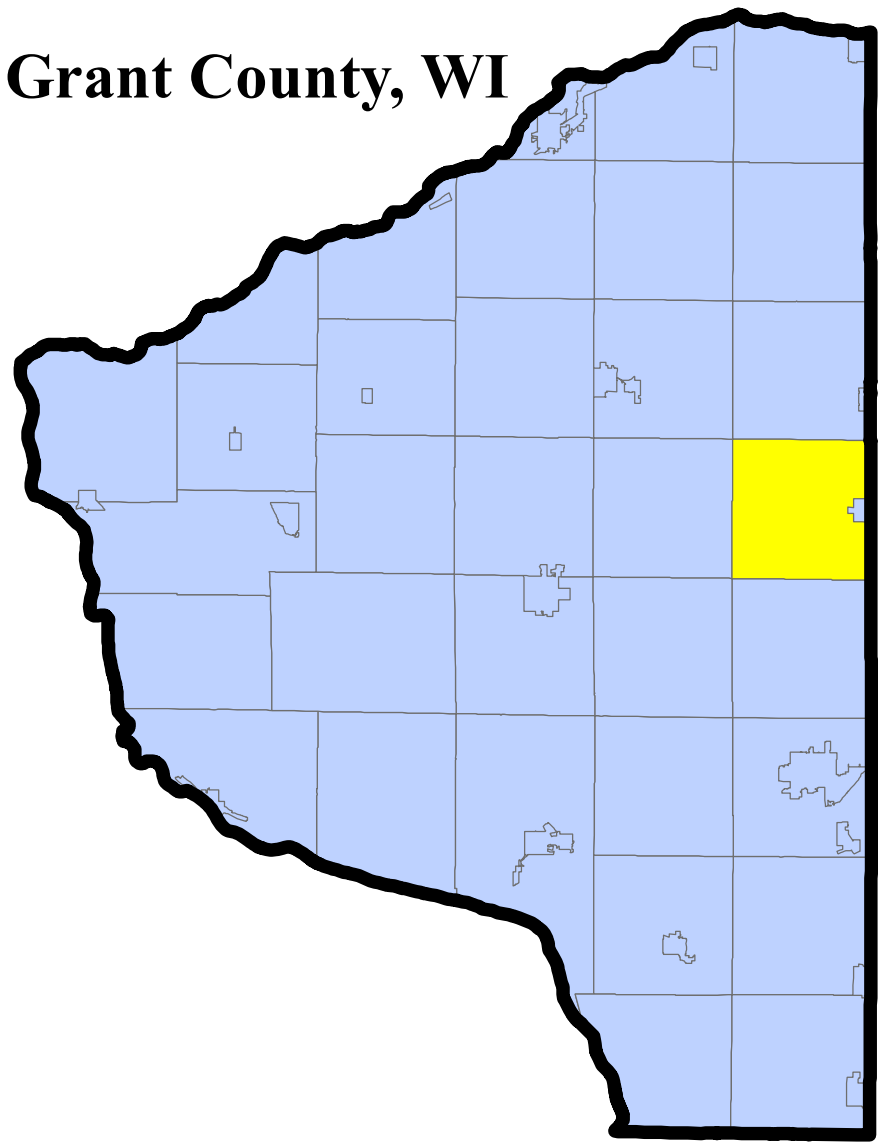
**1 inch = 2,000 feet**

Map Created: 10/18/2023  
Map Producer: SWWRPC




# Map 19.7 Farmland Preservation Plan Map for Clifton Township, Grant County

Grant County, WI



## Legend

-  Grant County Boundary
-  City and Villages
-  Townships
-  Parcel Boundaries
-  Section Lines
-  US Highways
-  State Roads
-  County Roads
-  Streams and Rivers
-  Lakes and Open Water
-  Farmland Preservation Areas
-  Non-Farmland Preservation Areas



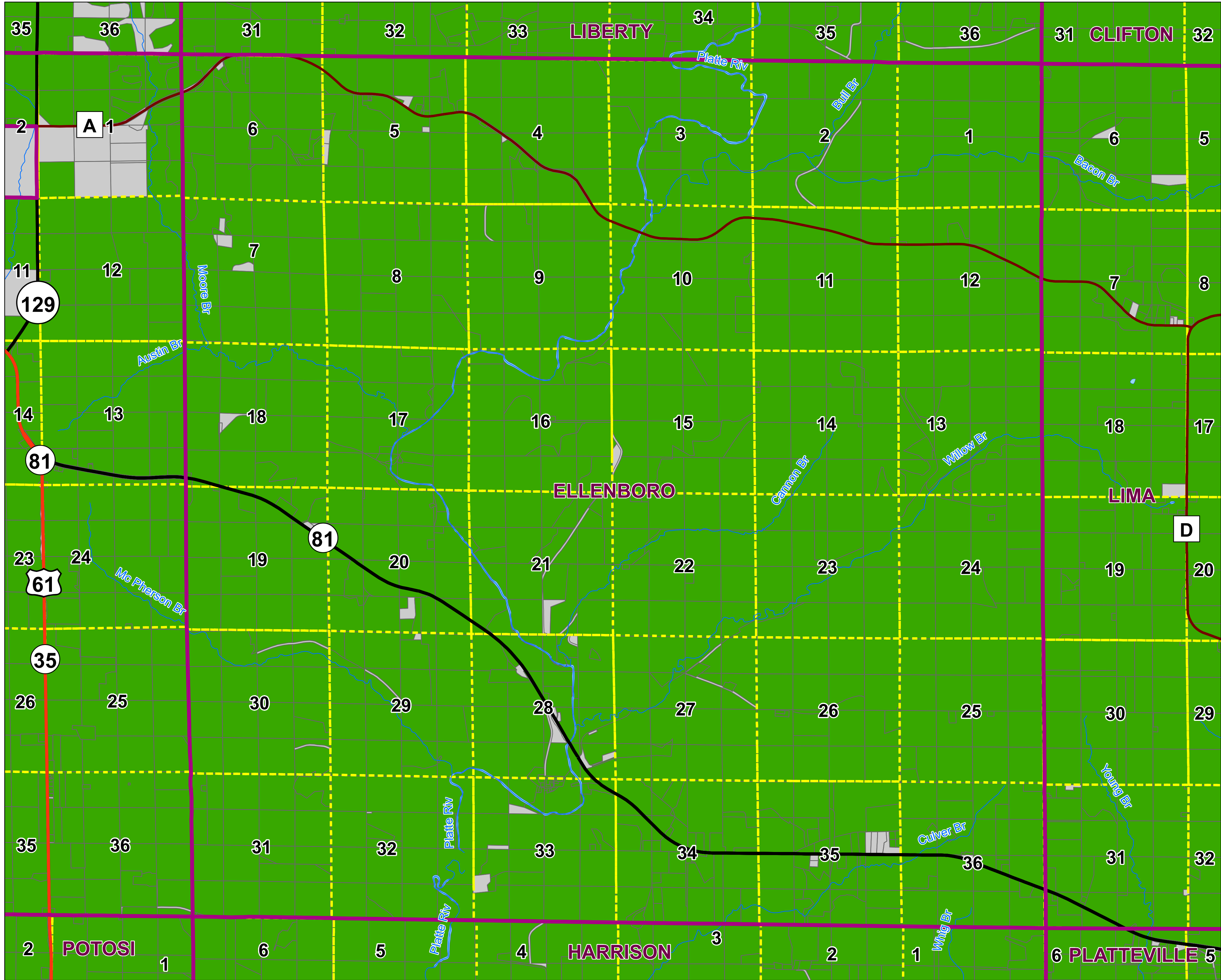
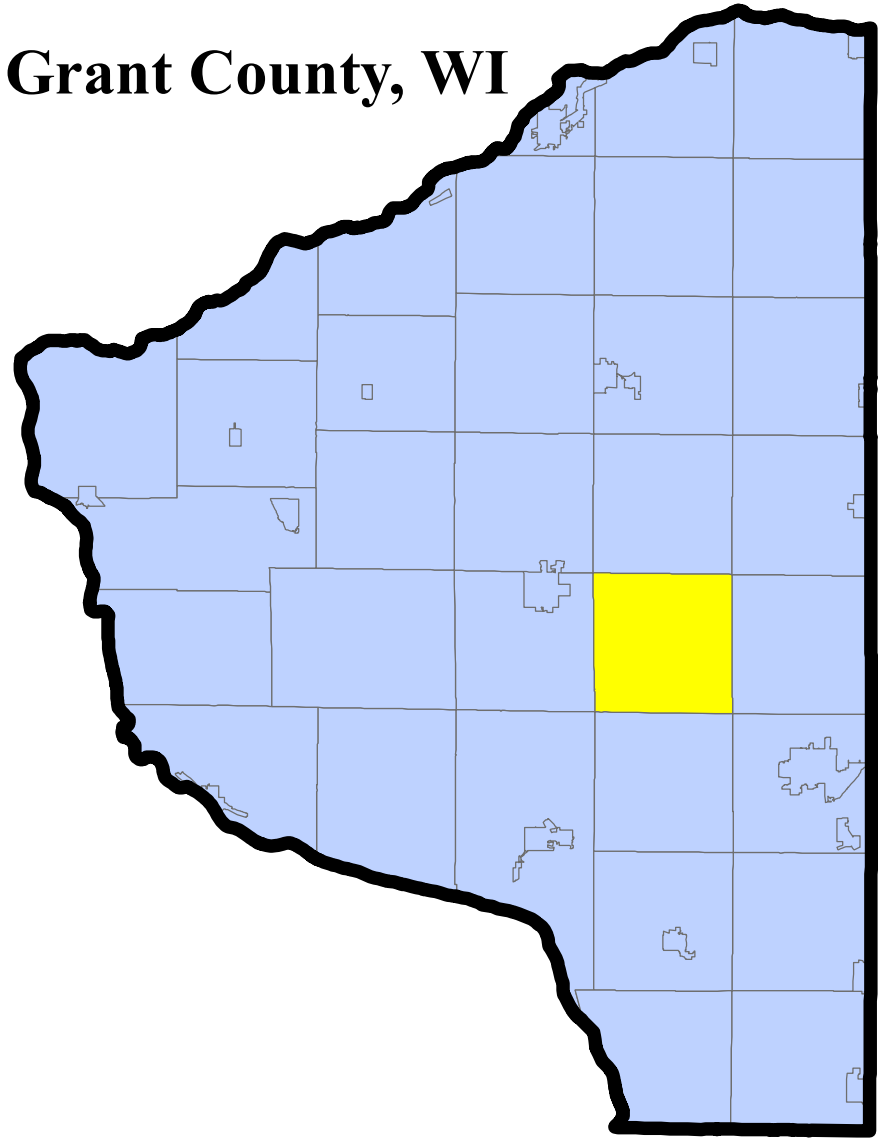
Sources: US Census (2021),  
Grant County GIS (2022),  
SWWRPC (2022), and WI  
DNR (2022).

1 inch = 2,000 feet

Map Created: 10/18/2023  
Map Producer: SWWRPC

# Map 19.8 Farmland Preservation Plan Map for Ellenboro Township, Grant County

Grant County, WI



- Legend**
- Grant County Boundary
  - City and Villages
  - Townships
  - Parcel Boundaries
  - Section Lines
  - US Highways
  - State Roads
  - County Roads
  - Streams and Rivers
  - Lakes and Open Water
  - Farmland Preservation Areas
  - Non-Farmland Preservation Areas

N

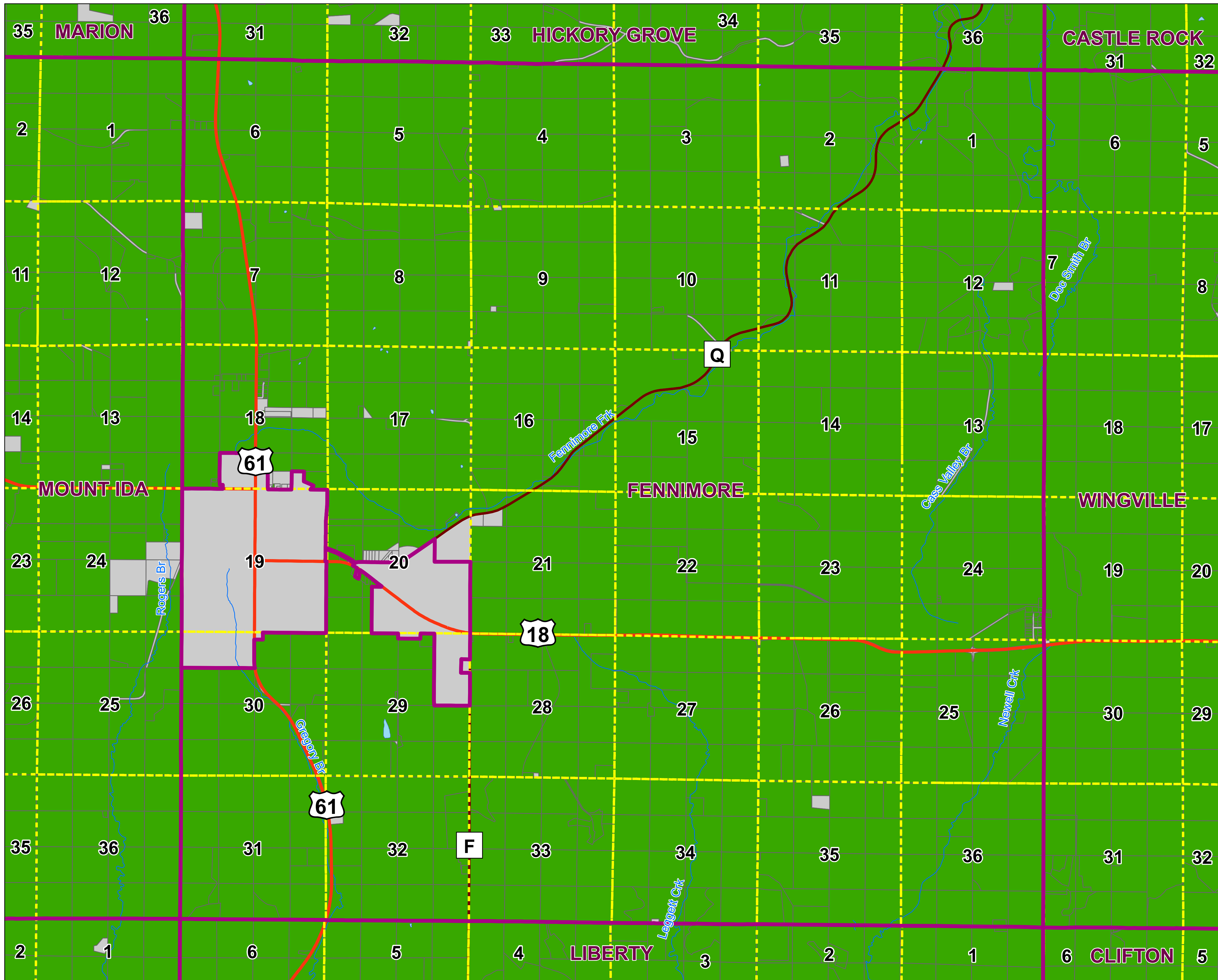
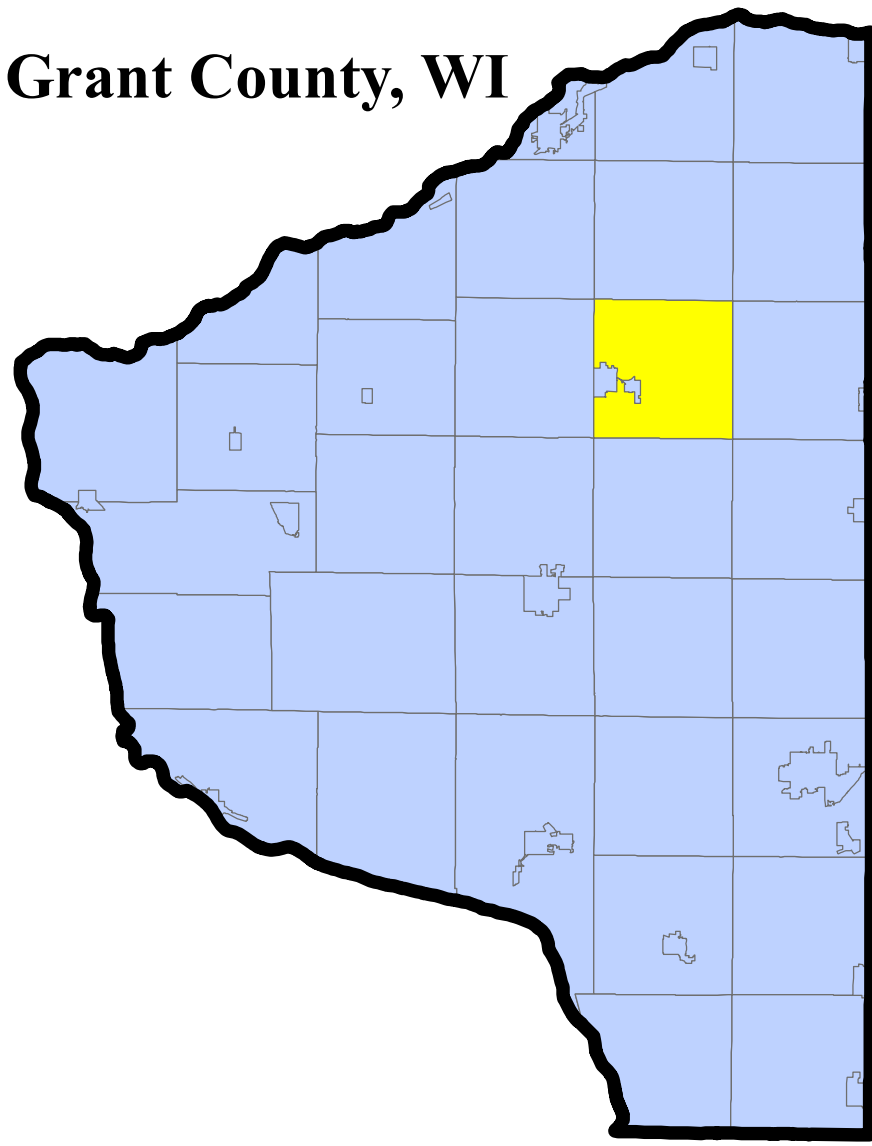
1 inch = 2,000 feet

Sources: US Census (2021), Grant County GIS (2022), SWWRPC (2022), and WI DNR (2022).

Map Created: 10/18/2023  
Map Producer: SWWRPC

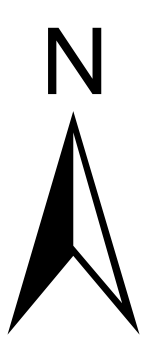
# Map 19.9 Farmland Preservation Plan Map for Fennimore Township, Grant County

Grant County, WI



## Legend

- Grant County Boundary
- City and Villages
- Townships
- Parcel Boundaries
- Section Lines
- US Highways
- State Roads
- County Roads
- Streams and Rivers
- Lakes and Open Water
- Farmland Preservation Areas
- Non-Farmland Preservation Areas



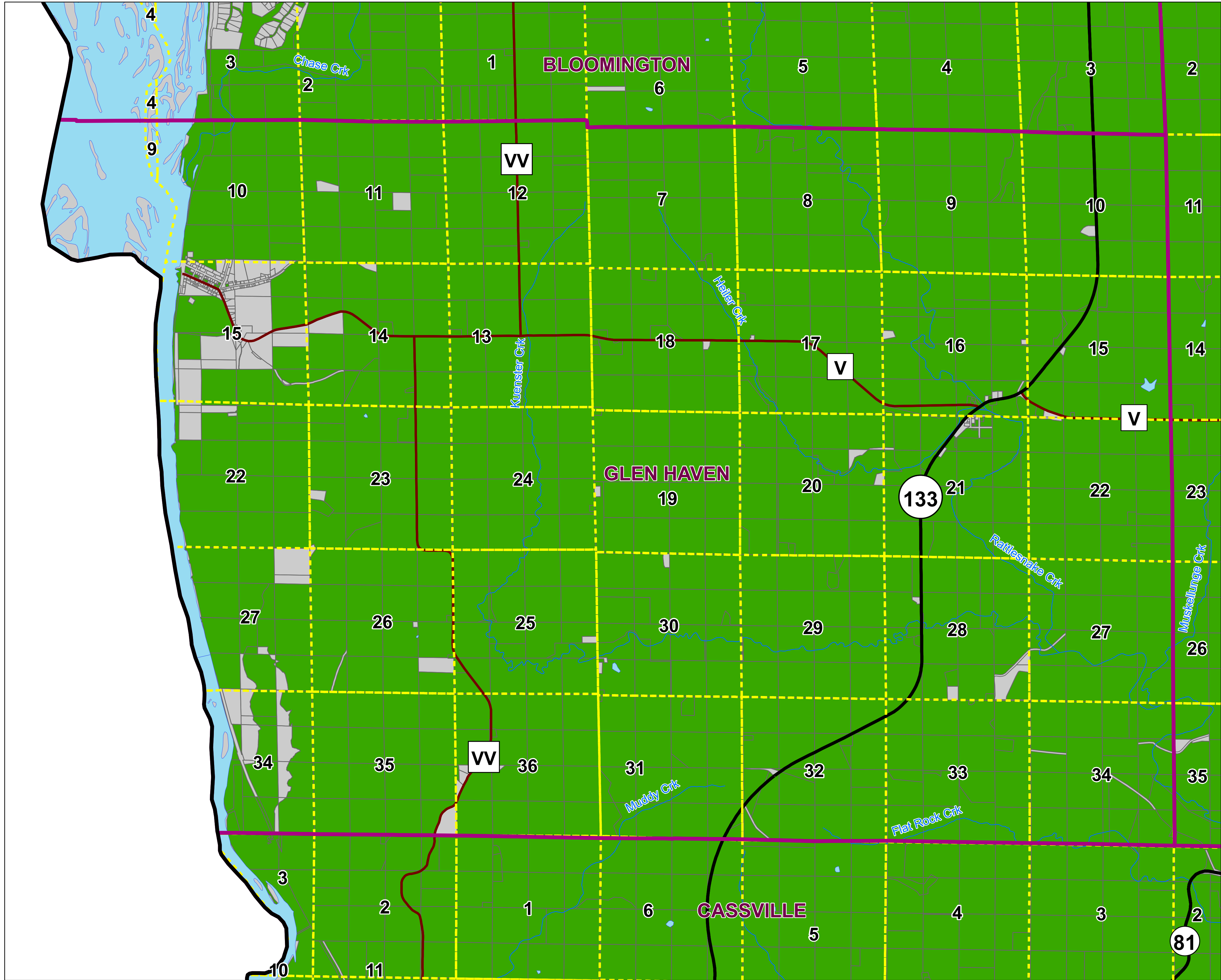
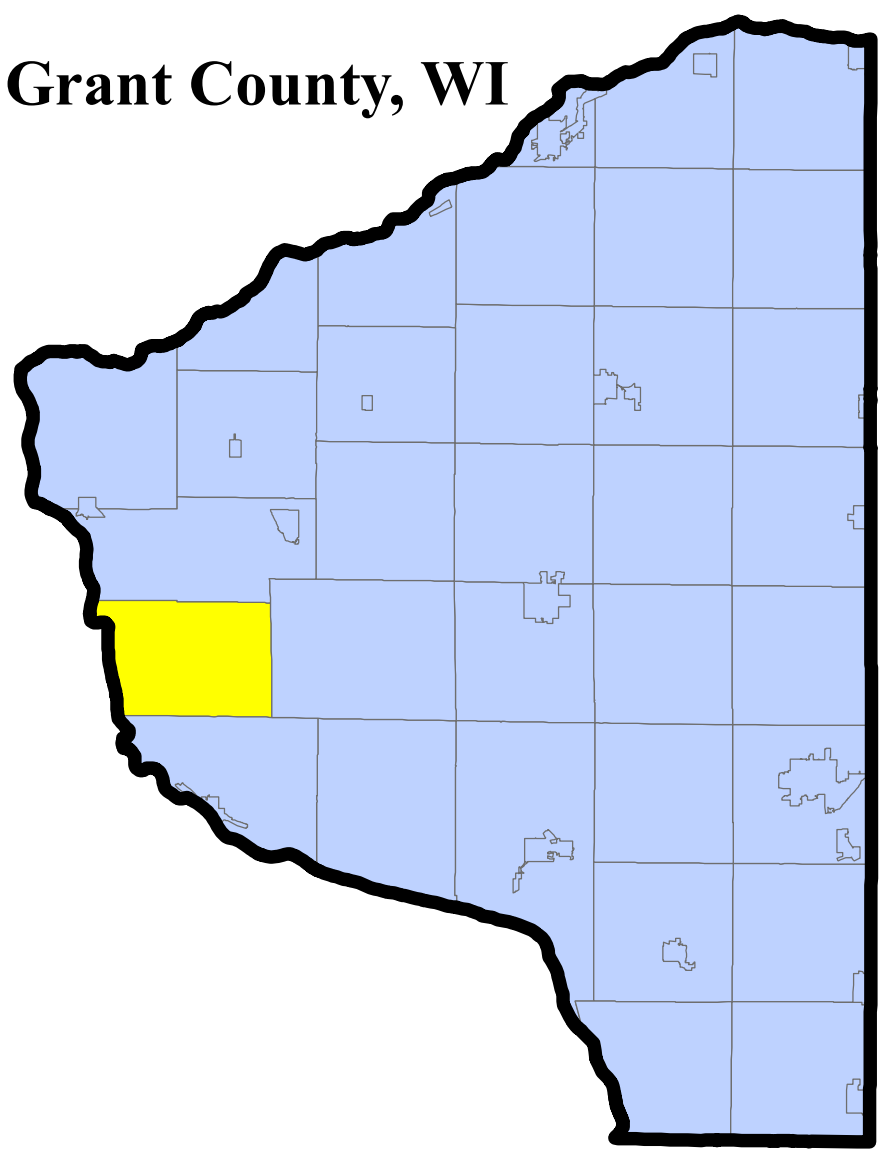
Sources: US Census (2021),  
Grant County GIS (2022),  
SWWRPC (2022), and WI  
DNR (2022).

1 inch = 2,000 feet

Map Created: 10/18/2023  
Map Producer: SWWRPC



# Map 19.10 Farmland Preservation Plan Map for Glen Haven Township, Grant County



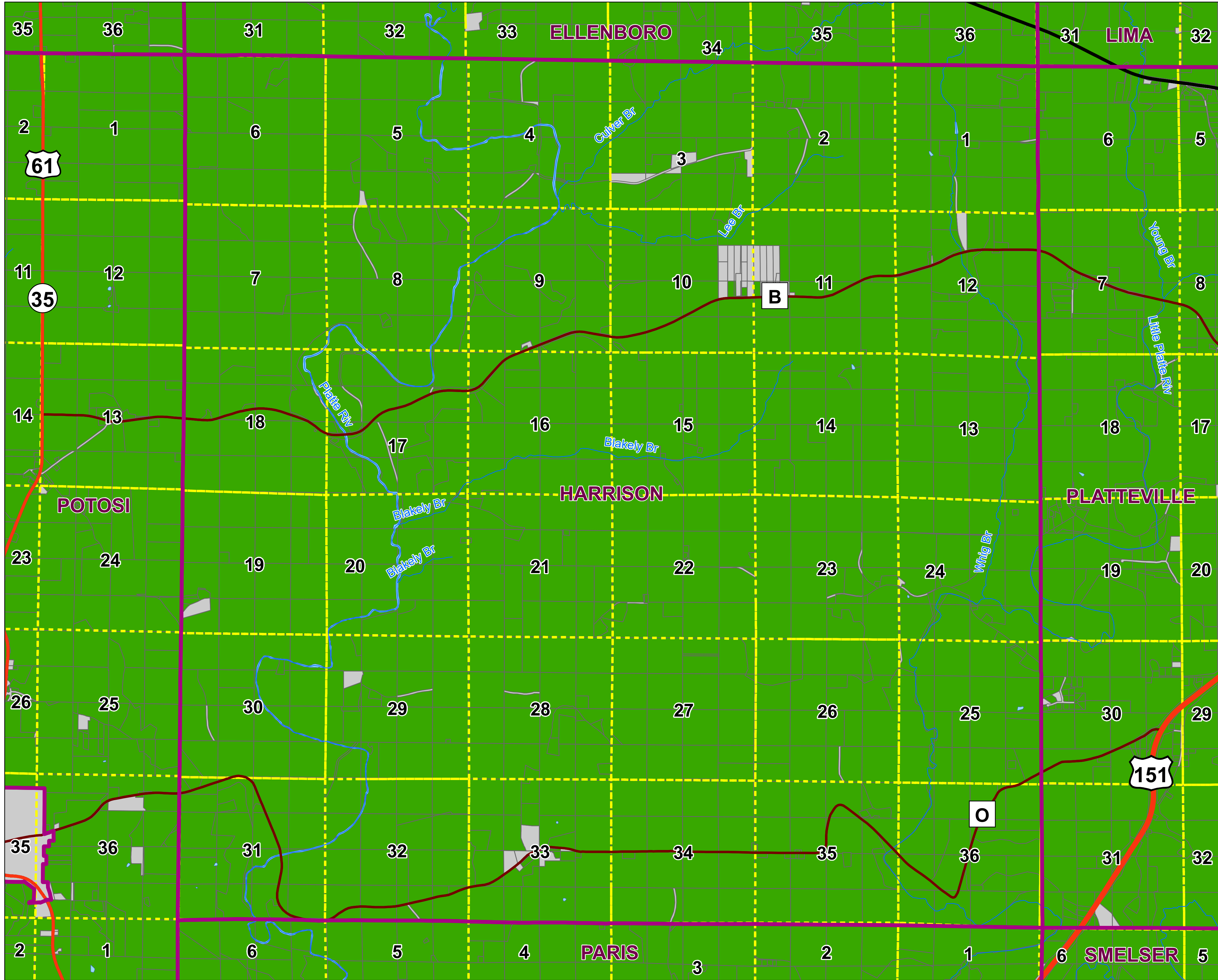
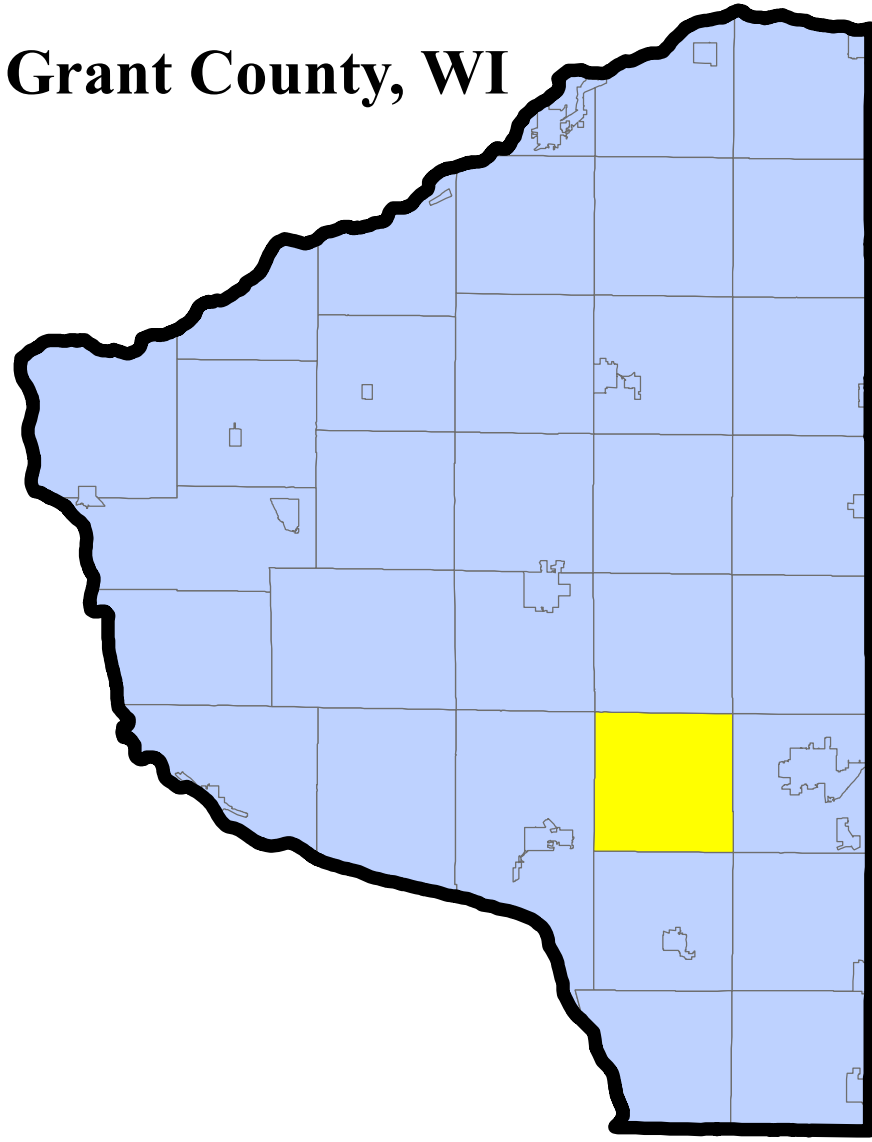
- Legend**
- Grant County Boundary
  - City and Villages
  - Townships
  - Parcel Boundaries
  - Section Lines
  - US Highways
  - State Roads
  - County Roads
  - Streams and Rivers
  - Lakes and Open Water
  - Farmland Preservation Areas
  - Non-Farmland Preservation Areas

Sources: US Census (2021), Grant County GIS (2022), SWWRPC (2022), and WI DNR (2022).  
**1 inch = 2,000 feet**  
 Map Created: 10/18/2023  
 Map Producer: SWWRPC











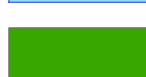



# Map 19.11 Farmland Preservation Plan Map for Harrison Township, Grant County

Grant County, WI



## Legend

-  Grant County Boundary
-  City and Villages
-  Townships
-  Parcel Boundaries
-  Section Lines
-  US Highways
-  State Roads
-  County Roads
-  Streams and Rivers
-  Lakes and Open Water
-  Farmland Preservation Areas
-  Non-Farmland Preservation Areas



Sources: US Census (2021),  
Grant County GIS (2022),  
SWWRPC (2022), and WI  
DNR (2022).

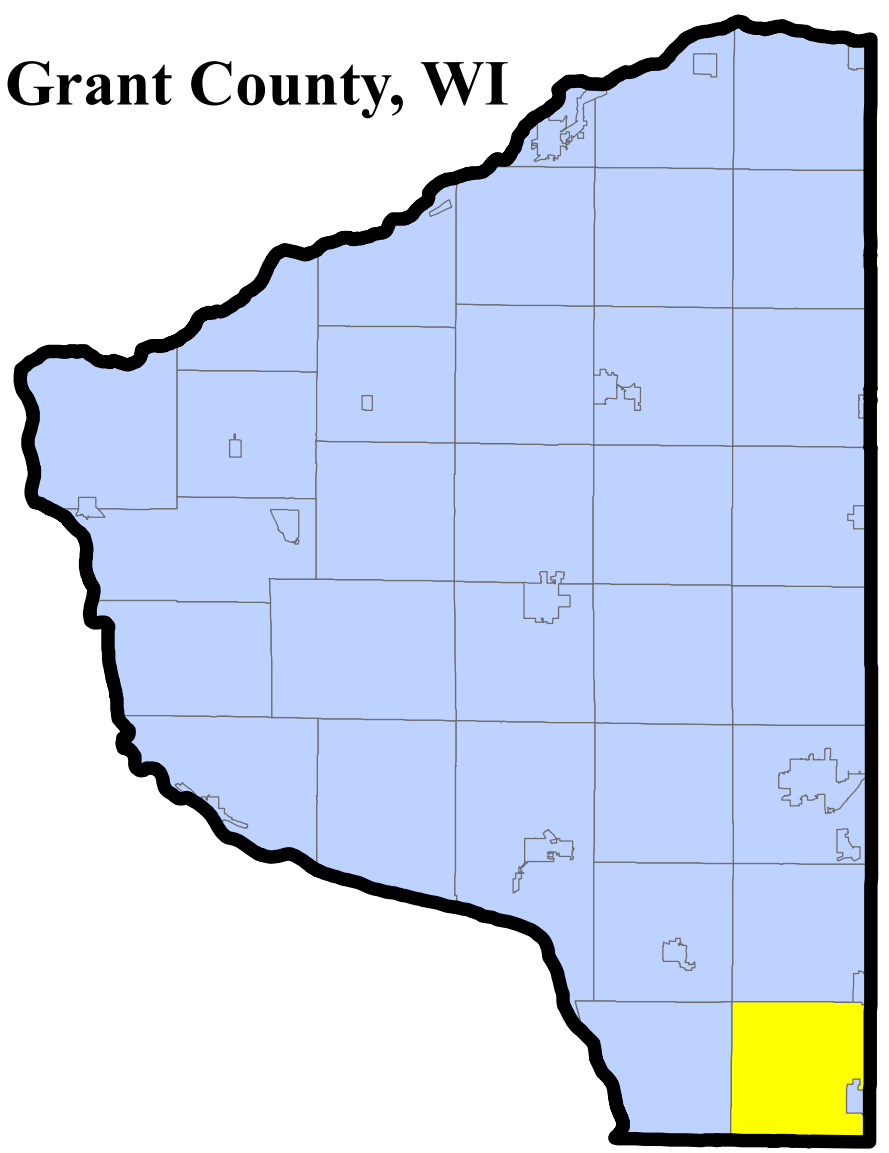
1 inch = 2,000 feet

Map Created: 10/18/2023  
Map Producer: SWWRPC





# Map 19.12 Farmland Preservation Plan Map for Hazel Green Township, Grant County



- Legend**
- Grant County Boundary
  - City and Villages
  - Townships
  - Parcel Boundaries
  - Section Lines
  - US Highways
  - State Roads
  - County Roads
  - Streams and Rivers
  - Lakes and Open Water
  - Farmland Preservation Areas
  - Non-Farmland Preservation Areas

N

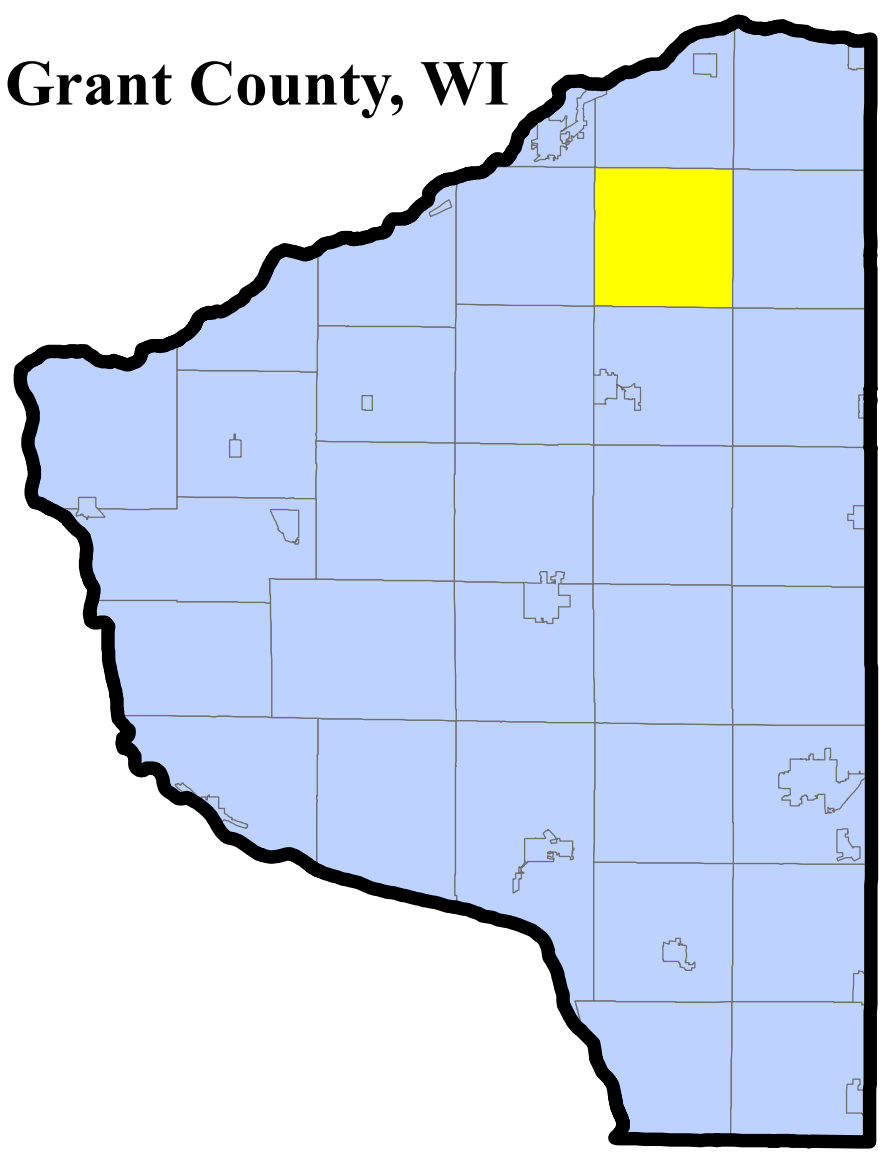
Sources: US Census (2021), Grant County GIS (2022), SWWRPC (2022), and WI DNR (2022).

1 inch = 2,000 feet

Map Created: 10/18/2023  
Map Producer: SWWRPC



# Map 19.13 Farmland Preservation Plan Map for Hickory Grove Township, Grant County

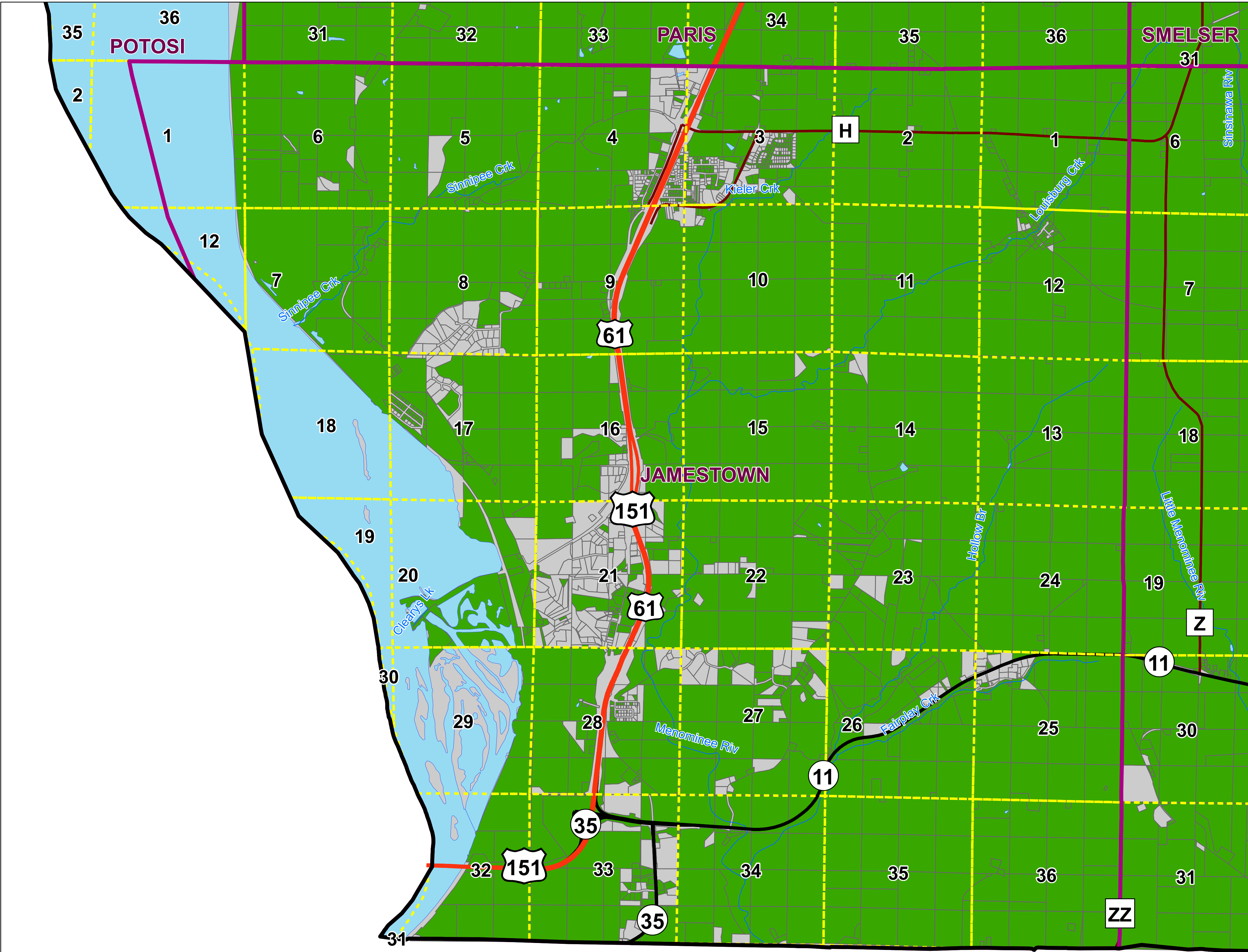
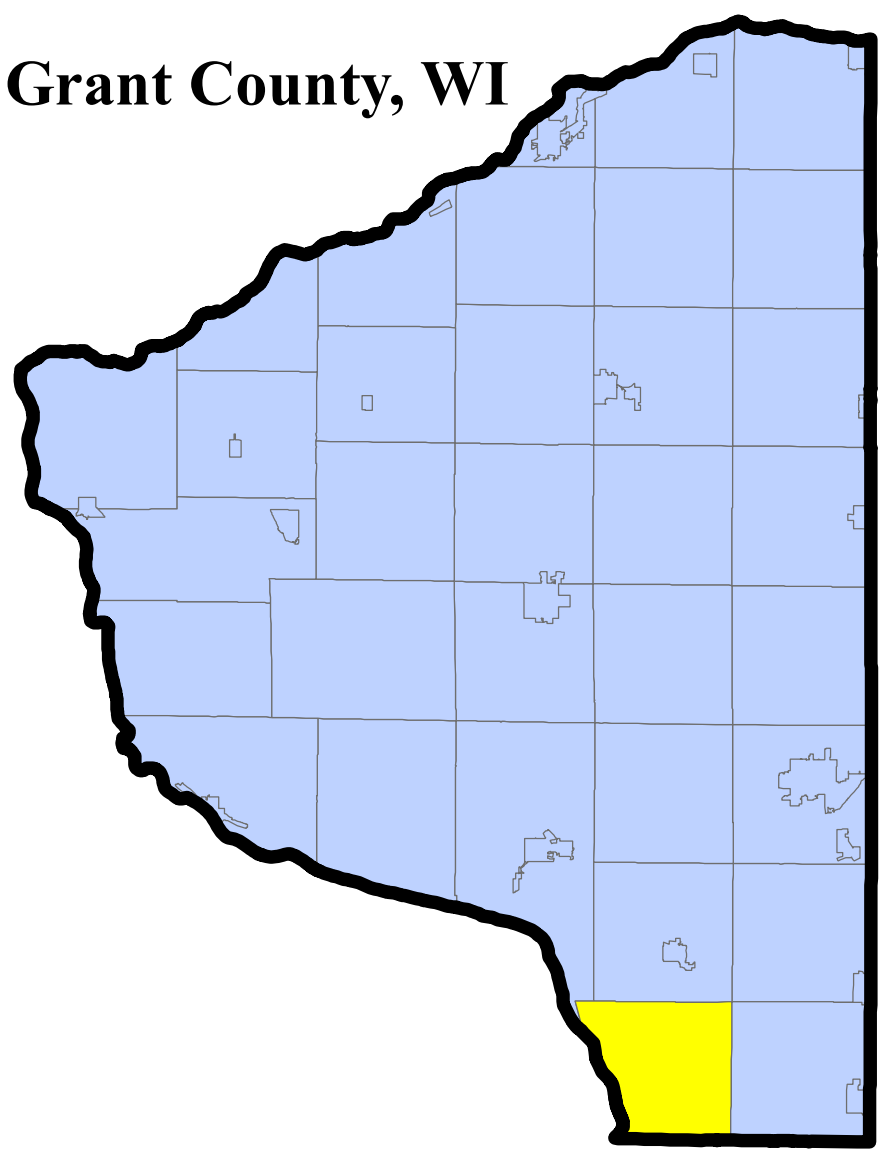


- Legend**
- Grant County Boundary
  - City and Villages
  - Townships
  - Parcel Boundaries
  - Section Lines
  - US Highways
  - State Roads
  - County Roads
  - Streams and Rivers
  - Lakes and Open Water
  - Farmland Preservation Areas
  - Non-Farmland Preservation Areas

Sources: US Census (2021), Grant County GIS (2022), SWWRPC (2022), and WI DNR (2022).  
 1 inch = 2,000 feet  
 Map Created: 10/18/2023  
 Map Producer: SWWRPC



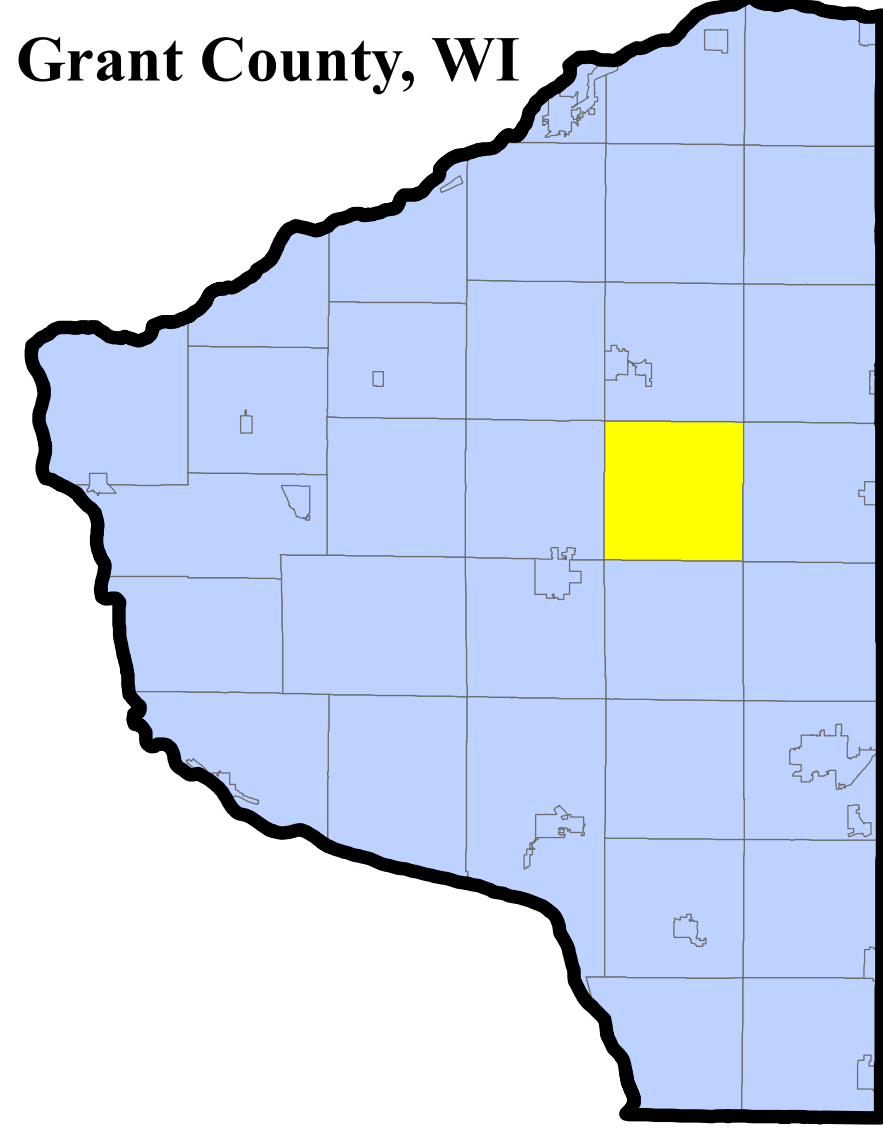
# Map 19.14 Farmland Preservation Plan Map for Jamestown Township, Grant County



- Legend**
- Grant County Boundary
  - City and Villages
  - Townships
  - Parcel Boundaries
  - Section Lines
  - US Highways
  - State Roads
  - County Roads
  - Streams and Rivers
  - Lakes and Open Water
  - Farmland Preservation Areas
  - Non-Farmland Preservation Areas

Sources: US Census (2021), Grant County GIS (2022), SWWRPC (2022), and WI DNR (2022).  
 1 inch = 2,000 feet  
 Map Created: 10/18/2023  
 Map Producer: SWWRPC

# Map 19.15 Farmland Preservation Plan Map for Liberty Township, Grant County

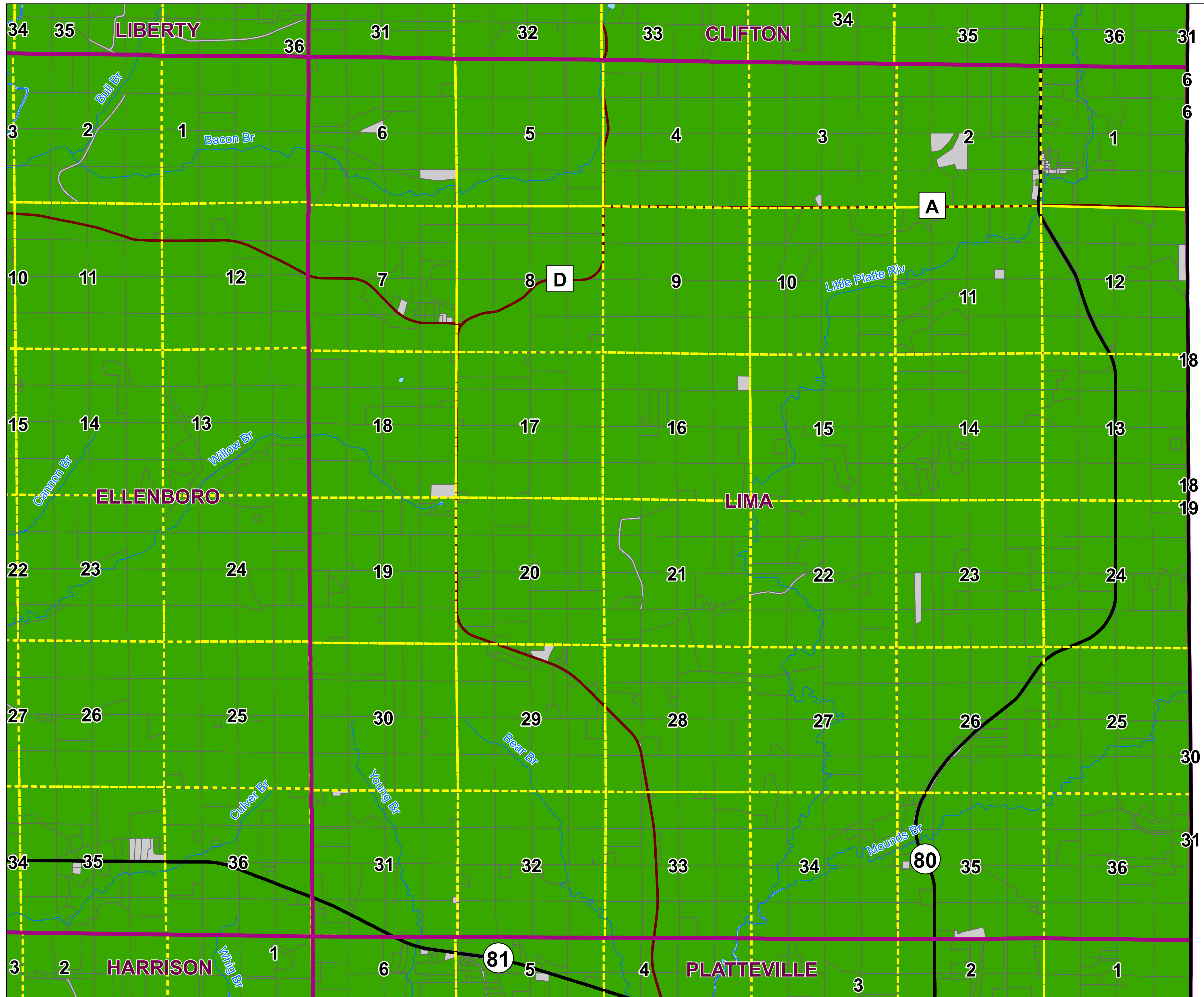
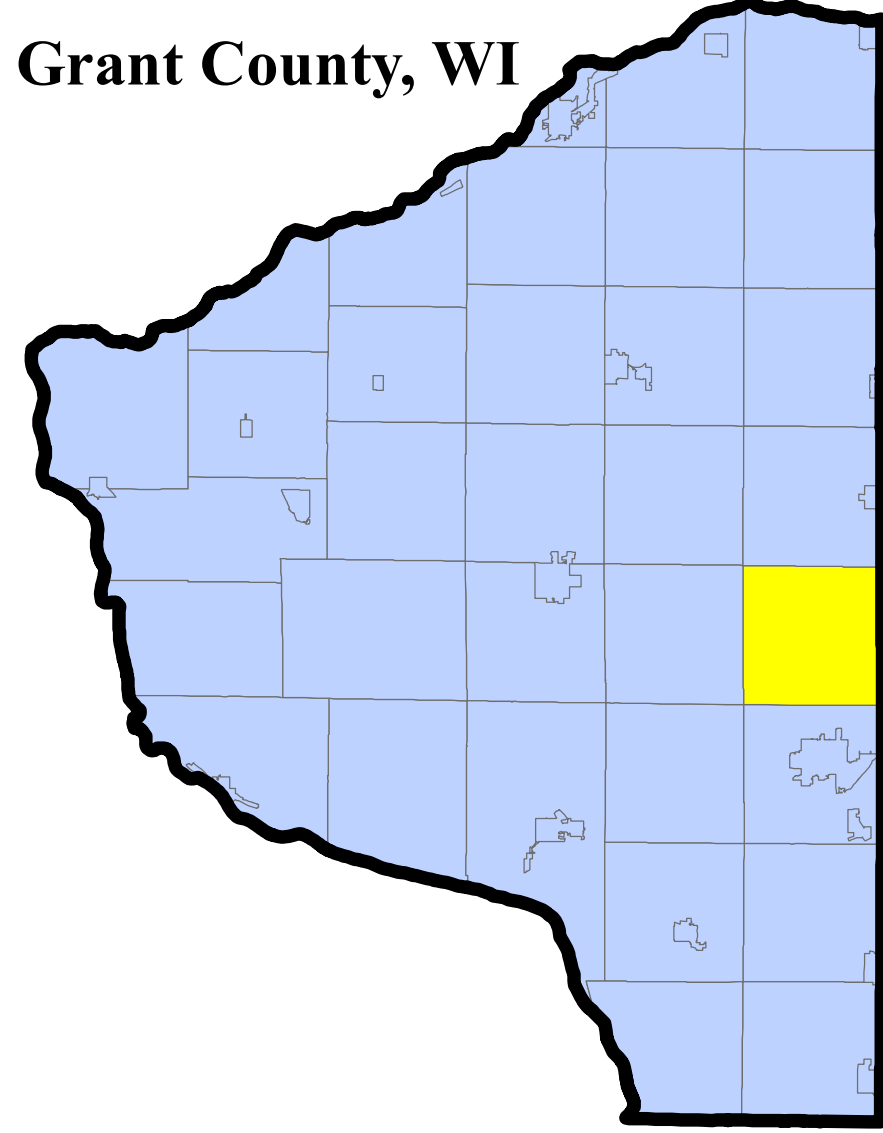


- Legend**
- Grant County Boundary
  - City and Villages
  - Townships
  - Parcel Boundaries
  - Section Lines
  - US Highways
  - State Roads
  - County Roads
  - Streams and Rivers
  - Lakes and Open Water
  - Farmland Preservation Areas
  - Non-Farmland Preservation Areas

Sources: US Census (2021), Grant County GIS (2022), SWWRPC (2022), and WI DNR (2022).  
 1 inch = 2,000 feet  
 Map Created: 10/18/2023  
 Map Producer: SWWRPC



# Map 19.16 Farmland Preservation Plan Map for Lima Township, Grant County



- Legend**
- Grant County Boundary
  - City and Villages
  - Townships
  - Parcel Boundaries
  - Section Lines
  - US Highways
  - State Roads
  - County Roads
  - Streams and Rivers
  - Lakes and Open Water
  - Farmland Preservation Areas
  - Non-Farmland Preservation Areas

N

1 inch = 2,000 feet

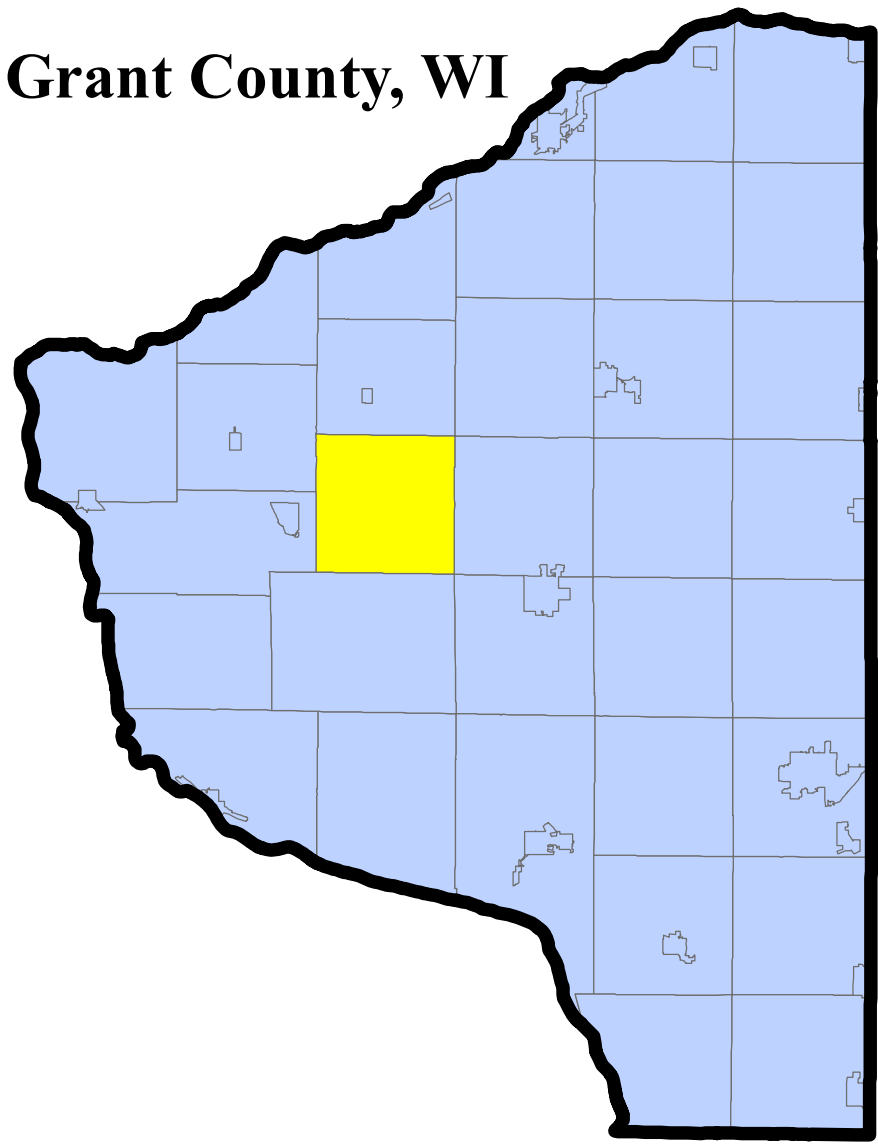
Sources: US Census (2021), Grant County GIS (2022), SWWRPC (2022), and WI DNR (2022).

Map Created: 10/18/2023  
Map Producer: SWWRPC











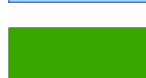



# Map 19.17 Farmland Preservation Plan Map for Little Grant Township, Grant County

Grant County, WI



## Legend

-  Grant County Boundary
-  City and Villages
-  Townships
-  Parcel Boundaries
-  Section Lines
-  US Highways
-  State Roads
-  County Roads
-  Streams and Rivers
-  Lakes and Open Water
-  Farmland Preservation Areas
-  Non-Farmland Preservation Areas

N



Sources: US Census (2021),  
Grant County GIS (2022),  
SWWRPC (2022), and WI  
DNR (2022).

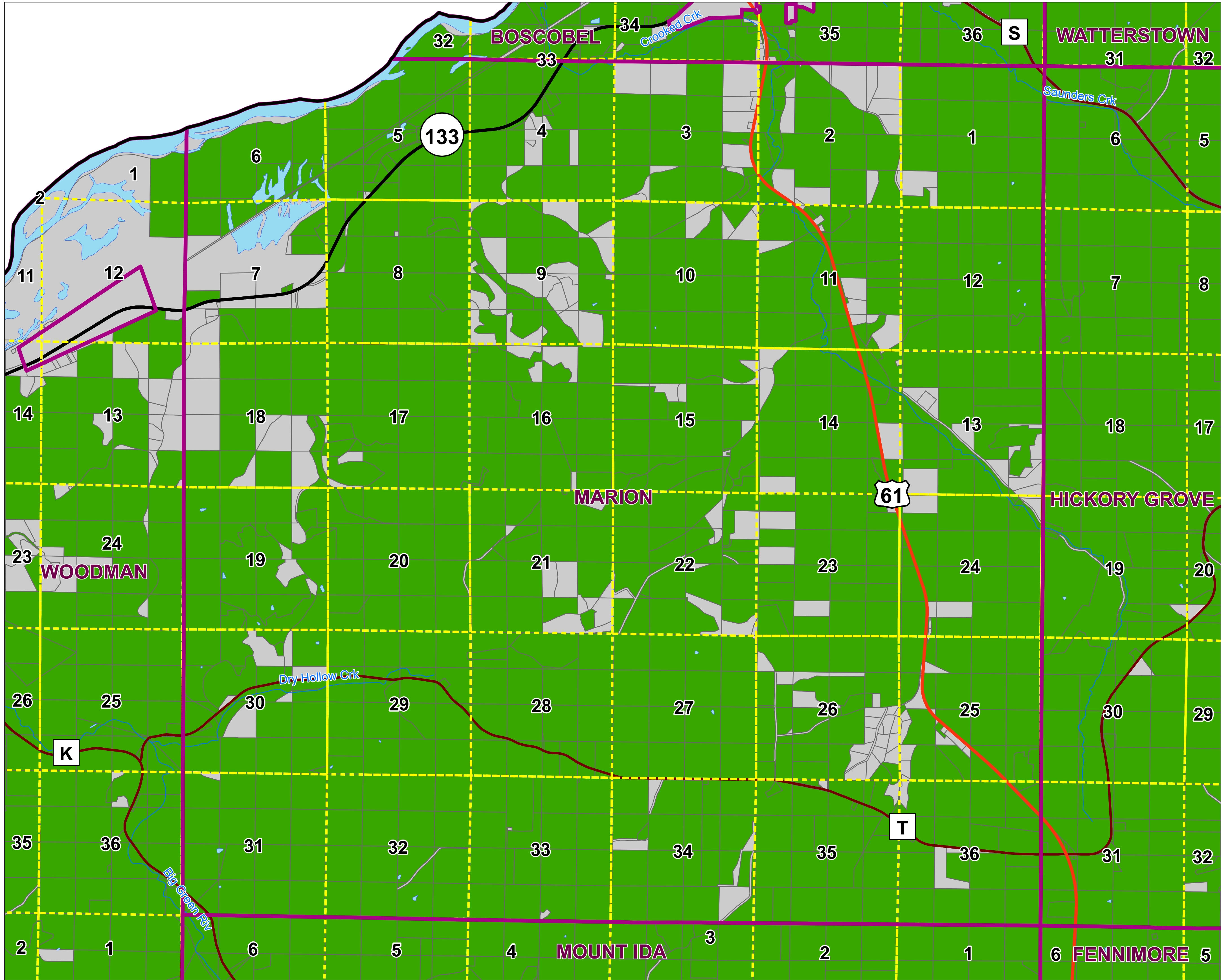
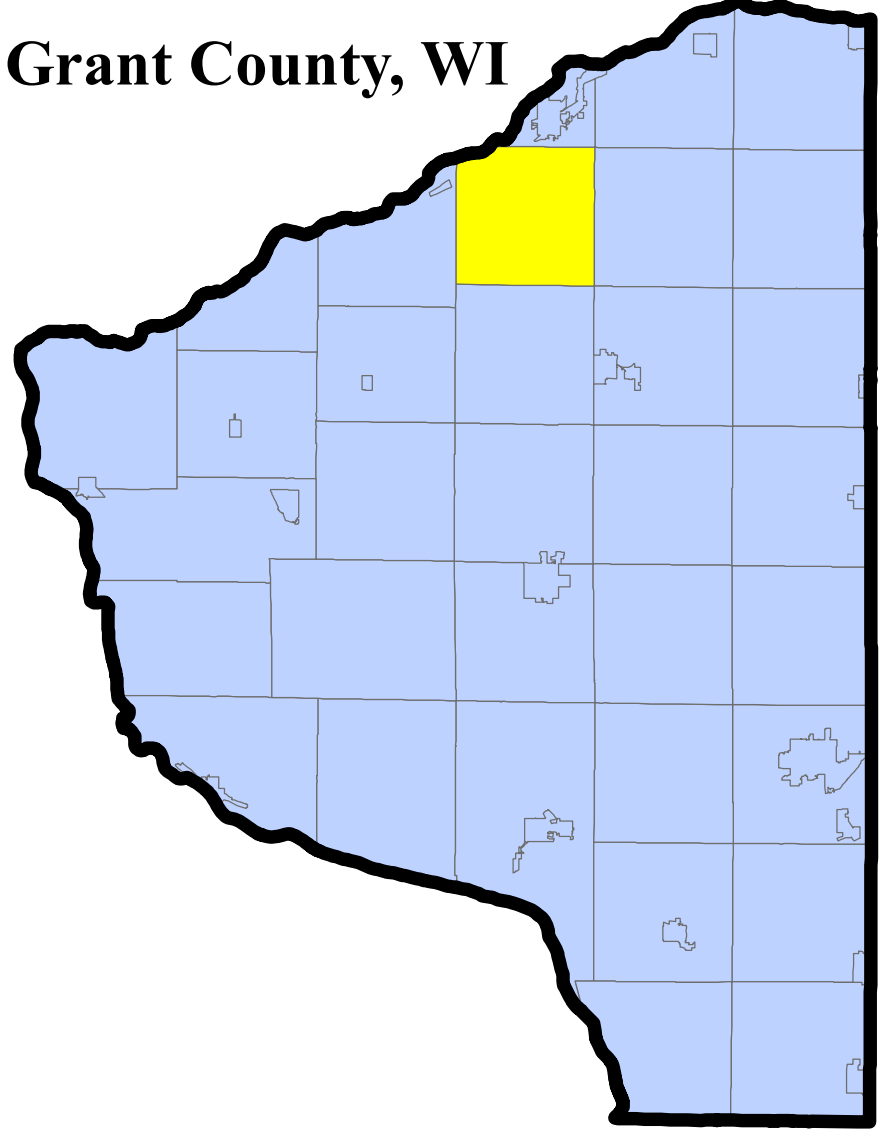
1 inch = 2,000 feet

Map Created: 10/18/2023  
Map Producer: SWWRPC



SOUTHWESTERN WISCONSIN  
**REGIONAL PLANNING**  
COMMISSION

# Map 19.18 Farmland Preservation Plan Map for Marion Township, Grant County



- Legend**
- Grant County Boundary
  - City and Villages
  - Townships
  - Parcel Boundaries
  - Section Lines
  - US Highways
  - State Roads
  - County Roads
  - Streams and Rivers
  - Lakes and Open Water
  - Farmland Preservation Areas
  - Non-Farmland Preservation Areas

Sources: US Census (2021), Grant County GIS (2022), SWWRPC (2022), and WI DNR (2022).

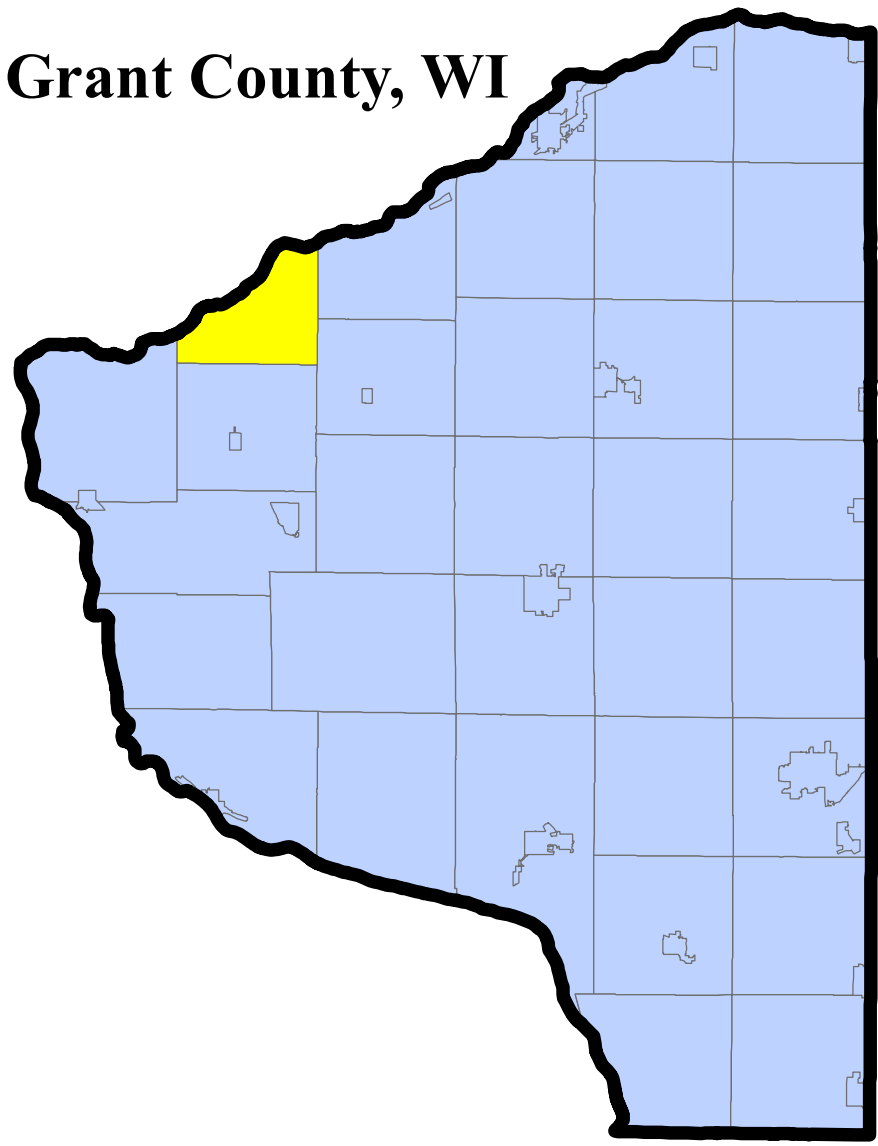
1 inch = 2,000 feet

Map Created: 10/18/2023  
Map Producer: SWWRPC





# Map 19.19 Farmland Preservation Plan Map for Millville Township, Grant County

Grant County, WI



## Legend

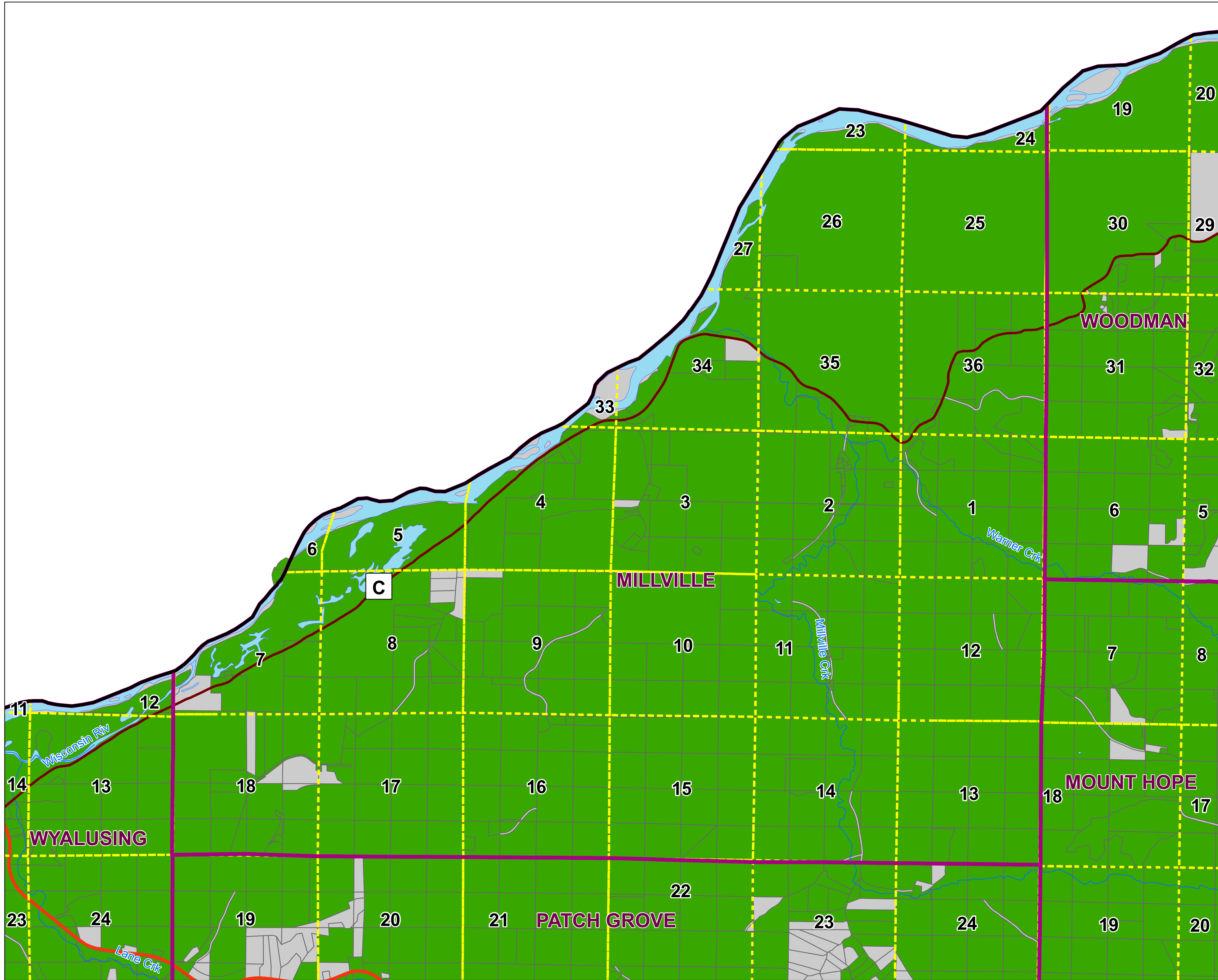
-  Grant County Boundary
-  City and Villages
-  Townships
-  Parcel Boundaries
-  Section Lines
-  US Highways
-  State Roads
-  County Roads
-  Streams and Rivers
-  Lakes and Open Water
-  Farmland Preservation Areas
-  Non-Farmland Preservation Areas



Sources: US Census (2021),  
Grant County GIS (2022),  
SWWRPC (2022), and WI  
DNR (2022).

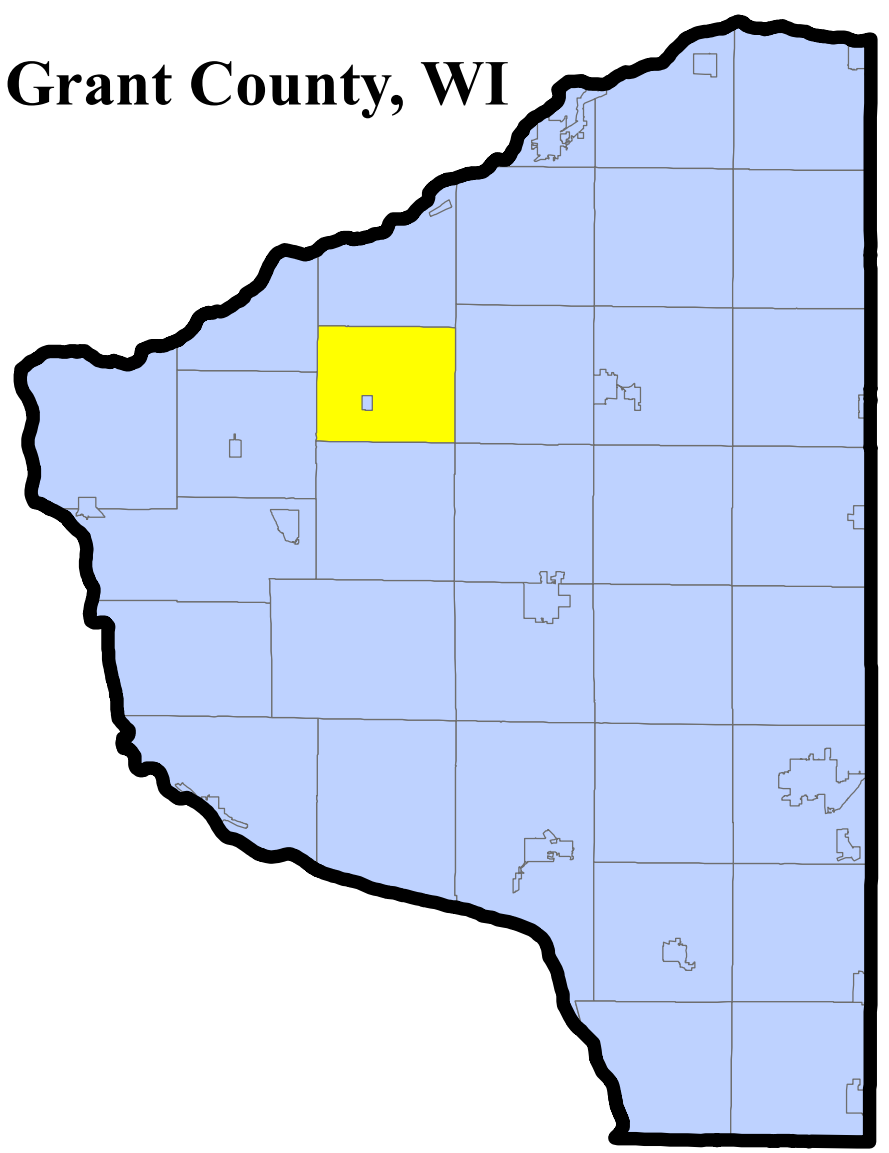
1 inch = 2,000 feet

Map Created: 10/18/2023  
Map Producer: SWWRPC





# Map 19.20 Farmland Preservation Plan Map for Mount Hope Township, Grant County



- Legend**
- Grant County Boundary
  - City and Villages
  - Townships
  - Parcel Boundaries
  - Section Lines
  - US Highways
  - State Roads
  - County Roads
  - Streams and Rivers
  - Lakes and Open Water
  - Farmland Preservation Areas
  - Non-Farmland Preservation Areas

Sources: US Census (2021), Grant County GIS (2022), SWWRPC (2022), and WI DNR (2022).

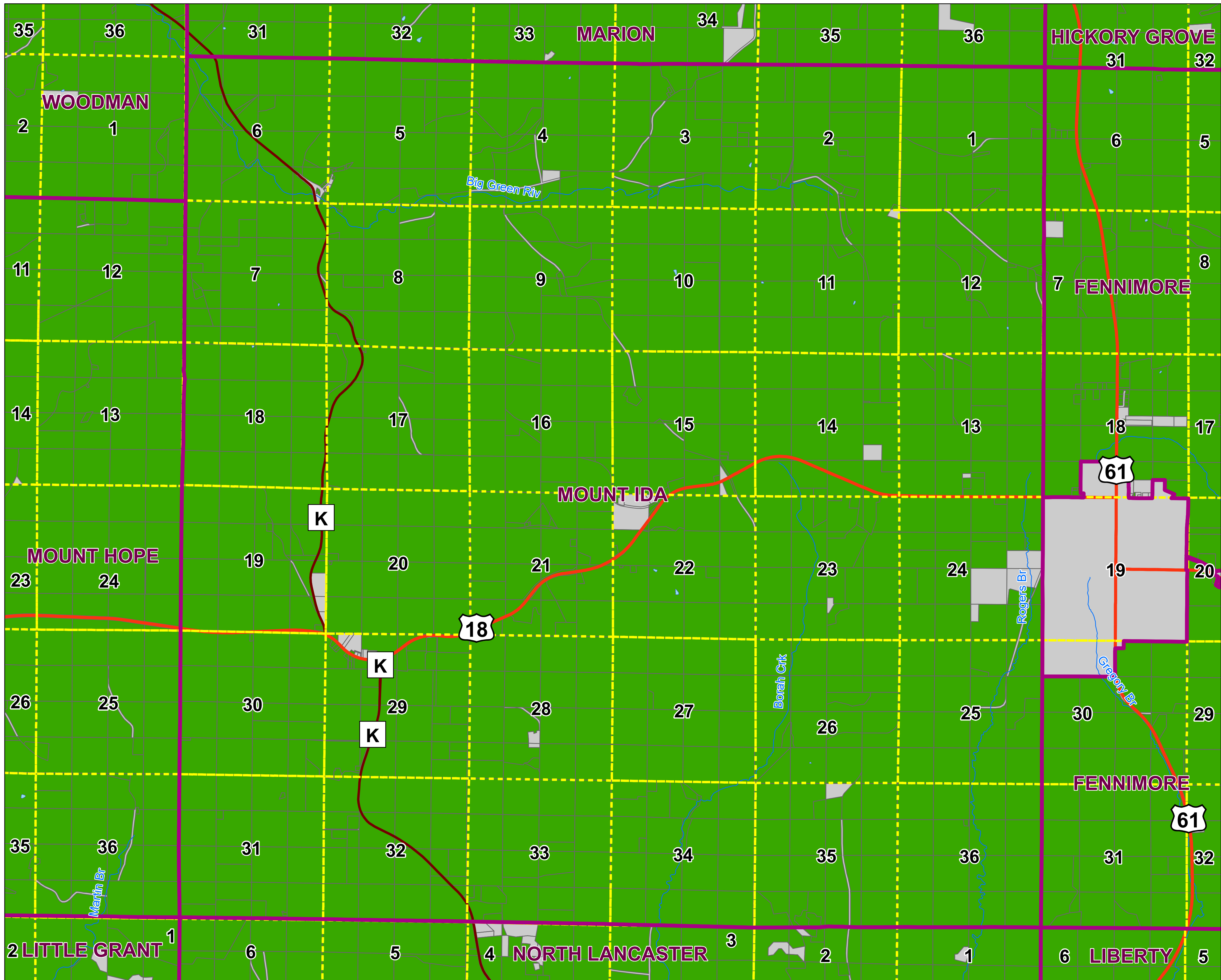
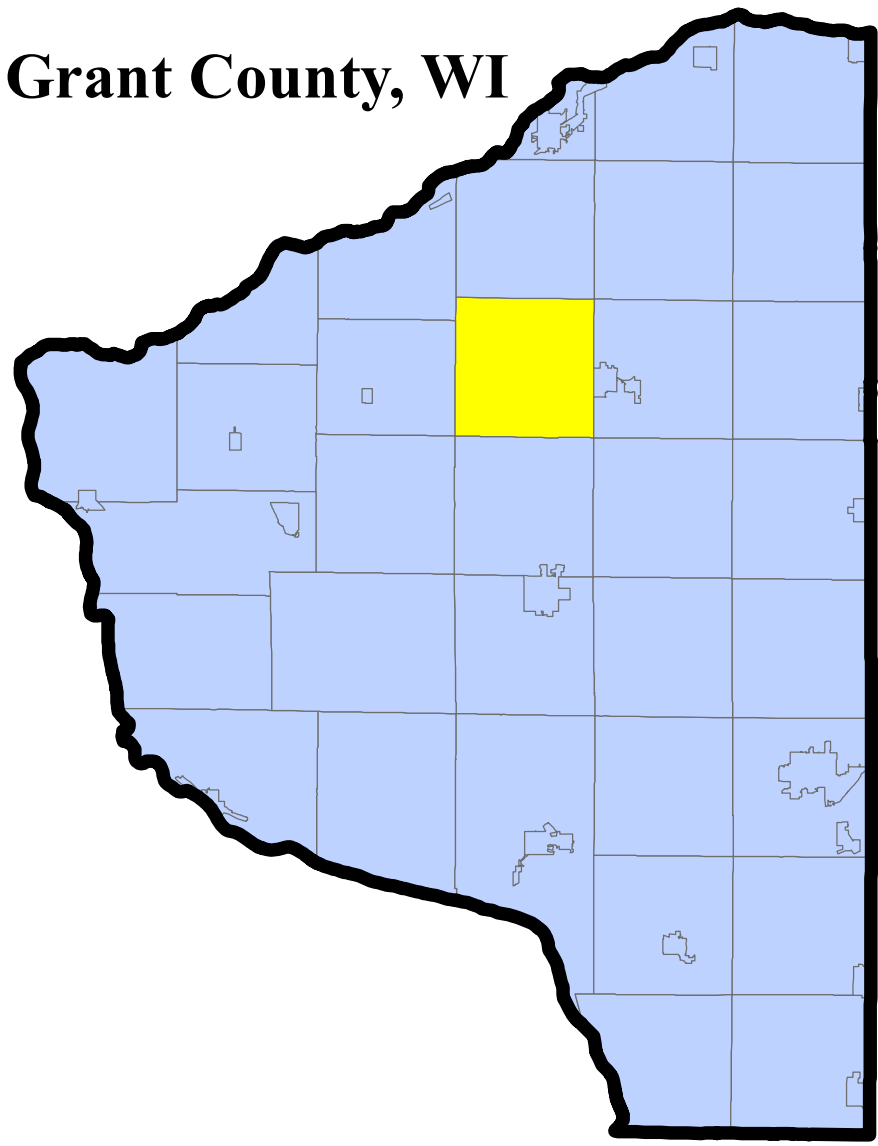
1 inch = 1,580 feet

Map Created: 10/18/2023  
Map Producer: SWWRPC


**SOUTHWESTERN WISCONSIN REGIONAL PLANNING COMMISSION**

# Map 19.21 Farmland Preservation Plan Map for Mount Ida Township, Grant County

Grant County, WI



## Legend

-  Grant County Boundary
-  City and Villages
-  Townships
-  Parcel Boundaries
-  Section Lines
-  US Highways
-  State Roads
-  County Roads
-  Streams and Rivers
-  Lakes and Open Water
-  Farmland Preservation Areas
-  Non-Farmland Preservation Areas



Sources: US Census (2021),  
Grant County GIS (2022),  
SWWRPC (2022), and WI  
DNR (2022).

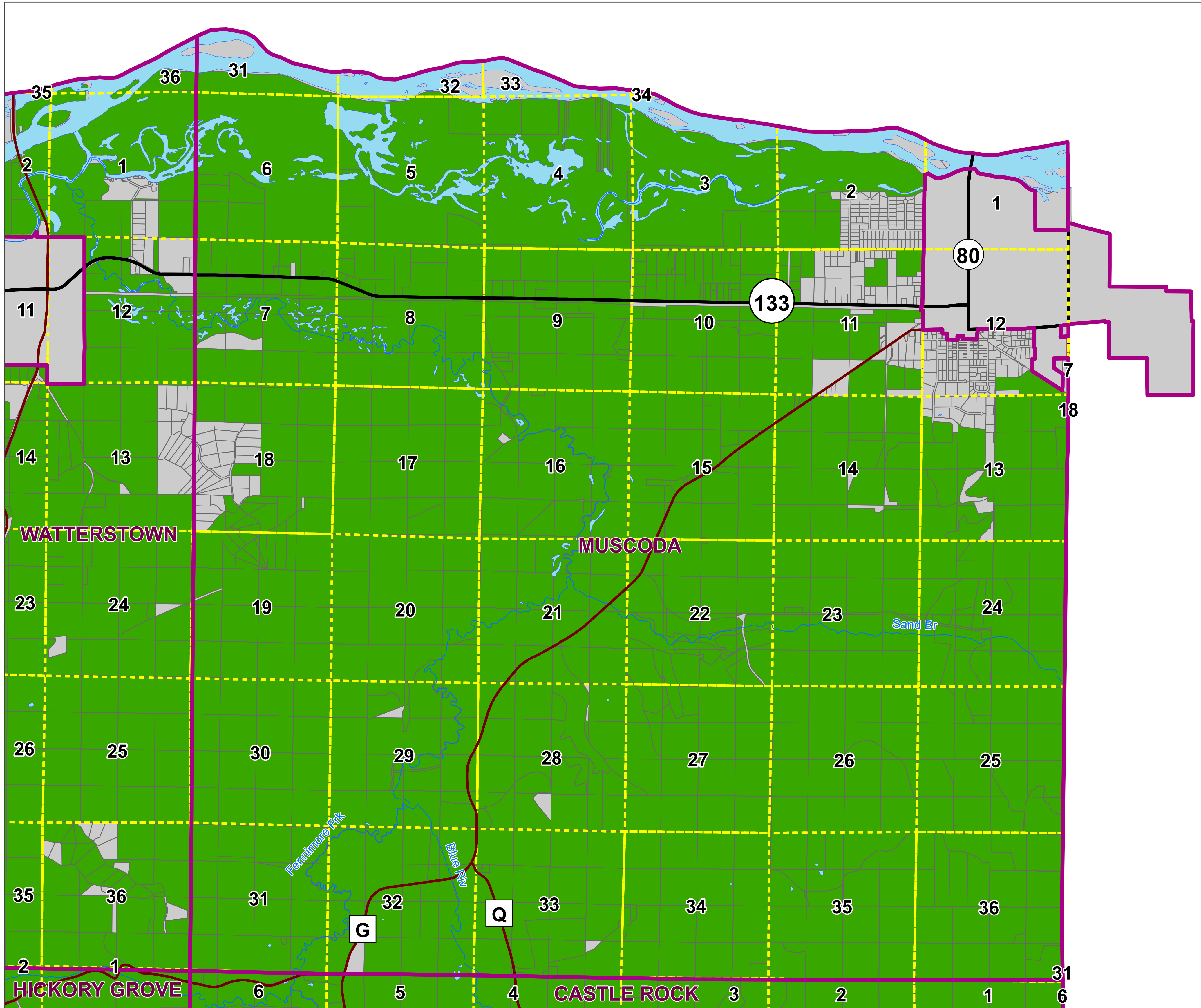
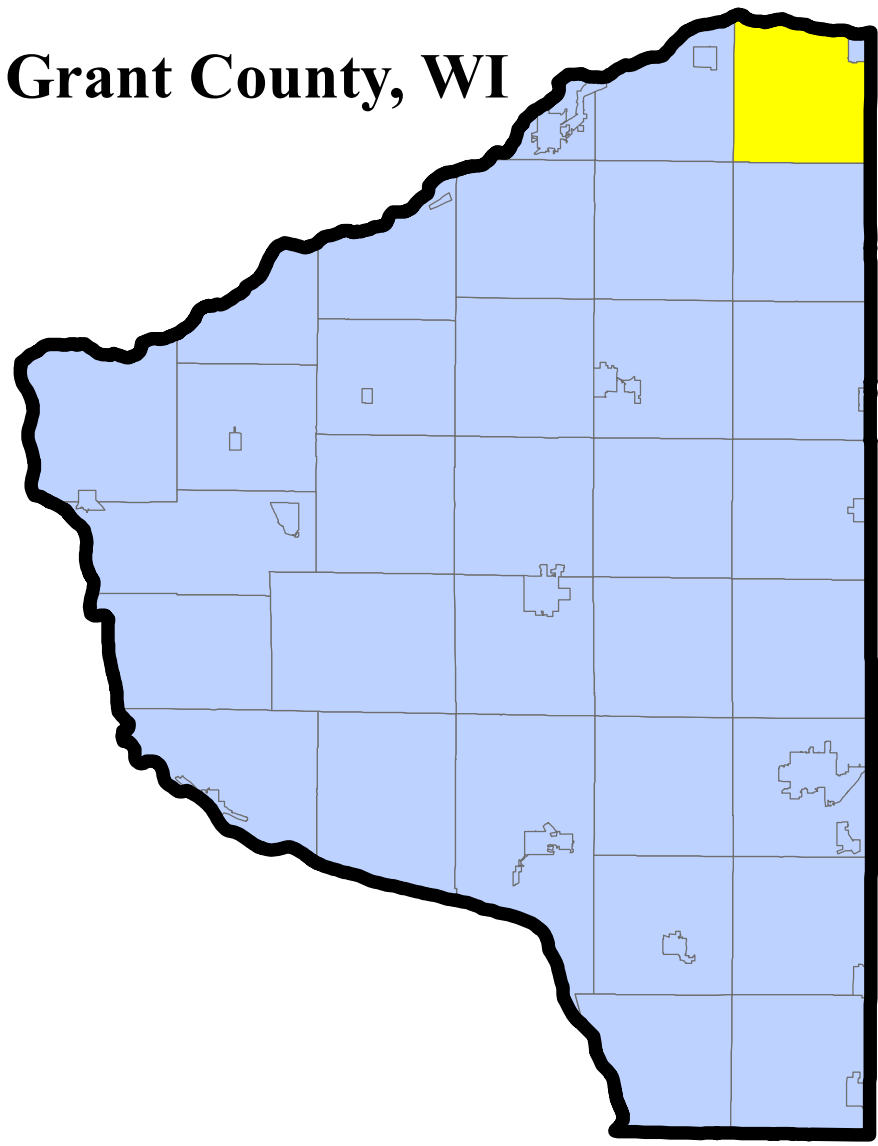
1 inch = 2,000 feet

Map Created: 10/18/2023  
Map Producer: SWWRPC




# Map 19.22 Farmland Preservation Plan Map for Muscoda Township, Grant County

Grant County, WI

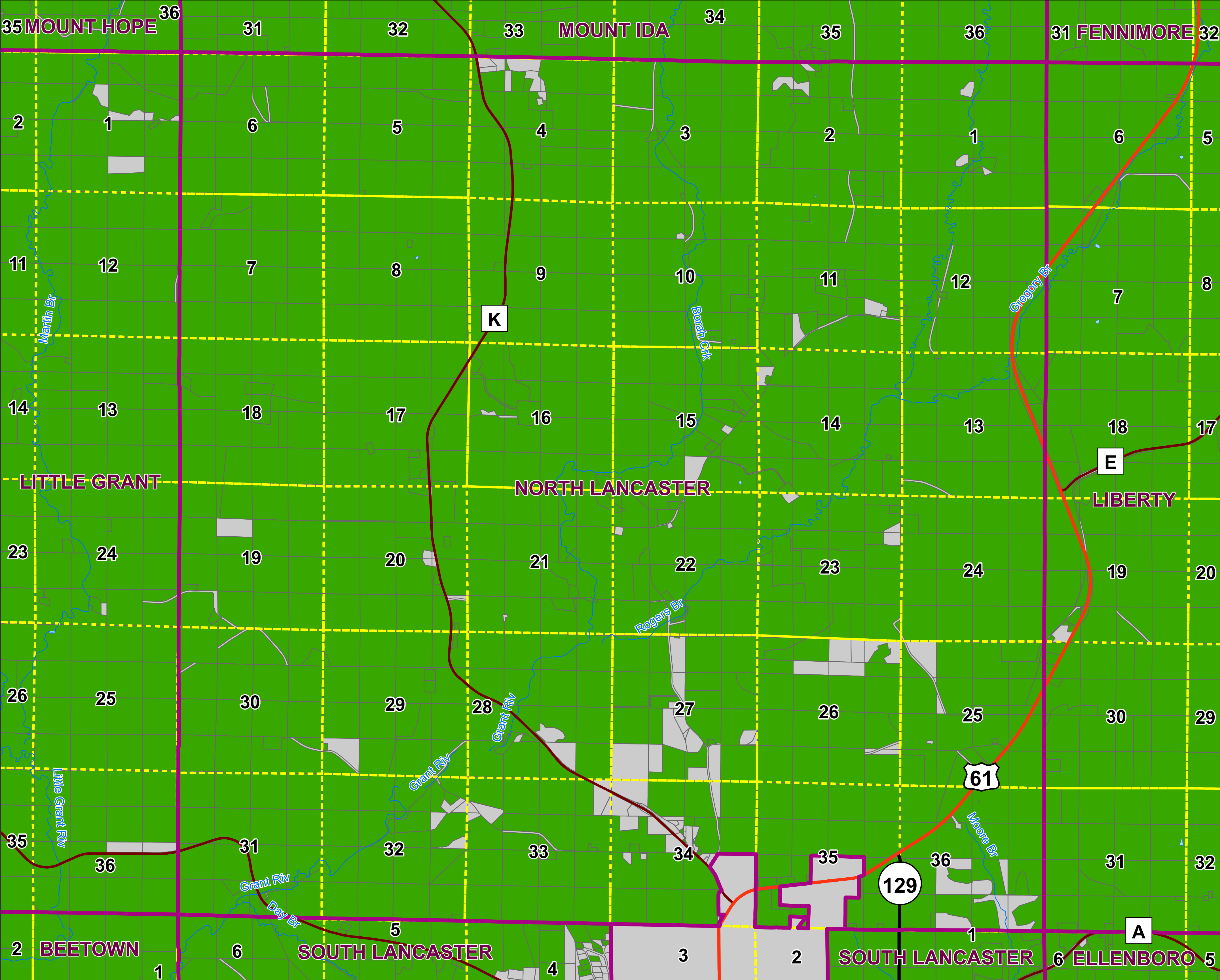
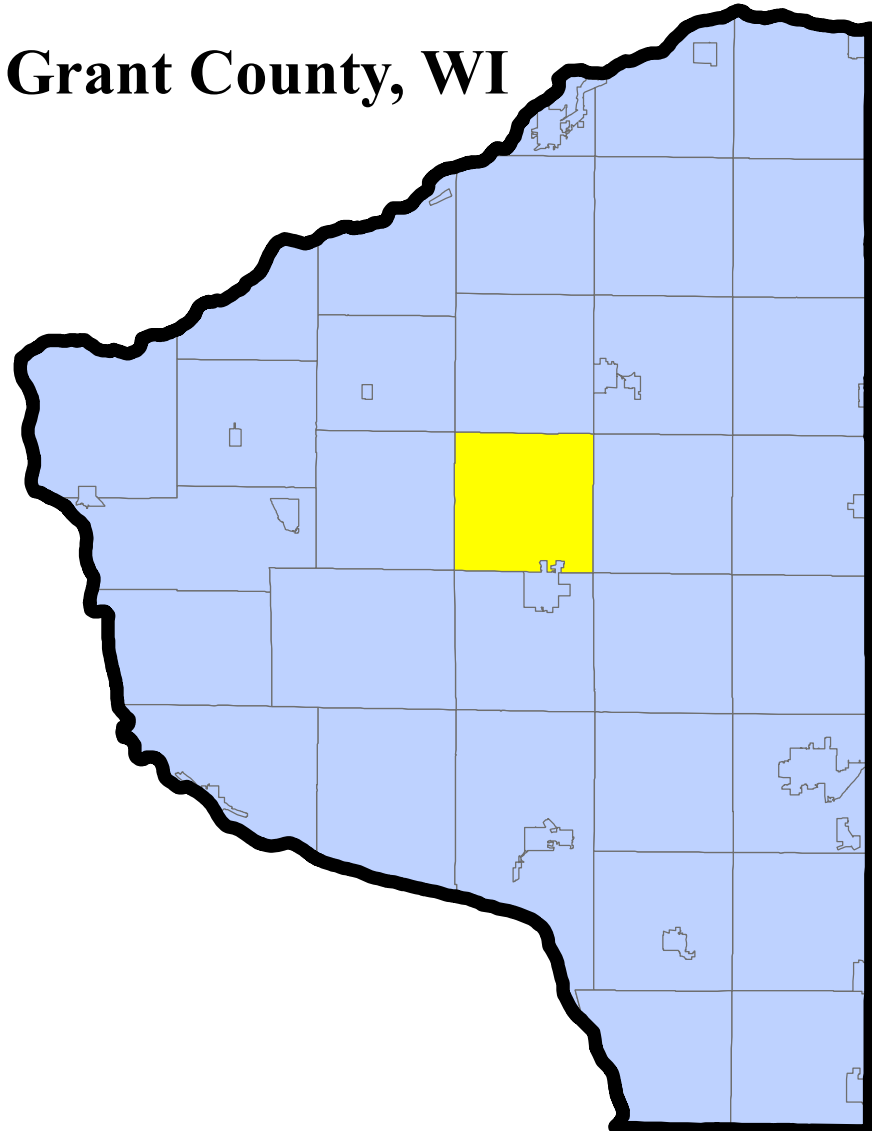


## Legend

-  Grant County Boundary
-  City and Villages
-  Townships
-  Parcel Boundaries
-  Section Lines
-  US Highways
-  State Roads
-  County Roads
-  Streams and Rivers
-  Lakes and Open Water
-  Farmland Preservation Areas
-  Non-Farmland Preservation Areas

 Sources: US Census (2021), Grant County GIS (2022), SWWRPC (2022), and WI DNR (2022).  
**1 inch = 2,000 feet**  
 Map Created: 10/18/2023  
 Map Producer: SWWRPC

# Map 19.23 Farmland Preservation Plan Map for North Lancaster Township, Grant County



- Legend**
- Grant County Boundary
  - City and Villages
  - Townships
  - Parcel Boundaries
  - Section Lines
  - US Highways
  - State Roads
  - County Roads
  - Streams and Rivers
  - Lakes and Open Water
  - Farmland Preservation Areas
  - Non-Farmland Preservation Areas

N

1 inch = 2,000 feet

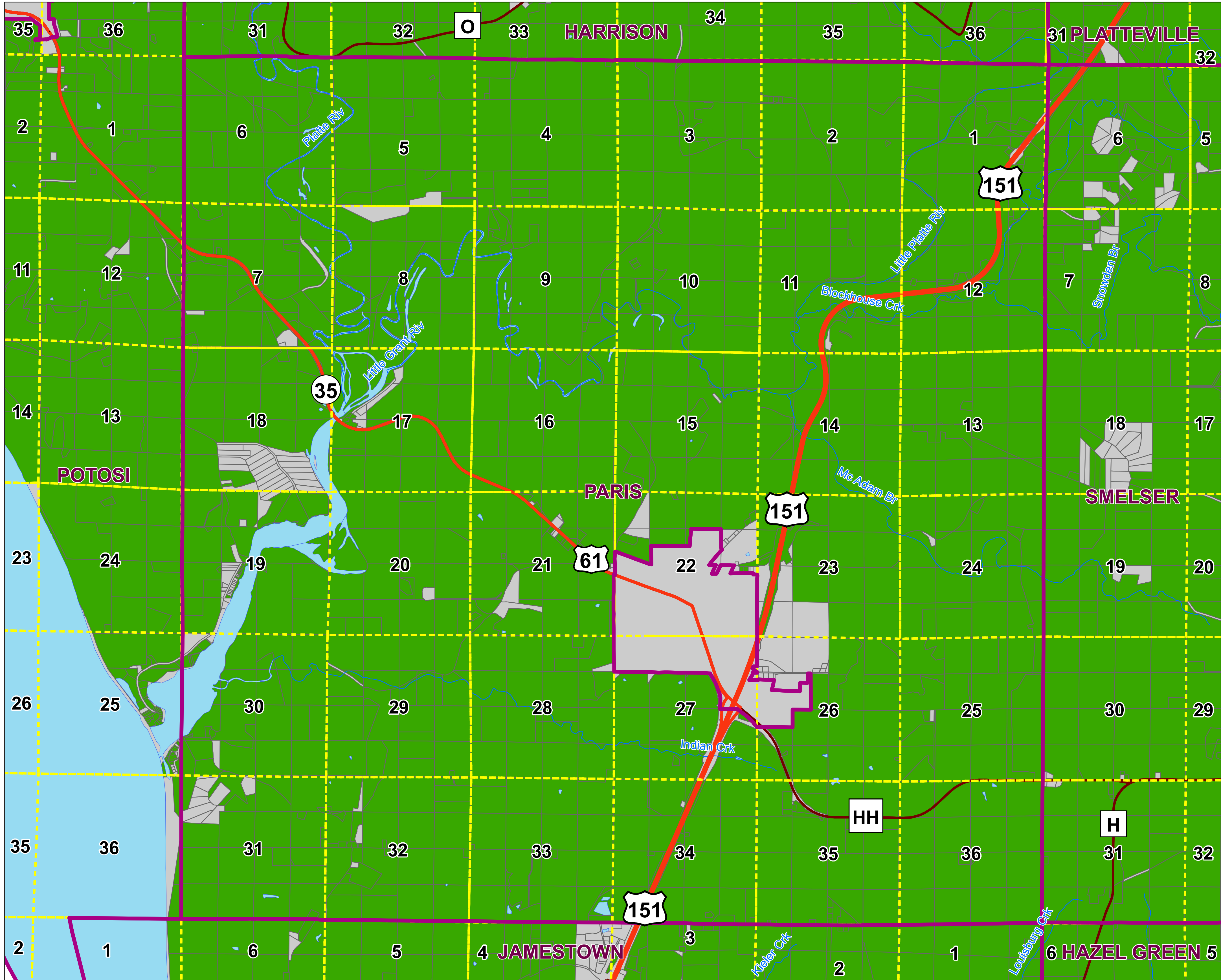
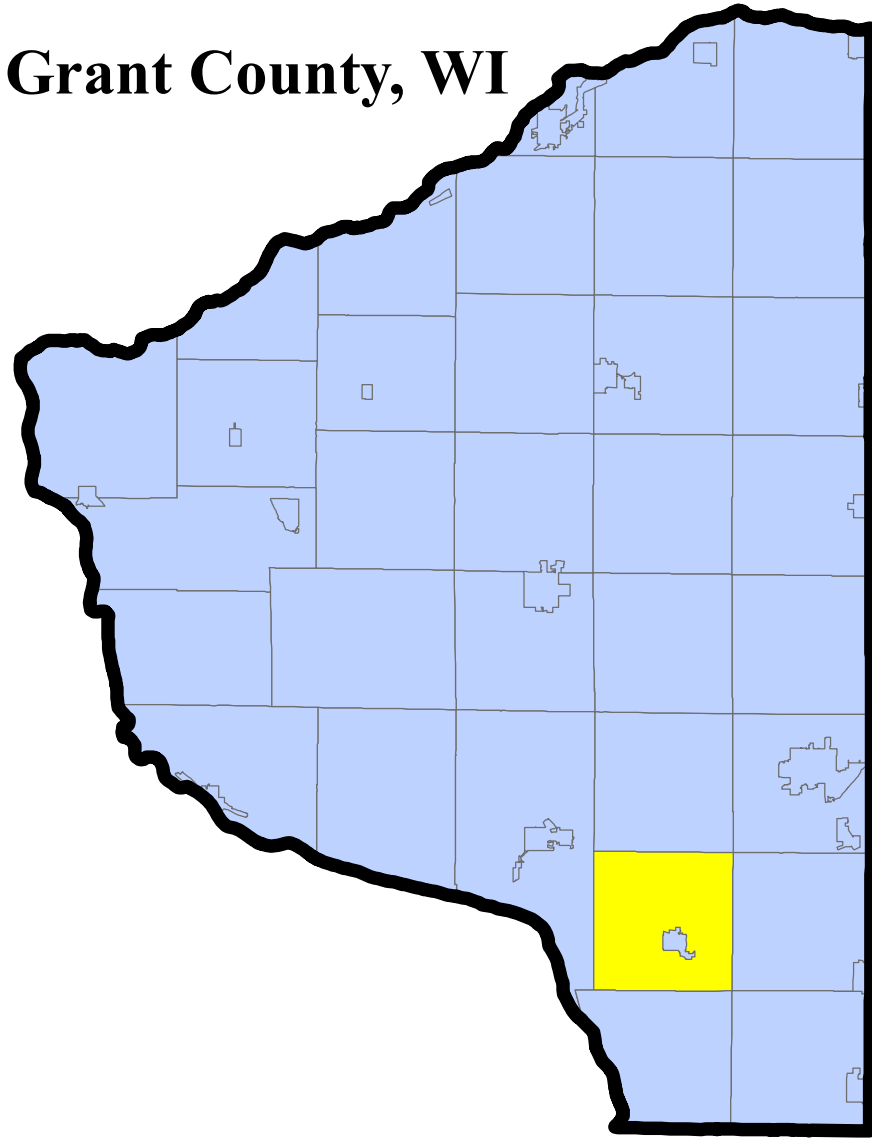
Sources: US Census (2021), Grant County GIS (2022), SWWRPC (2022), and WI DNR (2022).

Map Created: 10/18/2023  
Map Producer: SWWRPC











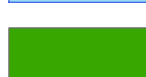



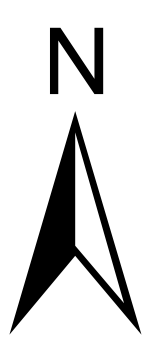
# Map 19.24 Farmland Preservation Plan Map for Paris Township, Grant County

Grant County, WI



## Legend

-  Grant County Boundary
-  City and Villages
-  Townships
-  Parcel Boundaries
-  Section Lines
-  US Highways
-  State Roads
-  County Roads
-  Streams and Rivers
-  Lakes and Open Water
-  Farmland Preservation Areas
-  Non-Farmland Preservation Areas



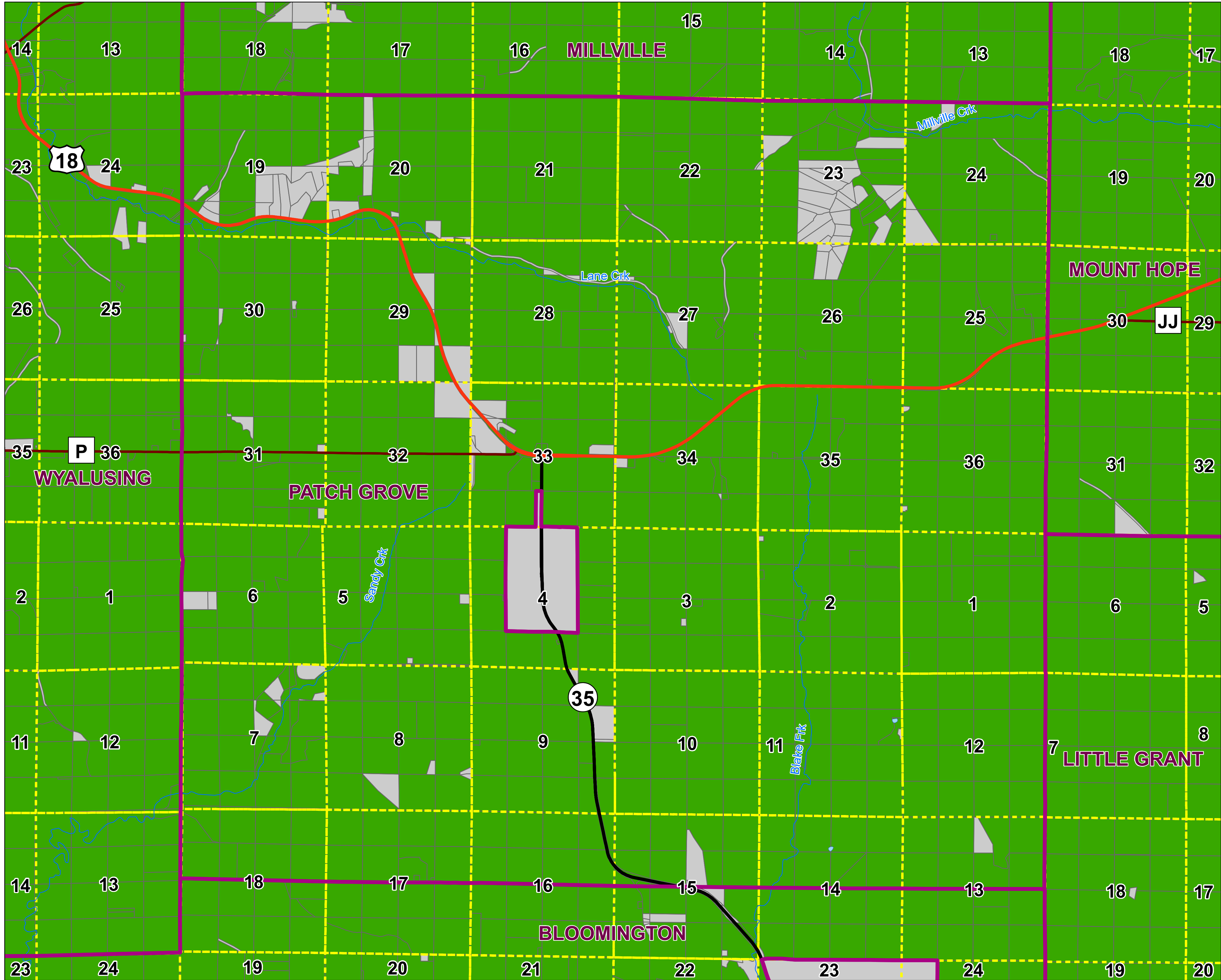
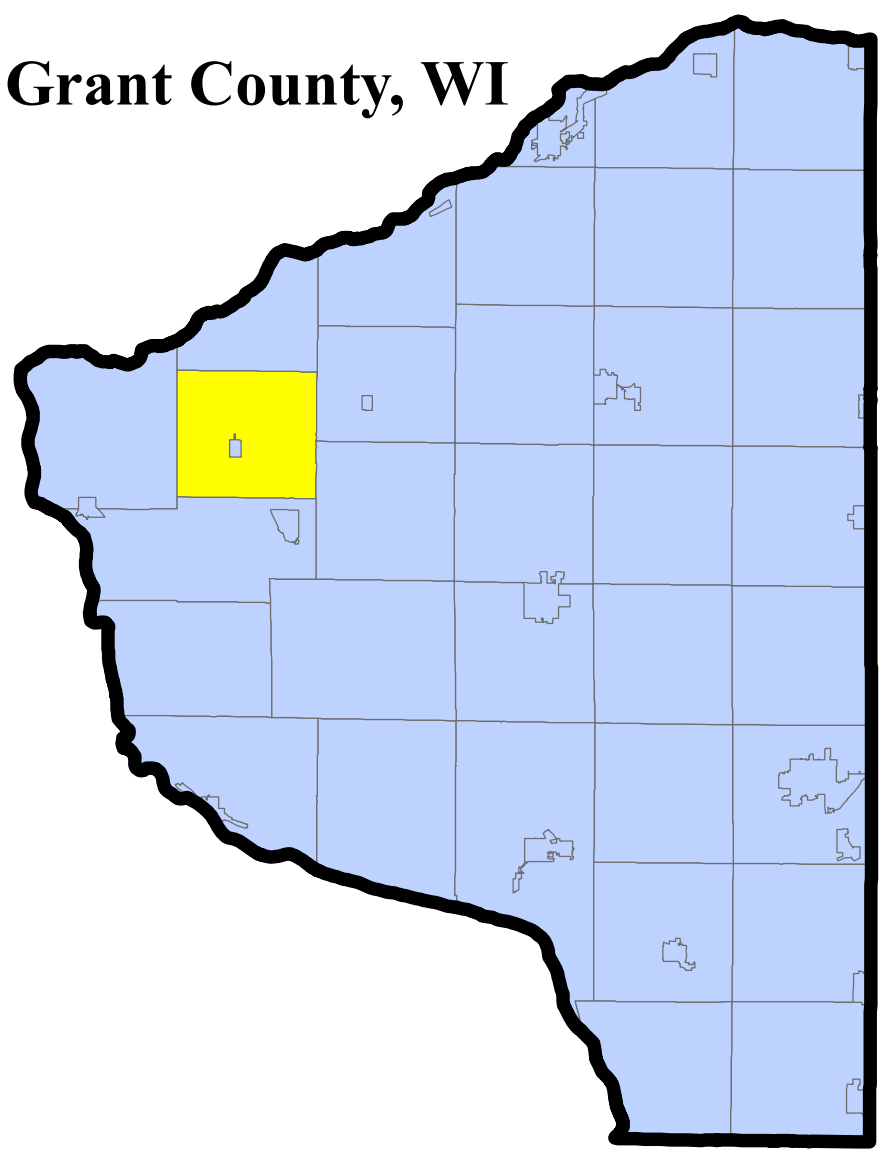
Sources: US Census (2021),  
Grant County GIS (2022),  
SWWRPC (2022), and WI  
DNR (2022).

1 inch = 2,000 feet

Map Created: 10/18/2023  
Map Producer: SWWRPC



# Map 19.25 Farmland Preservation Plan Map for Patch Grove Township, Grant County



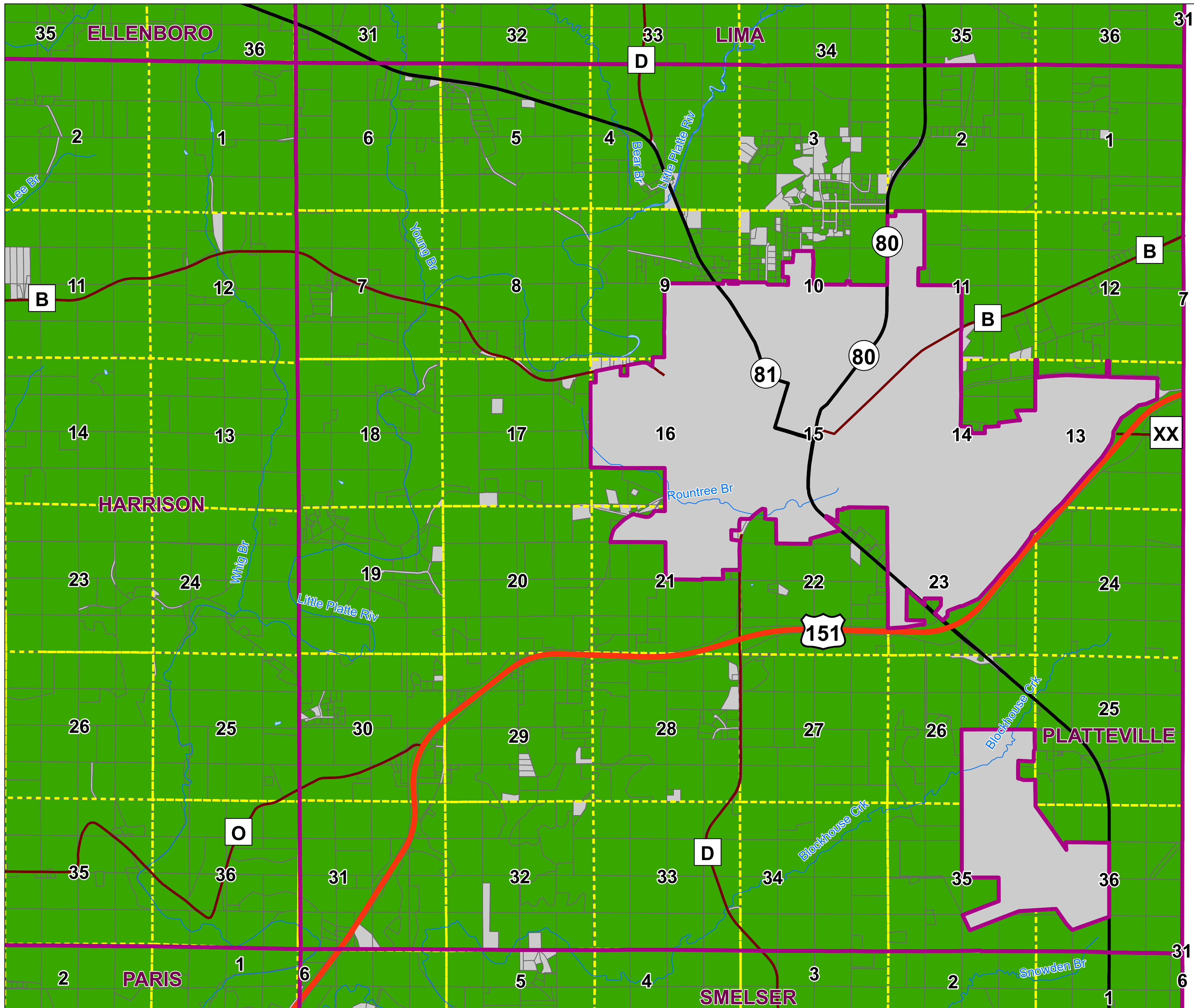
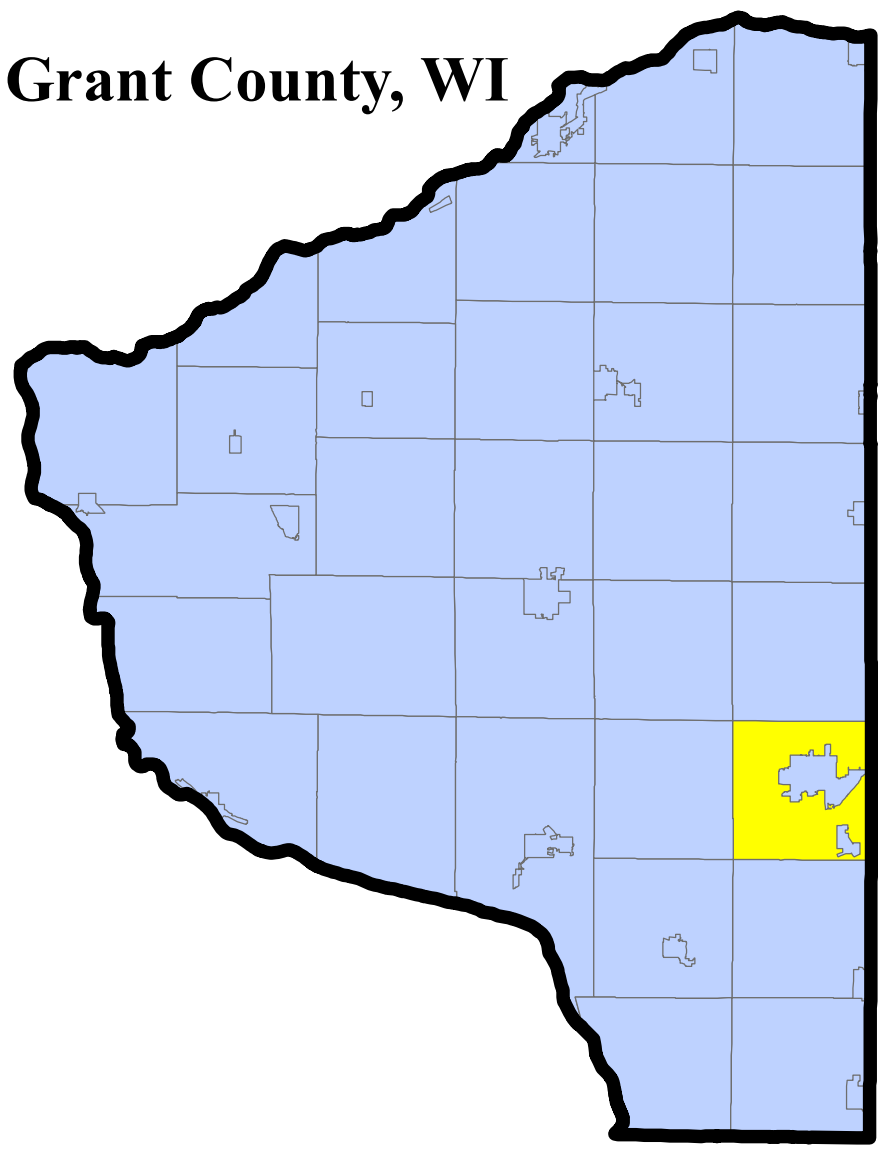
- Legend**
- Grant County Boundary
  - City and Villages
  - Townships
  - Parcel Boundaries
  - Section Lines
  - US Highways
  - State Roads
  - County Roads
  - Streams and Rivers
  - Lakes and Open Water
  - Farmland Preservation Areas
  - Non-Farmland Preservation Areas

Sources: US Census (2021), Grant County GIS (2022), SWWRPC (2022), and WI DNR (2022).  
 1 inch = 2,000 feet  
 Map Created: 10/18/2023  
 Map Producer: SWWRPC











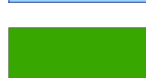



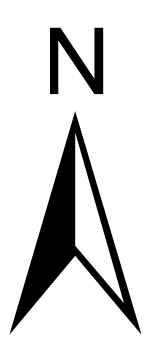
# Map 19.26 Farmland Preservation Plan Map for Platteville Township, Grant County

Grant County, WI



## Legend

-  Grant County Boundary
-  City and Villages
-  Townships
-  Parcel Boundaries
-  Section Lines
-  US Highways
-  State Roads
-  County Roads
-  Streams and Rivers
-  Lakes and Open Water
-  Farmland Preservation Areas
-  Non-Farmland Preservation Areas



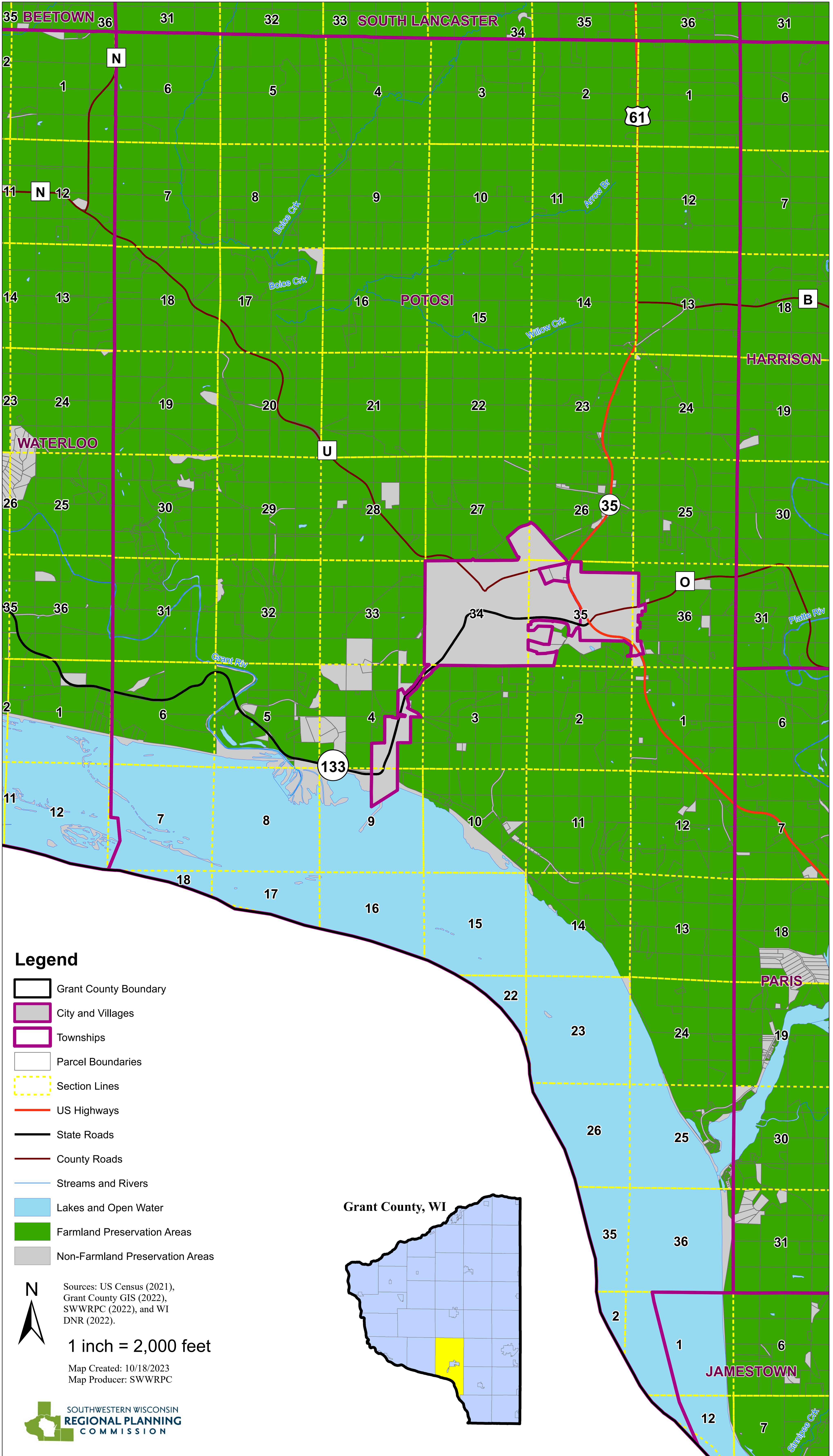
Sources: US Census (2021),  
Grant County GIS (2022),  
SWWRPC (2022), and WI  
DNR (2022).

1 inch = 2,000 feet

Map Created: 10/18/2023  
Map Producer: SWWRPC



# Map 19.27 Farmland Preservation Plan Map for Potosi Township, Grant County



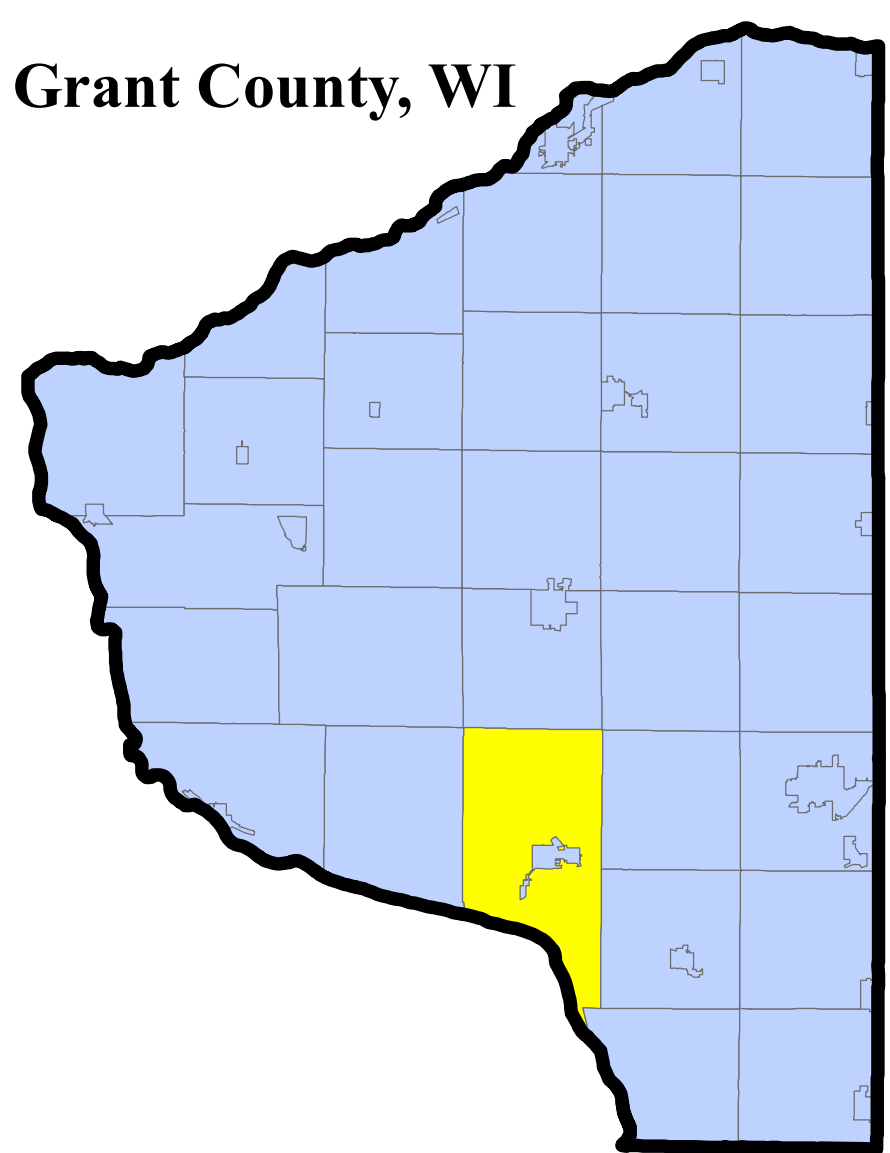
## Legend

- Grant County Boundary
- City and Villages
- Townships
- Parcel Boundaries
- Section Lines
- US Highways
- State Roads
- County Roads
- Streams and Rivers
- Lakes and Open Water
- Farmland Preservation Areas
- Non-Farmland Preservation Areas

Sources: US Census (2021), Grant County GIS (2022), SWWRPC (2022), and WI DNR (2022).

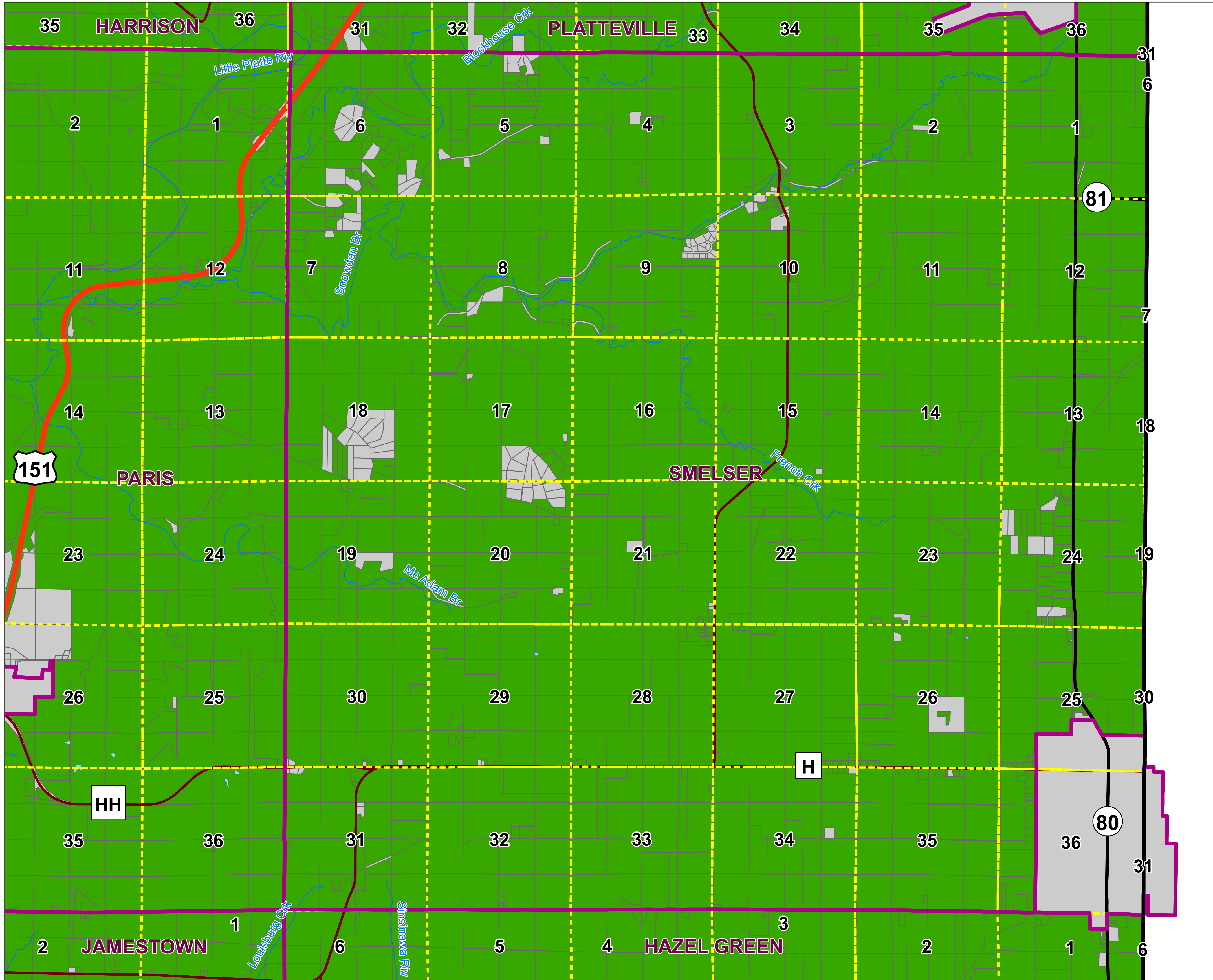
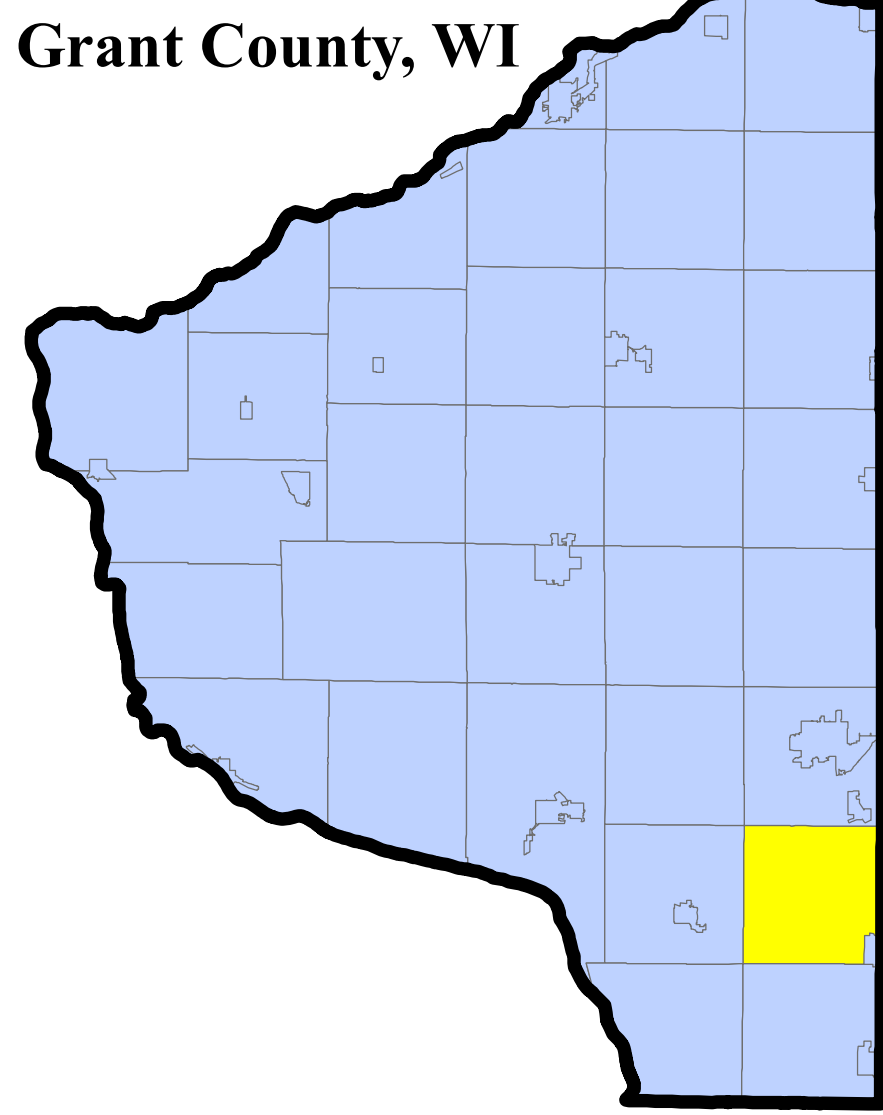
1 inch = 2,000 feet

Map Created: 10/18/2023  
Map Producer: SWWRPC





# Map 19.28 Farmland Preservation Plan Map for Smelser Township, Grant County



- Legend**
- Grant County Boundary
  - City and Villages
  - Townships
  - Parcel Boundaries
  - Section Lines
  - US Highways
  - State Roads
  - County Roads
  - Streams and Rivers
  - Lakes and Open Water
  - Farmland Preservation Areas
  - Non-Farmland Preservation Areas

**N**

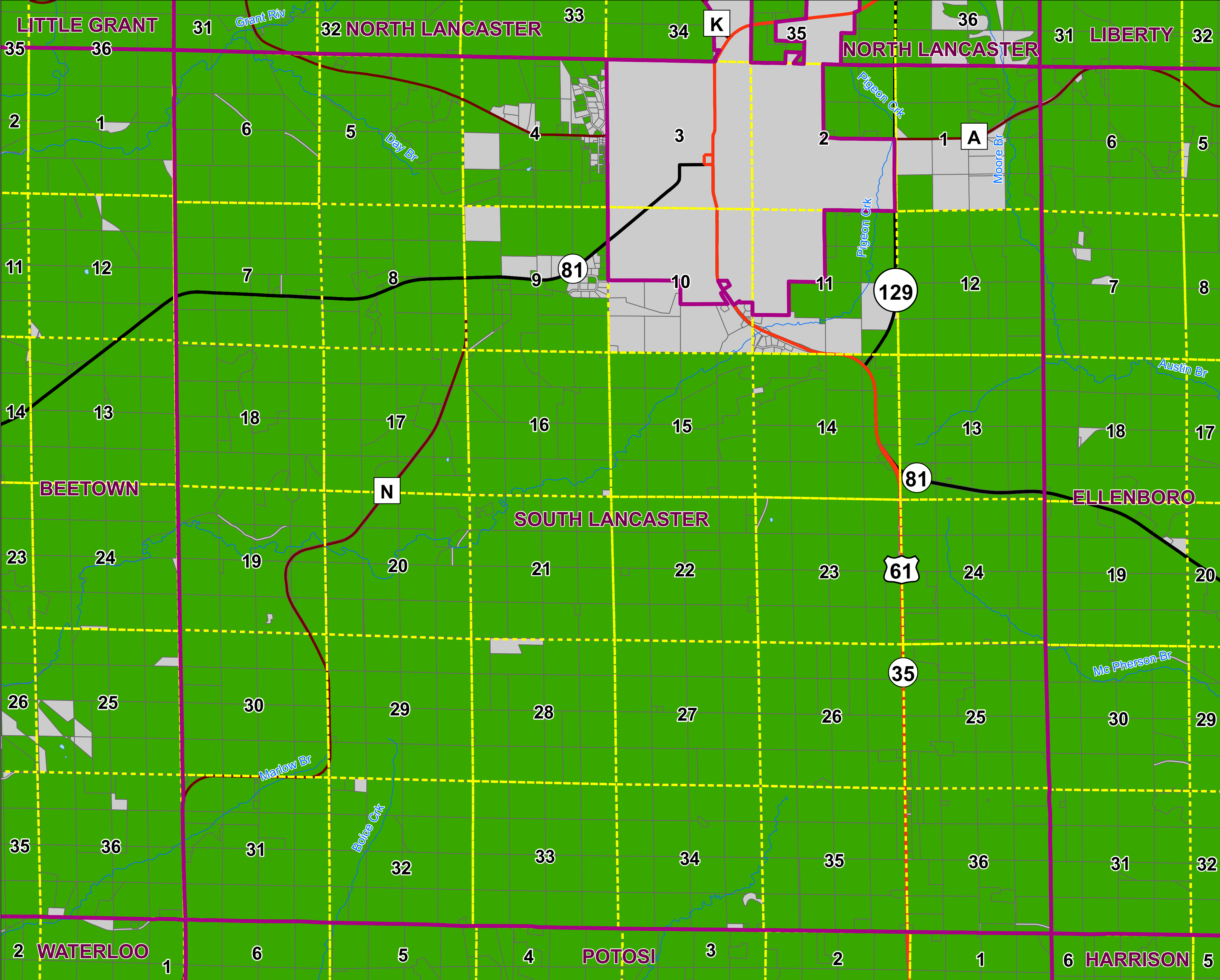
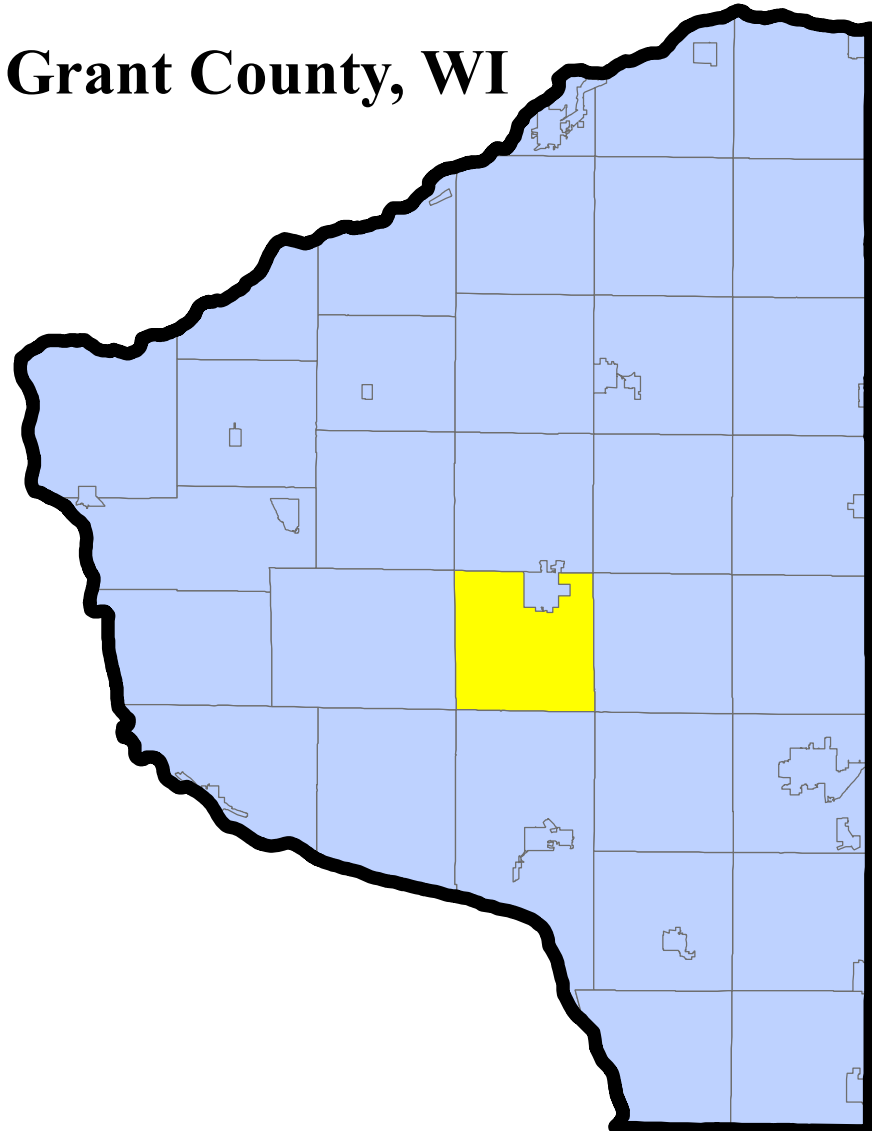
Sources: US Census (2021), Grant County GIS (2022), SWWRPC (2022), and WI DNR (2022).

**1 inch = 2,000 feet**

Map Created: 10/18/2023  
Map Producer: SWWRPC



# Map 19.29 Farmland Preservation Plan Map for South Lancaster Township, Grant County



- Legend**
- Grant County Boundary
  - City and Villages
  - Townships
  - Parcel Boundaries
  - Section Lines
  - US Highways
  - State Roads
  - County Roads
  - Streams and Rivers
  - Lakes and Open Water
  - Farmland Preservation Areas
  - Non-Farmland Preservation Areas

Sources: US Census (2021), Grant County GIS (2022), SWWRPC (2022), and WI DNR (2022).

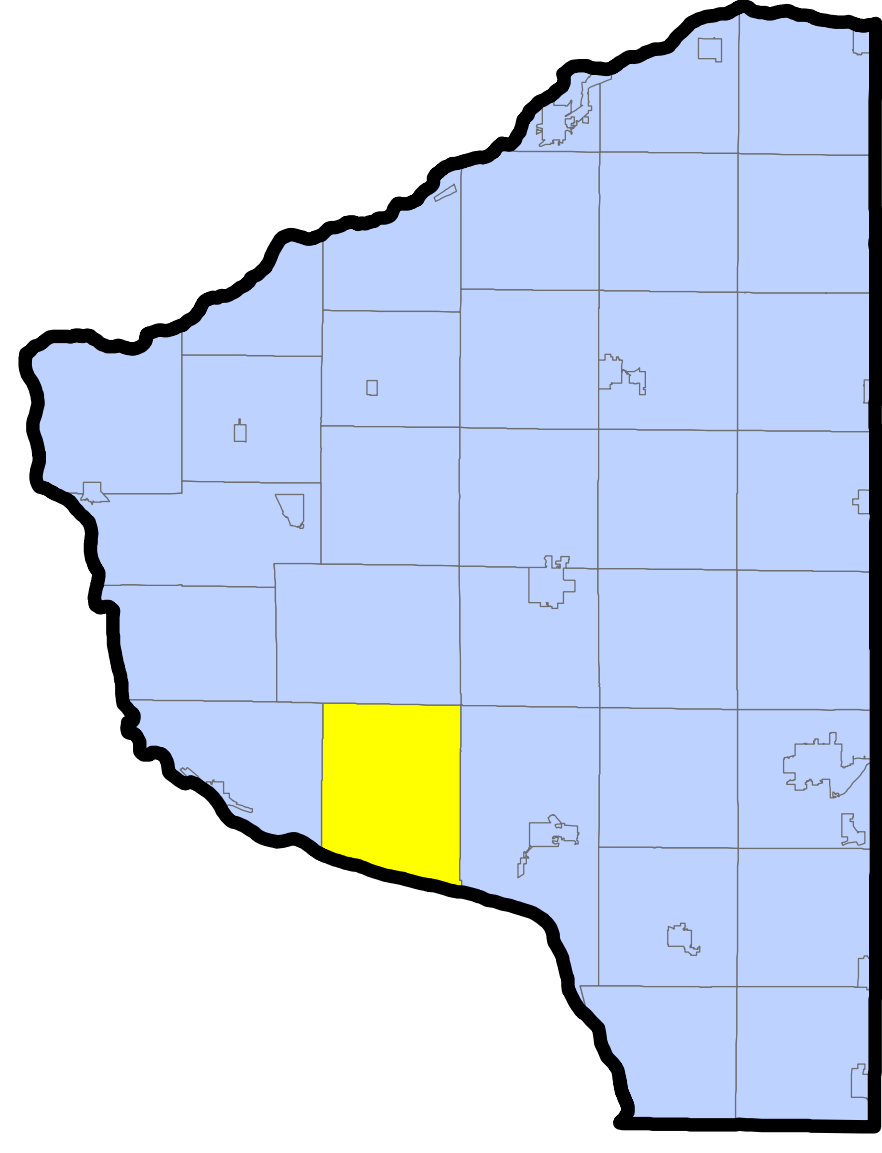
**1 inch = 2,000 feet**

Map Created: 10/18/2023  
Map Producer: SWWRPC


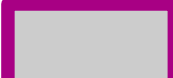











# Map 19.30 Farmland Preservation Plan Map for Waterloo Township, Grant County

Grant County, WI



## Legend

-  Grant County Boundary
-  City and Villages
-  Townships
-  Parcel Boundaries
-  Section Lines
-  US Highways
-  State Roads
-  County Roads
-  Streams and Rivers
-  Lakes and Open Water
-  Farmland Preservation Areas
-  Non-Farmland Preservation Areas



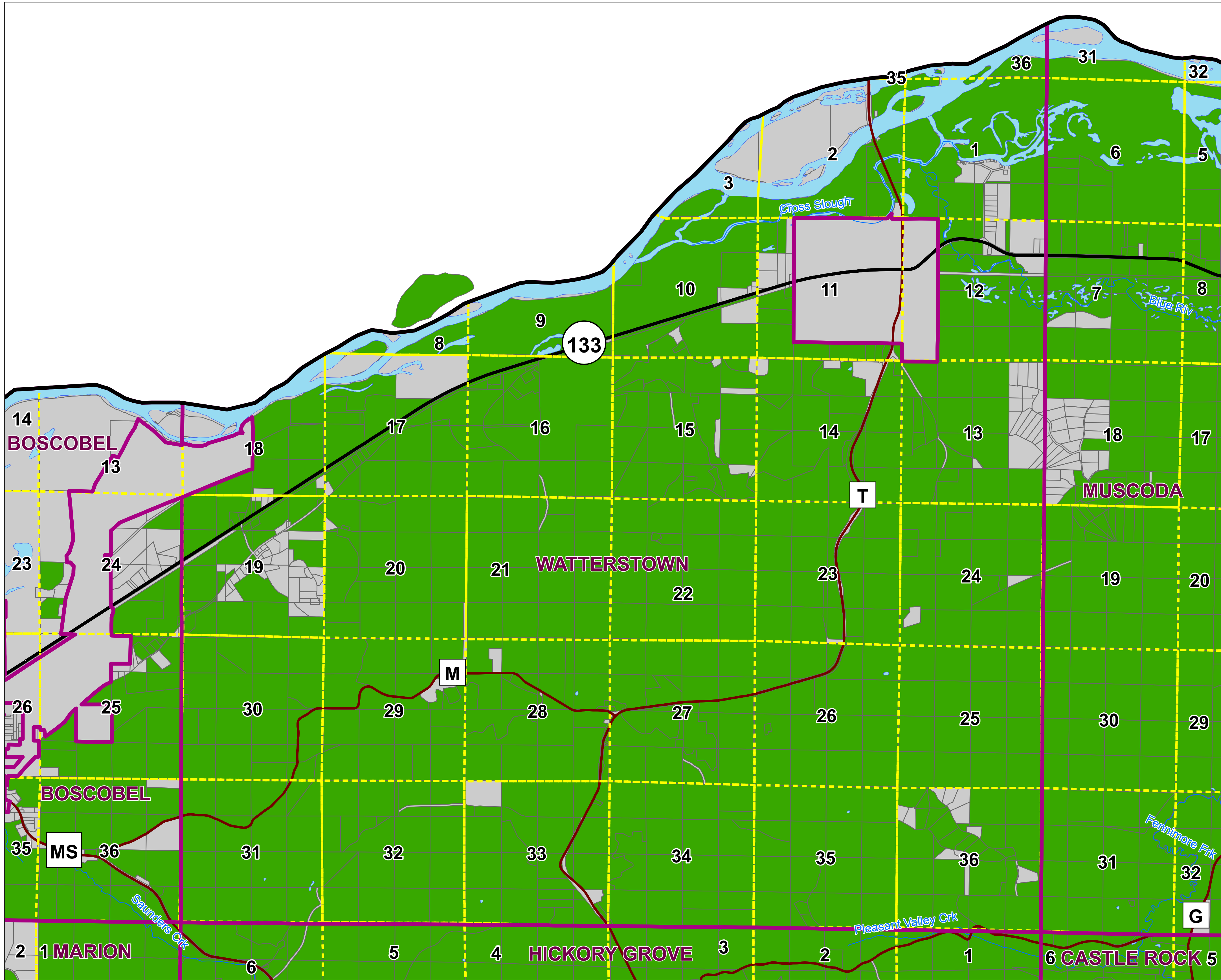
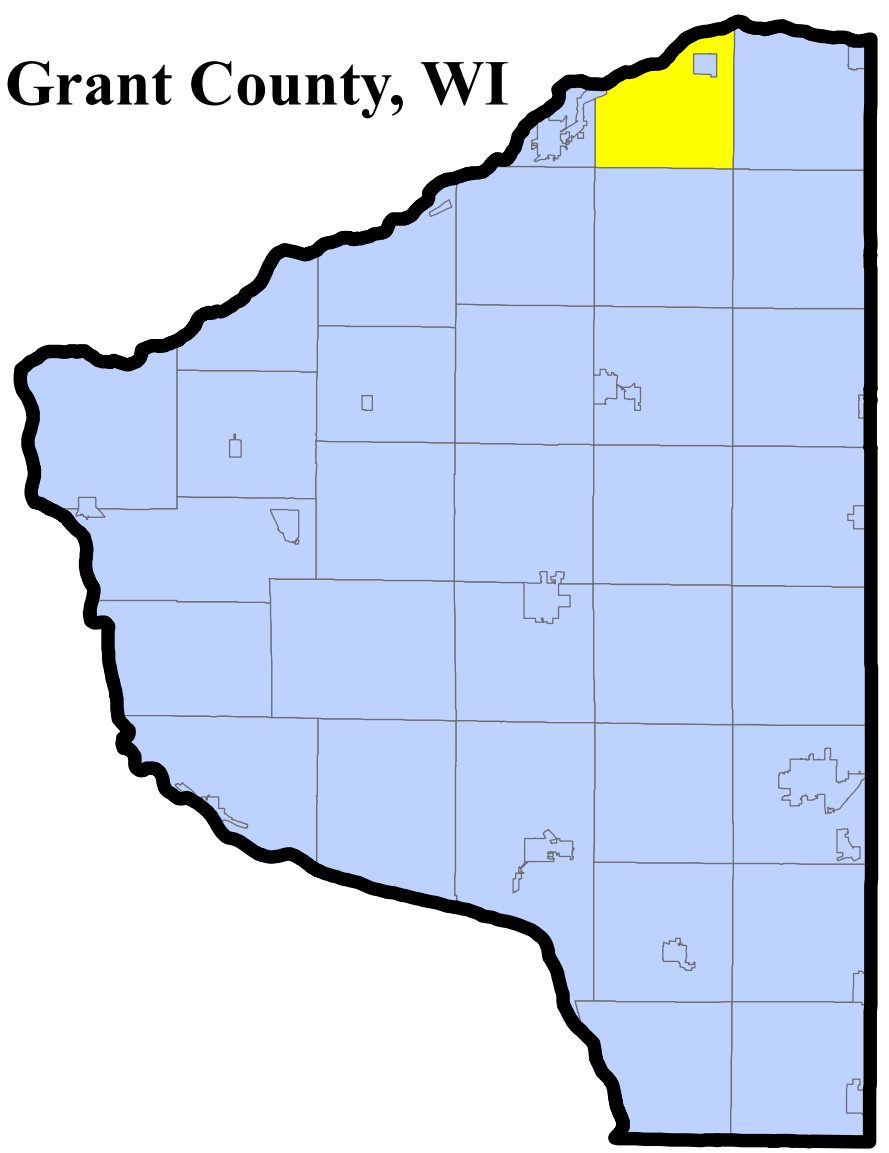
Sources: US Census (2021),  
Grant County GIS (2022),  
SWWRPC (2022), and WI  
DNR (2022).

1 inch = 2,000 feet

Map Created: 10/18/2023  
Map Producer: SWWRPC



# Map 19.31 Farmland Preservation Plan Map for Watterstown Township, Grant County



- Legend**
- Grant County Boundary
  - City and Villages
  - Townships
  - Parcel Boundaries
  - Section Lines
  - US Highways
  - State Roads
  - County Roads
  - Streams and Rivers
  - Lakes and Open Water
  - Farmland Preservation Areas
  - Non-Farmland Preservation Areas

Sources: US Census (2021), Grant County GIS (2022), SWWRPC (2022), and WI DNR (2022).

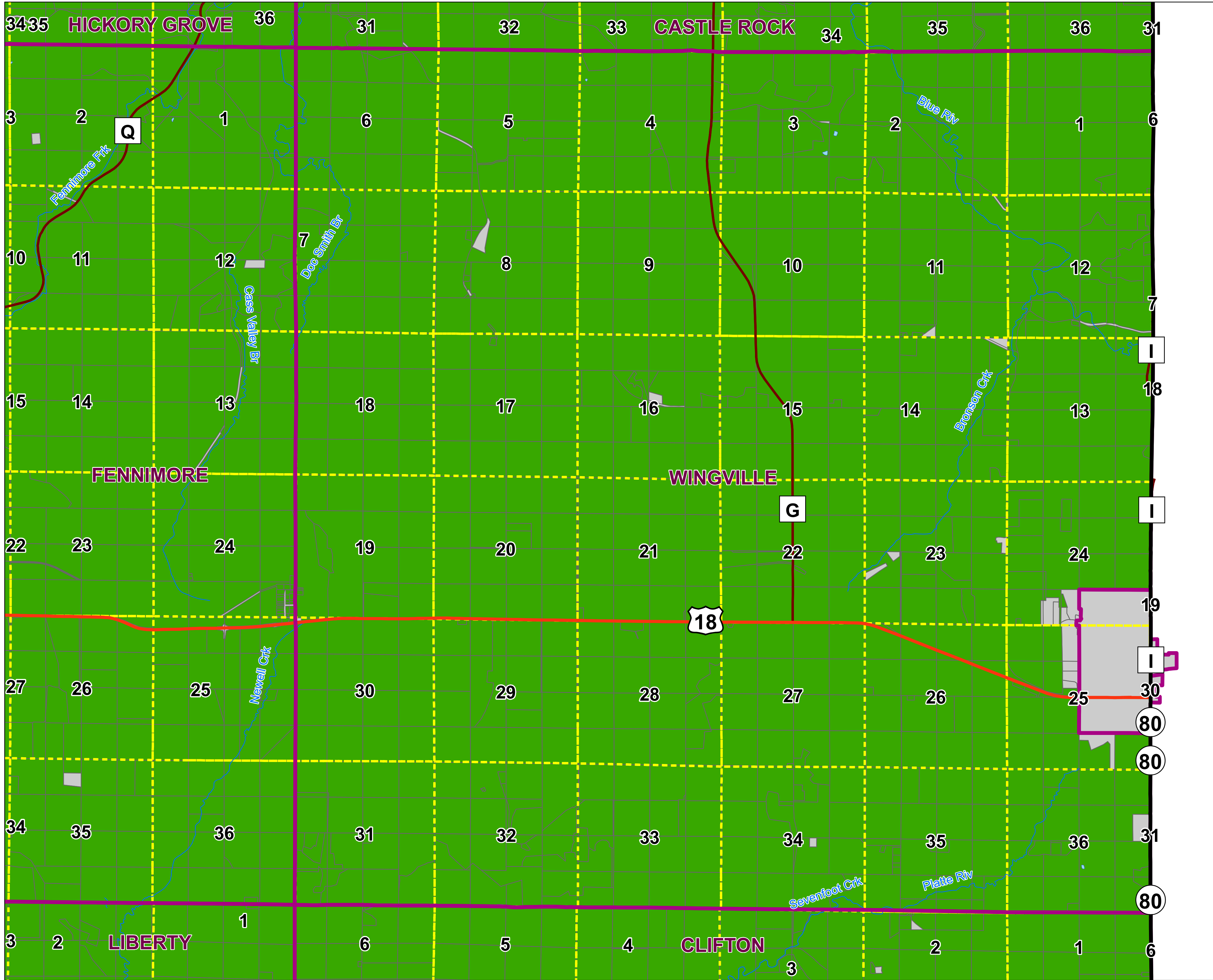
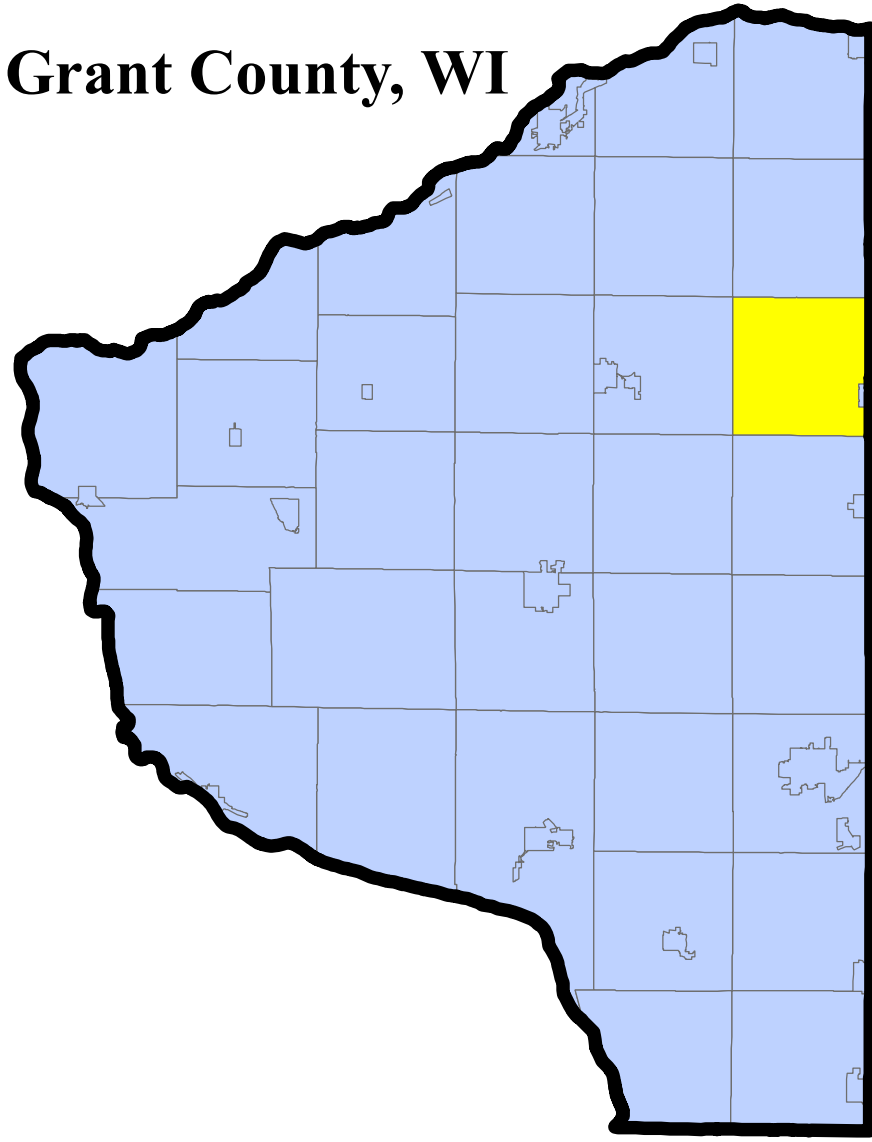
1 inch = 2,000 feet

Map Created: 10/18/2023  
Map Producer: SWWRPC



# Map 19.32 Farmland Preservation Plan Map for Wingville Township, Grant County

Grant County, WI



- Legend**
- Grant County Boundary
  - City and Villages
  - Townships
  - Parcel Boundaries
  - Section Lines
  - US Highways
  - State Roads
  - County Roads
  - Streams and Rivers
  - Lakes and Open Water
  - Farmland Preservation Areas
  - Non-Farmland Preservation Areas

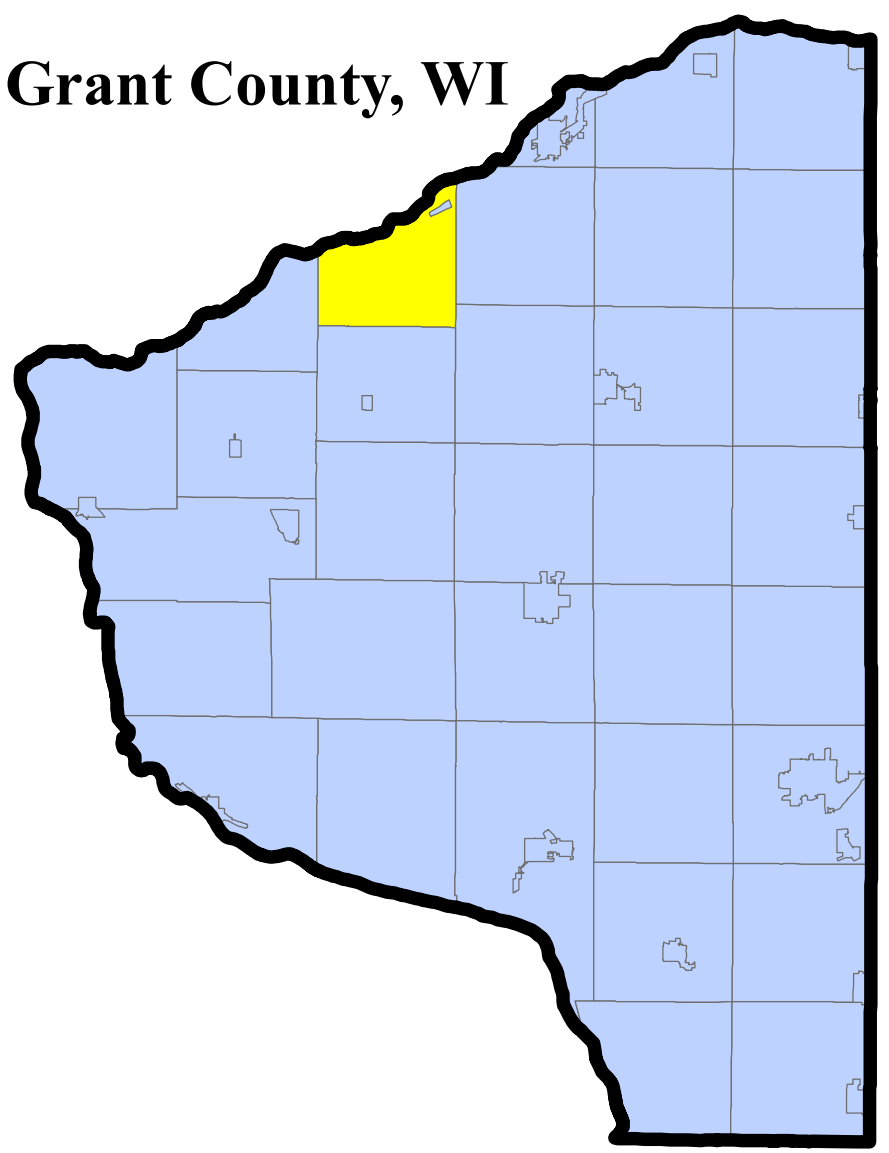
Sources: US Census (2021), Grant County GIS (2022), SWWRPC (2022), and WI DNR (2022).

1 inch = 2,000 feet

Map Created: 10/18/2023  
Map Producer: SWWRPC



# Map 19.33 Farmland Preservation Plan Map for Woodman Township, Grant County

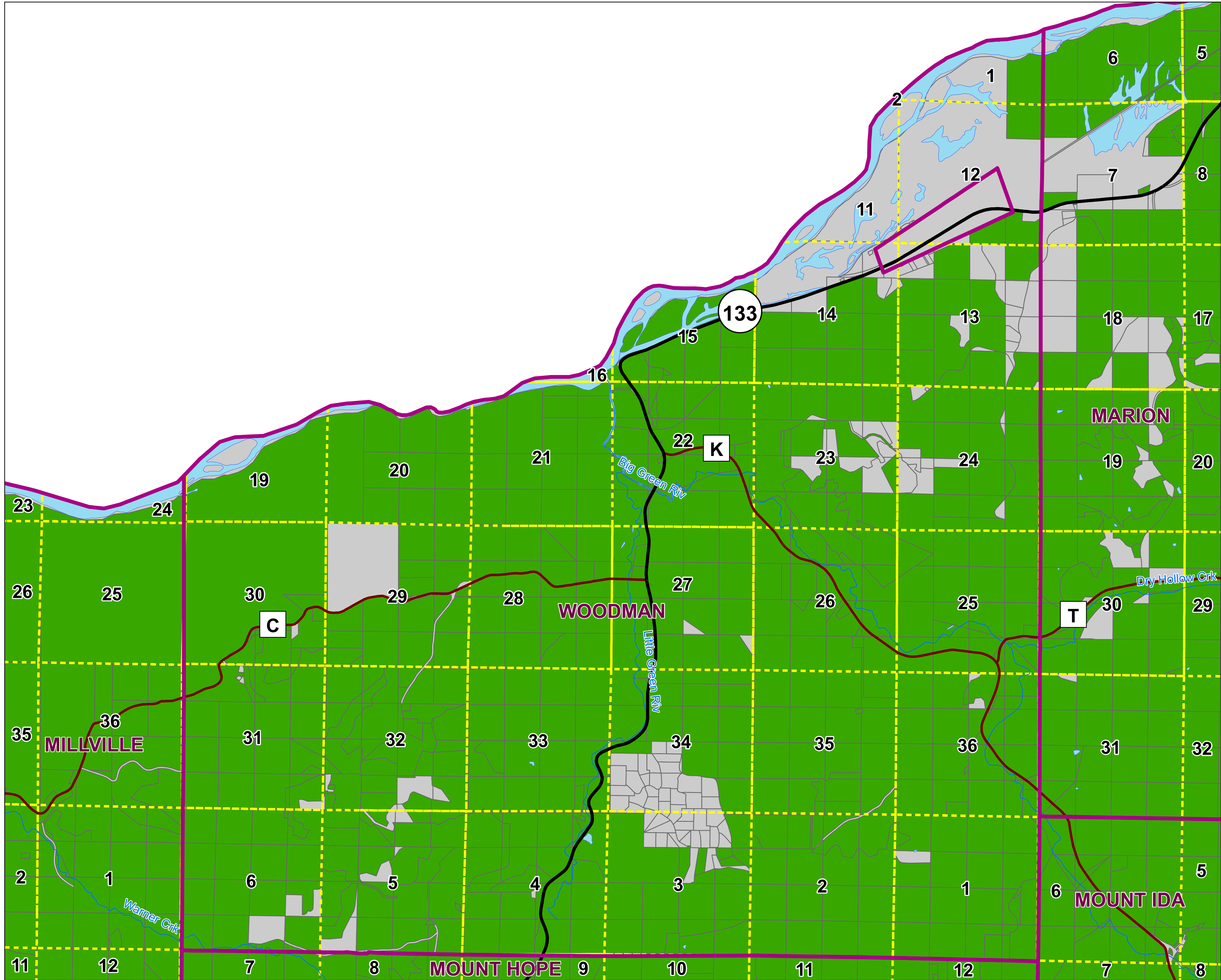


- Legend**
- Grant County Boundary
  - City and Villages
  - Townships
  - Parcel Boundaries
  - Section Lines
  - US Highways
  - State Roads
  - County Roads
  - Streams and Rivers
  - Lakes and Open Water
  - Farmland Preservation Areas
  - Non-Farmland Preservation Areas

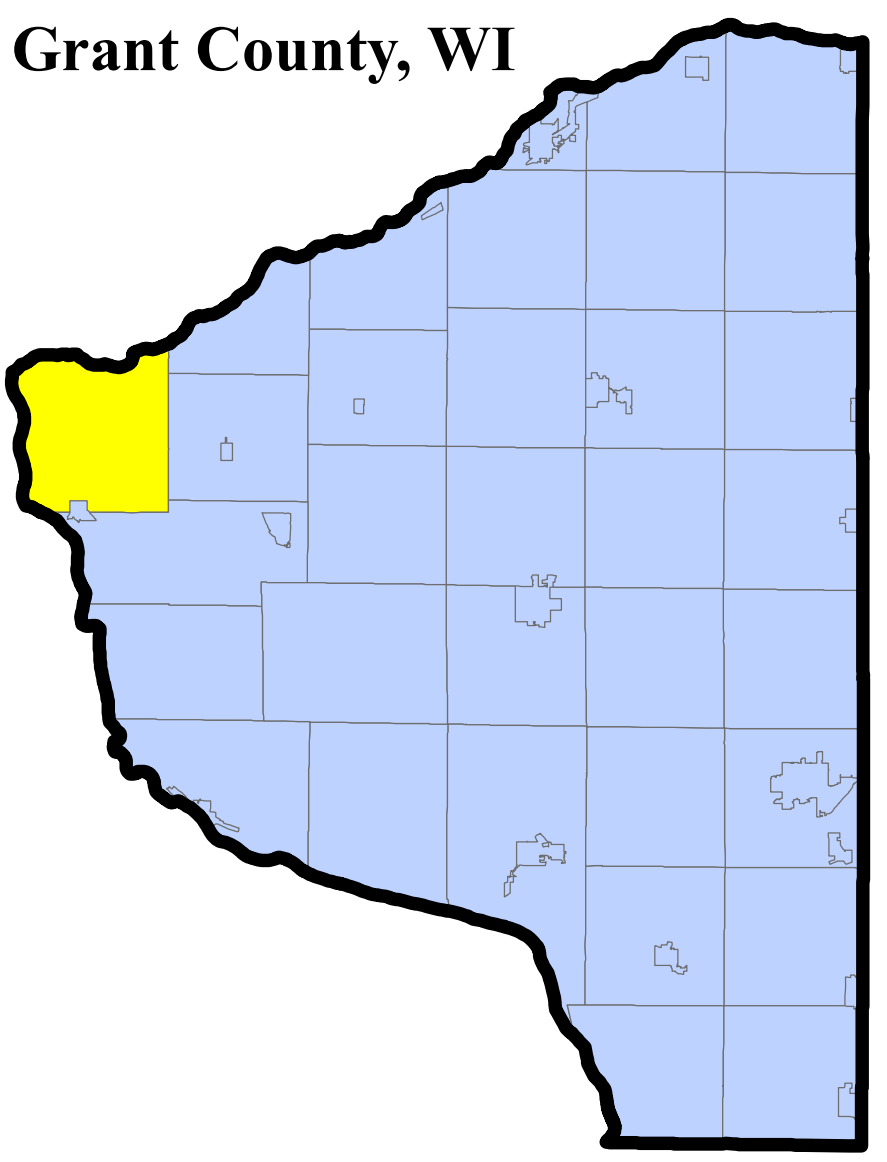
Sources: US Census (2021), Grant County GIS (2022), SWWRPC (2022), and WI DNR (2022).

**1 inch = 2,000 feet**

Map Created: 10/18/2023  
Map Producer: SWWRPC



# Map 19.34 Farmland Preservation Plan Map for Wyalusing Township, Grant County



- Legend**
- Grant County Boundary
  - City and Villages
  - Townships
  - Parcel Boundaries
  - Section Lines
  - US Highways
  - State Roads
  - County Roads
  - Streams and Rivers
  - Lakes and Open Water
  - Farmland Preservation Areas
  - Non-Farmland Preservation Areas

Sources: US Census (2021), Grant County GIS (2022), SWWRPC (2022), and WI DNR (2022).

1 inch = 2,000 feet

Map Created: 10/18/2023  
Map Producer: SWWRPC

