

Meeting Notes (approved)

Town of Greenville

Land Stewardship/AEA Committee

Regular Mtg

Monday, 20 June 2016 (5:30 pm)

Greenville Town Hall

Present: Doug Behnke (guest), Larry Bentle, John Julius, Zen Miller (UW Extension), Steve Nagy, Andy Peters, Jim Resick, Jeff Steinacker and Dave Tebo

1. Call to order: 5:33 pm.
2. Approval of 26 April 2016 mtg minutes: Motion made to accept draft minutes as is by Andy (1st), Dave (2nd). Motion was approved.
3. Old Business:
 - a. AEA tax credit progress – Larry Bentle
 - DATCP has approved Larry’s application. Registration details need to be completed as the next step.
 - b. New committee membership.
 - Still working to recruit new AEA landowners for LS/AEA committee membership.
 - c. AEA sub-website on our Town webpage – status.
 - Consolidated AEA informational material is under Land Use along with other material. The web site needs more work.
4. New Business:
 - a. Doug Behnke (farm owner SW of Clintonville and Bear Creek Town Chairman) was present to discuss his experiences in establishing productive Farm Landowner-Town-County relationships and long-term farmland preservation agreements.
 - Doug talked in detail about his experience and involvement in farmland preservation in Waupaca County, specifically for his farm in the township of Bear Creek.
 - There is no residential or commercial development pressure for farmland in his Township.
 - Doug operates a dairy operation with approximately 325 cows (about 600 total head). He owns about 700 acres of which some is wetland (Attach. 1). He rents about 200 acres of additional cropland to supplement his operation.
 - When Farm Land Preservation Programs were first approved in Wisconsin, eight Waupaca County townships wanted to join the program.

The Town of Bear Creek has approximately 95% of its land eligible for Farm Land Preservation (e.g. A1 zoning, etc.) with about 13% of its land currently participating.

- The State originally established the PACE (Purchase of Agricultural Conservation Easement) program several years ago that contained funding for preservation of qualified land. Doug was one of the first in his area to sign up for the PACE program. To do so, he donated 50% of the assessed \$ value of his PACE eligible acreage (~570 acres) and was compensated by the State for the other 50% of value to establish his PACE easement (orange in Attach 1). With the State's compensation he purchased additional cropland outside of the Agreement. Doug also donated additional non-cropland to the County as an outright contribution (pink in Attach 1).
- The PACE program is still in existence in terms of legally protecting PACE associated farmland. However, the program has no funding to add additional land to its base in any cost sharing manner such as mentioned above.
- Farmland that is in the PACE program is eligible for an annual tax credit of \$7.50 per acre as long as conservation and nutrient management requirements are met.
- PACE easement land can only be sold as farmland and has certain restrictions for construction of buildings of any kind.

Comments regarding Greenville' situation:

- Steve. Our challenge is the high developmental pressure in our area that competes for farmland. We need in some manner to make farmland preservation relevant to our residents.
- Programs, such as PACE, are no longer funded. Funded easement programs would need to be locally tax funded or via volunteer donations. Can we obtain more information on such easements and raising of related funds? Al Singer was suggested as a possible speaker on this and related topics.
- Greenville does not have any A1 zoned land. If so, it would automatically qualify subject landowners for Farm Land Preservation and tax credits.
- Discussed Ag educational opportunities for youth in our area.
 - Adventure in Dairyland for 4th graders as an example to perhaps build off of.
 - A Career Day. Farming requires many technical skills. Could we get teenage youth interested in agriculture related skill sets as possible career paths?

To Do:

- Dave to make initial contact with appropriate person(s) in the Hortonville school system (e.g. Middle School, High School) on how we might begin to set up collaborative educational opportunities related to agriculture.

- Larry is to work with Pete Schroeder to recruit landowners to be on our committee.

Next meeting: **15 August 2016 at 5:30 pm, Town Hall**

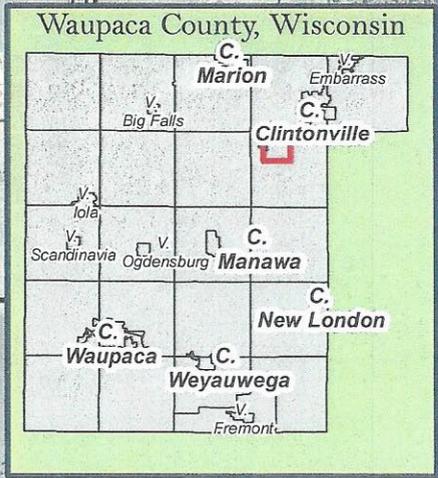
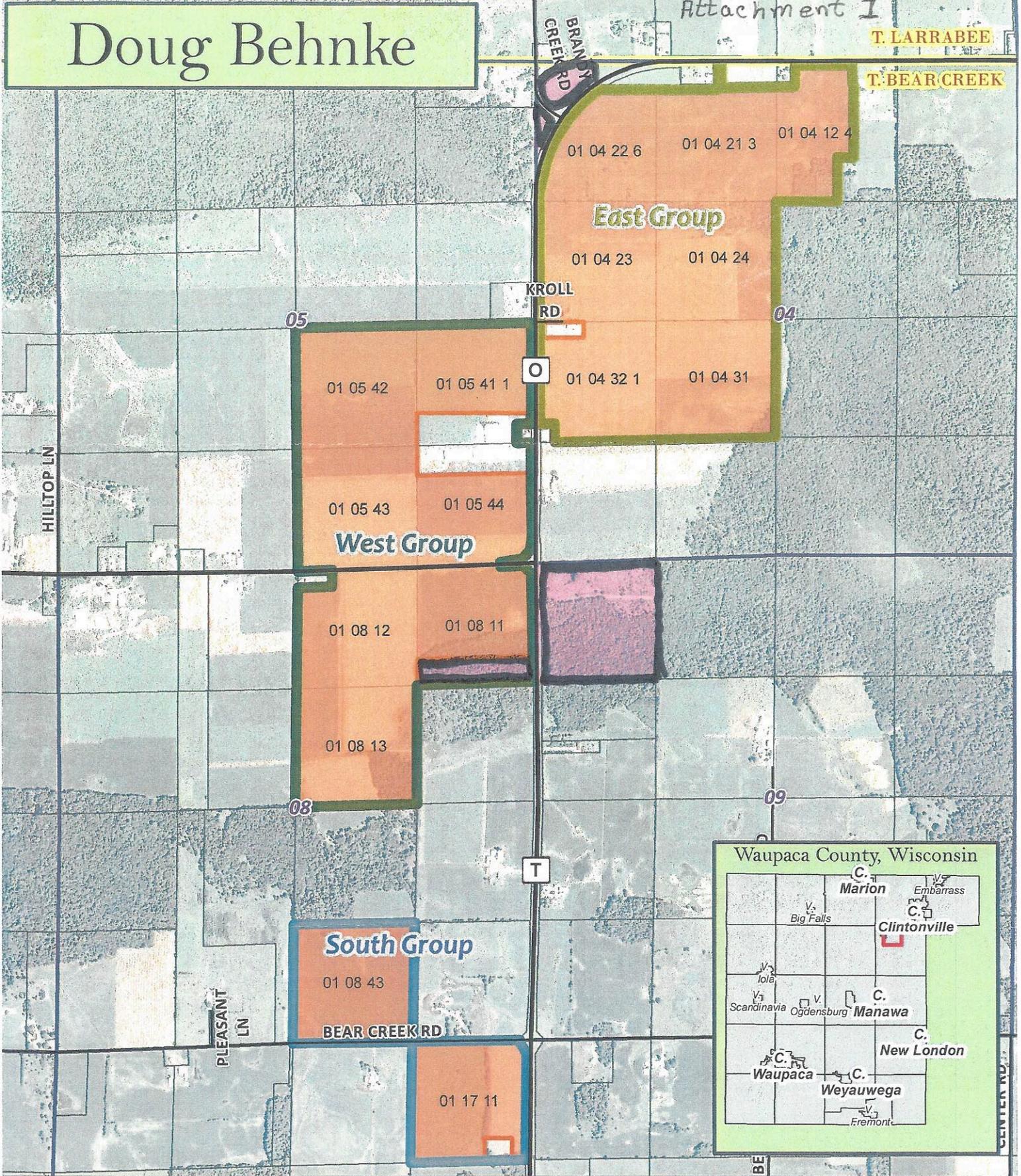
5. Adjournment. Meeting was adjourned at 6:55 pm.

Doug Behnke

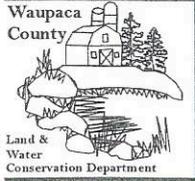
Attachment 1

T. LARRABEE

T. BEAR CREEK



Purchase of Agricultural Conservation Easement (PACE)



Municipal Boundary
PACE Parcel w/ PIN
Section Lines
Surface Water
Tax Parcel Boundary
Imagery: USDA NAIP 2008
US Highways
State Highways
County Highways
Local
Private

Property Location
 T24N-R14E - Sections 04, 05, 08, 17
 Geographic Coordinates:
 44.578838, -88.819460 (NAD83)

Total Acres:
 569.86
 1 inch = 1,400 feet

