



# FARMLAND PRESERVATION ANALYSIS

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TASKFORCE ON FARMLAND PRESERVATION  
12.14.2022



# REGULATORY FRAMEWORK

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# COMPREHENSIVE PLAN RECOMMENDATIONS

## Farmland / Food Production

### Land Use & Transportation

- 6b) Steer peripheral growth toward mapped priority areas, with focus on land already served by utilities
- 6c) Accommodating a majority of growth through infill and redevelopment

### Neighborhoods & Housing

- 8b) Identify public and private spaces suitable for community gardens and explore expansion of existing gardens to meet demand

### Green & Resilient

- 9a) Work with partners to continue to support community gardens and associated infrastructure
- 9b) Identify opportunities to support local food production in the City
- 9c) Establish guidelines for sustainable agriculture best practices

### Effective Government

- 1c) Work with Dane County and other municipalities to develop a regional food systems plan.

# FARMLAND PRESERVATION & URBAN AGRICULTURE

## Farmland Preservation

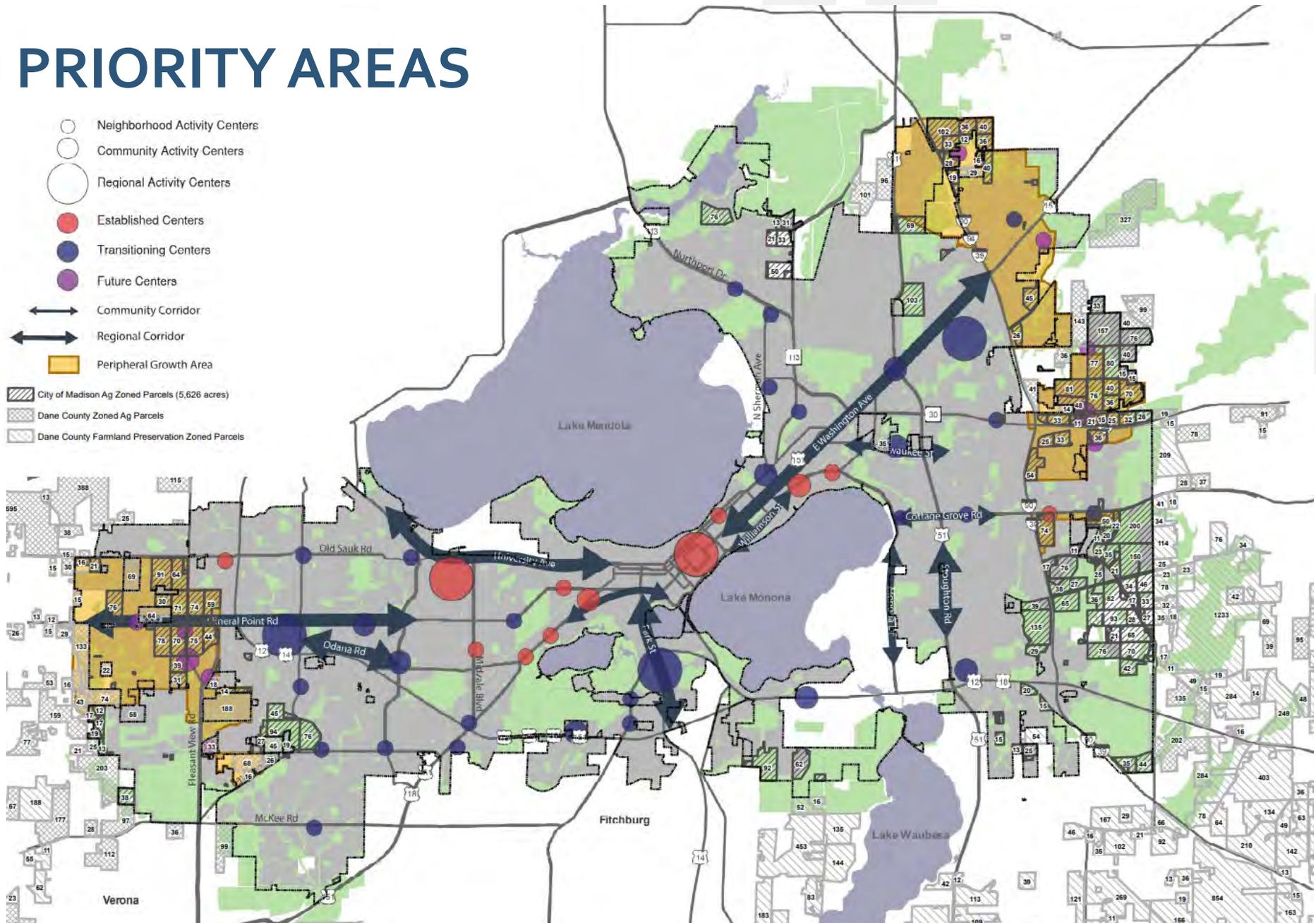
- Preserve significant acreage in the region for the long-term
- Use land efficiently, promoting compact growth / infill (re)development
- Promote development *within* municipal limits and serve with urban infrastructure (minimize 2+acre rural residential lots)

## Urban Agriculture

- Small-scale, can fit into nearly any type of (re)development from residential to industrial
- Usually people-focused, often needs strong lead (non-profit or for-profit organization)
- Widely allowed/encouraged, but probably not appropriate/realistic to require

# GROWTH PRIORITY AREAS

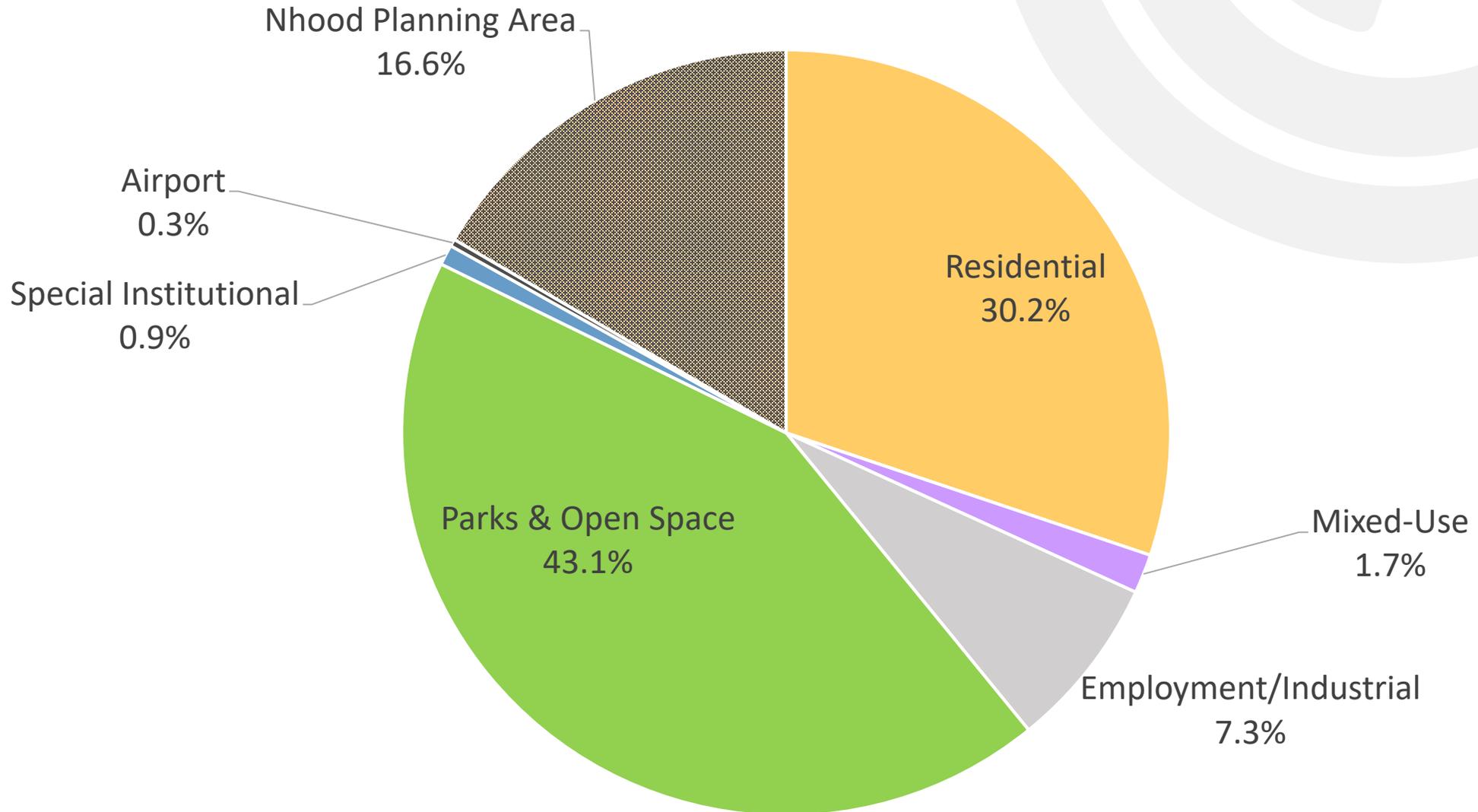
-  Neighborhood Activity Centers
-  Community Activity Centers
-  Regional Activity Centers
-  Established Centers
-  Transitioning Centers
-  Future Centers
-  Community Corridor
-  Regional Corridor
-  Peripheral Growth Area
-  City of Madison Ag Zoned Parcels (5,626 acres)
-  Dane County Zoned Ag Parcels
-  Dane County Farmland Preservation Zoned Parcels





# FUTURE LAND USE RECOMMENDED FOR AREAS CURRENTLY ZONED "AGRICULTURE"

10,830 Ac (17% of GFLU Map Area)

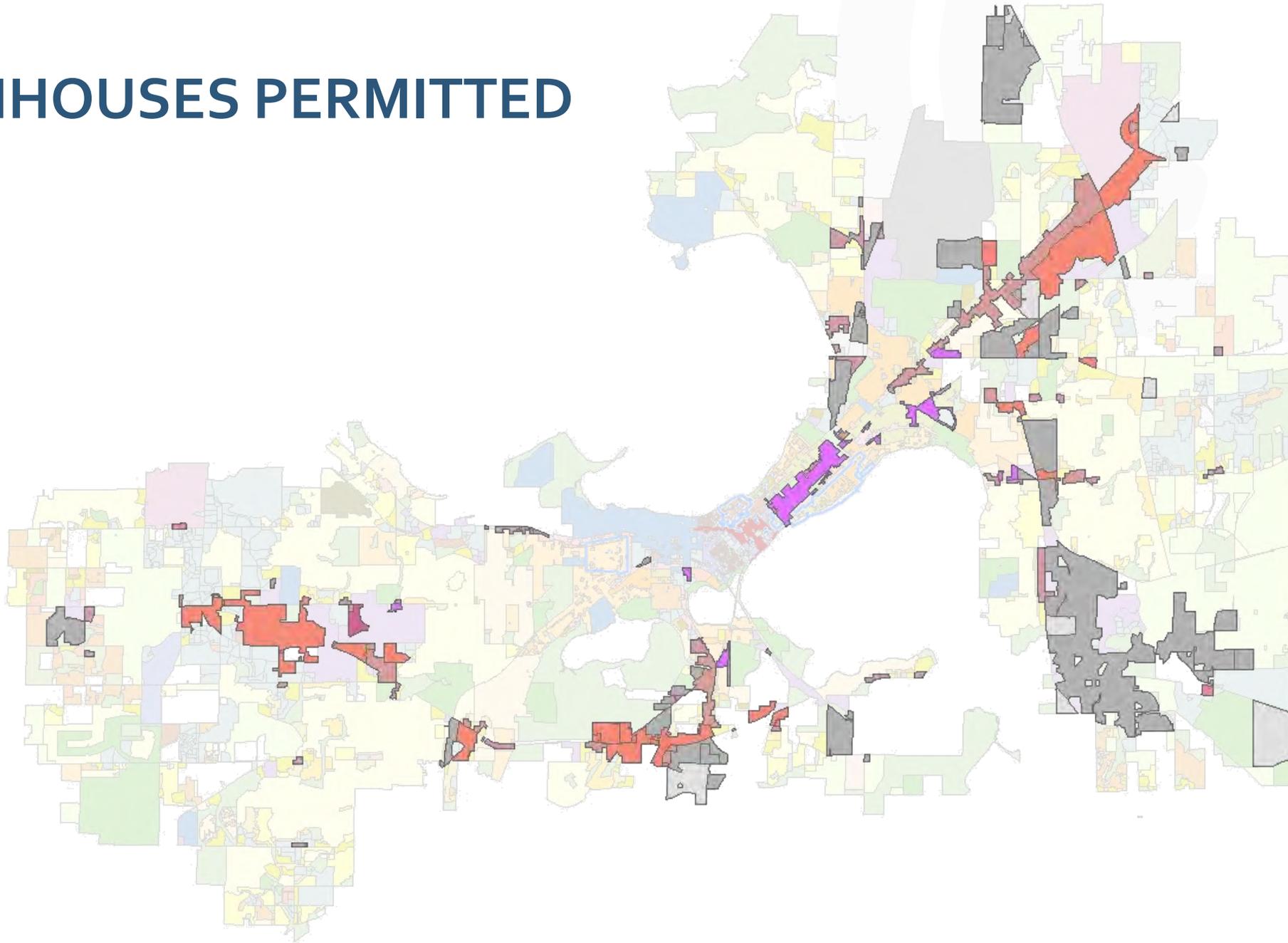




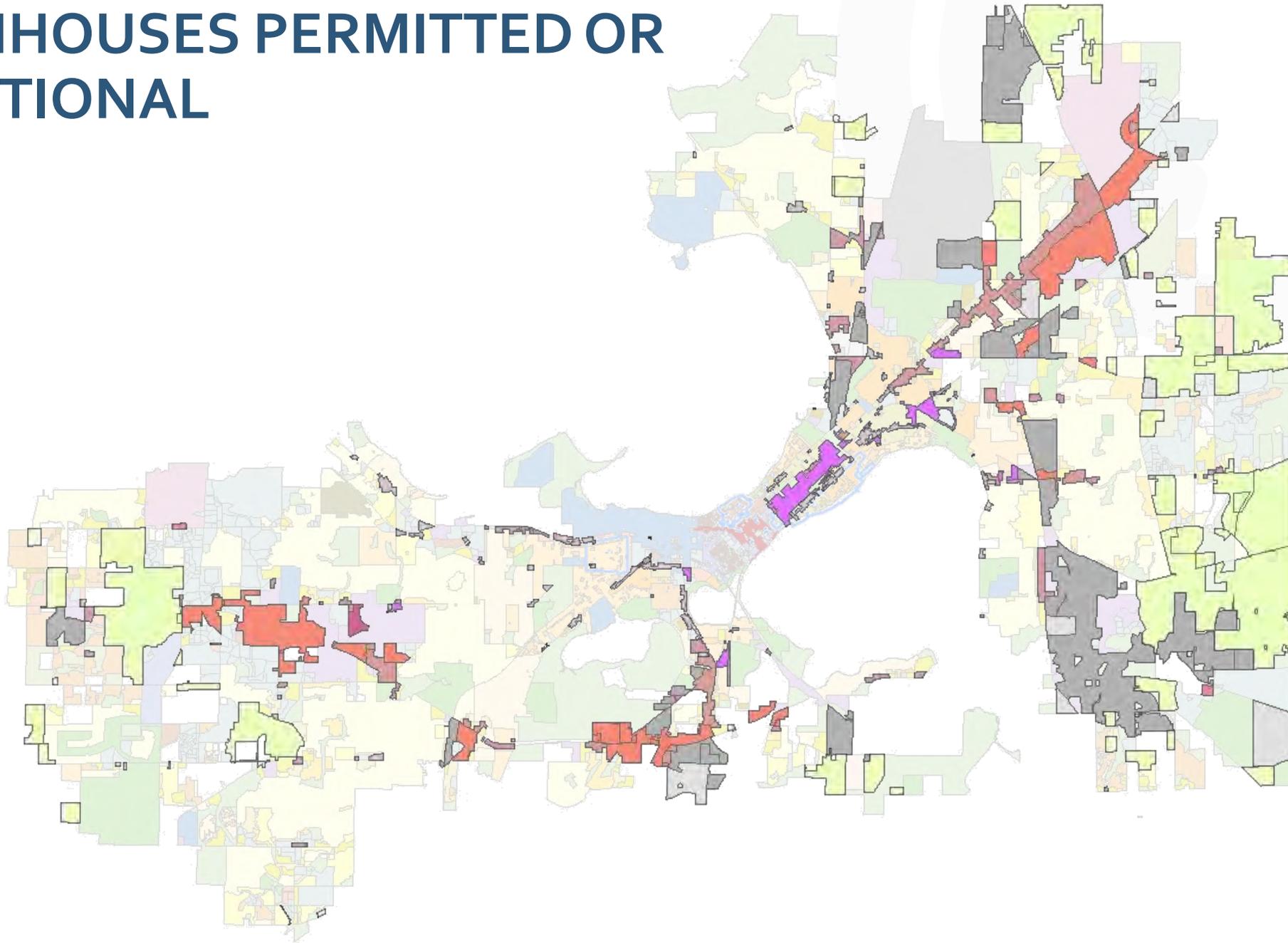
# REGULATORY FRAMEWORK

CITY OF MADISON ZONING & URBAN  
AGRICULTURE - EXAMPLES

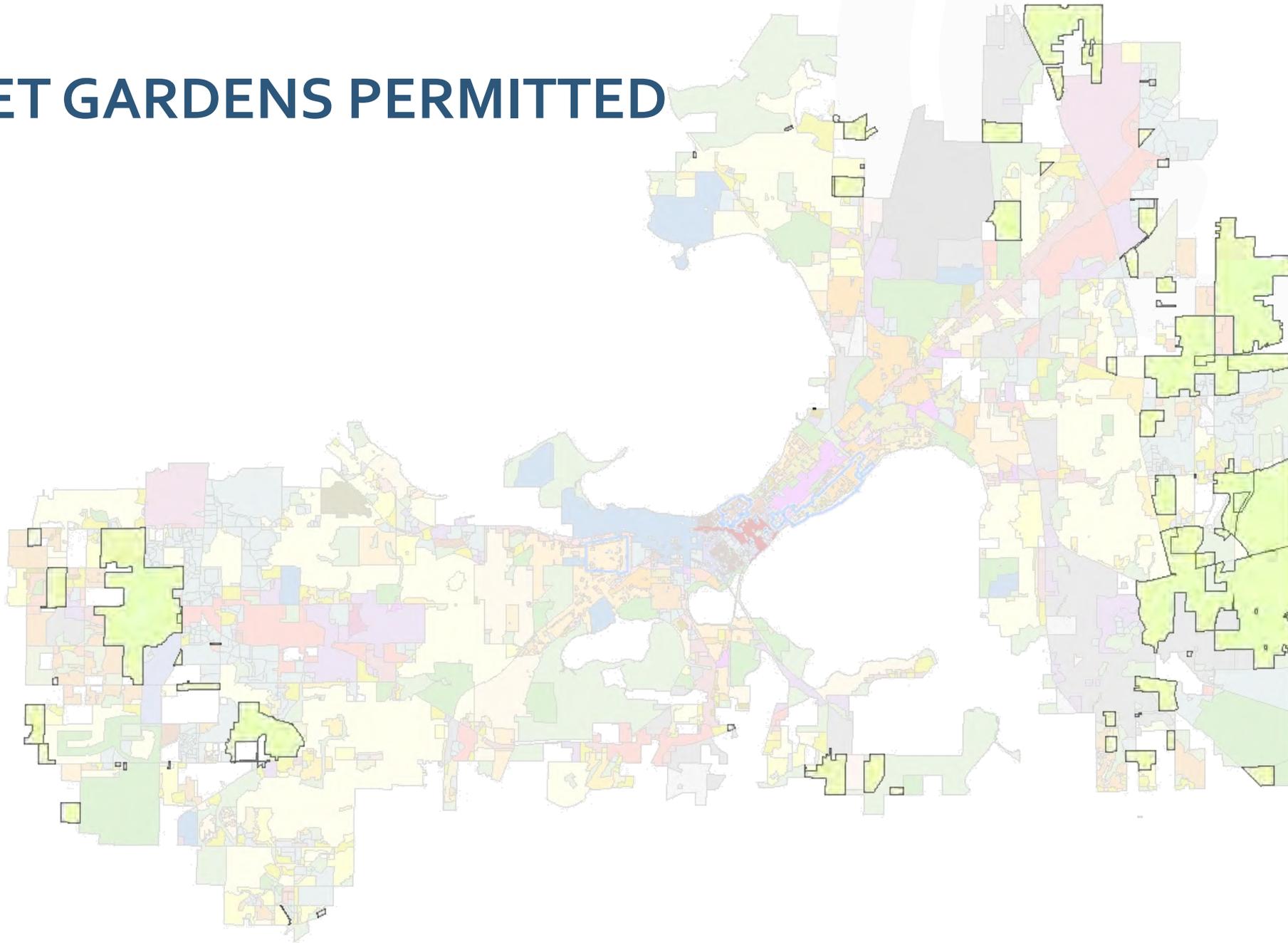
# GREENHOUSES PERMITTED



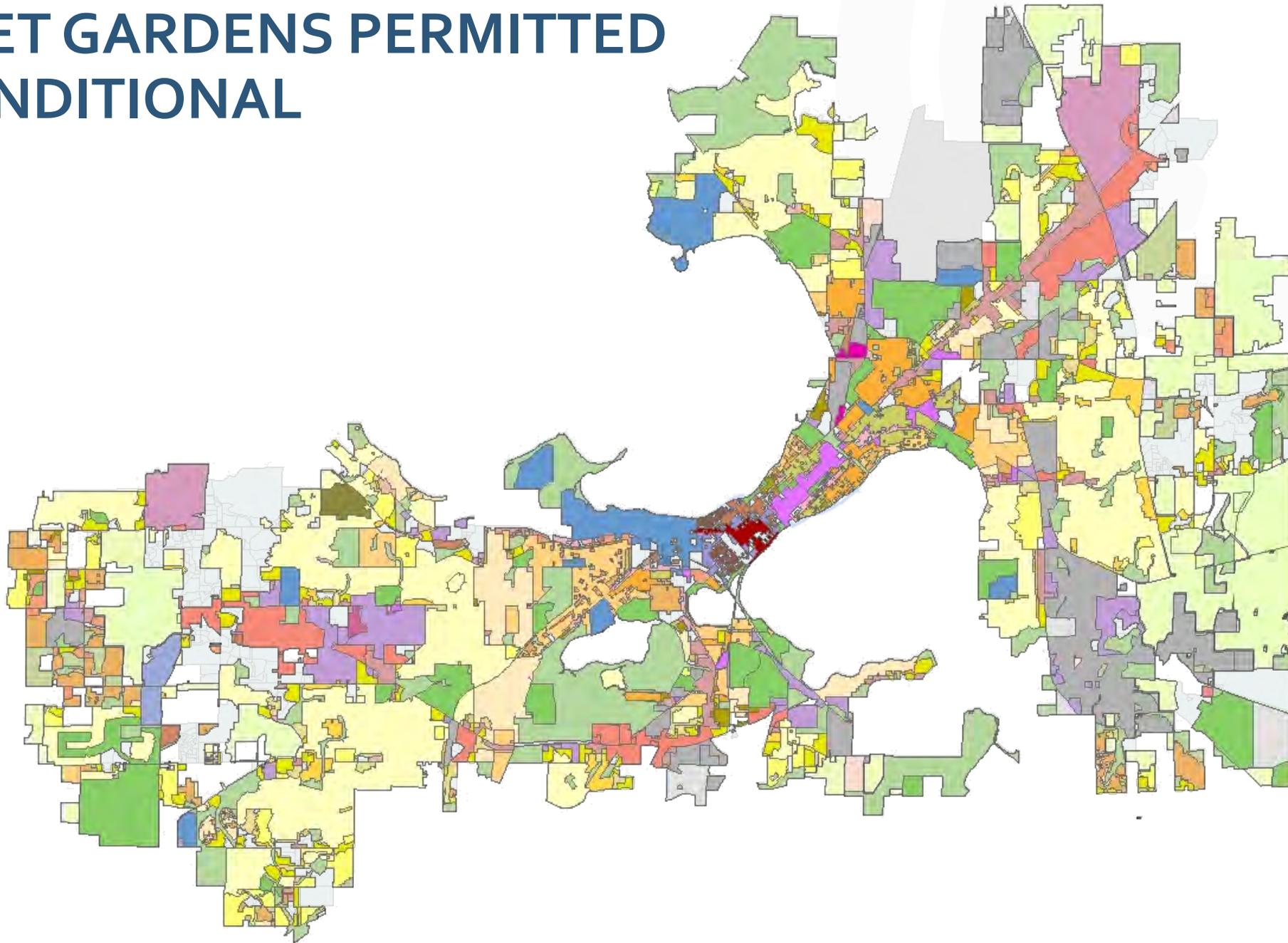
# GREENHOUSES PERMITTED OR CONDITIONAL



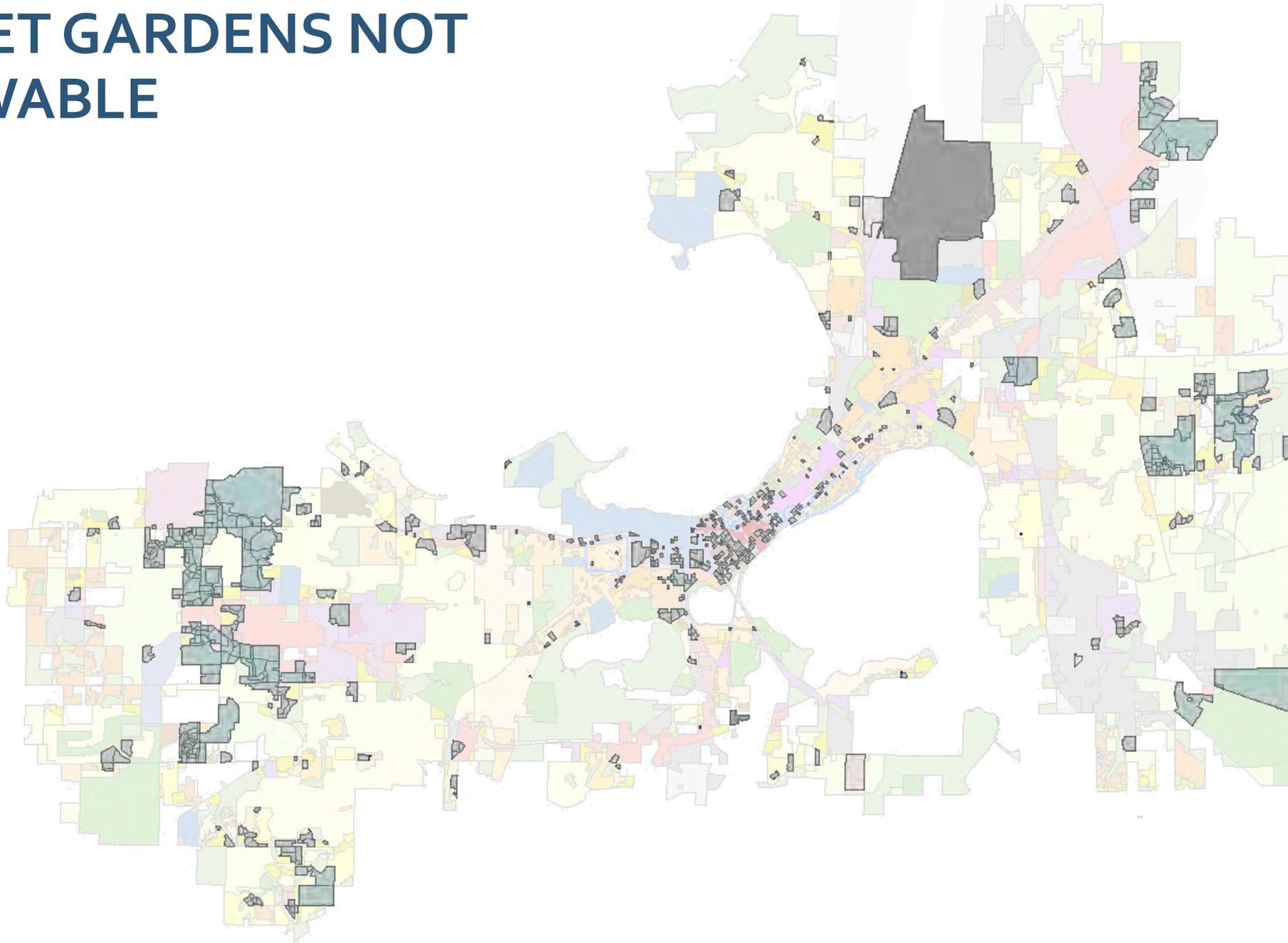
# MARKET GARDENS PERMITTED



# MARKET GARDENS PERMITTED OR CONDITIONAL



# MARKET GARDENS NOT ALLOWABLE



# URBAN AGRICULTURE EXAMPLES IN CITIES



Urban Organics, St. Paul, MN (aquaponics in former brewery building)



Lufa Farms, Montreal (rooftop greenhouses)



Beacon Food Forest, Seattle (7 acres of public land for foraging)



Aerofarms, Newark, NJ (Manufactures equipment for soil-free farming)



SuperCharge Foods – 1<sup>st</sup> Street and East Washington Avenue, Madison, WI



# FARMLAND PRESERVATION IN OTHER CITIES

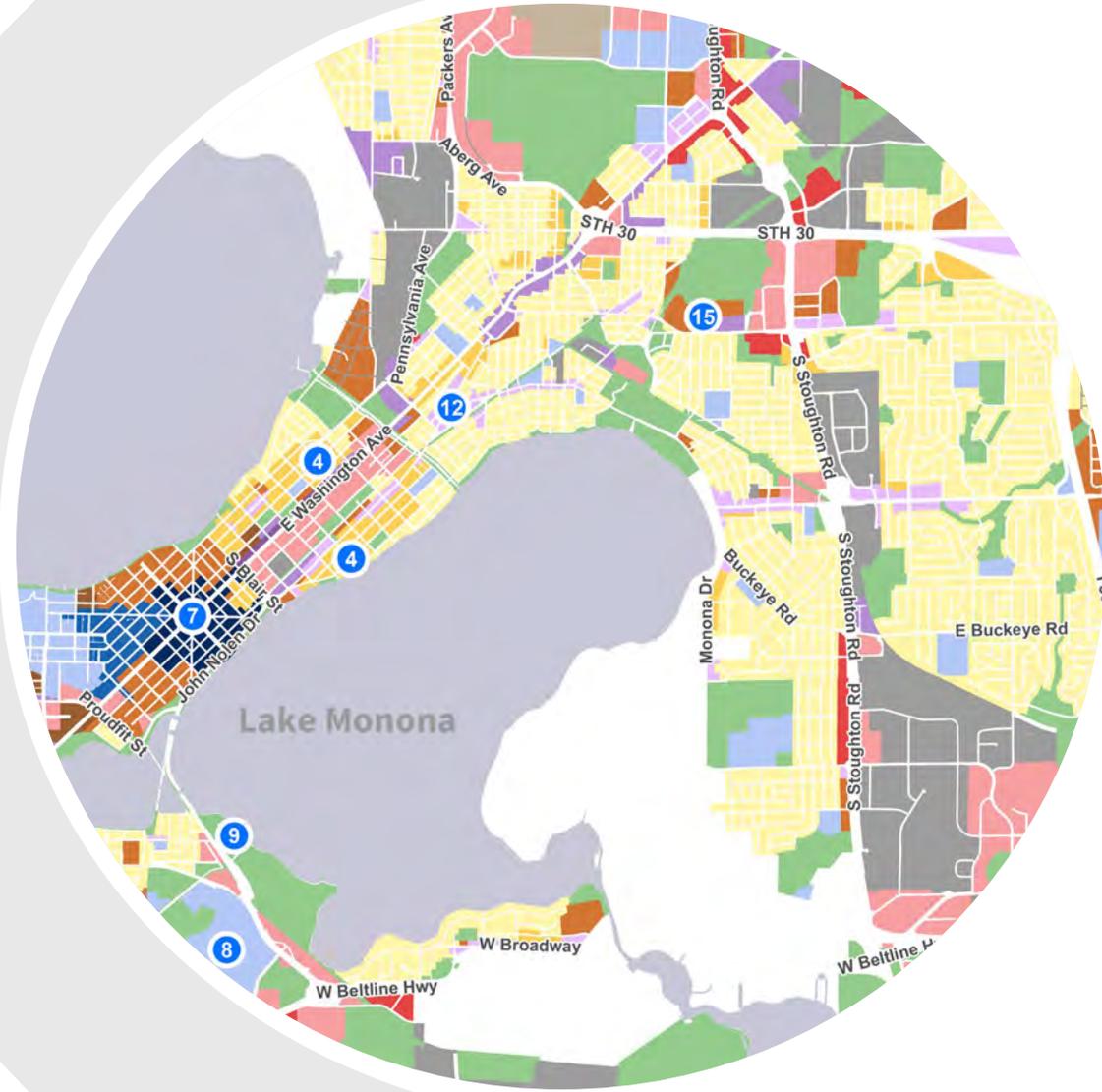
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# AGRICULTURE PRESERVATION POLICY RESEARCH

City	Population (Density/SqMi)
Lansing, MI	112,644 (2,877)
Rockford, IL	147,711 (2,290)
Ann Arbor, MI	123,851 (4,388)
Lincoln, NE	291,082 (2,979)
Des Moines, IA	214,133 (2,428)
Omaha, NE	487,300 (3,658)
Fitchburg, WI	29,609 (881)
Salem, OR	175,535 (3,597)
<b>Youngstown, OH</b>	<b>60,270 (1,770)</b>
<b>Knoxville, TN</b>	<b>190,740 (1,931)</b>
<b>Spokane, WA</b>	<b>228,989 (3,328)</b>

# AGRICULTURE PRESERVATION RESEARCH RESULTS

- Few cities pursue farmland preservation within the urban service/growth area
- Absent long term “agriculture” land use, some cities still support urban agriculture (vacant lot conversions, community gardens, greenhouses, farmers markets)
- Three cities have more visible acknowledgement of agriculture
  - Youngstown, OH
  - Knoxville, TN
  - Spokane, WA
  - “Agriculture” future land use category and zoning district
  - Spokane is the only example referring to farmland preservation



# BACKGROUND DATA

COMPREHENSIVE PLAN MAPS



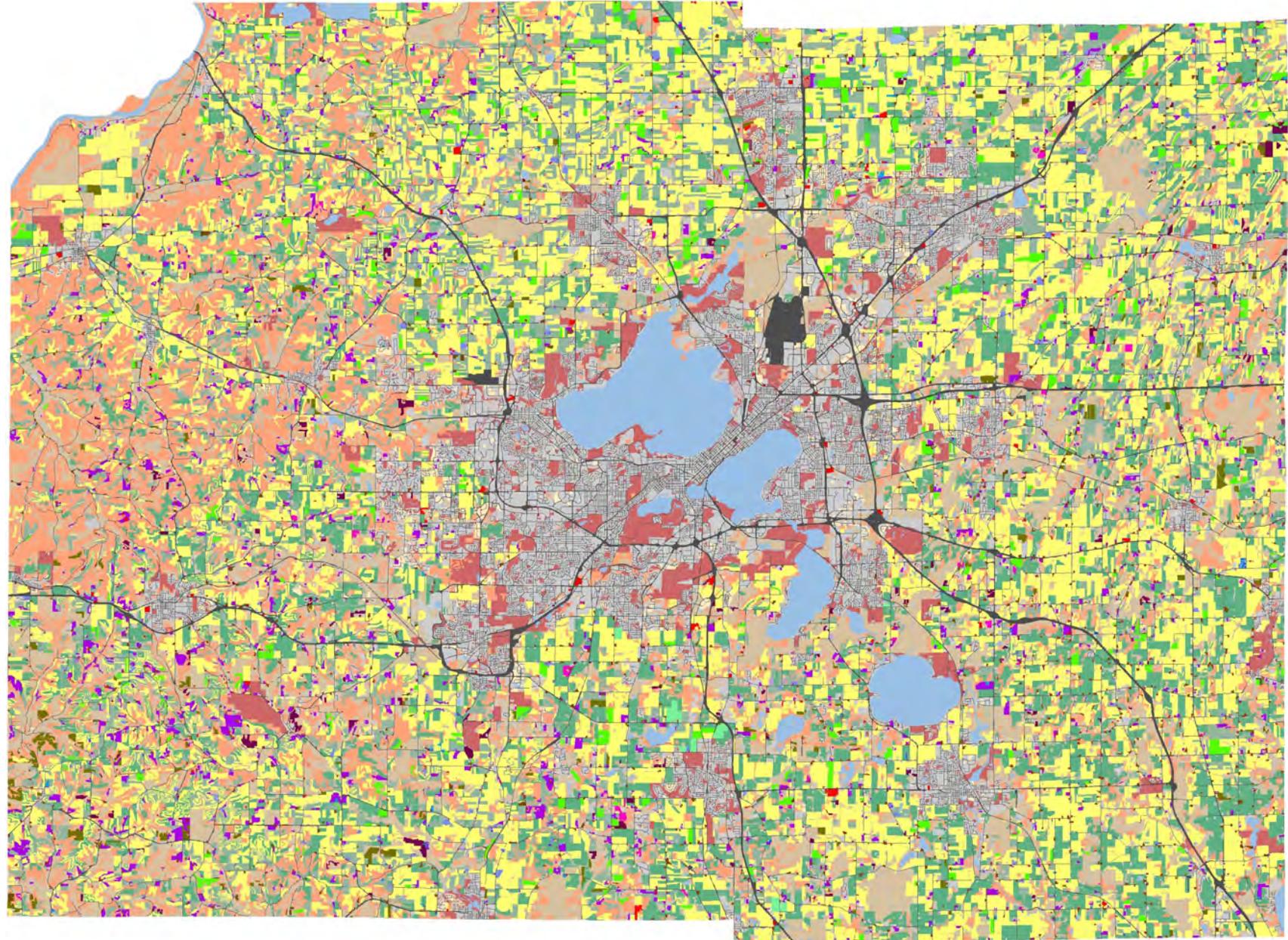
# 2020 LAND USE – DANE COUNTY

## Non Agricultural Land Use

- Developed Land
- Outdoor Recreation
- Transportation Related
- Vacant Subdivided Land
- Water

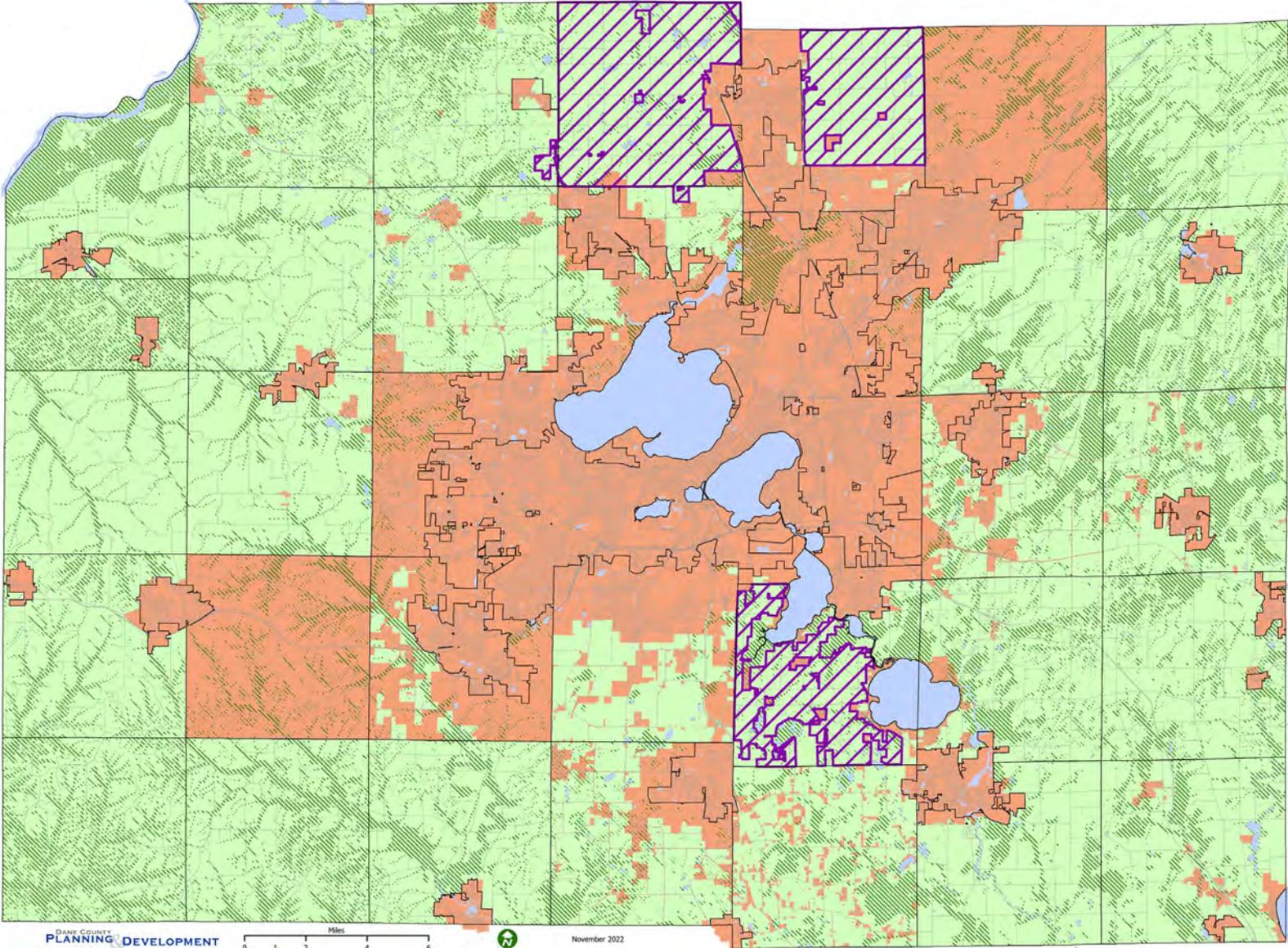
## Agricultural Land Use

- Ag Buildings
- Corn Field
- Soybean Field
- Wheat Field
- Dry Pea and Bean Field
- Hay Field
- Tobacco Field
- All Other Crop Fields
- Beef Cattle Farm
- Dairy Farm
- Hog Farm
- Horse Farm
- All Other Animal Farm
- Pasture
- Fruit or Vegetable Farming
- Aquaculture
- Nursery
- Agricultural Support Services
- Open Land
- Woodlands



# DANE COUNTY FARMLAND PRESERVATION PLAN MAP

-  Agricultural Enterprise Area
-  Resource Protection Corridor Overlay
-  Agricultural Preservation Areas
-  Non-Farm Planning Areas



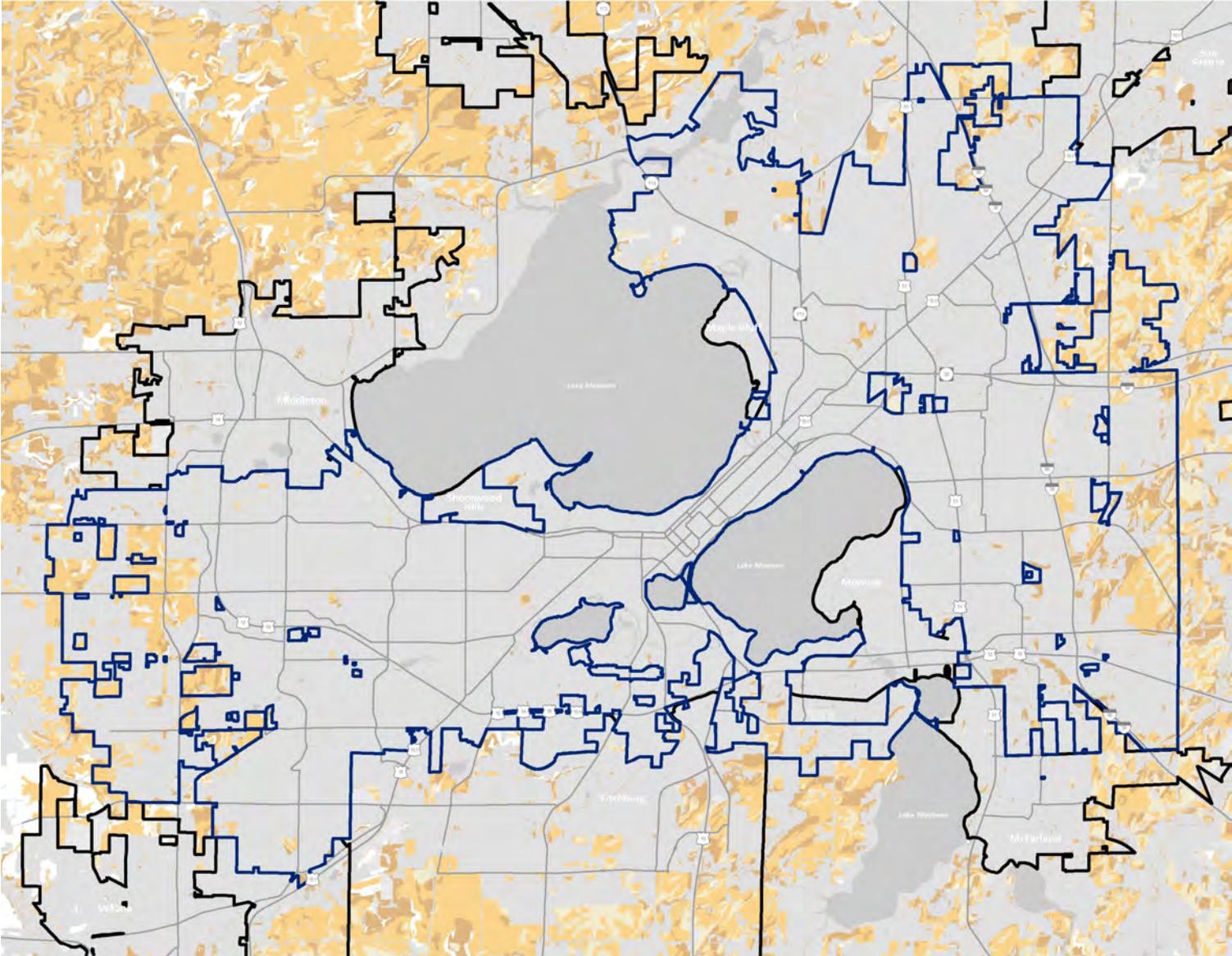
# NATURAL LIMITATIONS FOR BUILDING SITE DEVELOPMENT

- Not rated
- Not limited
- Somewhat limited
- Very limited

\* "Not limited" indicates the soil has features that are favorable for the site development. "Very limited" indicates the soil has one or more features that are unfavorable for site development.

City of Madison

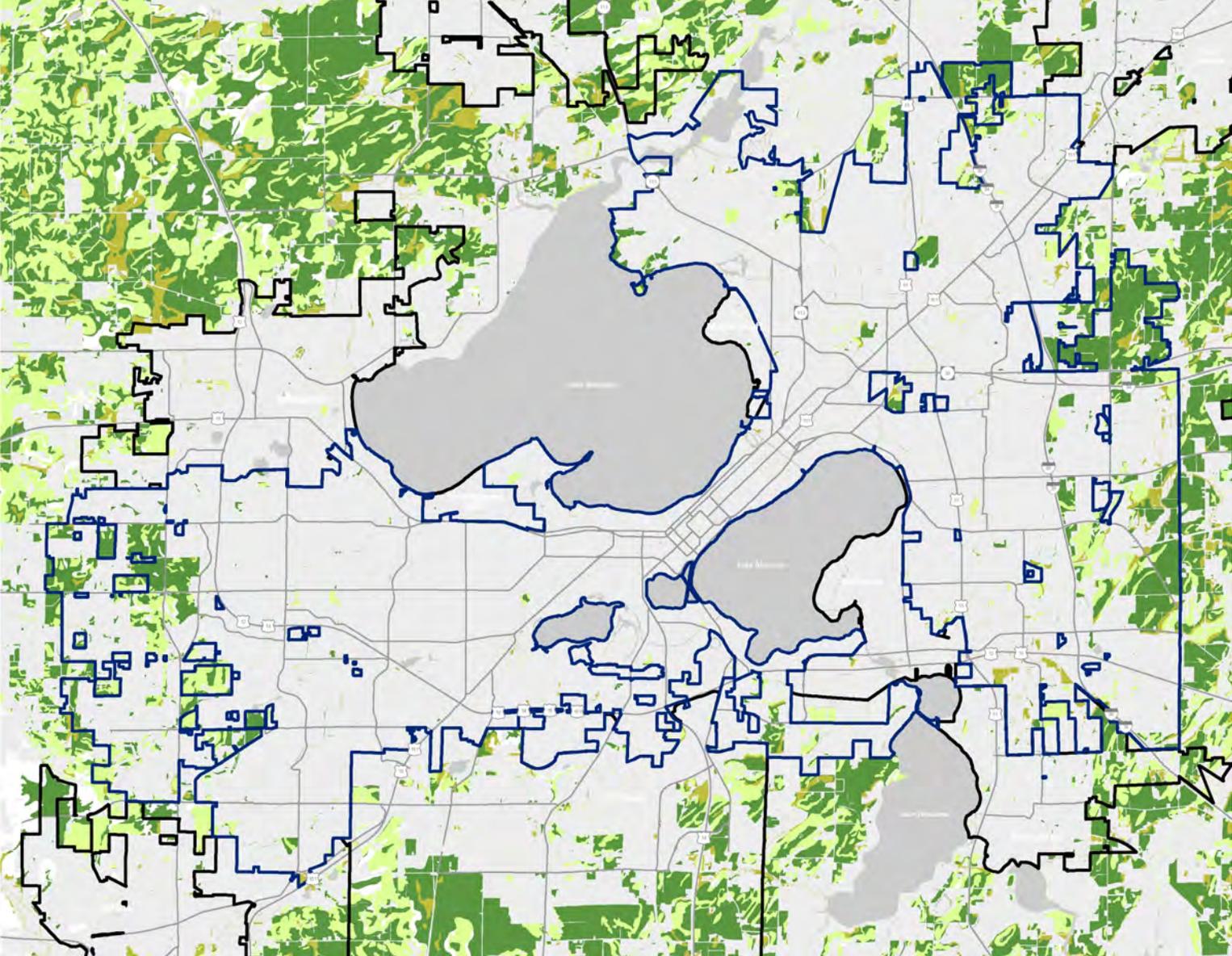
Data Source: Dane County, City of Madison Planning Division



# PRODUCTIVE AGRICULTURAL SOILS

- Prime Farmland
- Prime Farmland if Drained and/or Protected
- Not Prime Farmland
- Developed Area
- City of Madison

Data Source: Dane County, City of Madison Planning Division  
Date Printed: 9/24/2018





# **CITY PARCELS AVAILABLE FOR AGRICULTURE**

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# BROWNFIELDS

**WDNR Brownfield definition:** ...*Abandoned, idle or underused commercial or industrial properties, where the reuse or redevelopment may be hindered by real or perceived contamination. Brownfields vary in size, location, age and past usage; they range from a closed corner gas station to a vacant industrial plant. These properties present public health, economic, environmental and social challenges to the communities in which they are located.*

- City does not have a policy about growing on brownfield sites.
- City administering Federal grant program for brownfield site *investigation* through September 2023.
- WEDC has a funding program for site *remediation*.

# SCALE OF POTENTIAL AGRICULTURE WITHIN THE CITY LIMITS



Small  
Scale

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- < 5 acres in size
- Many possible sites with in city limits.
- Able to use city water for irrigation.



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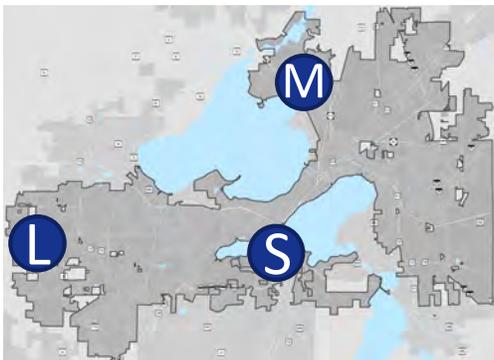
- 5 – 15 acres in size
- Fewer possible sites with in city limits.
- Depending on site may be able to use city water for irrigation.



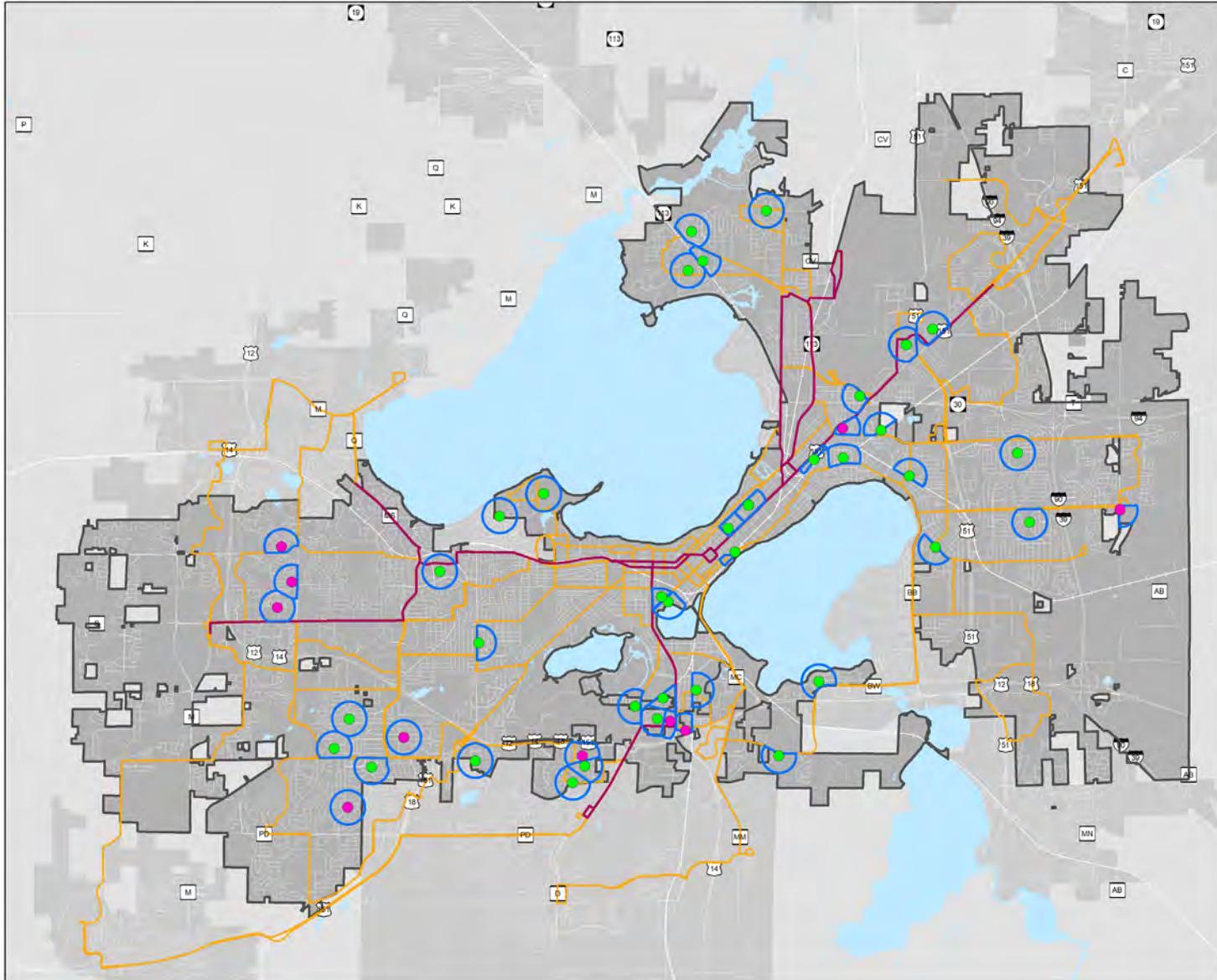
L

Large  
Scale

- > 15 acres in size
- Limited possible sites with in city limits.
- Likely need well for irrigation.



# COMMUNITY GARDENS



## Community Garden

- Public Property (35)
- Private Property (10)
- 5 minute walk
- Metro BRT Routes
- Metro Routes (June 2023)

**38.9 acres of community gardens within City of Madison**

**+/- 3,285 households served by community gardens**

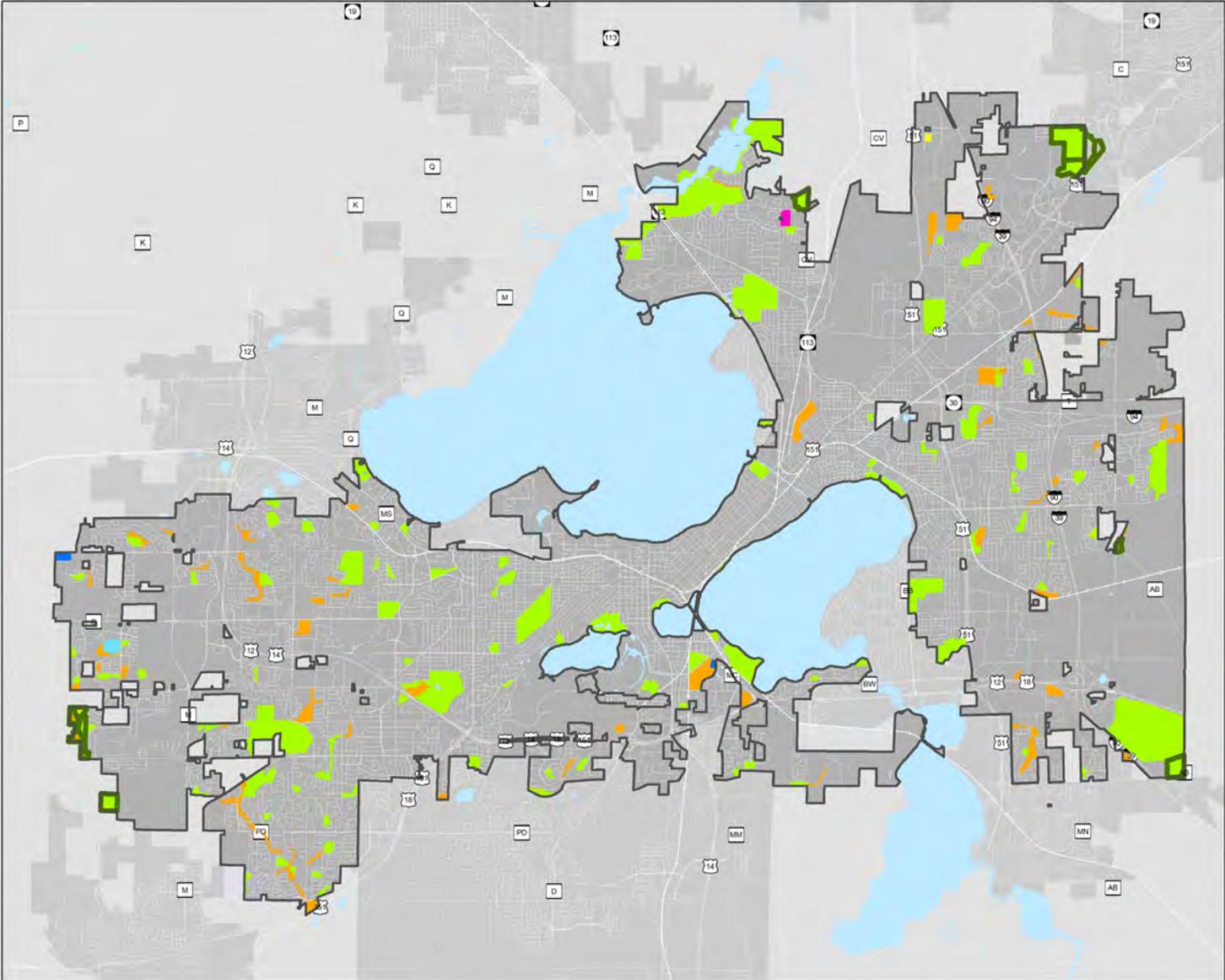
**Population\* (2020) within a 5 minute walk of a community garden - 96,112**

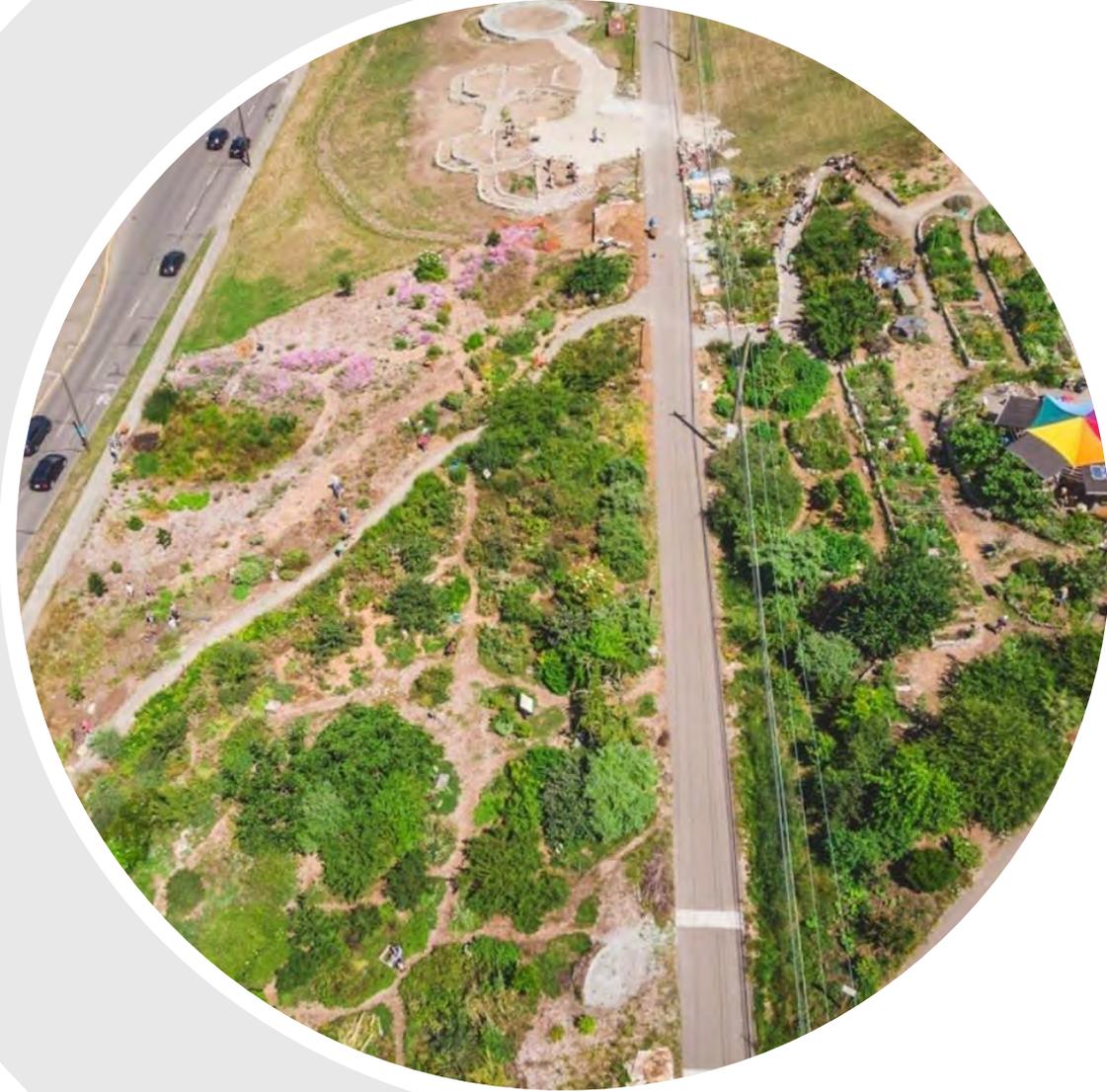
**Households\* (2020) within a 5 minute walk of a community garden - 44,735**

\*2020 Census Block Group data

# CITY OWNED PARCELS

-  FARMED CITY OWNED PARCELS
-  CITY OF MADISON
-  CITY OF MADISON EDD
-  CITY OF MADISON ENGINEER
-  CITY OF MADISON PARKS
-  CITY OF MADISON STREETS
-  CITY OF MADISON WATER UT





# DEVELOPMENT APPROVAL PROCESS

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# LAND USE APPROVAL PROCESSES

## Permitted Uses

- Require administrative review by Zoning and other agencies as needed

*Examples: Hydroponic Indoor Farm or Greenhouse in an Employment or Industrial Zoning District*

## Conditional Uses

- Require discretionary review by City's Plan Commission and administrative review by Zoning, Planning, and other agencies as needed
- Must meet Conditional Use Standards

*Example: Market Garden in most zoning districts*

## Rezoning & Subdivisions

- Require approval by Common Council following Plan Commission
- Must be consistent with the Comprehensive Plan

*Example: Subdividing & rezoning land to Urban Agriculture & Residential Zoning Districts to support a new "agri-hood"*

# LAND USE APPROVAL PROCESSES

Support for (Urban Agriculture) Development Teams

- Staff support/feedback before, during, and after formal review processes
- Pre-application meetings with Planning and Zoning staff upon request
- Development Assistance Team (broad interagency staff team providing technical guidance)
- Staff attendance and facilitation of Alder-supported community meetings





THANK YOU