

TOWN OF FULTON

Public Hearing #1

Zoning Ordinance Revision

June 2, 2015

Tonight

- Why are we here?
- What is the Town proposing?
- Process and timeline
- Public hearing (Public comment)

Why are we here?

Why are we here? 1....

- ❑ DATCP (Wisconsin Department of Agriculture) has recently revised their Farmland Preservation (FP) Statute.
- ❑ FP statute allows qualifying/eligible agricultural landowners to take a tax credit....if their land is in a town with a certified farmland preservation (FP) zoning district.

Why are we here? 1....

- ❑ The Town of Fulton has historically had a certified FP zoning district....which needs to be re-certified by DATCP every 10 years.
- ❑ Re-certification of the Town's FP zoning district is required by the end of 2015.

Why are we here? 2...

- The Town has recently developed its own tools to preserve and protect farmland and maintain its rural character, including:
 - Comprehensive Plan – Future Land Use Map:
Limiting “development” of agricultural lands
 - Land Use Evaluation and Site Assessment (LESA)
– Identifying “most suitable” agricultural lands
 - Town component of the Rock County Agriculture Plan - Revision of lands in FP zoning district

Why are we here? 3....

- The last major update of the Town's zoning ordinance was in the early 1980's....a lot has happened since then.
 - New land use and development patterns
 - New land use and development policies and standards

Why are we here? 3....

- The last major update of the Town's zoning ordinance was in the early 1980's....a lot has happened since then.
 - New land use and development patterns
 - New land use and development policies and standards

Why are we here?

- So.....given:
 - Recent changes to the FP Statute and the need to re-certify the Town's FP zoning district
 - The Town's new farmland preservation and protection tools and desire to maintain its rural character
 - New land use/development patterns, polices, and standards.....

Why are we here?

.....THE TIME TO UPDATE FARMLAND
PRESERVATION AND PROTECTION POLICIES
AND STANDARDS IN THE TOWN'S ZONING
ORDINANCE IS NOW.

What is the Town proposing?

What is the Town proposing?

- ❑ “Cleaning up”, standardizing, re-naming, etc. Town residential, commercial, and industrial zoning districts
- ❑ Added Commercial-Recreational (C-R) and Natural Resource-Open Space (NR-OS) districts to address commercial and non-commercial recreational lands in the Town
- ❑ Removed R-2 district....higher density residential uses more suitable to cities/villages

What is the Town proposing?

- Added conditional use permitting language, and associated definitions etc., for livestock facilities (over 500 head of livestock), per State Statute

What is the Town proposing?

- Rezoning existing A-1 zoned parcels, including smaller, non-agricultural parcels (10 acres and under) and larger, agricultural parcels (over 10 acres) not likely to take advantage of the tax credit.

- Rezone to:
 - Residential-Rural Density Small (under 3 acres)

 - Residential-Rural Density Large (3-10 acres)

 - Agricultural-General (Over 10 acres)

What is the Town proposing?

- ❑ Existing and Future Uses in these “new” districts....
NOT A LOT WILL CHANGE.
 - Residential-Rural Density Small – Residences and associated uses
 - Residential-Rural Density Large– Residences, “small-scale” agriculture (hobby farms, limited animals, etc.), and associated uses
 - Agricultural-General– Residences, “small and large scale” agriculture, and associated uses

- ❑ Prior Non-Conforming Uses will be allowed.

What is the Town proposing?

- Existing and Future Uses
 - Agricultural-General – Will not be eligible for the State of Wisconsin Farmland Preservation Tax Credit, nor will be subject to policies and standards for said credit.

What is the Town proposing?

- One FP zoning district:
 - Agricultural-Exclusive (A-E).....“Tier I” Farmland, per LUSE System
- Limiting creation (through rezoning) of new residential-type lots in the FP zoning district.
- New agricultural lots can be created, but they won't be allowed to have a new, additional residence.

What is the Town proposing?

□ Limitations

- The new residential-type lots will need to be of a certain size (3-10 acres) and located in certain areas (near roads, near other residential-type lots, not on the best farmland etc.).

What is the Town proposing?

□ Limitations

- Number of new residential-type lots allowed depends on farmland acres in base farm (see below for required percent).....and can not exceed 5 lots for any base farm (regardless of base farm size).
- A certain amount of agricultural land is needed in the base farm to create the new residential-type lots (90% agricultural land)...**this land also needs to remain in agricultural use.**

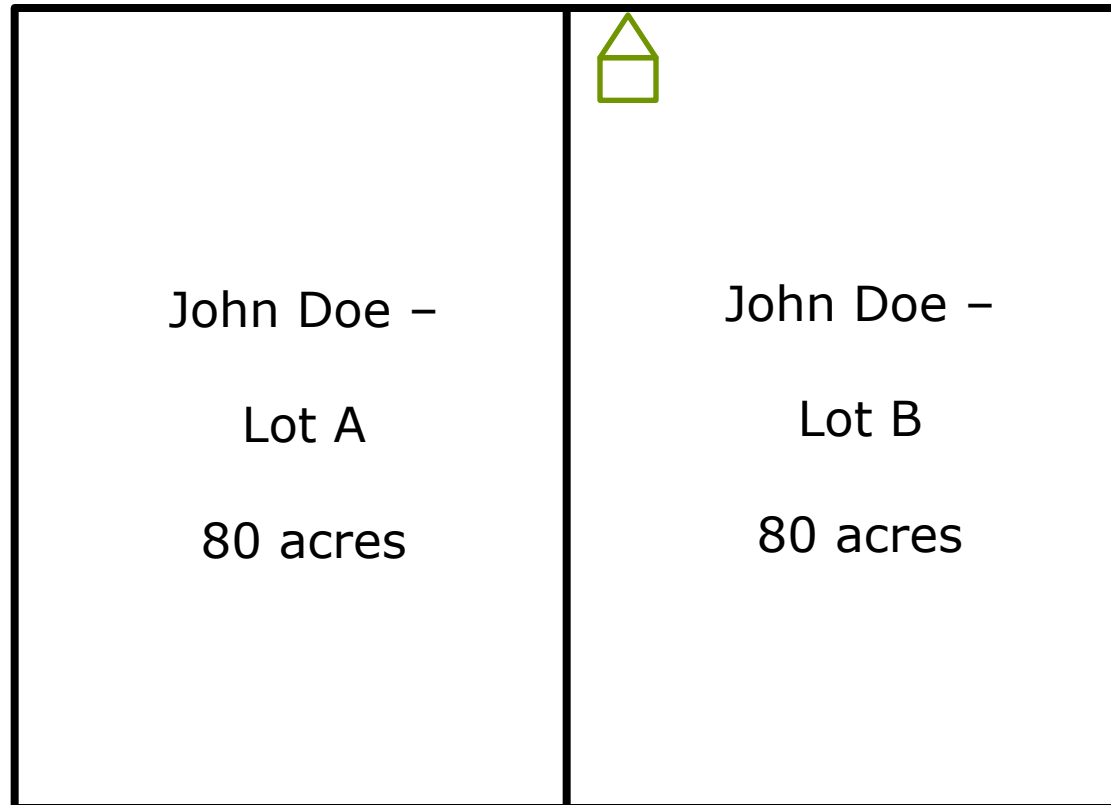
What is the Town proposing?

- Base farm = all contiguous land under “common ownership” on the date the updated zoning ordinance is adopted.
- Base farms stay the same, regardless of ownership change or land divisions.

What is the Town proposing?

January 1,
2016

Base Farm -
160 acres of
agricultural
land




What is the Town proposing?

January 1,
2017

BASE FARM
DOES NOT
CHANGE.

Still 160
acres of
agricultural
land....

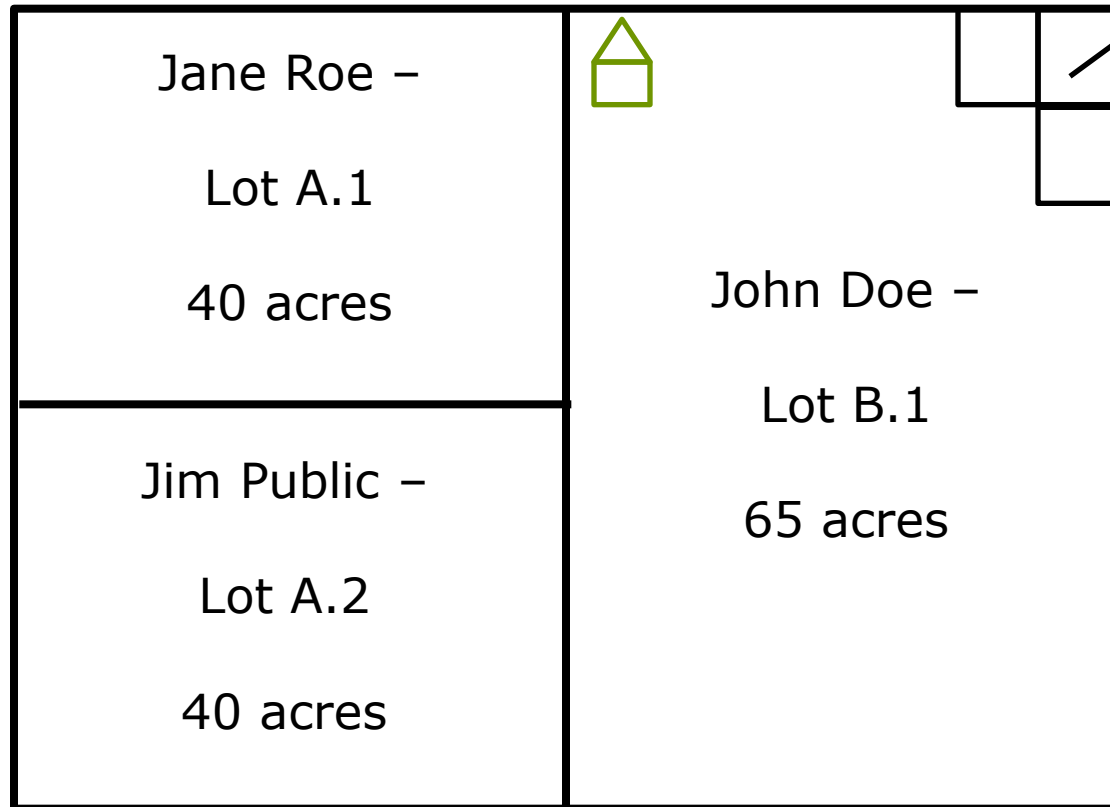
Jane Roe – Lot A.1 40 acres	 John Doe – Lot B 80 acres
Jim Public – Lot A.2 40 acres	

What is the Town proposing?

January 1,
2019

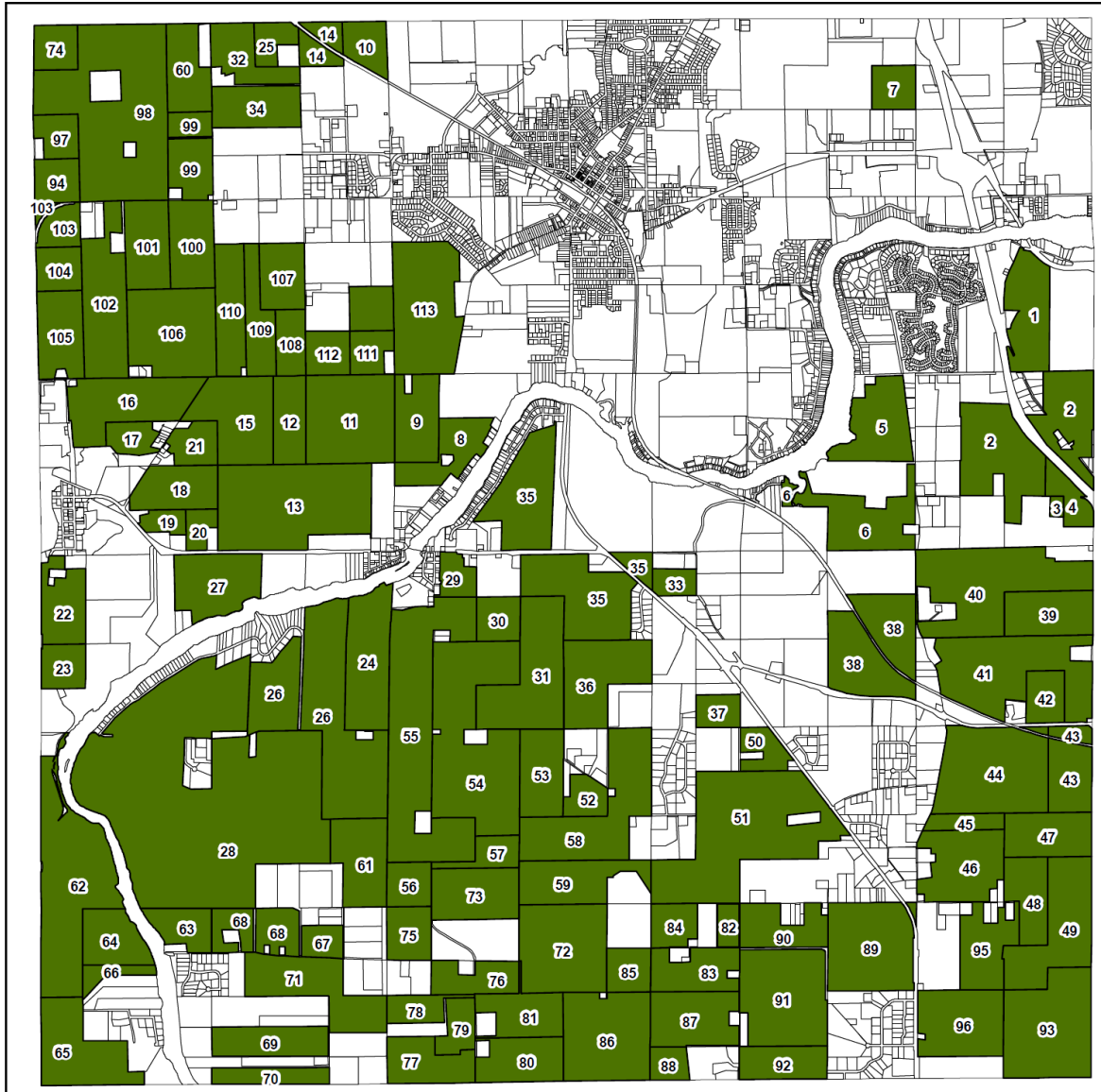
**BASE FARM
DOES NOT
CHANGE.**

Still 160
acres....but now:
- 90%
(145 acres) as
agricultural land
- 10%
(15 acres) as
residential land



3 new
residential
lots:
5 acres
each

**NO MORE NEW RESIDENTIAL-TYPE LOTS ALLOWED ON BASE FARM....
NEW AGRICULTURAL LOTS STILL ALLOWED.**



Town of Fulton

Base Farms

DRAFT: 3-24-2014

- Tax Parcels
- Base Farms
- City of Edgerton



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DATA SOURCE: ROCK COUNTY PLANNING, ECONOMIC & COMMUNITY DEVELOPMENT AGENCY

What is the Town proposing?

- ❑ There will be paperwork/recording requirements for landowners that create new lots.
- ❑ The Town will maintain all records and documents relevant to the new lots.

What is the Town proposing?

- Existing Comprehensive Plan policy – Allows rezoning of agricultural lands to small-scale agricultural/residential use (creation of new residential-type lots)

- Minimum requirements under FP statute:
 - “Findings of Fact” for any rezoning of lands out of the FP zoning district

 - 80% consistency between “on-the-ground zoning” and the Town component of the Rock County Agriculture Plan (lands initially in FP zoning district)

Process and Timeline

Wrap Up and Next Steps

- Approximately **24 public meetings/workshops**, held from July 2012 to April 2015
 - **2 public information meetings/workshops, with special notice provided to potentially affected landowners** and formal presentation (March and May 2014)
- 2 public hearings (Tonight and July 14)