

**Table 5.2**

**Criteria for Rezoning Land From the A-1 Prime Agricultural Land Zoning District**

- 
1. The proposed rezone should be consistent with the Walworth County and Town comprehensive plans and the Walworth County farmland preservation plan. Rezones shall be considered to be consistent with these plans if the following standards are met:<sup>1</sup>
    - 1a. Less than 50 percent of the parcel should be covered by soils in agricultural capability Classes I, II, and III. Areas that are mapped as Class I, II, or III soils but which are demonstrated to be unsuitable for agriculture due to erosion or other factors, should not be "counted" as Class I, II, or III farmland. Such determinations should be made by a qualified soil mapping technician.
    - 1b. The proposed land use should be compatible with remaining prime agricultural land in the vicinity.
- 
2. In accordance with the Wisconsin Farmland Preservation Law (sec 91.48), the proposed rezone out of a farmland preservation district may be approved by the County and Town only after findings are made based upon consideration of the following:<sup>2</sup>
    - 2a. The land is better suited for a use not allowed in the farmland preservation zoning district.
    - 2b. The rezoning is consistent with the county certified comprehensive plan.
    - 2c. The rezoning is substantially consistent with the county certified farmland preservation plan.
    - 2d. The rezoning will not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.
- 

<sup>1</sup> Standard "1a" is quantifiable and measurable. Standard "1b" is more a matter of judgement. In making a determination regarding compatibility, the County and concerned Town should consider the location of the parcel (for example, is it located on the periphery of a block of prime farmland or in the middle of a block?) and the type of use envisioned (for example, is it a low intensity use, such as residential lot, or a more intensive use, such as a multiple lot residential subdivision?).

<sup>2</sup> Standards "2a" and "2b" involve an evaluation of the availability of public facilities – recognizing that public facility needs vary with the type of development.

*Source: Walworth County, Walworth County Towns, and SEWRPC*