



80% Consistency Rule for Farm Preservation Zoning

The new Farm Preservation Zoning Certification through DATCAP has a consistency portion in relation to the Farm Preservation Plan. Below is the language from the statute explaining consistency with the Farm Preservation Plan.

CONSISTENCY WITH FARMLAND PRESERVATION PLAN. At least 80% of the area planned for farmland preservation in each town, city, or village covered by a certified farmland preservation plan shall be included in the farmland preservation district or a district that imposes land use restrictions as restrictive as or more restrictive than the farmland preservation zoning district. The department may consider certifying a farmland preservation zoning ordinance that is between 70 and 80% consistent with a farmland preservation plan if the political subdivision can demonstrate to the Secretary's satisfaction a reasonable, objective justification for the lower level of consistency.

Note: If an area is planned for farmland preservation but is not zoned for farmland preservation, it may be zoned as open space or conservancy. Such a zoning designation would be consistent with farmland preservation. Areas that are zoned for nonagricultural residential, commercial, or industrial use, however, would not be consistent with farmland preservation.

The chart shows the number of acres that were placed in the farm preservation plan and then the minimum number of acres that will have to be maintained to stay certified in farm preservation zoning. The highlighted towns are the towns that have adopted farm preservation zoning.

Municipality	Farm Preservation Plan Acres	Min 80% Farm Pres. Zoning Acres	Difference
BRIGHTON	21,598.85	17,279.08	4,319.77
DAY	19,331.35	15,465.08	3,866.27
EAU PLEINE	20,680.60	16,544.48	4,136.12
FRANKFORT	20,656.45	16,525.16	4,131.29
GREEN VALLEY	7,838.72	6,270.98	1,567.74
GUENTHER	10,582.55	8,466.04	2,116.51
HALSEY	15,999.59	12,799.67	3,199.92
HEWITT	12,212.05	9,769.64	2,442.41
HOLTON	21,228.94	16,983.15	4,245.79
HULL	20,227.77	16,182.22	4,045.55
KNOWLTON	11,547.91	9,238.33	2,309.58
MARATHON	19,445.94	15,556.75	3,889.19
MC MILLAN	11,364.30	9,091.44	2,272.86
REID	18,552.14	14,841.71	3,710.43
RIB FALLS	20,806.32	16,645.06	4,161.26
ELDERON	17,522.78	14,018.22	3,504.56
SPENCER	13,533.58	10,826.86	2,706.72
WEIN	19,818.67	15,854.94	3,963.73

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