



Criteria for approving a rezone out of Farm Preservation

1. The rezoned land is better suited for a use not allowed in the farmland preservation zoning district.
2. The rezoning is consistent with the Marathon County and Local Municipality's comprehensive plan.
3. The rezoning is substantially consistent with the Marathon County farmland preservation plan, which is in effect at the time of the rezoning.
4. Adequate public facilities to serve the rezone are present or will be provided.
5. Providing of public facilities will not be an unreasonable burden to local government.
6. The rezone request needs to demonstrate a need for the proposed development.
7. The rezone request will not cause unreasonable air and water pollution, soil erosion or adverse effects on rare or irreplaceable natural areas.
8. The availability of alternative locations has been addressed.
9. The location of the proposed development is to minimize the amount of agricultural land converted.
10. The rezone will not substantially impair or limit current or future agricultural use of other protected farmland.

If one of the following two situations apply they the above 10 criteria would not apply...

1. A rezoning that is affirmatively certified by the Wisconsin Department of Agriculture, Trade and Consumer Protection under ch. 91, Wis. Stats.
2. A rezoning that makes the farmland preservation zoning ordinance map more consistent with the county farmland preservation plan map, certified under ch. 91, Wis. Stats., which is in effect at the time of the rezoning.

PROCESS:

Each rezone application will have to address each of the criteria and each board,(Town, LCZ, and County Board) will need to agree on that all the criteria have been met for the rezone and at any level the board/committee may send it back for more information. A decision sheet will be created to assist the boards/committees in making sure each criteria is met.

Conservation, Planning and Zoning Department

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