

Town of Sturgeon, Winnebago County
Example Plan Action Consistency Tool for Requests to Change Use (and Zoning) from Agricultural to Residential Use

When the Town of Sturgeon receives requests for rezonings from Agriculture Use and Zoning (A-1 or A-2) to Rural residential (R-1) or to some use and zoning designation other than Agriculture, the Town Plan Commission shall use the following Plan Action Consistency Tool to assess conformity and consistency with the Town's adopted Comprehensive Plan.

The content of this Plan Consistency Tool is based on:

- The community's vision for the future;
- Core values regarding development, land use and conservation as expressed in policy recommendations, citizen survey results and other Comp Plan content;
- Long-term goals and related strategies found in the adopted Comprehensive Plan.

A scoring system is used here, with general understanding that the higher the score on a scale of 1-10, the more consistent the requested change is with the town's plan. However, local officials are cautioned that the Plan Action Consistency Tool is not an accounting exercise. Rather, it is meant to 1) offer a basis for useful discussion and qualitative judgments and 2) create a record of general consistency between Sturgeon's Comprehensive Plan and its actions and recommendations related to local land use.

Date of Submittal of Proposed Project: _____

Description of Proposed Project: See Scenario and map

The Town's Vision for the Future: In the year 2020, the Town of Sturgeon is envisioned as a largely rural community with a small, village-like residential area carefully placed amid farmlands, woods and lakes. The Town provides residents with a high quality of life in a rural residential setting. Permanently preserved natural areas and farming operations are an integral part of the rural landscape (the Town has successfully maintained 50 percent of the farmlands that existed in 2002). Town government, local citizens and landowners have proactively collaborated and provided leadership and commitment to create a green community – grass, parks, conservancy, woods – that preserves its productive farmland and open space. Sturgeon has kept that small town feel and rural quality of life. (from Sturgeon Comprehensive Plan; adopted January 2002)

1. Will the proposal convert land that is actively used for agricultural purposes?

0 = Yes

10 = No

_____ Points

2. Will the proposed use negatively impact the adjacent land's potential for agricultural use, or have the potential to create conflicts (ie. Put them out of

business, angry phone calls/complaints, odor, transportation issues) between agricultural use and proposed use?

0 = Yes 10 = No _____ Points

Discussion/findings:

3. Is the proposed rezoning close to existing development of a similar use?

10 points = Adjacent

8 points = no more than .25 mi

6 points = no more than .5 mi

4 points = no more than .75 mi

2 points = no more than 1 mi

_____ Points

4. Is the proposed rezoning close to existing utilities?

10 points = Already served by

8 points = Adjacent

6 points = no more than .25 mi

4 points = no more than .5 mi

2 points = no more than .75 mi

_____ Points

5. Will the proposed rezoning serve as ‘in-fill’ development? In other words, will the proposed rezoning support residential or other development that becomes part of a compact development pattern within the town?

10 = Yes 0 = No _____ Points

Discussion/findings:

6. Is the proposed rezoning in or near a mapped environmentally sensitive area (may need a more detailed site inspection to verify sparse available data).

0=Yes 10=No _____ Points

Discussion/findings:

7. Is the proposed rezoning likely to negatively affect unique, fragile physical features, habitat or groundwater protection aspects of the unique local features (ie. Increase runoff, fragment habitat, located on fractured bedrock)?

0 = Yes 10 = No _____ Points

Discussion/findings:

8. Will the proposed rezone preserve the distinctive rural character of Sturgeon as embodied in open space uses, such as farmland, forests, lakes, natural resource areas and scenic, historic and cultural resources (how does the Town define rural character)?

10 = Yes 0 = No _____ Points
Discussion/findings:

9. Will the proposed rezoning and use negatively affect the quantity or quality of area groundwater utilized for drinking and other purposes?

0 = Yes 10 = No _____ Points
Discussion/findings:

10. The Town's plan has a goal of establishing and maintaining a safe, orderly and efficient transportation system. Will this proposal, if approved, tend to support this goal?

10 = Yes 0 = No _____ Points
Discussion/findings:

11. The Town's Comprehensive Plan has a goal of protecting and preserving the town's natural resources. Will the proposed rezoning, if approved, tend to support this goal?

10 = Yes 0 = No _____ Points
Discussion/findings:

12. Is the proposed use consistent with the use designated in the Plan and on the Future Land Use Map?

10 = Yes 0 = No _____ Points

Discussed this _____ day of _____, by the Town of Sturgeon Plan Commission, _____, Chair. Recommendations made by the Town of Sturgeon Plan Commission on the proposed agriculture rezoning request and presented to the Town Board.

Per Town of Sturgeon Record keeping policies, a copy of this document record will be filed at the Town Hall under “Plan Commission” within 2 weeks of completion of the checklist. A copy will also be filed with the Winnebago County Planning and Zoning Department.

Signature of Plan Commission Chair
Town of Sturgeon

Date

Please reference issues of significant concern.
