

Public Hearing for Town of Lebanon Rezoning – Farmland Preservation Plan

Notice is hereby given that a public hearing will be held by the **Dodge County Planning, Development and Parks Committee** on Monday, October 6, 2014 at 7:05 P.M. or shortly thereafter on the First Floor (Meeting Rooms 1H and 1I) of the Administration Building, Juneau, Wisconsin on the petition of the **Town of Lebanon Town Board** to rezone certain lands in the Town of Lebanon in order to achieve consistency with the County's Farmland Preservation Plan Map and to extend the coverage of the County's certified farmland preservation zoning ordinance to the Town of Lebanon. The proposed amendment will allow property owners in the Town of Lebanon the option to participate in the farmland preservation program. A copy of the proposed Town Zoning Map is available for review in the County Land Resources and Parks Department between the hours of 8:00 a.m. and 4:30 p.m., Monday-Friday (920-386-3700) and is available for review on the Department's website: www.co.dodge.wi.us and the Town of Lebanon's website: www.townoflebanon.com

All persons interested are invited to attend and be heard.

Dated August 18, 2014

Dodge County Planning, Development and Parks Committee by Thomas Schaefer, Chair

Town of Lebanon Rezoning

The Lebanon Town Board has decided to give its landowners the opportunity to participate in the State's Farmland Preservation Program through Farmland Preservation Zoning. In order for the Town of Lebanon to participate in Farmland Preservation Zoning, most of the rural land in the Town will need to be placed in the A-1 Prime Agricultural Zoning District, which is the certified farmland preservation zoning district for Dodge County. Therefore, the Town of Lebanon is petitioning Dodge County to amend the Town's Zoning Map to place most of the rural land in the A-1 Prime Agricultural Zoning District. This amendment will allow land owners in the A-1 Zoning District to participate in the State's Farmland Preservation Program.

Currently there are two agricultural zoning districts in the Town of Lebanon: A-1 Prime Agricultural and A-2 General Agricultural. The Town currently has a mixture of A-1 and A-2 zoned areas (see current Town of Lebanon Zoning Map). The Town will continue to utilize the two agricultural zoning districts; however most of the rural land will need to be placed in the A-1 Prime Agricultural Zoning District to meet program standards. Most of the land currently zoned A-2 will be rezoned to the A-1 Zoning District. See the proposed zoning map.

See Below the [CURRENT – Town of Lebanon Zoning Map \(Page 2\)](#)
and the [PROPOSED - Town of Lebanon Zoning Map \(Page 3\)](#)

Points of Interest For The Proposed Rezoning

- Land will continue to be taxed the same. Land is taxed based on how it is used (Land Use Assessment), not taxed according to the zoning district.
- Depending on the amount of land owned, landowners will still have an option to create nonfarm residential lots. Landowners have options to create nonfarm lots in the A-1 and A-2 zoning districts.
- Participation in the Farmland Preservation Program is voluntary. Land in the A-1 Prime Agricultural Zoning District does not automatically place land in the Farmland Preservation Program. The A-1 Prime Agricultural Zoning District only makes the land eligible; it is up to the landowner to participate in the Farmland Preservation Program. Participating landowners can earn a \$7.50 per acre tax credit.
- The Lebanon Town Board utilized various methods to gain Town resident's opinion on this issue, such as multiple town meetings and notice sent to landowners. The Town also hosted a public information meeting on May 7th, 2014. The opinions of Town residents were overwhelmingly in favor of becoming eligible for the farmland preservation program.

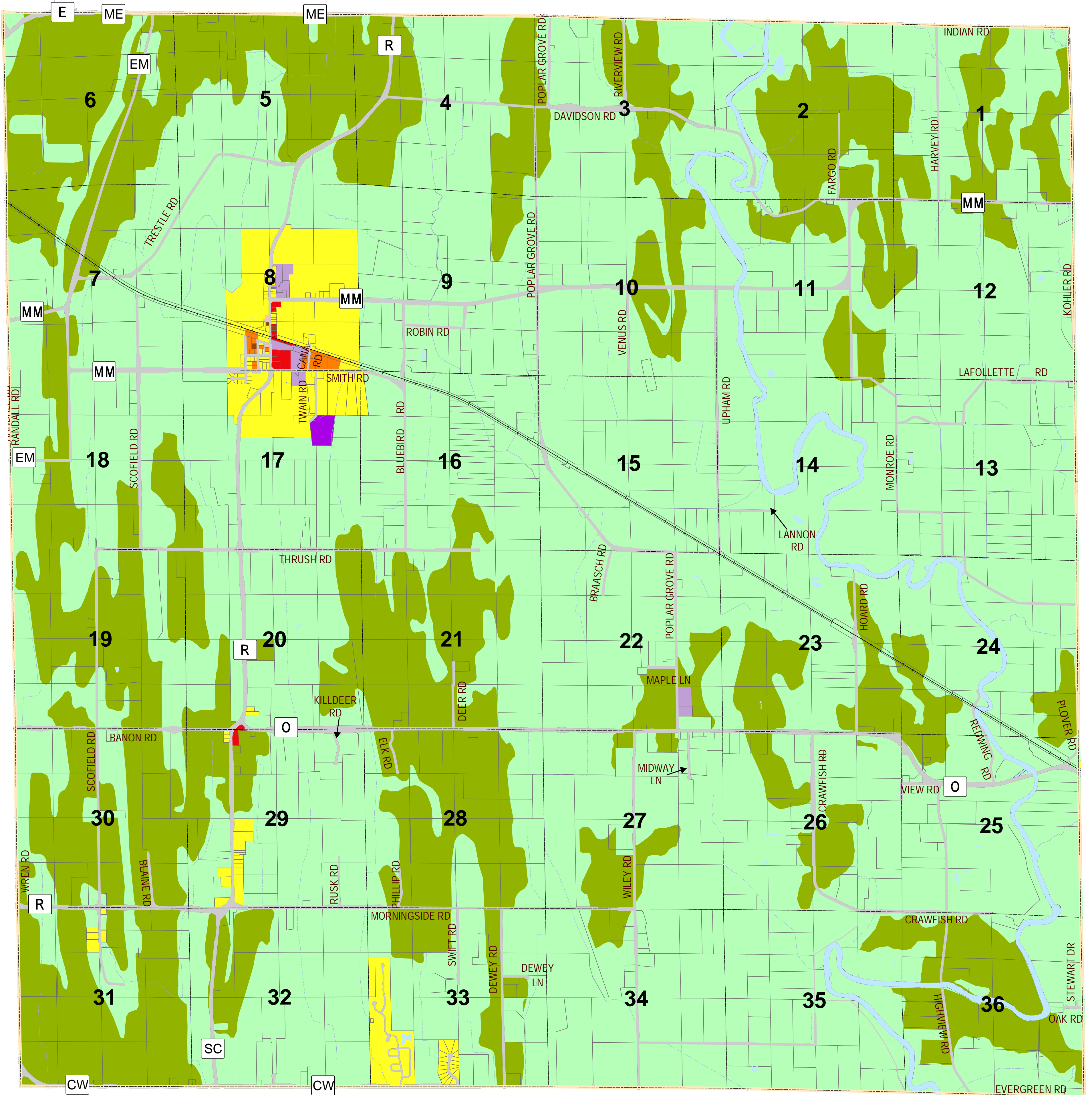
Farmland Preservation Program

The main purpose of the Farmland Preservation Program is to preserve Wisconsin rural land by means of local land use planning and conservation practices. All Towns have the choice to participate in the program, as the program is not state mandated.

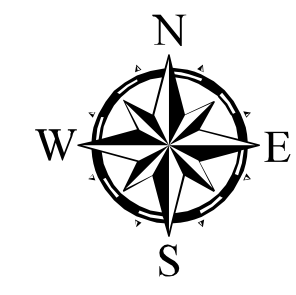
Landowners that participate in Farmland Preservation Zoning are eligible to collect Farmland Preservation tax credits. Landowners may receive \$7.50 per acre for land within the A-1 Prime Agricultural Zoning District. In order to be eligible for the tax credit, participating landowners must comply with a conservation plan. Conservation plans are jointly created between the landowner and the Dodge County Land Conservation Department. These standards only apply while the landowner is enrolled in the program.

County Zoning

Town of Lebanon, Dodge County, Wisconsin

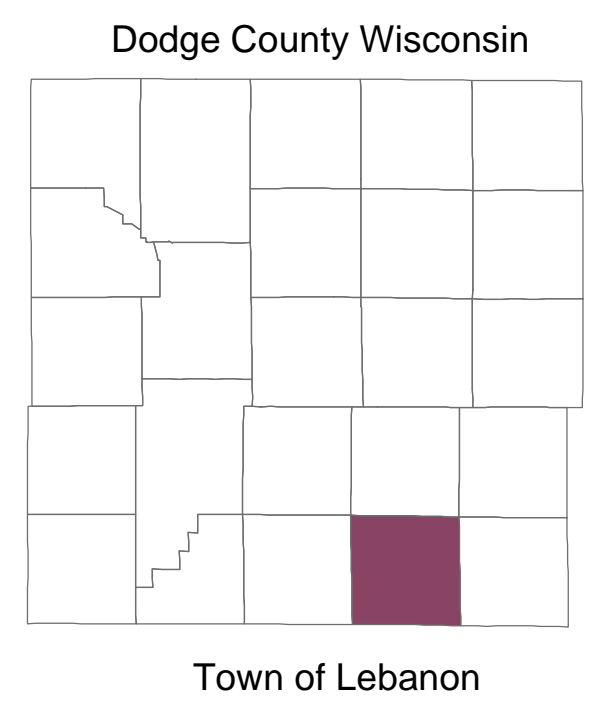


| Legend | | Zoning | |
|--------|---------------------|--------|-------------------------------|
| | U.S. Highway | | A-1 Prime Agricultural |
| | State Highway | | A-2 General Agricultural |
| | County Highway | | C-1 General Commercial |
| | Town Road | | C-2 Extensive Commercial |
| | Railroad | | I-1 Light Industrial |
| | Town Boundary | | I-2 Industrial |
| | Section Line | | R-1 Single Family Residential |
| | Tax Parcel Boundary | | R-2 Two Family Residential |
| | Municipalities | | R-3 Multi-Family Residential |
| | Waterbody | | |
| | Road Right-of-Way | | |
| | Rivers and Streams | | |
| | Intermittent Stream | | |



Adopted: June 16, 2009
Last Updated: March 24th, 2014

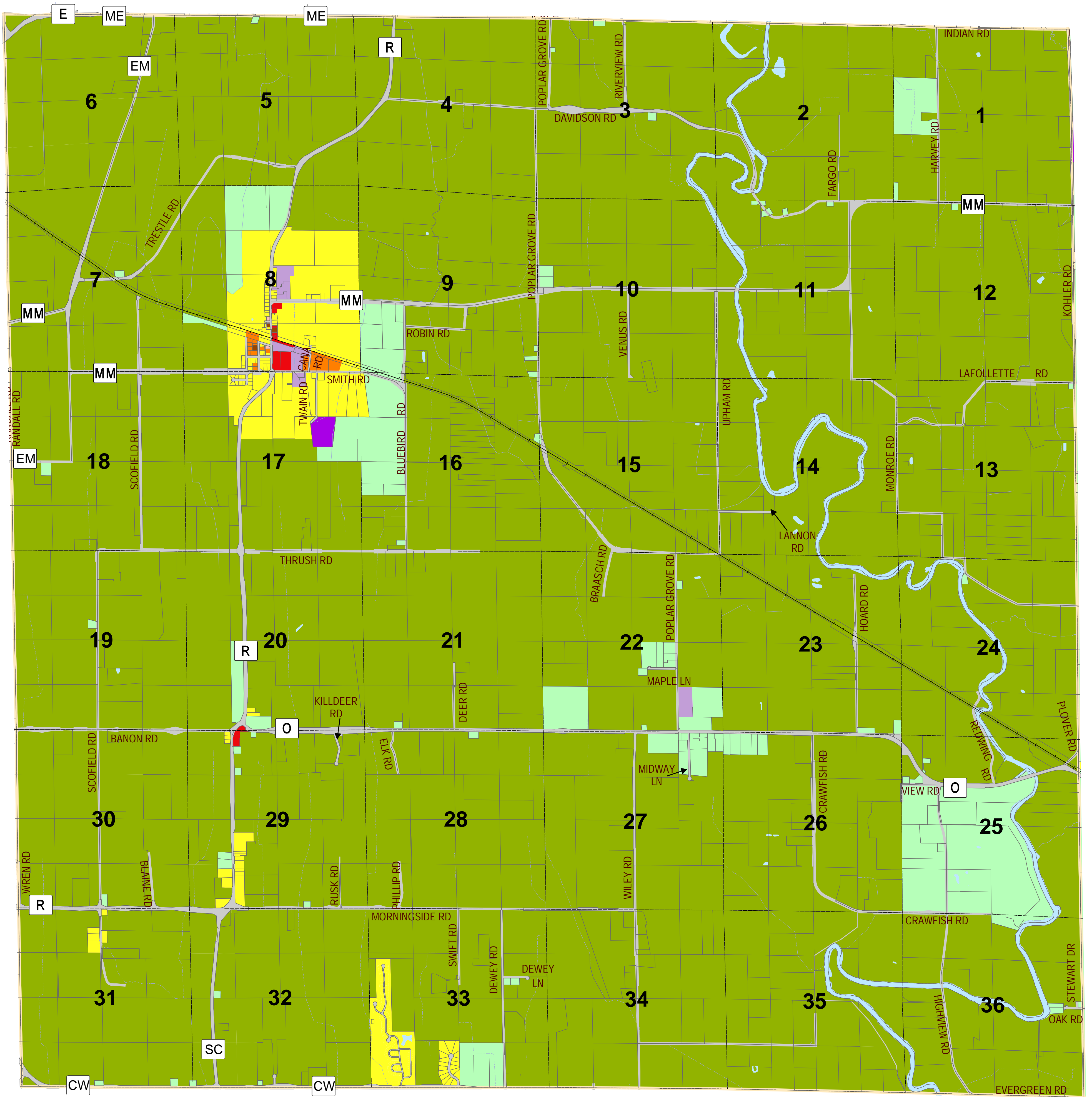
Dodge County
Land Resources and Parks
Department



Source: Dodge County Land Resources and Parks Department, March 2014
Map Created: January 2009

PROPOSED

Farmland Preservation Zoning Map Town of Lebanon, Dodge County, Wisconsin

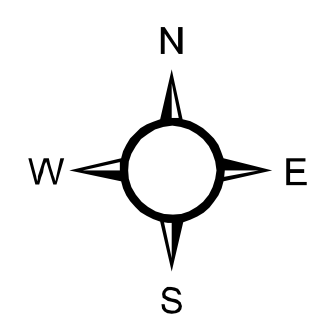


Legend

- | | | | |
|--|---------------------|--|---------------------|
| | U.S. Highway | | Municipalities |
| | State Highway | | Waterbody |
| | County Highway | | Right-of-Way |
| | Town Road | | Rivers and Streams |
| | Railroad | | Intermittent Stream |
| | Town Boundary | | |
| | Section Line | | |
| | Tax Parcel Boundary | | |

Zoning

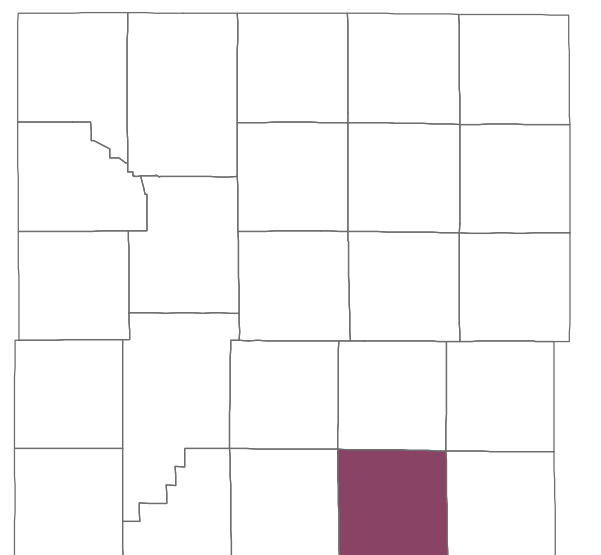
- | | |
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| | A-1 Prime Agricultural |
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| | C-1 General Commercial |
| | C-2 Extensive Commercial |
| | I-1 Light Industrial |
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| | R-1 Single Family Residential |
| | R-2 Two Family Residential |
| | R-3 Multi-Family Residential |



Dodge County
Land Resources and Parks
Department

0 0.25 0.5 1 Mile

Dodge County Wisconsin



Town of Lebanon