

ZONING

425 Attachment 3

Town of Fulton

Appendix C. Town of Fulton Land Evaluation and Site Assessment (LESA) System and Land Evaluation and Site Assessment (LESA) Map

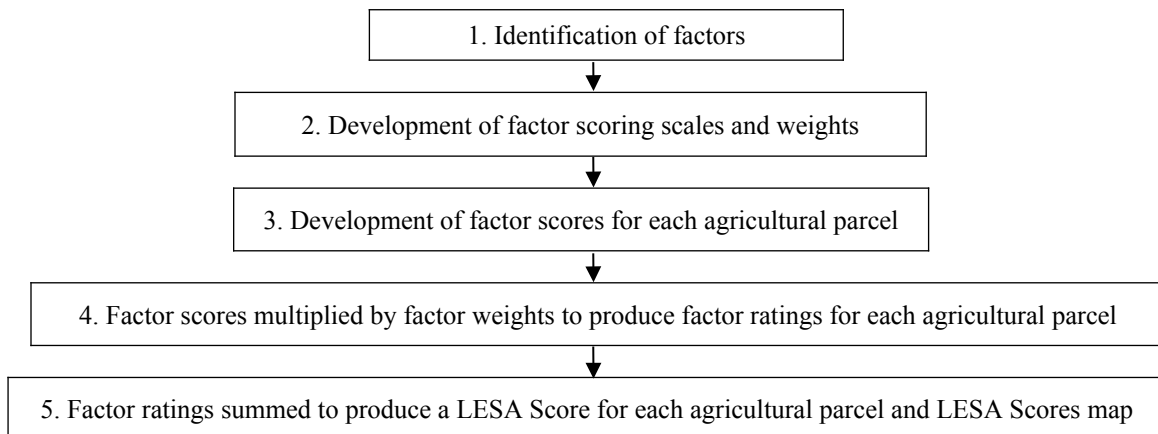
The Town of Fulton (hereafter "Town") developed a Land Evaluation and Site Assessment (hereafter "LESA") System to identify lands suitable for designation in the Town's Agricultural-Exclusive (A-E) and Agricultural-General (A-G) Zoning Districts. The LESA System provides a comprehensive synthesis of vital agricultural land use information, ensuring objectivity and consistency in agricultural land use decision-making.

The LESA system developed a LESA score (0-10) for all agricultural parcels* in the Town, evaluating suitability for agricultural use. The higher an agricultural parcel's LESA score, the better suited it is for agricultural use. An agricultural parcel's LESA score consists of two land characteristics components, Land Evaluation (Soil) and Site Assessment (Socio-Economic), comprised of various factors within multiple groups. Factors contain both scoring scales, assessing the characteristics of the agricultural parcel relative to the factor, and weights, reflecting the relative importance of the factor in comparison to other factors. Factor scoring scales are developed on a scale of 0-10, with higher factor scores indicating lands more suitable for agricultural use. Factor weights combine to equal 1, with higher weights indicating a factor more important in determining agricultural suitability. An agricultural parcel was given a factor score for each factor. Each factor score is then multiplied by the factor weights to produce a factor rating. Factor ratings are then summed to produce a LESA score for the agricultural parcel.

The Land Evaluation component of the LESA system consists of one group, Soil, and one factor, Suitability. The Site Assessment component of the LESA system consists of three groups, Agriculture, Development, and Natural Resources, with eight factors within these three groups.

Figure I identifies the process utilized to develop LESA Scores for agricultural parcels in the Town.

Figure I
Land Evaluation and Site Assessment (LESA) Score Development Process



* Agricultural parcels are defined as those tax parcels within the Town of Fulton meeting the following criteria, in accordance with Section II, II., B. Program Area, Town of Fulton Land Evaluation and Site Assessment (LESA) Manual (Adopted: January 12, 2010):

- Three (3) acres or larger;
- Zoning designation of Agricultural (A-1), (A-2), and (A-3) per Town of Fulton Zoning Ordinance, Chapter 425, as of March 2009;

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The following I, and II, identifies the Town of Fulton Land Use Suitability Evaluation (LESA) System:

I. Land Evaluation Component

1. Soil Group

a. Suitability Factor

Soil Type	Score*	Weight
Any present in Town	0-10	0.34

* Suitability factor scores were developed utilizing NRCS land evaluation scores for Town of Fulton soil types.

II. Site Assessment Component

1. Agriculture Group

a. Field Size Factor

Field Size (Acres)	Score (0-10)	Weight
80 acres or greater	10	0.14
65 to 79 acres	8	
50 to 64 acres	6	
35 to 49	4	
20 to 34 acres	2	
19 acres or less	0	

b. Use Factor – Percent of Parcel In Agricultural Use

Percent of Parcel in Agricultural Use (0-100%)	Score (0-10)	Weight
75% and above	10	0.10
60% to 74%	8	
45% to 59%	6	
30% to 44%	4	
20% to 29%	2	
19% or less	0	

c. Surrounding Use Compatibility Factor – Zoning Districts Within 0.5 Miles

Zoning Districts Within 0.5 Miles	Score (0-10)	Weight
Agricultural (A-1) and (A-2)	10	0.07
Agricultural (A-3)	5	
Residential (R-R, R-1, R-2, PUD, and MHP), Commercial/Business (B-1 and CHI) and Industrial (M-1 and SP)	0	

2. Development Group

a. Distance From Municipal Sewer Service Area Boundaries Factor

Distance (Miles)	Score (0-10)	Weight
1 mile or greater	10	0.05
0.75 to 0.99 miles	8	
0.50 to 0.74 miles	6	
0.25 to 0.49 miles	3	
0 to 0.24 miles	0	

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b. Distance From Sub-Divisions Factor

Distance (Miles)	Score (0-10)	Weight
1 mile or greater	10	0.07
0.75 to 0.99 miles	7	
0.5 to 0.74 miles	4	
0.25 to 0.49 miles	2	
0.24 miles or less	0	

c. Distance From Roads Factor – Functional Classification*

Distance (Miles)	Score (0-10)	Weight
0.5 miles or more to minor/major collector, minor arterial or principal arterial intersection	10	0.05
0.49 miles or less to minor collector	7	
0.49 miles or less to major collector	4	
0.49 miles or less to minor arterial	2	
0.49 miles or less to principal arterial intersection	0	

* The Wisconsin Department of Transportation utilizes a functional classification system to identify roads according to their capacity to provide access and/or mobility to users. Higher functionally classified roads experience greater traffic flow than those lower functionally classified.

d. Town Future Land Use Map Consistency Factor

Town Future Land Use Map Consistency	Score (0-10)	Weight
Outside of and not adjacent to a mixed use land use area	10	0.05
Adjacent to a mixed use land use area	5	
Inside a mixed use land use area	0	

3. Soil Group

a. Environmentally Sensitive Areas (ESA) Factor – Percent of Parcel Coverage

Percent of Parcel Coverage (0-100%)	Score (0-10)	Weight
60% and greater	10	0.13