

ARTICLE V. ESTABLISHMENT OF ZONES

A. ZONE DISTRICTS

For the purpose of this ordinance, the Town of Morrison, Brown County, Wisconsin is hereby divided into the following zoning districts:

- R Residential
 - E-R Estate Residential
 - AG-FP Agriculture Farmland Preservation
 - E-A Estate Agriculture
 - B-1 Community Business District
 - C-1 Conservancy
 - I-1 General Industrial District
-

B. ZONING MAP

The location and boundaries of the districts established by this ordinance are set forth on the official Zoning Map of the Town of Morrison, Brown County, Wisconsin, which is incorporated herein by reference and hereby made a part of this ordinance.

The said map, together with everything shown thereon and all amendments thereto, shall be as much a part of this ordinance as though fully set forth and described herein.

C. ZONE BOUNDARIES

The following rules shall apply with respect to the boundaries of the various districts as shown on the official Zoning Map:

1. District boundary lines are the centerlines of highways, streets, alleys, and pavements; or right-of-way lines of railroads, toll roads, and expressways; or section lines, divisions of section, tract lines, and lot lines; or such lines extended, unless otherwise indicated.
2. In areas not subdivided into lots and blocks, wherever a district is indicated as a strip adjacent to and paralleling a street or highway, the depth of such strip shall be in accordance with the dimensions shown on the map, measured at right angles from the centerline of the street or highway. The length of frontage shall be in accordance with the dimensions shown on the map from section, quarter section, or division lines, or centerlines of streets and highways, or railroad rights-of-way, unless otherwise indicated.

3. Where a district boundary line divides a lot in single ownership on the effective date of this ordinance, the Board of Adjustment, after due hearing, may extend the regulations for either portion of such a lot.

D. EXEMPTED USES

The following uses are exempted by this ordinance and permitted in any zoning district: poles, wires, cables, conduits, vaults, laterals, pipes, mains, valves, or any other similar distributing equipment for telephone or other communications; and electric power, gas, water, and sewer lines, provided that the installation shall conform to all Federal Communications Commission and Federal Aviation Administration rules and regulations, and other authorities having jurisdiction. Mobile towers described in Wis. Stat. § 66.0404 are not exempted.

However, radio and television transmission and booster towers are subject to the regulations prescribed for such uses in the Residential District (R).

E. REZONING AND LAND DIVISION IN THE AG DISTRICT

1. **Purpose.**

This section establishes rezoning and land division standards within the **AG-FP Agriculture District** where rezoning is requested for the purpose of creating additional land divisions.

2. **Eligibility for Land Division.**

An existing parcel of record located in the AG-FP District may be eligible for a land division, provided that all resulting parcels meet applicable minimum lot size and dimensional requirements of the district to which they are rezoned.

3. **Frequency of Land Division.**

A parcel of record as of the effective date of this ordinance in the AG-FP District may be split **no more than one (1) time within any five (5) year period**. This applies even if the previous split occurred prior to the effective date of this ordinance.

The five-year period shall be measured from the Town Board approval date of the most recently approved certified survey map, plat, or other recorded land division instrument.

4. **Rezoning Required for Residential Building Parcels.**

If a land division is requested to create a residential building parcel, the parcel to be created may be rezoned as follows:

- a. If the proposed residential building parcel is **less than five (5) acres**, it may be rezoned to **E-R Estate Residential**.

If the proposed parcel falls within the sewer district it may be rezoned residential.

b. If the proposed residential building parcel is **five (5) acres or greater**, it may be rezoned to **E-A Estate Agriculture**.

5. **Residences on Parent Parcels.**

Whether or not a farm residence exists on the parent parcel, rezoning requests to create a residential building parcel shall comply with subsection (4).

6. **Remaining Lands.**

The remaining parent parcel shall remain zoned **AG-FP**, unless otherwise approved by the Town Board consistent with this ordinance.

7. **Concurrent Review.**

If rezoning is required to effectuate an approved land division, all rezoning actions necessary for the land division shall be reviewed and acted upon concurrently.

8. **Approval Discretion.**

All decisions whether to rezone a property remain discretionary. The standards in Wis. Stat. § 91.48 shall also apply to the rezoning of property out of AG-FP.