

**TOWN OF MORRISON
BROWN COUNTY, WISCONSIN**

**AN ORDINANCE AMENDING THE TOWN OF MORRISON ZONING
ORDINANCE**

The Town Board of the Town of Morrison, Brown County, Wisconsin, with a quorum present and voting, and having received a recommendation from the Town Plan Commission, and having conducted a public hearing thereon after notice as required by law, hereby adopts the following amendments to the Town of Morrison Zoning Ordinance.

Section 1. Amendment of District Articles. Articles V, VI, VII, VIII, IX, X, XI, and XII of the Town of Morrison Zoning Ordinance are hereby amended to read as set forth in the text attached hereto as Exhibit A and incorporated herein by reference.

Section 2. Remaining Provisions. All other provisions of the Town of Morrison Zoning Ordinance not amended by this Ordinance shall remain in full force and effect.

Section 3. Severability. If any provision of this Ordinance or its application to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

Section 4. Implementation. The Town Clerk and Town Attorney are hereby authorized and directed to take all action necessary to implement this Ordinance, including making any non-substantive drafting edits necessary to incorporate the amendments into the existing zoning ordinance.

Section 5. Effective Date. This Ordinance shall take effect upon passage and publication or posting as provided by law.

Dated this 18 day of August, 2026.

TOWN OF MORRISON

By: 
Town Chairperson

Attest: 
Town Clerk

EXHIBIT A

AMENDED TEXT OF ZONING DISTRICT ARTICLES

(Articles V, VI, VII, VIII, IX, X, XI, and XII)

Town of Morrison Zoning Ordinance

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
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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.

ARTICLE VI – R RESIDENTIAL DISTRICT

Purpose

The Residential (R) District is intended to provide for low-density residential development while maintaining compatibility with surrounding land uses and protecting neighborhood character. The district allows a variety of residential housing types along with limited accessory and community uses that support residential neighborhoods.

A. Permitted Uses

- Single-family dwellings.
- Two-family dwellings (duplexes).
- Manufactured homes and modular homes meeting federal HUD standards and all district, dimensional requirements.
- Public utilities and infrastructure including transmission lines, substations, and communication utilities.
- Transportation infrastructure including railroad rights-of-way and passenger depots not including switching yards, freight yards, or storage yards.

B. Permitted Accessory Uses

- Private garages and carports, 900 square feet or less.
- Accessory storage buildings such as tool houses and sheds used for residential storage, not to exceed 150 square feet in size.
- Home occupations conducted within a dwelling in accordance with applicable zoning regulations.

C. Conditional Uses

- Multi-family dwellings subject to site plan and parking requirements.
- Educational institutions including schools, colleges, and universities.
- Healthcare facilities including hospitals and clinics.
- Religious institutions including churches and related facilities.
- Planned Residential Developments (PRD).
- Detached Private garages; exceeding nine hundred (900) square feet.
- Greenhouses or conservatories not intended for commercial retail or wholesale trade.
- Public parks and recreational facilities.
- Communication towers and wireless communication facilities.
- Lots exceeding the maximum lot size where additional land area is required due to wetlands, floodplains, or other environmental constraints.

D. Lot Requirements

Standard Residential Lots:

- Minimum Lot Area: 60,000 square feet.
- Minimum Lot Frontage: 100 feet.

Lots Within Sewer Service Area:

- Minimum Lot Area: 10,000 square feet.
- Minimum Lot Frontage: 75 feet with the maximum of 200 feet.
- Maximum Lot Size: 1.5 acres unless additional area is required due to environmental constraints.

E. Height Regulations

Principal residential structures: Maximum 35 feet.

Accessory structures: Maximum 25 feet or the height of the principal structure, whichever is less.

F. Building Setbacks

Principal Structures:

- Front Yard: 40 feet minimum from right-of-way.
- Side Yard: 15 feet minimum.
- Rear Yard: 15 feet minimum.
- Corner Side Yard: 40 feet minimum from right-of-way.

Accessory Buildings:

- Front Yard: 40 feet minimum from right-of-way.
- Side Yard: 6 feet minimum.
- Rear Yard: 6 feet minimum.
- Corner Side Yard: 40 feet minimum from right-of-way.

G. Building Size

Minimum residential dwelling size: 1,050 square feet.

Minimum dwelling width: 22 feet.

H. Accessory Buildings

Accessory buildings shall comply with district dimensional requirements and other applicable provisions of the zoning ordinance governing accessory structures.

I. Parking

Parking shall comply with Article XIV Off-Street Parking Requirements.

J. Signs

Signs shall comply with Article XIII Sign Regulations.

K. Other Requirements

All structures and uses within the Residential District shall comply with the provisions of this zoning ordinance and other applicable town, county, state, and federal regulations.

ARTICLE VII – (E-R) ESTATE RESIDENTIAL DISTRICT

Purpose

The Estate Residential (E-R) District is intended to provide for low-density residential development in rural areas while maintaining open space, protecting agricultural lands, and preserving the rural character of the community. Limited agricultural activities compatible with residential uses may be permitted within this district.

A. Permitted Uses

- Single-family or two-family dwellings.
- Small-scale agricultural uses such as orchards, gardens, horticulture, and specialty crop production that do not create nuisance impacts for neighboring properties.
- Modular homes and manufactured homes meeting applicable federal HUD standards and district dimensional requirements.
- Public utilities and infrastructure including transmission lines, substations, and communication utilities.
- Transportation infrastructure including railroad rights-of-way and passenger depots not including switching yards, freight yards, or storage yards.

B. Permitted Accessory Uses

- Private garages, carports, driveways, and similar residential accessory structures.
- Home occupations conducted within a dwelling in accordance with applicable zoning regulations.
- Accessory storage buildings including toolhouses, sheds, and similar structures for residential storage.

C. Conditional Uses

- Hobby farming, small livestock operations, and similar agricultural uses compatible with residential development.
- Private airstrips, airports, and heliports subject to FAA regulations and local approval.
- Educational institutions including schools, colleges, and universities.
- Healthcare facilities including hospitals and clinics.
- Religious institutions including churches and related facilities.
- Communication towers and wireless communication facilities.
- Planned Residential Developments (PRD).
- Cemeteries.

- Artificial lakes or ponds exceeding typical residential stormwater facilities.
- Mineral extraction or earth excavation activities subject to approved site plans and reclamation requirements.
- Public parks, recreational facilities, and golf courses.

D. Lot Requirements

Minimum Lot Area: Sixty thousand (60,000) square feet.

Minimum Lot Frontage: One hundred (100) feet.

E. Height Regulations

Maximum building height for residential and accessory structures: thirty-five (35) feet unless otherwise provided in the zoning ordinance.

F. Building Setbacks

Front Yard: 40 feet minimum from right-of-way.

Side Yard: 20 feet minimum.

Rear Yard: 20 feet minimum.

Corner Side Yard: 50 feet minimum from right-of-way.

Accessory buildings:

- Front Yard: 40 feet minimum from right-of-way.
- Side Yard: 10 feet minimum.
- Rear Yard: 10 feet minimum.
- Corner Side Yard: 50 feet minimum from right-of-way.

G. Building Size

Minimum residential dwelling size: 1,050 square feet.

Minimum dwelling width: 22 feet.

H. Accessory Buildings

Accessory buildings shall comply with district requirements and other applicable provisions of the zoning ordinance governing building and land uses.

I. Parking

Parking shall comply with Article XIV Off-Street Parking Requirements.

J. Signs

Signs shall comply with Article XIII Sign Regulations.

K. Other Requirements

All other structures or uses permitted within the E-R District shall comply with the provisions of this zoning ordinance and other applicable town, county, state, and federal regulations.

ARTICLE VIII – AG-FP AGRICULTURE FARMLAND PRESERVATION DISTRICT

1. Purpose

This district preserves agricultural land, protects farmland resources, maintains rural character, and guides development consistent with the Town Comprehensive Plan and County Farmland Preservation Plan.

2. Definitions

Accessory Use – means any of the following land uses on a farm:

- a. A building, structure, or improvement that is an integral part of, or incidental to, an agricultural use including storage of commodities, livestock facilities, equipment maintenance or storage, renewable energy facilities primarily serving the farm, and similar uses.
- b. An activity or business operation that is an integral part of, or incidental to, an agricultural use.
- c. A farm residence.
- d. A business, activity, or enterprise, whether or not associated with an agricultural use, which meets all of the following requirements:
 - 1. It is conducted on a farm by an owner or operator of that farm.
 - 2. It requires no buildings, structures, or improvements other than those described in par. (a) or (c).
 - 3. It employs no more than 4 full-time employees annually.
 - 4. It does not impair or limit the current or future agricultural use of the farm or other protected farmland.
- e. Any other use that the Department of Agriculture, Trade and Consumer Protection identifies by rule as an accessory use.

Agricultural Use – means any of the following activities conducted for the purpose of producing an income or livelihood: crop or forage production; keeping livestock; beekeeping; nursery, sod, or Christmas tree production; floriculture; aquaculture; fur farming; forest management; enrolling land in a federal agricultural commodity payment program or a federal or state agricultural land conservation payment program; and any other use that the Department of Agriculture, Trade and Consumer Protection identifies by rule as an agricultural use.

Agriculture-Related Use – means an agricultural equipment dealership; a facility providing agricultural supplies; a facility for storing or processing agricultural products; or a facility for processing agricultural wastes; and any other use that the Department of Agriculture, Trade and Consumer Protection identifies by rule as an agriculture-related use.

Common Ownership – Ownership by the same individual, married couple, corporation, partnership, limited liability company, estate, trust, or other legal entity.

Contiguous – Land parcels sharing a boundary or separated only by roads, rivers, transmission lines, or transportation rights-of-way.

Farm – means all land under common ownership that is primarily devoted to agricultural use.

Farm Residence – means (a) a single-family or duplex residence that is the only residential structure on the farm or is occupied by (1) an owner or operator of the farm, (2) a parent or child of an owner or operator of the farm, or (3) an individual who earns more than 50 percent of his or her gross income from the farm; or (b) a migrant labor camp certified under s. 103.92, Wis. Stats.

Gross Farm Revenue – Gross receipts from agricultural uses excluding the cost basis of livestock or commodities purchased for resale.

Livestock – Bovine animals, equine animals, goats, poultry, sheep, swine, farm-raised deer, farm-raised game birds, camelids, ratites, and farm-raised fish.

Open Space Parcel – A parcel without buildings except small sheds or hunting blinds.

Person – An individual, corporation, partnership, limited liability company, trust, estate, or other legal entity.

Prime Farmland – Land classified as Class I or Class II soils by the USDA Natural Resources Conservation Service or identified as prime farmland in the County Farmland Preservation Plan.

Prior Nonconforming Use – A land use that lawfully existed before the adoption of this ordinance but does not conform to current regulations.

Protected Farmland – Land located in a certified farmland preservation zoning district or protected by farmland preservation agreements or agricultural conservation easements.

3. Land Use in Farmland Preservation District

Only the following uses are allowed:

- Permitted Uses (Section 4)
- Conditional Uses (Section 5)
- Prior nonconforming uses per Wisconsin Statutes

4. Permitted Uses

- Agricultural uses
- Accessory uses (including not more than two farm residences per lot)
- Agriculture-related uses
- Undeveloped natural resource and open space areas
- A transportation, utility, communication, or other use that is required under state or federal law to be located in a specific place, or that is authorized to be located in a specific place under a state or federal law that preempts the requirement of a conditional use permit for that use
- Any other use that the Department of Agriculture, Trade and Consumer Protection identifies by rule as a permitted use under s. 91.44, Wis. Stats.

5. Conditional Uses

Conditional uses may be approved only if all of the following are met, and only if the use satisfies the applicable findings required under Wis. Stat. s. 91.46 for that category of use:

- Supports agriculture
- Consistent with farmland preservation purpose
- Appropriate location
- Minimizes farmland conversion
- Does not impair surrounding farmland
- Minimizes and repairs construction damage

Conditional uses are limited to the following categories (Wis. Stat. s. 91.46):

- Transportation, communications, pipeline, electric transmission, utility, or drainage uses that qualify under s. 91.46(4), Wis. Stats. (including railroad rights-of-way and passenger depots not including switching or freight yards)
- Governmental, institutional, religious, or nonprofit community uses that qualify under s. 91.46(5), Wis. Stats.
- Oil and gas exploration or production licensed by the Department of Natural Resources under subch. II of ch. 295, Wis. Stats.
- Any other use that the Department of Agriculture, Trade and Consumer Protection identifies by rule as a conditional use under s. 91.46, Wis. Stats.

6. Rezoning Standards

Rezoning land out of this district is governed by Wis. Stat. s. 91.48 and may be approved only upon findings that (1) the land is better suited for a use not allowed in the farmland preservation district; (2) the rezoning is consistent with the applicable comprehensive plan and any certified county farmland preservation plan; (3) the rezoning does not substantially impair or limit the current or future agricultural use of surrounding parcels of protected farmland; and (4) adequate public facilities to accommodate development either exist or will be provided within a reasonable time.

7. Lot Requirements

Minimum frontage: 100 feet.

Minimum lot size: 5 acres.

8. Height Regulations

Farm: 60 ft | Other: 35 ft

9. Setbacks

Front 40 ft from the ri | Side 25 ft | Rear 25 ft | Corner 50 ft

10. Building Size

Minimum 1,050 sq ft (1-story) or 750 sq ft (multi). Width 22 ft.

11. Parking

Per Article XIV

12. Signs

Per Article XIII

13. Nonconforming Uses

Allowed per Wisconsin Statutes

ARTICLE IX – B-1 COMMUNITY BUSINESS DISTRICT

1. Purpose

The B-1 Community Business District is intended to provide for retail, office, service, and commercial uses that serve the daily and occasional needs of nearby residential areas and the broader community. The district is designed to encourage compatible commercial development, walkability, mixed-use opportunities, and quality site design while minimizing impacts on surrounding residential properties.

2. Permitted Uses

A. Retail Sales and Service Uses

- General retail stores
- Clothing and specialty shops
- Hardware and home goods stores
- Florists and gift shops
- Grocery and food stores
- Pharmacies
- Pet supply stores
- Sporting goods stores
- Electronics and appliance sales
- Personal service establishments, including barber shops, salons, tailoring, shoe repair, and similar uses
- * Business Machine sales and service, excluding Data Centers

B. Food and Beverage Uses

- Restaurants
 - Cafes
 - Bakeries
 - Coffee shops
 - Taverns and establishments serving alcoholic beverages
- Drive-through facilities shall require conditional use approval.

C. Office Uses

- * Computer/Data processing service, excluding Data Centers
- Business
- Professional
- Financial institutions
- Medical, dental, and clinics

- Government
- Real estate and insurance

3. General Development Standards

1. All principal business operations shall be conducted within enclosed buildings except for outdoor seating areas, outdoor display areas approved by the Zoning Administrator, and seasonal sales.
2. Outdoor storage shall be limited and screened from public streets and adjacent residential districts.
3. Commercial vehicles associated with a permitted use shall be screened when located adjacent to residential districts.
4. All uses shall comply with applicable standards regulating noise, lighting, odors, traffic impacts, vibration, and refuse storage.

4. Conditional Uses

- Automotive repair establishments
- Motor vehicle sales and leasing
- Car wash facilities
- Drive-through facilities
- Hotels and motels
- Building material sales
- Veterinary clinics and kennels
- Indoor commercial recreation facilities
- Public parking lots and parking structures
- Commercial schools and trade schools
- Adult-oriented establishments subject to applicable regulations

5. Lot Requirements

With Public Sewer:

- Minimum Lot Area: 15,000 square feet
- Minimum Lot Frontage: 75 feet

Without Public Sewer:

- Minimum Lot Area: 60,000 square feet
- Minimum Lot Frontage: 100 feet

6. Height Regulations

Maximum building height: 35 feet for all structures.

7. Building Setbacks

Front Yard: 25 feet minimum
Side Yard: 10 feet minimum
Rear Yard: 15 feet minimum
Corner Side Yard: 30 feet minimum

8. Landscaping and Screening

Landscaping and screening may be required to buffer adjacent residential properties, screen parking and loading areas, improve site appearance, and reduce lighting impacts.

9. Parking

Parking shall comply with Article XIV Off-Street Parking Requirements.

10. Signs

Signs shall comply with Article XIII Sign Regulations.

11. Accessory Structures

Accessory structures shall comply with all district dimensional and placement requirements. All accessory buildings hereinafter constructed in the B-1 District shall meet the district requirements and those identified in Article IV, Subsection C, Building uses.

12. Other Requirements

All uses and structures within the B-1 Community Business District shall comply with applicable local, county, state, and federal regulations. The Town may require site plan review for commercial developments to evaluate traffic circulation, parking, drainage, landscaping, lighting, and compatibility with surrounding uses.

ARTICLE X – I-1 GENERAL INDUSTRIAL DISTRICT

1. Purpose

The I-1 General Industrial District is intended to accommodate manufacturing, warehousing, distribution, research, technology, and industrial service uses that may generate moderate impacts and are appropriately separated from residential development. The district is intended to support economic development while protecting surrounding properties through performance standards, buffering, and site design requirements.

2. Permitted Uses

Permitted uses include:

- Manufacturing and fabrication facilities
- Warehousing and distribution centers
- Contractor shops, offices, and storage yards
- Research and testing laboratories
- Food processing and packaging facilities
- Printing and publishing establishments
- Welding and machine shops
- Wholesale greenhouses
- Utility and public service facilities
- Trade schools and industrial training facilities
- Woodworking and wood product manufacturing
- Indoor industrial storage facilities
- Accessory uses incidental to a permitted principal use
- Uses permitted within the B-1 Community Business District

*Excluding Data Centers

3. General Development Standards

1. Residential dwelling units are prohibited except approved caretaker or security quarters accessory to a permitted industrial use.

2. Industrial operations located within 300 feet of a residential district shall be conducted within enclosed buildings unless otherwise approved.

3. Outdoor storage areas adjacent to residential districts shall be screened by fencing, berms, landscaping, or a combination thereof.

4. All industrial uses shall comply with applicable federal, state, and local environmental regulations.

4. Conditional Uses

The following uses may be permitted subject to conditional use approval:

- Airports and heliports
- Auto wrecking and salvage yards
- Heavy manufacturing operations
- Petroleum storage and processing facilities
- Plastics manufacturing
- Steel manufacturing
- Large-scale logistics or distribution facilities
- Outdoor bulk storage facilities
- Other industrial uses determined to be similar in character and impact

5. Performance Standards

No use shall be established or operated that creates:

- Excessive noise, vibration, smoke, dust, fumes, glare, or odors beyond property boundaries
- Hazardous conditions including fire or explosion risks
- Harmful discharge of pollutants or waste materials
- Excessive lighting spillover onto adjacent properties
- Unsafe truck circulation or traffic hazards

6. Outdoor Storage Standards

Outdoor storage shall:

- Be located outside required setbacks
- Be screened from public roads and adjacent residential districts
- Not exceed the height of the screening structure unless otherwise approved
- Exclude junk, debris, or hazardous materials unless specifically permitted

7. Transitional Yard Requirements

When an I-1 District abuts a residential district, a landscaped transitional yard of at least 30 feet shall be provided along side and rear lot lines. Landscaping, fencing, berms, or screening may be required to minimize visual and operational impacts.

8. Lot Requirements

With Public Sewer:

- Minimum Lot Area: 15,000 square feet
- Minimum Lot Frontage: 100 feet

Without Public Sewer:

- Minimum Lot Area: 60,000 square feet
- Minimum Lot Frontage: 200 feet

9. Height Regulations

Maximum building height: 75 feet.

10. Building Setbacks

Principal Structures:

- Front Yard: 30 feet minimum
- Side Yard: 10 feet minimum
- Rear Yard: 20 feet minimum
- Corner Side Yard: 25 feet minimum

Accessory Structures:

- Front Yard: 30 feet minimum
- Side Yard: 10 feet minimum
- Rear Yard: 20 feet minimum
- Corner Side Yard: 25 feet minimum

All accessory buildings hereinafter constructed in the I-1 District shall meet the district requirements and those identified in Article IV, Subsection C, Building and Uses.

11. Parking

Parking shall comply with Article XIV Off-Street Parking Requirements.

12. Signs

Signs shall comply with Article XIII Sign Regulations.

13. Other Requirements

The Town requires site plan review for industrial developments to evaluate:

- Traffic circulation and truck access
- Loading and unloading areas
- Stormwater management
- Landscaping and screening
- Outdoor storage
- Lighting
- Compatibility with surrounding land uses

ARTICLE XI – E-A ESTATE AGRICULTURE DISTRICT

Purpose

The Estate Agriculture (E-A) District is intended to preserve rural character while allowing limited residential development in areas suitable for agricultural activity. These regulations protect agricultural land uses, maintain low-density rural development, and support compatible residential and agricultural activities.

A. Permitted Uses

- Agricultural uses including crop production, dairying, livestock raising, grazing, horticulture, floriculture, forestry, orchards, nurseries, greenhouses, poultry raising, and similar agricultural operations.
- Single-family or two-family dwellings.
- Farm ponds and water retention ponds used for agricultural purposes.
- Transportation infrastructure including public roads, street rights-of-way, and related improvements.
- Public utilities including transmission lines, substations, and communication utilities.
- Communication facilities including radio, television, and wireless communication towers less than seventy-five (75) feet in height.

B. Permitted Accessory Uses

- Roadside stands for sale of agricultural products produced on the premises, provided the structure does not exceed 300 square feet in area and 10 feet in height.
- Agricultural buildings necessary for farm operations including barns, equipment storage buildings, livestock facilities, and similar agricultural structures.
- Home occupations conducted within a dwelling in accordance with applicable zoning regulations.
- Private garages, carports, driveways, and accessory structures.

C. Conditional Uses

- Artificial lakes.
- Educational institutions including schools, colleges, and universities.
- Religious institutions including churches and related buildings.
- Hospitals, healthcare facilities, and similar institutional uses.
- Cemeteries associated with religious or institutional uses.
- Communication towers exceeding seventy-five (75) feet in height.

- Riding academies and equestrian facilities compatible with agricultural uses.
- Public parks, recreational areas, and golf courses.
- Railroad rights-of-way and passenger depots not including switching or freight yards.
- Earth excavation associated with governmental projects or incidental to agricultural operations.
- Childcare facilities including family daycare homes, group daycare homes, and childcare centers.
- Agritourism uses, including camping sites.
- Private airstrips, airports, and heliports, subject to FAA regulation and local approval.

D. Lot Requirements

Minimum Lot Area: Five (5) acres.

Minimum Frontage: One Hundred (100) feet of contiguous frontage on a public road.

E. Height Regulations

Farm structures: Maximum sixty (60) feet.

Residential dwellings: Maximum thirty-five (35) feet.

F. Building Setbacks

Front Yard: 40 feet minimum from right-of-way.

Side Yard: 25 feet minimum.

Rear Yard: 25 feet minimum.

Corner Side Yard: 50 feet minimum from right-of-way.

G. Building Size

Minimum residential dwelling size:

- 1,050 square feet ground floor area for a one-story dwelling.
- 750 square feet ground floor area for multi-story dwellings.

Minimum dwelling width: 22 feet.

H. Accessory Buildings

Accessory buildings and uses shall comply with district requirements and applicable provisions of the zoning ordinance governing building uses.

I. Parking

Parking shall comply with Article XIV Off-Street Parking Requirements.

J. Signs

Signs shall comply with Article XIII Sign Regulations.

K. Nonconforming Structures and Uses

Existing buildings or uses that do not conform to the provisions of this ordinance may continue as legal nonconforming uses subject to applicable Wisconsin Statutes.

ARTICLE XII – C-1 CONSERVANCY DISTRICT

1. Purpose

The C-1 Conservancy District is intended to preserve environmentally sensitive lands, open space areas, natural resources, flood-prone lands, wetlands, woodlands, wildlife habitat, and scenic areas. The district is designed to allow low-impact recreational and conservation-related uses while limiting development that may adversely impact natural resources or public safety.

2. Permitted Uses

Permitted uses include:

- Forestry and sustainable forest management
- Orchards and limited agricultural uses
- Wildlife sanctuaries and nature preserves
- Passive outdoor recreational uses including hiking, fishing, hunting, trails, and nature observation
- Public parks and conservation areas
- Utility and public infrastructure including transmission lines, substations, communication facilities, and public improvements
- Artificial lakes and ponds on parcels of 15 acres or greater subject to applicable permits and environmental regulations

3. Permitted Accessory Uses

Accessory uses and structures incidental to a permitted use may include:

- Small storage structures related to conservation or recreational activities
- Picnic shelters and trail-related structures
- Observation platforms and similar low-impact structures

Accessory structures on parcels of 60,000 square feet or less shall not exceed 400 square feet unless otherwise approved.

4. Conditional Uses

The following uses may be permitted subject to conditional use approval:

- Artificial lakes or ponds on parcels smaller than 15 acres
- Communication towers exceeding 75 feet in height

- Livestock grazing where compatible with conservation objectives
- Public recreational facilities involving structures or organized activities
- Additional accessory structures exceeding standard size limitations

5. Lot Requirements

No minimum lot area or frontage requirements shall apply unless otherwise required by applicable county, state, or federal regulations.

6. Height Regulations

Maximum structure height:

- Parcels 15 acres or greater: 35 feet maximum
- Parcels smaller than 15 acres: 20 feet maximum

Communication towers and utility structures may exceed these limits subject to conditional use approval where applicable.

7. Building Setbacks

- Front Yard: 40 feet minimum from right-of-way
- Side Yard: 25 feet minimum
- Rear Yard: 25 feet minimum
- Corner Side Yard: 50 feet minimum from right-of-way

All accessory buildings hereinafter constructed in the C-1 District shall meet the district requirements and those identified in Article IV, Subsection C, Building and Uses.

8. Environmental Protection Standards

Development within the Conservancy District shall minimize impacts to natural resources. The Town may require:

- Erosion control measures
- Stormwater management plans
- Vegetative buffering
- Wetland and floodplain protection measures
- Restoration of disturbed areas

9. Parking

Parking shall comply with Article XIV Off-Street Parking Requirements.

10. Signs

Signs shall comply with Article XIII Sign Regulations.

11. Other Requirements

All uses and structures within the Conservancy District shall comply with applicable town, county, state, and federal regulations including environmental and wetland protection standards.