

CHAPTER 10 ZONING

Agricultural Districts

10.1.1 A-1 Exclusive Agricultural District

A-1 Land uses in this district are restricted to agricultural uses and uses that are consistent with agricultural use as defined in 91.01 (10). Wis. Stats.

Residents of the Agricultural Districts recognize that the area is primarily agriculturally oriented and accept those environmental conditions customarily associated with farming.

Comply with the provisions of the Farmland Preservation Law to permit eligible landowners to receive tax credits under Chapter 91. Wis. Stats.

A. Purpose

1. preserve larger tracts of productive agricultural land for food and fiber production
2. preserve productive farms by preventing land use conflicts between incompatible uses
3. maintain a viable agricultural base to support agricultural processing and service industries
4. prevent conflicts between incompatible uses
5. reduce costs of providing services to scattered, non-farm uses
6. pace and shape urban growth
7. implement the provisions of the County Agricultural Preservation Plan when adopted and periodically revised.
8. comply with the provisions of the Farmland Preservation Law to permit eligible landowners to receive tax credits under Chapter 91. Wis. Stats.

B. Lands Included

1. The A-1 District is generally intended to apply to lands in productive farm operations including:
2. lands historically exhibiting high crop yield or capable of such yields
3. lands which have demonstrated to be productive for dairying, livestock raising, and
4. other lands which are integral parts of such farm operations
5. land used for the production of specialty crops such as cranberries, mint, sod, fruits, and vegetables
6. As a matter of policy, it is hereby determined that the highest and best use of these lands is agricultural.

C. Principal Uses

1. apiculture (beekeeping)
2. dairying
3. equestrian trails
4. fish or fur farming
5. floriculture (cultivation of ornamental flowering plants)
6. forest and game management
7. gas and electric utility uses not requiring authorization under Chapter 196.491, Wis. Stats.
8. grazing
9. greenhouses
10. livestock raising (except commercial feedlots)
11. natural trails and walks
12. orchards
13. owning land, at least 35 acres of which is enrolled in the conservation reserve program under 16 USC 3831 to 3836
14. paddocks
15. participating in the milk production termination program un 7 USC 1446 (d)
16. placing land in federal programs in return for payment in kind
17. plant nurseries
18. poultry raising (except commercial production)
19. raising of grain, grass, mint, and seed crops
20. raising of tree fruits, nuts and berries
21. roadside stands
22. sod farming
23. stable (if more than 10 horses a Conditional Use Permit is required)
24. vegetable raising
25. viticulture (grape growing)

26. one single family dwelling for residential use when consistent with agricultural use, for an owner of the parcel; a person who or a family which at least one adult member of which earns the majority of his/her income from conducting the farm operations; a parent or child of an owner who conducts the majority of the farm operations; a parent or child of an owner who resides on the parcel and who previously conducted the majority of the farm operations.

D. Area, Height and Yard Requirements

Farm:	Size	Minimum 35 acres
Buildings:		
Farm Dwelling	Height	Maximum 35 feet
Yard Setbacks	Rear	Minimum 100 feet
	Side	Minimum 20 feet
	Street	Minimum 75 feet from center line of Town and County Roads and 75 feet from right-of-way of State Roads.
Other Structures:	Height	Maximum 2 times their distance from nearest lot line.
Setbacks	Rear	Minimum 25 feet if not used for housing animals, minimum 100 feet if used for housing animals.
	Side	Minimum 20 feet if not used for housing animals, 100 feet if used for housing animals.
	Street	Minimum 75 feet from center line of Town and County Roads and 75 feet from right-of-way on State Roads.

E. Conditional Use Permitted:

Farm Consolidation shall be a conditional use permitted in the A-1 district. Any separation of farm residences or structures from the larger farm parcel shall meet all the following :

The separation is for the purpose of farm consolidation.

The residence or structures shall have been in existence prior to the date of the first adoption of exclusive agricultural zoning.

The separated parcel shall be no larger than reasonably necessary to accommodate the proposed use.

Other permitted: See Conditional Uses on page 70.