

CHAPTER 10 ZONING

Agricultural Districts

10.1.3 A-3 Agricultural Transition District

Land uses in this district are restricted to agricultural uses and uses that are consistent with agricultural use. All structures and improvements must be consistent with agricultural use as defined in 91.01 (10) Wis. Stats. and comply with the provisions of the Farmland Preservation Law to permit eligible landowners to receive tax credits under Chapter 91. Wis. Stats.

A. Purpose:

The primary purposes of the A-3 District are:

1. provide for the orderly transition of agricultural land into other uses in areas planned for eventual urban expansion
2. defer urban development until the appropriate local governmental bodies determine that adequate public services and facilities can be provided at a reasonable cost
3. insure that urban development is compatible with local land use plans and policies
4. provide periodic review to determine whether all or part of the land should be transferred to another zoning district with such review occurring:
 - a. a minimum of every 5 years
 - b. upon completion or revision of a County Agricultural Preservation Plan or Municipal Land Use Plan which affects land in the district
 - c. upon extension of public services such as sewer and water necessary to serve urban development.

B. Lands Included:

The A-3 District is generally intended to apply to land located adjacent to the incorporated municipalities or urbanized areas where such lands are predominantly in agricultural or related open space uses but where conversion to nonagricultural use is expected to occur in the foreseeable future. Land indicated as transitional areas in the agricultural plan and similar lands are to be included.

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 under 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. stables (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 lines.
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 of State Roads.

E. Permitted: See Conditional Use Section of this Ordinance Book, page 70.