



PLAN COMMISSION

Wednesday, June 11, 2025 – 6:30 PM

Town Hall Meeting Room, 8348 Hickory Ave, Larsen, WI 54947

AGENDA

CALL TO ORDER

- A. Pledge of Allegiance
- B. Verification of Notice
- C. Meeting Roll

APPROVAL OF MINUTES

- A. Approval of the Minutes of the Wednesday, May 14, 2025 Plan Commission Meeting

OPEN FORUM – Public comments addressed to the Plan Commission

Individuals properly signed in may speak directly to the Plan Commission on non-repetitive Planning and Zoning matters whether on or not on the agenda. Commentators must wait to be called, must speak from the podium, directing their comments to the Commission. Comments must be orderly, and will be limited to a maximum of **2 minutes** per person. ***Public comment is not permitted outside of this public comment period. Note:*** The Commission’s ability to act on or respond to the public comments is limited by Chapter 19, Wis. Stats. Please complete the “Request to Speak at Meeting” form located on the agenda/sign-in table and submit the form to the Town Clerk for in-person attendance.

CORRESPONDENCE

- A. Distribution of the May 2025 Building Inspection Report

DISCUSSION ITEMS (NO ACTION WILL BE TAKEN)

- A. Administrator's Report

BUSINESS

- A. Review/Discussion: Plan Commission review & discussion on proposed changes to Division 3 (Allowable Land Uses) of Article 8 of the Town of Clayton Zoning Code of Ordinances.

UPCOMING MEETING ATTENDANCE

- A. Plan Commission (6:30 pm start unless otherwise noted) - July 9; Aug 13; Sept 10
- B. Town Board (6:30 pm start unless otherwise noted) - June 18; July 2 & 16; Aug 6 & 20
- C. Joint TID #1 Review Board Annual Meeting - June 19 starting at 10 am

ADJOURNMENT

Respectfully submitted,

Dick Knapinski
Plan Commission Chair

Pursuant to Wisconsin Statute 19.84 (2) and (3) notice is hereby given to the public and the media that two or more members of any or all Boards, Commissions, and Committees of the Town of Clayton, may attend the meeting of the Plan Commission in order to gather information. For purposes of the Open Meetings Law only; attendance at a meeting by a quorum of members of the Town Boards, Commissions, and Committees constitutes a meeting of the Board, Commission, or Committee, pursuant to Badke Vs. Village Board of Village of Greendale, 173 Wis2d 553, 494 NW2d 408 (1993), and must be noticed as such, although it is not contemplated that any formal action by those bodies will be taken. The only business to be conducted is for Plan Commission action.

Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, please call the Town Office at 920.836.2007.

This agenda has been posted at the following locations in the Town of Clayton:

1. The Town Hall Posting Board – 8348 Hickory Ave, Larsen, WI 54947
2. The Town's Web Page: --



PLAN COMMISSION MEETING

Wednesday, May 14, 2025 – 6:30 PM

Item A.

Town Hall Meeting Room, 8348 Hickory Ave, Larsen, WI 54947

MINUTES

CALL TO ORDER – Chair Knapinski called the meeting to order at 6:30 pm

- A. Pledge of Allegiance
- B. Verification of Notice
- C. Meeting Roll

PRESENT

Chair Knapinski
Commissioner Haskell
Commissioner Nemecek
Commissioner Haase
Commissioner Hopkins
Town Board Rep. Christianson

EXCUSED

Commissioner Ketter

STAFF

Administrator Wisnefske
Clerk Faust-Kubale
Planner Jaworski
Code Administrator Kamke

PUBLIC HEARING(S) AND/OR PUBLIC INFORMATION MEETINGS

- A. Plan Commission Public Hearing on a Conditional Use Application submitted by Larsen Winchester Sanitary District for a proposed utility installation, major accessory use located at 4861 Grandview Rd, specifically described as Tax ID #006-0511-02 & Tax ID #006-0515-01.

Jim Hanneman, 4939 Grandview Rd, Larsen WI, asked for details on what exactly was being built and where on the listed properties.

PUBLIC HEARING CLOSED AT 6:38 PM

- B. Plan Commission Public Hearing on a Re-zoning Application submitted by Trident Holdings, LLC on behalf of the Town of Clayton requesting approval to re-zone approximately 8.17 acres of Tax ID #006-0340-03-01 (immediately West of 9023 Clayton Ave) from A-2 (General Agriculture District) to B-2 (Community Business District).

KC Maurer, 2530 W American Dr, Neenah, WI, asked if a footprint of the building is available.

PUBLIC HEARING CLOSED AT 6:40 PM

APPROVAL OF MINUTES

- A. Approval of the Minutes of the Wednesday, April 9, 2025 Plan Commission Meeting

MOTION

Motion made by Town Board Rep. Christianson, **Seconded** by Commissioner Nemecek to approve the Minutes of the Wednesday, April 9, 2025 Plan Commission Meeting as presented.

Voting Yea: Chair Knapinski, Commissioner Haskell, Commissioner Nemecek, Commissioner Haase, Commissioner Hopkins, Town Board Rep. Christianson

Motion carried 6-0.

OPEN FORUM – Public comments addressed to the Plan Commission – NONE**CORRESPONDENCE**

- A. Distribution of the April 2025 Building Inspection Report

DISCUSSION ITEMS (NO ACTION WILL BE TAKEN)

- A. Administrator's Report

BUSINESS

- A. Review/Recommendation: Plan Commission review & recommendation on a Conditional Use Application submitted by Larsen Winchester Sanitary District for a proposed utility installation, major accessory use located at 4861 Grandview Rd, specifically described as Tax ID #006-0511-02 & Tax ID #006-0515-01.

MOTION

Motion made by Commissioner Nemecek, **Seconded** by Commissioner Hopkins to recommend approval of the Conditional Use Application submitted by Larsen Winchester Sanitary District with the following conditions:

1. Provide MSDS sheets on all chemicals stored on-premises to the Town for emergency response.
2. Stormwater pond must have a dry hydrant installed with pipe access on the north/west side of the building.
3. Driveway must be sufficient for emergency vehicle turnaround.
4. More information must be provided on the smoke detectors, whether they are local or relayed out.
5. A Knox Box is required for emergency access past the gate and to the building.
6. The applicant must provide designations for parking areas on-site, sufficient to accommodate all on-site employees. These areas shall not interfere with the emergency access turnaround & radius necessary for response vehicles.
7. Applicant must obtain and follow commercial building permit from DSPS.
8. Applicant must obtain and follow WPDES permit for stormwater management.
9. Applicant to consult with Winnebago County on if a hydraulic and hydrologic study is required and obtain necessary permits and approvals under the County Floodplain Zoning Code as needed.

Voting Yea: Chair Knapinski, Commissioner Haskell, Commissioner Nemecek, Commissioner Haase, Commissioner Hopkins, Town Board Rep. Christianson

Motion carried 6-0.

- B. Review/Recommendation: Plan Commission review & recommendation on a Site Plan Review Application submitted by Larsen Winchester Sanitary District for a proposed

mechanical wastewater treatment plant located at 4861 Grandview Rd, specifically described as Tax ID #006-0511-02 & Tax ID #006-0515-01.

MOTION

Motion made by Commissioner Nemecek, **Friendly Amendment** by Commissioner Haskell noting no building landscaping plan will be required, **Seconded** by Town Board Rep. Christianson to recommend approval of the Site Plan Review Application submitted by Larsen Winchester Sanitary District with the following conditions:

1. Provide MSDS sheets on all chemicals stored on-premises to the Town for emergency response.
2. Stormwater pond must have a dry hydrant installed with pipe access on the north/west side of the building.
3. Driveway must be sufficient for emergency vehicle turnaround.
4. More information must be provided on the smoke detectors, whether they are local or relayed out.
5. A Knox Box is required for emergency access past the gate and to the building.
6. The applicant must provide designations for parking areas on-site, sufficient to accommodate all on-site employees. These areas shall not interfere with the emergency access turnaround & radius necessary for response vehicles.
7. Applicant must obtain and follow commercial building permit from DSPS.
8. Applicant must obtain and follow WPDES permit for stormwater management.
9. Applicant to consult with Winnebago County on if a hydraulic and hydrologic study is required and obtain necessary permits and approvals under the County Floodplain Zoning Code as needed.

Voting Yea: Chair Knapinski, Commissioner Haskell, Commissioner Nemecek, Commissioner Haase, Commissioner Hopkins, Town Board Rep. Christianson

Motion carried 6-0.

- C. Review/Recommendation: Plan Commission review & consideration of Resolution 2025-001 making a Recommendation to the Town Board of Supervisors regarding a Re-zoning Application submitted by Trident Holdings, LLC on behalf of the Town of Clayton requesting approval to re-zone approximately 8.17 acres of Tax ID #006-0340-03-01 (immediately West of 9023 Clayton Ave) from A-2 (General Agriculture District) to B-2 (Community Business District).

MOTION

Motion made by Commissioner Haskell, **Seconded** by Commissioner Nemecek to approve Resolution 2025-001 Recommending the Re-zoning of Property from the A-2 (General Agriculture District) to B-2 (Community Business District).

Voting Yea: Chair Knapinski, Commissioner Haskell, Commissioner Nemecek, Commissioner Haase, Commissioner Hopkins, Town Board Rep. Christianson

Motion carried 6-0.

- D. Review/Recommendation: Plan Commission review & recommendation on a Site Plan Review Application submitted by Trident Holdings, LLC for a proposed commercial business development building located on Tax ID #006-0340-03-01 (immediately West of 9023 Clayton Ave) from A-2 (General Agriculture District) to B-2 (Community Business District).

MOTION

Motion made by Commissioner Nemecek, **Seconded** by Commissioner Hopkins to

recommend approval of the Site Plan Review Application submitted by Trident Holdings, LLC with the following conditions:

1. Existing screening of the parking area to be evaluated. If it is not sufficient, plantings or an earthen berm as provided in Attachment E shall be installed within six (6) months from Phase 1 building and parking lot completion, as measured by the date of occupancy permit being issued.
2. Lighting fixtures must be revised to meet the ordinance requirements on maximum light levels.
3. To meet vision triangle requirements, ensure the vegetation being planted within 45 ft of the driveway edge does not exceed 3 ft in height.
4. Signage sufficient to meet ordinance standards for accessible parking spots must be installed, identified by the international symbol of accessibility and mounted on a verticle pole at least 6 ft in height.
5. Site must connect to available sewer and water facilites.
6. Applicant proposed allowing for use of the existing neighboring stormwater pond if the Town determines it meets the required specifications.
7. Any existing trees that are felled are required to be replaced to maintain compliance with the proposed alternative landscaping plan.
8. The north and south building elevations must match with 50% of the proposed brick material.
9. The proposed metal paneling be allowed as an alternative acceptable building material.
10. As further phases are completed, the on-site parking of Phase 1 and all future phases must meet ordinance requirements.

Voting Yea: Chair Knapinski, Commissioner Haskell, Commissioner Nemecek, Commissioner Haase, Commissioner Hopkins, Town Board Rep. Christianson

Motion carried 6-0.

UPCOMING MEETING ATTENDANCE

- A. Plan Commission (6:30 pm start unless otherwise noted) - June 11; July 9; Aug 13
- B. Town Board (6:30 pm start unless otherwise noted) - May 21; June 4 & 18; July 2 & 16
- C. Board of Review - May 27 10 am

ADJOURNMENT

MOTION

Motion made by Commissioner Haskell, **Seconded** by Commissioner Nemecek to adjourn at 7:28 pm.

Voting Yea: Chair Knapinski, Commissioner Haskell, Commissioner Nemecek, Commissioner Haase, Commissioner Hopkins, Town Board Rep. Christianson

Motion carried 6-0.

Respectfully submitted,

Kelsey Faust-Kubale
Town Clerk

INTERMUNICIPAL REPORT MAY 2025 PERMITTING

DATE	PERMIT #	OWNER	ADDRESS	DESCRIPTION	CONTRACTOR	EST. PROJECT COST	PERMIT FEE	BLDING INSPECTOR FEE
TOWN OF CLAYTON PERMITS:								
5/5/2025	102-25-5B	ROB CAVAGNAL	8007 NICHOLE HEIGHTS	REMOD	MARK WINTER HOMES	\$ 20,000.00	\$ 230.00	\$ 184.00
5/5/2025	103-25-5E	JOHN SAUTER	8440 WHISPERING MEADOWS	SOLAR INSTALL	APPLETON SOLAR	\$ 31,335.00	\$ 150.00	\$ 120.00
5/7/2025	104-25-5B	VAN'S REALTY	2647 LAWRENCE	NSFD	VAN'S REALTY	\$ 375,000.00	\$ 950.00	\$ 760.00
5/7/2025	105-25-5B	VAN'S REALTY	8378 ST NORBERT	NSFD	VAN'S REALTY	\$ 350,000.00	\$ 950.00	\$ 760.00
5/12/2025	106-25-5B	JERRY O'DELL	8172 SAGE CT	REROOF	DURASHIELD	\$ 31,381.00	\$ 100.00	\$ 80.00
5/12/2025	170-25-5B	BRIAN TRESSEL	3020 GUARDIAN	POOL	SELF		\$ 150.00	\$ 120.00
5/13/2025	171-25-5B	MICHAEL HAYNES	8930 CENTER	REROOF	SELF	\$ 20,000.00	\$ 100.00	\$ 80.00
5/13/2025	172-25-5H	SHARAN HOLTZ	3650 FOREST HEIGHTS	REPLACE FURNACE	BLACK-HAAK	\$ 5,000.00	\$ 75.00	\$ 60.00
5/20/2025	173-25-5E	WESTRIDGE GOLF COURSE	8130 GOLF COURSE DR	SERVICE	ELECTRICAL SPECIALISTS	\$ 600.00	\$ 150.00	\$ 120.00
5/20/2025	174-25-5E	VAN'S REALTY	2647 LAWRENCE	NSFD ELECT	QUANTUM ELECT	\$ 11,000.00	\$ 543.20	\$ 434.56
5/20/2025	175-25-5E	VAN'S REALTY	8378 ST NORBERT	NSFD ELECT	QUANTUM ELECT	\$ 10,000.00	\$ 506.60	\$ 405.28
5/20/2025	176-25-5P	VAN'S REALTY	8387 ST NORBERT	NSFD PLUMB	TIM RAUSCH PLUMB	\$ 19,589.00	\$ 529.40	\$ 423.52
5/20/2025	177-25-5P	ROB CAVAGNAL	8007 NICHOLE HEIGHTS	REMOD PLUMB	RADTKE & SONS PLUMB	\$ 3,000.00	\$ 130.00	\$ 104.00
5/20/2025	178-25-5B	CRAIG GARTON	4604 BREEZEWOOD	DETACHED GARAGE	AFFORDABLE CONTRACTING	\$ 97,000.00	\$ 215.20	\$ 172.16
5/20/2025	179-25-5E	DAN THIEL	8051 NICHOLE HEIGHTS	GENERATOR INSTALL	ADAMS ELECT	\$ 12,605.00	\$ 150.00	\$ 120.00
5/20/2025	180-25-5H	VANS REALTY	8387 ST NORBERT	NSFD HVAC	BLACK-HAAK	\$ 7,000.00	\$ 529.40	\$ 423.52
5/20/2025	181-25-5H	SHANNON KROSTUE	8098 OAKWOOD	REPLACE FURNACE	BLACK-HAAK	\$ 6,000.00	\$ 100.00	\$ 80.00
5/20/2025	182-25-5B	KYLE GUSTAFSON	9346 BROAD MEADOW	IN-GROUND POOL	POOL WORKS		\$ 150.00	\$ 120.00
5/20/2025	183-25-5B	TYLER BOGENSCHNEIDER	3459 VOYAGER	DETACHED GARAGE	SELF	\$ 80,000.00	\$ 425.00	\$ 340.00
5/27/2025	184-25-5E	DENNIS ZOLKOSKI	7331 MURRAY	SERVICE	CUMINGS ELECT	\$ 3,100.00	\$ 150.00	\$ 120.00
5/27/2025	185-25-5E	KRYSTAL JOHNSON	7322 DARROW	SERVICE	CUMINGS ELECT	\$ 1,100.00	\$ 150.00	\$ 120.00
5/27/2025	186-25-5E	RON LAU	2692 MURRAY	SERVICE	CUMINGS ELECT	\$ 3,400.00	\$ 150.00	\$ 120.00
5/27/2025	187-25-5E	KORY KESHEMBERG	3223 FAIRVIEW	HVAC DETACHED GARAGE	SELF	\$ 1,500.00	\$ 219.00	\$ 175.20
5/28/2025	188-25-5E	ALAN THOMSON	3051 BUTTERCUP	ADD SUB PANEL	SELF	\$ 1,000.00	\$ 100.00	\$ 80.00
5/29/2025	189-25-5H	VAN'S REALTY	2647 LAWRENCE	NSFD HVAC	BLACK-HAAK	\$ 7,000.00	\$ 543.20	\$ 434.56
5/29/2025	190-25-5H	VAN'S REALTY	8378 ST NORBERT	NSFD HVAC	BLACK-HAAK	\$ 7,000.00	\$ 506.60	\$ 405.28
5/29/2025	191-25-5E	LYLE SCHWARTZ	4611 GRANDVIEW	GENERATOR INSTALL	BLACK-HAAK	\$ 16,000.00	\$ 150.00	\$ 120.00
TOTALS						\$1,119,610.00	\$8,102.60	\$6,482.08
TOWN OF WINNECONNE PERMITS:								
5/6/2025	42-25-5E	HUISMAN HOMES	6647 FALCON	NSFD ELECT	GILLETT ELECT	\$ 18,000.00	\$ 183.42	\$ 146.74
5/6/2025	43-25-5H	HUISMAN HOMES	6647 FALCON	NSFD HVAC	CENTRAL TEMP	\$ 4,500.00	\$ 183.42	\$ 146.74
5/6/2025	44-25-5E	TROY PEPPLER	5143 LASLEY POINT	ELECT FOR DETACHED GARAGE	PRECISION ELECT	\$ 4,000.00	\$ 77.76	\$ 62.21
5/6/2025	45-25-5P	DONNA ARENTZ	7128 SHORELINE	PLUMB REMOD	TUNDRALAND	\$ 11,700.00	\$ 45.00	\$ 36.00
5/8/2025	46-25-5E	DEBRA KLAPPERICH	4971 RIVERMOOR	NSFD ELECT	CURRENT ELECT	21560	\$ 153.09	\$ 122.47
5/8/2025	47-25-5H	DEBRA KLAPPERICH	4971 RIVERMOOR	NSFD HVAC	MARTENSHVAC	\$ 24,688.00	\$ 153.09	\$ 122.47
5/8/2025	48-25-5E	STEVE WAGNER	6480 SUNSHINE HARBOUR	ELECT DETACHED GARAGE	SEC INC	\$ 800.00	\$ 60.00	\$ 48.00
5/13/2025	49-25-5B	TITAN OF FOX VALLEY	5747 MAIN ST	REROOF	INTERGRATED ROOFING	\$ 30,500.00	\$ 40.00	\$ 32.00
5/14/2024	50-25-5B	JEREMY KELLY	5487 TREELAND	NSFD	HOME VISION	\$ 750,000.00	\$ 765.60	\$ 612.48
5/14/2025		JEREMY KELLY	5487 TREELAND	TOWN FEES	HOME VISION		\$ 610.00	
5/27/2025	51-25-5B	ARLA WOJAHN	5393 E STATE RD 116	RAZE HOUSE	PAUL WELHOUSE	\$ 20,000.00	\$ 55.00	\$ 44.00
5/27/2025	52-25-5B	MICHAEL CHEVREMONT	5624 LASLEY POINT	BASEMENT REMOD	SELF	\$ 50,000.00	\$ 172.50	\$ 138.00
5/27/2025	53-25-5H	RANDY SWAN	5960 INDIAN SHORE	REPLACE WATER HEATER	BLACK-HAAK	\$ 4,000.00	\$ 45.00	\$ 36.00
5/28/2025	54-25-5P	DEBRA KLAPPERICH4871 RIVEF	4971 RIVERMOOR	NSFD PLUMB	J COX PLUMB	\$ 25,000.00	\$ 153.09	\$ 122.47
5/28/2025	55-25-5B	CHRIS RYE	7288 QUIGLEY	DETACHED GARAGE	SELF	\$ 100,000.00	\$ 180.00	\$ 144.00
5/28/2025	56-25-5E	CHRIS RYE	7288 QUIGLEY	DETACHED GARAGE ELECT	SELF	\$ 1,000.00	\$ 85.50	\$ 68.40
5/28/2025	57-25-5H	CHRIS RYE	7288 QUIGLEY	DETACHED GARAGE HVAC	SELF	\$ 1,500.00	\$ 85.50	\$ 68.40
5/28/2025	58-25-5P	CHRIS RYE	7288 QUIGLEY	DETACHED GARAGE PLUMB	SELF	\$ 2,500.00	\$ 85.50	\$ 68.40
TOTALS						\$ 1,069,748.00	\$ 3,133.47	\$ 2,018.78

MEMORANDUM

Business Item A

From: Administrator/Staff
 To: Plan Commission
 Re: Plan Commission review & discussion on proposed changes to Division 3 (Allowable Land Uses) of Article 8 of the Town of Clayton Zoning Code of Ordinances.

The Zoning Ordinance has several standards of review requirements for different types of land use. This memo serves to outline the requirements of each, so that as the Matrix is reviewed, the Plan Commission members have an easy-to-reference short list of what each review entails. This is to provoke questions for the Plan Commission as to if the existing matrix best serves the Town residents, the financial resources needed to meet each requirement, and staff time to evaluate submitted materials for adherence to the existing standards. This is meant to accompany the list within Appendix A, Map Requirements section of the zoning ordinance. The Land Use Matrix lists these indicators/acronyms:

“P” : Permitted in the respective zoning district by right, provided all other ordinance provisions are met. No public review, administrative staff level. Form on website, 2 pages. *Exceptions: permitted uses determined to be offensive in odor, sound, air contaminants, etc. do require a Conditional Use permit even if listed as “P” in matrix.

“C” : Conditional Use. Requires public review through the conditional use permit process.

“S” : Special Use (Clayton uses this only for intensive livestock operations). Public review is similar to conditional use process but incorporates standards required by state statute relevant to livestock operations and overseen by the Department of Agriculture, Trade, and Consumer Protection.

“-” : In zoning district columns, means use not allowed in that district. In the Review column, means there are no requirements to have that use in the referenced districts.
e.g. crop agriculture does not require any reviews, permits, plans in the indicated districts.

“ZP” : Zoning permit required. Encompasses the meaning of zoning permit as in the one-page application; a special use permit as listed in Division 5 of Article 7, specifically starting at 9.07-71; and a conditional use permit as in Division 4 of Article 7, specifically starting at 9.07-51. The uses referenced shorthand in the matrix have further elaborations in Article 8 text.

“SP” : Site Plan required.

Site Plan:

- Ground contours of the site and project locations.
- Environmental areas (wetlands, woodlands, rivers/ponds, floodplain boundaries, etc.).
- Buildings and all existing and proposed outdoor storage and activity areas.
- All setbacks, including from road rights-of-way, lot lines, easements, septic systems, and wells, with labeled dimensions.
- Existing and proposed landscaping features including fences, buffers, berms, impervious and pervious surfaces by type, existing trees and prominent vegetation, and trees/shrubs to be planted including a plant list with specifications. The landscaping plan should meet or exceed standards required in Attachment E.
- Outdoor lighting, including location and fixture specifications, which must meet standards from Division 8 of Article 8 of the Town Zoning Ordinance.

- Stormwater facilities with location and specifications, including hydrants, overflow pipes, etc., and calculations showing sufficient capacity for area being routed.
- Utilities, including location, type, and manner of installation or proposed installation (buried, overhead). To include public or private water, public sewer or private septic system, electric, gas, etc.
- Transportation facilities with dimensions listed, including driveways, parking areas, sidewalks and trails, fire lanes with turnaround diagrams, and visibility triangles based on the subject site road classification. These must each meet ordinance standard specifications.
- Parking areas including drive aisles, parking stalls with sizes, location of accessible parking stalls and signage, specifications/dimensions for accessibility ramps, surface materials of the parking area, snow storage areas, designated areas for pedestrian walks, loading lands/docks, stormwater drainage of the parking area, and distance between the parking area and adjoining properties; these shall meet all applicable provisions of Article 11.
- Signage including location, type, height, dimensions, lighting, and other factors as considered in Article 12.
-

With a Site Plan, conditions may be imposed as contingencies of approval. All aspects that impact public health, safety, morals, comfort, or general welfare may be considered, as that is the intent of a zoning ordinance and this level of local review and approval.

Conditional Uses: Requires Public Hearing.

- Pre-submittal conference required with Zoning Administrator before submitting CUP application
- Application materials:
 - Application form, as supplied by Town (2-page form, available on website)
 - Project map (as outlined in Appendix A under Project Maps: Conditional Use)
 - Building plan (engineered plans for all structures part of application)
 - Site plan (whole parcel or at minimum the subject area of parcel)
 - Ground contours of the site and project locations.
 - Environmental areas (wetlands, woodlands, rivers/ponds, floodplain boundaries, etc.).
 - Buildings and all existing and proposed outdoor storage and activity areas.
 - All setbacks, including from road rights-of-way, lot lines, easements, septic systems, and wells, with labeled dimensions.
 - Existing and proposed landscaping features including fences, buffers, berms, impervious and pervious surfaces by type, existing trees and prominent vegetation, and trees/shrubs to be planted including a plant list with specifications. The landscaping plan should meet or exceed standards required in Attachment E.
 - Outdoor lighting, including location and fixture specifications, which must meet standards from Division 8 of Article 8 of the Town Zoning Ordinance.
 - Stormwater facilities with location and specifications, including hydrants, overflow pipes, etc., and calculations showing sufficient capacity for area being routed.
 - Utilities, including location, type, and manner of installation or proposed installation (buried, overhead). To include public or private water, public sewer or private septic system, electric, gas, etc.
 - Transportation facilities with dimensions listed, including driveways, parking areas, sidewalks and trails, fire lanes with turnaround diagrams,

and visibility triangles based on the subject site road classification. These must each meet ordinance standard specifications.

- Parking areas including drive aisles, parking stalls with sizes, location of accessible parking stalls and signage, specifications/dimensions for accessibility ramps, surface materials of the parking area, snow storage areas, designated areas for pedestrian walks, loading lands/docks, stormwater drainage of the parking area, and distance between the parking area and adjoining properties; these shall meet all applicable provisions of Article 11.
- Signage including location, type, height, dimensions, lighting, and other factors as considered in Article 12.
- Plan of operation (A narrative of the business: include anticipated days and hours of operation, nature of business and scope of activities to be provided on the site, history and evolution of the need for this use in Clayton, measures to mitigate potential negative impacts to the surrounding community as usually discussed in the pre-submittal conference, estimated number of employees, if this is a phased-approach project and the future potential phases of development on the site, and other relevant details for the proposed use of the subject site).

DISCUSSION ITEM ONLY – NO ACTION TO BE TAKEN

Respectfully Submitted,
Kelsey

**TOWN OF CLAYTON
WINNEBAGO COUNTY, WISCONSIN**

ORDINANCE NO. 2023-002

AN ORDINANCE TO AMEND DIVISION 13 OF ARTICLE 7, SECTION 9.08-21, DIVISION 8 OF ARTICLE 8, ATTACHMENT B, ATTACHMENT C, ATTACHMENT D, ATTACHMENT E, AND ATTACHMENT F OF THE TOWN OF CLAYTON ZONING ORDINANCE

- WHEREAS**, the Town of Clayton Board of Supervisors has deemed it is in the Town's best interest and that of its citizens to amend the Town of Clayton Zoning Ordinance, specifically related to Site Plan Review procedures and requirements; and
- WHEREAS**, the Town of Clayton established an Ad Hoc Committee to evaluate and recommend amendments to the Town Zoning Ordinance related to Site Plan Review procedures and requirements; and
- WHEREAS**, the Site Plan Review Ad Hoc Committee met on numerous occasions to evaluate and recommend amendments to the Town Zoning Ordinance related to Site Plan Review procedures and requirements; and
- WHEREAS**, the Site Plan Review Ad Hoc Committee's recommendations were presented to the Town of Clayton Plan Commission on January 25, 2023; and
- WHEREAS**, in consideration of the Site Plan Review Ad Hoc Committee's recommendations, the Town of Clayton Plan Commission proposed text amendments to the Town of Clayton Zoning Ordinance; and
- WHEREAS**, a public hearing on the proposed Ordinance amendments was held at a Town of Clayton Plan Commission meeting at 7:00 p.m. on Wednesday, April 12, 2023, to hear comments from the public in support or objection of the proposed Ordinance amendments; and
- WHEREAS**, following April 12, 2023, public hearing on the proposed Ordinance amendments, the Town of Clayton Plan Commission recommended adoption of the text amendments by the Town Board; and
- WHEREAS**, all procedural requirements have been met for the purposes of consideration of the amendment as provided in the Town of Clayton Zoning Ordinance and Wis. Stat. §62.23(7)(am) and Wis. Stat. 60.10(2)(h); and
- NOW, THEREFORE, BE IT ORDAINED**, THAT THE TOWN OF CLAYTON BOARD OF SUPERVISORS OF THE TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN, PURSUANT TO THE TOWN COMPREHENSIVE PLAN AND WIS. STAT. §62.23(7)(AM) AND WIS. STAT. §60.10(2)(H), HEREBY ADOPTS THE AMENDMENTS TO THE TOWN OF CLAYTON ZONING ORDINANCE CONSISTENT WITH THE RECOMMENDATION BY THE TOWN OF CLAYTON PLAN COMMISSION, SUMMARIZED AS FOLLOWS AND INCLUDED WITH THIS ORDINANCE IN THEIR ENTIRETY AS EXHIBIT A:
1. Division 13 of Article 7, Site Plan: Fixing grammatical errors; Updating/amending application, review & decision procedures/requirements for development projects requiring site plan review.


2. Section 9.08-21, Land Uses Generally Allowed within Zoning Districts, & Exhibit 8-1, Land Use Matrix: Fixing grammatical errors; Clarifying permit requirements; adding site plan review requirement for Multifamily Building (3+ units) & Community Living Arrangement (9-15 residents) uses; & removing site plan review requirement for Stormwater Management Facility, Minor Utility Installation, Short Term Rental, Hobby Kennel, Pond, On-Site/Off-Site Earth Materials Stockpile, Off-Site Construction Yard, Seasonal Product Sales, & Snow Disposal Site uses.
3. Division 8 of Article 8, Special Site Design Principles & Architectural Standards: Fixing grammatical errors; Amending/clarifying applicability & specific requirements regarding site design, architectural and landscaping design, outdoor storage, exterior lighting, signs, & personal storage facilities.
4. Attachment B, Horizontal Site Design Requirements: Repealing & replacing Attachment B, describing site design requirements for driveways, vision clearance triangles, stormwater/erosion control, private on-site wastewater treatment systems, private well construction, stockpiling, & utilities.
5. Attachment C, Architectural Design Standards: Repealing & replacing Attachment C, describing architectural requirements for exterior building/roofing materials for the three design tiers/zones, existing structures, infill development, accessory buildings, architectural screening, loading docks & overhead doors, awnings, canopies & projections, sustainable design, building orientation, & internal building layout.
6. Attachment D, Architectural & Landscape Design Zones: Repealing & replacing Attachment D, consisting of a map dividing the Town into three design tiers/zones.
7. Attachment E, Landscape Design Standards: Repealing & replacing Attachment E, describing landscaping requirements for site landscaping for the three design tiers/zones, maintenance, & alternative compliance landscape plans.
8. Attachment F, Environmental & Energy Efficiency Guidelines: Repealing & replacing Attachment F, describing guidelines for incorporation of environmental & energy efficiency components into a development.

NOW, THEREFORE, BE IT FURTHER ORDAINED, that these amendments to the Town of Clayton Zoning Ordinance shall be effective immediately upon passage by the Winnebago County Board of Supervisors, and upon posting or publication of the same, as made and required by law.

Adopted this 19th day of April, 2023

Vote: Yes: 5 No: 0 Absent: 0 Abstain: 0

TOWN OF CLAYTON

By: 
 Russell D. Geise, Town Chair

Attest: 
 Kelsey Faust-Kubale, Town Clerk

**DIVISION 3
ALLOWABLE LAND USES**

Sections

9.08-21	Land uses generally allowable within zoning districts	9.08-26	Removal of principal building while retaining an accessory building
9.08-22	Similarity of land uses	9.08-27	Special provisions for community living arrangements
9.08-23	Land uses not listed	9.08-28	Special provisions for specified foster homes and treatment foster homes
9.08-24	Project classified in more than one land use category	9.08-29	Site restrictions
9.08-25	Establishment of an accessory land use prior to establishment of principal use	9.08-30	Map of conditional uses

9.08-21 Land uses generally allowed within zoning districts

(a) **General purpose zoning districts.** For the purposes of this Chapter, land uses are classified as principal, accessory, or temporary. Exhibit 8-1 lists principal land uses (Series 1 to 16), accessory uses (Series 17), and temporary uses (Series 18). A number in brackets [xx] next to a land use refers to a note that is included at the end of Exhibit 8-1. Each of the land uses are designated as one of the following:

- (1) A "P" indicates that the use is permitted in the zoning district by right, provided that all other provisions of this Chapter are met. These uses generally do not undergo public review, but are reviewed at the administrative level to ensure compliance.
- (2) A "C" indicates that the use is permitted in the zoning district as a conditional use provided that all other provisions of this Chapter are met. The general procedures for a conditional use are found in Division 4 of Article 7. In the A-1 Agribusiness district, conditional uses must meet the requirements of Chapter 91 of the Wisconsin State Statutes where noted in addition to the conditional use requirements found in Division 4 of Article 7.
- (3) An "S" indicates that the use is permitted in the A-1 agribusiness zoning district as a special use provided that all other provisions of this Chapter are met. The procedures for the special use permit are found in Division 5 in Article 7.
- (4) A "-" indicates that the use is not permitted in the zoning district.

(b) **Exceptions to land uses permitted by right.** Any commercial or industrial land use that is shown as permitted by right that emits air contaminants, fugitive dust, or potentially offensive odors or sounds outside of the building; incinerates any substance; or handles radioactive materials, hazardous substances, hazardous waste, or regulated substances is considered a conditional use.

(c) **Planned development districts.** Land uses that are permitted in a planned development district are enumerated in the general development plan for the district, along with development standards, if any.

(d) **Permits/approvals needed.** A "ZP" indicates Zoning Permit (Conditional Use, Special Use, and/or Zoning Permit) and an "SP" indicates Site Plan as described in Article 7 of this Chapter.

(e) **Descriptions of land uses.** Descriptions of the land uses are found in Section 9.03-02 of Article 3 of this Chapter.

(f) **Standards for land uses.** Standards for the development of the land uses in Exhibit 8-1 are found in Divisions 4, 5, 8, 9, 10, and 11 of Article 8 of this Chapter.

Exhibit 8-1. Land use matrix

1	Agriculture	Review	Special Standards	Base Zoning District														
				A-1	A-2	R-1	R-2	R-3	R-4	R-8	P-I	B-1	B-2	B-3	M-1	I-1	I-2	
1.01	Agriculture-related use	ZP,SP	9.08-231	C	C	-	-	-	-	-	-	-	-	-	-	-	P	C
1.02	Agriculture, crop	-	9.08-232	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
1.03	Agriculture, general, fewer than 500 animal units	-	9.08-233	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-
1.04	Agriculture, general, 500 animal units or more	ZP	9.08-233	S	C	-	-	-	-	-	-	-	-	-	-	-	-	-
1.05	Greenhouse	ZP,SP	9.08-234	P	P	-	-	-	-	-	-	-	C	C	-	C	C	
2 Resource-Based Uses																		
2.01	Dam [1]	ZP,SP	9.08-241	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
2.02	Forestry	-	9.08-242	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
2.03	Hunting preserve	ZP,SP	9.08-243	-	C	-	-	-	-	-	-	-	-	-	-	-	C	C
2.04	Sewage sludge disposal	-	9.08-244	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
2.05	Wildlife park	ZP,SP	9.08-245	-	C	-	-	-	-	-	-	-	-	-	-	-	C	C
3 Residential																		
3.01	Mixed-use housing	ZP,SP	9.08-251	-	-	-	-	-	-	-	-	-	C	P	P	-	-	
3.02	Manufactured housing community	ZP,SP	9.08-252	-	-	-	-	-	-	P	-	-	-	-	-	-	-	
3.03	Multifamily building, 3-4 units	ZP, SP	9.08-253	-	-	-	-	-	P	-	-	-	-	C	P	-	-	
3.03	Multifamily building, 5-8 units	ZP, SP	9.08-253	-	-	-	-	-	P	-	-	-	-	C	C	-	-	
3.03	Multifamily building, 9 or more units	ZP, SP	9.08-253	-	-	-	-	-	C	-	-	-	-	-	C	-	-	
3.04	Single-family dwelling [2]	ZP	9.08-254	C	P	P	P	P	-	-	-	-	-	-	-	-	-	
3.05	Townhouse, 3-4 units	ZP,SP	9.08-255	-	-	-	-	-	P	-	-	-	-	C	P	-	-	
3.05	Townhouse, 5-8 units	ZP,SP	9.08-255	-	-	-	-	-	P	-	-	-	-	C	C	-	-	
3.05	Townhouse, 9 or more units	ZP,SP	9.08-255	-	-	-	-	-	C	-	-	-	-	-	C	-	-	
3.06	Twin home	ZP	9.08-256	-	-	-	-	P	P	-	-	-	-	-	P	-	-	
3.07	Two-family building, 2 units	ZP	9.08-257	-	-	-	-	P	P	-	-	-	-	C	P	-	-	
4 Special Care Facilities																		
4.01	Adult family home	ZP	9.08-261	-	-	P	P	P	P	-	-	-	-	-	-	-	-	
4.02	Community living arrangement, 8 or fewer residents [3]	ZP	9.08-262	-	-	P	P	P	P	-	-	-	-	-	-	-	-	
4.02	Community living arrangement, 9-15 residents [3]	ZP, SP	9.08-262	-	-	P	P	P	P	-	-	-	-	-	-	-	-	
4.02	Community living arrangement, 16 or more residents [3]	ZP,SP	9.08-262	-	-	P	P	P	P	-	-	-	-	-	-	-	-	
4.03	Foster home and treatment foster home [4]	ZP	9.08-263	-	-	P	P	P	P	-	-	-	-	-	-	-	-	
4.04	Group day care center [5]	ZP,SP	9.08-264	-	-	-	-	C	C	-	-	P	P	P	P	C	C	
4.05	Hospice care center	ZP,SP	9.08-265	-	C	C	C	C	P	-	-	C	C	P	C	-	-	
4.06	Nursing home	ZP,SP	9.08-266	-	-	C	C	C	P	-	-	-	C	P	C	-	-	
4.07	Retirement home	ZP,SP	9.08-267	-	-	C	C	C	P	-	-	-	C	P	C	-	-	
4.08	Temporary shelter [6]	ZP,SP	9.08-268	-	-	-	-	-	-	-	-	-	C	C	C	-	-	
5 Group Accommodations [7]																		
5.01	Boardinghouse	ZP,SP	9.08-271	-	-	-	-	-	C	-	-	-	C	P	C	-	-	
5.02	Campground	ZP,SP	9.08-272	-	C	-	-	-	-	-	C	-	-	C	-	-	-	
5.03	Group recreation camp	ZP,SP	9.08-273	-	C	-	-	-	-	-	C	-	-	C	-	-	-	
5.04	Migrant labor camp [8]	ZP,SP	9.08-274	C	C	-	-	-	-	-	-	-	-	-	-	-	-	
5.05	Overnight lodging	ZP,SP	9.08-275	-	-	-	-	-	-	-	-	-	C	P	P	-	-	
5.06	Resort	ZP,SP	9.08-276	-	C	-	-	-	-	-	-	-	C	P	C	-	-	
6 Food and Beverage Sales																		
6.01	Brewpub	ZP,SP	9.08-281	-	-	-	-	-	-	-	-	-	C	P	P	C	-	
6.02	Restaurant	ZP, SP	9.08-282	-	-	-	-	-	-	-	-	-	C	P	P	P	-	
6.03	Tavern	ZP, SP	9.08-283	-	-	-	-	-	-	-	-	-	C	P	P	C	-	

continued on next page

Exhibit 8-1. Land use matrix – continued

7	Vehicle Rental, Sales, and Service	Review	Special Standards	Base Zoning District														
				A-1	A-2	R-1	R-2	R-3	R-4	R-8	P-1	B-1	B-2	B-3	M-1	I-1	I-2	
7.01	Heavy vehicle sales and rental	ZP,SP	9.08-291	-	-	-	-	-	-	-	-	-	-	-	C	-	P	C
7.02	Truck stop	ZP,SP	9.08-292	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C
7.03	Vehicle fuel station	ZP,SP	9.08-293	-	-	-	-	-	-	-	-	-	-	C	P	C	C	C
7.04	Vehicle repair shop	ZP,SP	9.08-294	-	-	-	-	-	-	-	-	-	-	C	P	-	C	C
7.05	Vehicle sales and rental	ZP,SP	9.08-295	-	-	-	-	-	-	-	-	-	-	C	P	-	C	-
7.06	Vehicle service shop	ZP,SP	9.08-296	-	-	-	-	-	-	-	-	-	-	C	P	-	C	C
7.07	Vehicle storage yard	ZP,SP	9.08-297	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C
8 General Sales																		
8.01	Convenience retail sales	ZP,SP	9.08-301	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-
8.02	General retail sales	ZP,SP	9.08-302	-	-	-	-	-	-	-	-	-	C	P	P	C	-	-
8.03	General retail sales, large format	ZP,SP	9.08-303	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-
8.04	Outdoor sales	ZP,SP	9.08-304	-	-	-	-	-	-	-	-	-	C	C	P	-	C	-
9 General Services																		
9.01	Administrative services	ZP,SP	9.08-311	-	-	-	-	-	-	-	-	-	C	P	P	P	-	-
9.02	Adult-oriented establishment	ZP,SP	9.08-312	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-
9.03	Body-piercing establishment	ZP,SP	9.08-313	-	-	-	-	-	-	-	-	-	C	P	P	P	-	-
9.04	Commercial kennel	ZP,SP	9.08-314	-	C	-	-	-	-	-	-	-	-	C	P	P	C	-
9.05	Commercial stable	ZP,SP	9.08-315	-	C	-	-	-	-	-	-	-	-	-	-	-	C	-
9.06	Equipment rental, large	ZP,SP	9.08-316	-	-	-	-	-	-	-	-	-	-	-	C	-	P	C
9.07	Equipment rental, small	ZP,SP	9.08-317	-	-	-	-	-	-	-	-	-	-	C	P	-	-	-
9.08	Financial services	ZP,SP	9.08-318	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-
9.09	Funeral home	ZP,SP	9.08-319	-	-	-	-	-	-	-	-	-	C	P	P	P	-	-
9.10	General repair	ZP,SP	9.08-320	-	-	-	-	-	-	-	-	-	C	P	P	P	C	-
9.11	General services	ZP,SP	9.08-321	-	-	-	-	-	-	-	-	-	C	P	P	P	-	-
9.12	Health care clinic	ZP,SP	9.08-322	-	-	-	-	-	-	-	-	-	C	C	P	P	P	-
9.13	Health care center	ZP,SP	9.08-323	-	-	-	-	-	-	-	-	-	C	-	C	P	P	-
9.14	Instructional services	ZP,SP	9.08-324	-	-	-	-	-	-	-	-	-	C	P	P	P	C	-
9.15	Landscape business	ZP,SP	9.08-325	-	C	-	-	-	-	-	-	-	-	-	C	-	P	-
9.16	Professional services	ZP,SP	9.08-326	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-
9.17	Tattoo establishment	ZP,SP	9.08-327	-	-	-	-	-	-	-	-	-	C	P	P	P	-	-
9.18	Veterinary clinic, general [9]	ZP,SP	9.08-328	C	C	-	-	-	-	-	-	-	-	-	C	-	C	-
9.19	Veterinary clinic, small animal [9]	ZP,SP	9.08-329	C	C	-	-	-	-	-	-	-	C	P	P	P	C	-
10 Recreation and Entertainment																		
10.01	Driving range	ZP,SP	9.08-341	-	C	-	-	-	-	-	-	-	-	-	C	-	C	-
10.02	Golf course	ZP,SP	9.08-342	-	C	C	C	C	C	-	C	-	-	-	-	-	C	-
10.03	Indoor entertainment	ZP,SP	9.08-343	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-
10.04	Indoor recreation	ZP,SP	9.08-344	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-
10.05	Outdoor entertainment	ZP,SP	9.08-345	-	-	-	-	-	-	-	-	-	-	C	P	-	C	-
10.06	Outdoor recreation	ZP,SP	9.08-346	-	-	-	-	-	-	-	-	-	C	-	C	C	-	C
10.07	Outdoor shooting range	ZP,SP	9.08-347	-	C	-	-	-	-	-	-	-	C	-	-	-	-	C
11 Government and Community Services																		
11.01	Administrative government center	ZP,SP	9.08-351	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-
11.02	Animal shelter	ZP,SP	9.08-352	-	C	-	-	-	-	-	-	-	P	-	-	-	-	-
11.03	Cemetery [10]	ZP,SP	9.08-353	C	C	-	-	-	-	-	-	-	P	C	C	C	-	-
11.04	Civic use facility	ZP,SP	9.08-354	-	-	-	-	-	-	-	-	-	P	-	-	P	-	C
11.05	Community center	ZP,SP	9.08-355	-	C	C	C	C	C	-	P	C	P	P	P	C	-	-
11.06	Community cultural facility	ZP,SP	9.08-356	-	-	-	-	-	-	-	-	-	P	C	P	P	P	-
11.07	Community garden	ZP,SP	9.08-357	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-

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Exhibit 8-1. Land use matrix – continued

11	Government and Community Services - cont.	Review	Special Standards	Base Zoning District													
				A-1	A-2	R-1	R-2	R-3	R-4	R-8	P-I	B-1	B-2	B-3	M-1	I-1	I-2
11.08	Correctional facility	ZP,SP	9.08-358	-	-	-	-	-	-	-	-	C	-	-	-	-	-
11.09	Educational facility, pre-K through 12	ZP,SP	9.08-359	-	C	C	C	C	C	-	P	C	P	P	P	-	-
11.10	Educational facility, post-secondary	ZP,SP	9.08-360	-	-	-	-	-	-	-	P	C	P	P	P	C	-
11.11	Maintenance garage	ZP,SP	9.08-361	-	-	-	-	-	-	-	P	-	-	-	-	-	-
11.12	Park	ZP,SP	9.08-362	-	-	-	-	-	-	-	P	-	-	-	-	-	-
11.13	Public safety facility	ZP,SP	9.08-363	-	-	-	-	-	-	-	P	-	-	-	-	-	-
11.14	Recreation trail [10]	-	9.08-364	C	P	P	P	P	P	P	P	P	P	P	P	P	P
11.15	Worship facility [10]	ZP,SP	9.08-365	C	C	C	C	P	P	-	P	P	P	P	P	C	-
12 Telecommunications and Utilities [11]																	
12.01	Solar energy system	ZP,SP	9.08-371	na	na	na	na	na	na	na	na	na	na	na	na	na	na
12.02	Stormwater management facility [1]	ZP	9.08-372	C	P	P	P	P	P	P	P	P	P	P	P	P	P
12.03	Telecommunication facility, concealed [1]	ZP,SP	9.08-373	C	P	P	P	P	P	P	P	P	P	P	P	P	P
12.04	Telecommunication facility, unconcealed [1]	ZP,SP	9.08-374	C	C	-	-	-	-	-	C	C	C	C	-	P	P
12.05	Utility installation, major [1]	ZP,SP	9.08-375	C	C	C	C	C	C	C	C	C	C	C	C	P	P
12.06	Utility installation, minor [1]	ZP	9.08-376	C	P	P	P	P	P	P	P	P	P	P	P	P	P
12.07	Utility maintenance yard	ZP,SP	9.08-377	-	C	-	-	-	-	-	C	-	-	-	-	P	P
13 Transportation																	
13.01	Airport	ZP,SP	9.08-381	-	C	C	C	-	-	-	C	-	-	-	-	P	P
13.02	Bus storage facility	ZP,SP	9.08-382	-	C	-	-	-	-	-	C	-	C	C	C	P	P
13.03	Mass transit terminal	ZP,SP	9.08-383	-	-	-	-	-	-	-	C	-	P	P	P	C	-
13.04	Off-site parking lot	ZP,SP	9.08-384	-	-	-	-	-	-	-	C	C	P	P	P	C	-
13.05	Parking structure	ZP,SP	9.08-385	-	-	-	-	-	-	-	C	-	-	P	P	C	-
13.06	Park-and-ride lot	ZP,SP	9.08-386	-	C	C	C	C	C	-	C	C	P	P	C	C	C
13.07	Railroad line [1]	-	9.08-387	C	P	P	P	P	P	P	C	P	P	P	P	P	P
13.08	Street [1]	-	9.08-388	C	P	P	P	P	P	P	C	P	P	P	P	P	P
14 General Storage																	
14.01	Bulk fuel storage	ZP,SP	9.08-401	-	-	-	-	-	-	-	-	-	-	-	-	P	P
14.02	Personal storage facility	ZP,SP	9.08-402	-	C	-	-	-	-	-	-	-	-	C	-	P	C
14.03	Truck terminal	ZP,SP	9.08-403	-	-	-	-	-	-	-	-	-	-	-	-	P	P
14.04	Warehouse	ZP,SP	9.08-404	-	-	-	-	-	-	-	-	-	-	-	-	P	P
15 Industrial Uses																	
15.01	Artisan shop	ZP,SP	9.08-411	-	C	-	-	-	-	-	-	C	C	P	P	P	C
15.02	Batching plant associated with a nonmetallic mine [12]	ZP,SP	9.08-412	C	C	-	-	-	-	-	-	-	-	-	-	C	C
15.03	Biofuels production plant	ZP,SP	9.08-413	C	C	-	-	-	-	-	-	-	-	-	-	-	C
15.04	Construction equipment repair	ZP,SP	9.08-414	-	-	-	-	-	-	-	-	-	-	C	-	P	P
15.05	Construction equipment sales and service	ZP,SP	9.08-415	-	-	-	-	-	-	-	-	-	-	C	-	P	P
15.06	Contractor yard	ZP,SP	9.08-416	-	-	-	-	-	-	-	-	-	-	-	-	P	C
15.07	Industrial, heavy	ZP,SP	9.08-417	-	-	-	-	-	-	-	-	-	-	-	-	-	P
15.08	Industrial, light	ZP,SP	9.08-418	-	-	-	-	-	-	-	-	-	-	-	-	P	P
15.09	Nonmetallic mine [13]	ZP,SP	9.08-419	C	C	-	-	-	-	-	-	-	-	-	-	C	C
15.10	Salvage yard	ZP,SP	9.08-420	-	-	-	-	-	-	-	-	-	-	-	-	-	C

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Exhibit 8-1. Land use matrix – continued

16 Solid Waste	Review	Special Standards	Base Zoning District														
			A-1	A-2	R-1	R-2	R-3	R-4	R-8	P-1	B-1	B-2	B-3	M-1	I-1	I-2	
16.01 Composting facility	ZP,SP	9.08-431	P	P	-	-	-	-	-	-	P	-	-	-	-	P	P
16.02 Recycling center	ZP,SP	9.08-432	-	-	-	-	-	-	-	-	P	-	-	-	-	P	P
16.03 Solid waste landfill	ZP,SP	9.08-433	-	C	-	-	-	-	-	-	C	-	-	-	-	C	C
16.04 Solid waste transfer station	ZP,SP	9.08-434	-	C	-	-	-	-	-	-	C	-	-	-	-	P	P
17 Accessory Uses																	
17.01 Adult family home [14]	ZP	9.08-441	P	P	P	P	P	P	P	P	-	P	P	P	P	-	-
17.02 Amateur radio antenna [14]	-	9.08-442	P	P	P	P	P	P	P	P	-	P	P	P	P	-	-
17.03 Automated teller machine	ZP	9.08-443	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-
17.04 Backyard chickens [16]	-	9.08-444	P/C	P	C	C	C	-	C	-	-	-	-	-	-	P	P
17.05 Short Term Rental [14, 15]	ZP	9.08-445	C	C	C	C	C	-	-	-	-	C	C	-	-	-	-
17.06 Commercial truck parking [14]	ZP	9.08-446	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-
17.07 Exterior communication device [14]	-	9.08-447	P	P	P	P	P	P	P	P	-	P	P	P	P	P	P
17.08 Family day care home [14, 15]	ZP	9.08-448	P	P	P	P	P	P	P	P	-	P	P	P	P	-	-
17.09 Farm building storage	ZP	9.08-449	P	C	-	-	-	-	-	-	-	-	-	-	-	-	-
17.10 Farm residence	ZP	9.08-450	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-
17.11 Farmstead retail outlet	ZP,SP	9.08-451	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-
17.12 Fence	ZP	9.08-452	P	P	P	P	P	P	P	P	-	P	P	P	P	P	P
17.13 Foster home and treatment foster home [17]	ZP	9.08-453	P	P	P	P	P	P	P	P	-	P	P	P	P	-	-
17.14 Garage, nonresidential [18]	ZP	9.08-454	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P
17.15 Garage, residential [19]	ZP	9.08-455	P	P	P	P	P	P	P	P	-	P	P	P	P	-	-
17.16 Garden	-	9.08-456	P	P	P	P	P	P	P	P	-	P	P	P	P	P	P
17.17 Greenhouse [14,19]	ZP	9.08-457	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-
17.18 Helipad	ZP,SP	9.08-458	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
17.19 Home occupation, major [14]	ZP,SP	9.08-459	-	C	C	C	C	C	-	-	C	C	C	C	C	-	-
17.20 Home occupation, minor [14, 15]	ZP	9.08-460	P	P	P	P	P	P	P	P	-	P	P	P	P	-	-
17.21 Hot tub [14]	-	9.08-461	P	P	P	P	P	P	P	P	-	P	P	P	P	-	-
17.22 Household livestock, 2.5 acres or more but less than 5 acres [14]	ZP	9.08-462	P	C	C	-	-	-	-	-	-	-	-	-	-	-	-
17.22 Household livestock, 5 acres or more [14]	ZP	9.08-462	P	P	C	-	-	-	-	-	-	-	-	-	-	-	-
17.23 Indoor sales incidental to light industrial use	ZP	9.08-463	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
17.24 Kennel, hobby [14, 15]	ZP	9.08-464	C	C	C	C	C	C	C	C	-	C	C	C	C	-	-
17.25 Kennel, private [14, 15]	-	9.08-465	P	P	P	P	P	P	P	P	-	P	P	P	P	-	-
17.26 Light industrial use incidental to indoor sales	ZP,SP	9.08-466	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
17.27 Outdoor display incidental to indoor sales	ZP,SP	9.08-467	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-
17.28 Outdoor food and beverage service	ZP,SP	9.08-468	-	-	-	-	-	-	-	-	-	C	C	C	C	-	-
17.29 Outdoor furnace	ZP	9.08-469	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
17.30 Parking lot (on-site)	ZP	9.08-470	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
17.31 Play structure [14]	-	9.08-471	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-
17.32 Pond	ZP	9.08-472	P	P	C	C	C	C	C	C	P	P	P	P	P	P	P
17.33 Rural accessory structure [14]	ZP	9.08-473	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-
17.34 Service window, drive-up	ZP,SP	9.08-474	-	-	-	-	-	-	-	-	C	C	C	C	C	-	-
17.35 Service window, walk-up	ZP,SP	9.08-475	-	-	-	-	-	-	-	-	C	C	C	C	C	-	-
17.36 Solar energy system, building-mounted	ZP	9.08-476	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na
17.37 Solar energy system, free-standing	ZP	9.08-477	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na
17.38 Storage container, 1 or 2 units	ZP	9.08-478	-	-	-	-	-	-	-	-	-	P	P	P	-	P	P
17.38 Storage container, 3 or more units	ZP,SP	9.08-478	-	-	-	-	-	-	-	-	-	C	C	C	-	C	C
17.39 Swimming pool	ZP	9.08-479	P	P	P	P	P	P	P	P	-	P	P	P	P	-	-

continued on next page

Exhibit 8-1. Land use matrix – continued

17 Accessory Uses – continued	Review	Special Standards	Base Zoning District														
			A-1	A-2	R-1	R-2	R-3	R-4	R-8	P-1	B-1	B-2	B-3	M-1	I-1	I-2	
17.40 Temporary shelter [19]	ZP,SP	9.08-480	-	-	-	-	-	-	-	-	-	C	C	C	C	-	-
17.41 Utility cabinet	ZP	9.08-481	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
17.42 Yard shed [20]	ZP	9.08-482	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-
18 Temporary Uses																	
18.01 Agricultural product sales, off-site	ZP	9.08-501	-	P	P	-	-	-	-	-	-	P	P	P	P	P	P
18.02 Agricultural product sales, on-site	ZP	9.08-502	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-
18.03 Earth materials stockpile, off-site [21]	ZP	9.08-503	-	C	-	-	-	-	-	-	C	-	-	-	-	C	C
18.03 Earth materials stockpile, on-site [22]	ZP	9.08-503	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P
18.04 Farmers market [23]	ZP,SP	9.08-504	P	P	P	-	-	-	-	-	C	C	P	P	P	C	-
18.05 General outdoor sales	ZP,SP	9.08-505	-	-	-	-	-	-	-	-	-	-	C	P	-	C	-
18.06 Model home	ZP	9.08-506	-	-	P	P	P	P	P	-	-	-	-	-	-	-	-
18.07 Off-site construction yard	ZP	9.08-507	-	C	C	C	C	C	C	-	C	C	C	C	C	C	C
18.08 On-site construction office [24]	ZP	9.08-508	-	-	P	P	P	P	P	-	-	-	P	P	P	P	P
18.09 On-site construction yard [24]	ZP	9.08-509	-	-	P	P	P	P	P	-	-	-	P	P	P	P	P
18.10 Portable storage container	-	9.08-510	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P
18.11 Relocatable building [25]	ZP,SP	9.08-511	-	-	-	-	-	-	-	-	P	C	C	C	C	-	-
18.12 Seasonal product sales	ZP	9.08-512	C	C	C	-	-	-	-	-	C	P	P	P	P	C	-
18.13 Snow disposal site	ZP	9.08-513	C	C	-	-	-	-	-	-	P	C	C	C	C	C	C
18.14 Special event	ZP,SP	9.08-514	-	C	C	C	-	-	-	-	-	-	-	-	-	-	-
18.15 Special event camping	ZP,SP	9.08-515	-	C	C	C	C	C	C	-	-	C	C	C	C	C	C
18.16 Special event concessions	ZP,SP	9.08-516	-	C	C	C	C	C	C	-	-	C	C	C	C	C	C
18.17 Special event parking	ZP,SP	9.08-517	-	C	C	C	C	C	C	-	-	C	C	C	C	C	C
18.18 Wind test tower	-	9.08-518	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
18.19 Yard sale [26]	-	9.08-519	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-

Notes:

1. Unless it qualifies under s. 91.44(1)(f) Wis. Stats, this use in the A-1 agribusiness zoning district may only be allowed as a conditional use and must be issued a permit in accordance with s. 91.46(4) or (5) Wis. Stats.
2. In the A-1 agribusiness zoning district, a single-family dwelling may be located on a parcel not constituting a farm or on a parcel of land created after (EFFECTIVE DATE OF ADOPTION). Single-family dwellings in the A-1 agribusiness zoning district are subject to the density standards in Exhibit 8-2 and must comply with s. 91.46(2) Wis. Stats.
3. See s. 9.08-27 for special provisions that may apply.
4. See s. 9.08.-28 for special provisions that may apply.
5. A family day care home (4-8 children) is an accessory use and is therefore listed in Series 17.
6. This use may be an accessory use when associated with a worship facility, community center, and the like.
7. A bed and breakfast is an accessory use and is therefore listed in Series 17.
8. A migrant labor camp in the A-1 agribusiness zoning district must be certified under s. 103.92 Wis. Stats.
9. Veterinary clinics in the A-1 agribusiness zoning district must primarily treat livestock or comply with s. 91.01(1)(d) Wis. Stats.
10. This use in the A-1 agribusiness zoning district must comply with s. 91.46(5) Wis. Stats.
11. An amateur radio station is an accessory use and is therefore listed in Series 17.
12. A batching plant when not associated with an approved nonmetallic mine is classified as heavy industrial (See 15.07). When it is associated with an approved nonmetallic mine in the A-1 agribusiness zoning district it must comply with s. 91.46(6) Wis. Stats.
13. This use in the A-1 agribusiness zoning district must comply with s. 91.46(6) Wis. Stats.
14. This use may only occur with a principal residential use or where the residential dwelling is occupied by the owner.
15. This use in the A-1 agribusiness zoning district must comply with s. 91.01(1)(d) Wis. Stats.
16. Backyard chickens are permitted on any parcel or lot in the A-1 agribusiness zoning district except for a nonfarm residence parcel or lot in which case a conditional use permit is required.
17. This use may only occur with a principal residential use or with a group day care center.
18. In addition to the zoning districts listed, this use may occur with a governmental or institutional use as a conditional use. This use may also be a principal use; see series 1 through 16.
19. In addition to the zoning districts listed, this use may occur with a governmental or institutional use (e.g., school or church) as a permitted use.
20. A zoning permit is not required for this use if less than 8 feet in height and occupies a horizontal area of not more than 100 square feet.
21. Earth materials are obtained in whole or in part from another location.
22. Earth materials are obtained on the parcel as part of the land development process.
23. In addition to the zoning districts listed, this use may occur with a public park as a permitted use or with a governmental or institutional use (e.g., church, library or school) as a conditional use.
24. When this use is in place for more than 365 days, it is considered a conditional use.
25. This use may only occur with a governmental or institutional use (e.g., church, library, or school) as a conditional use.
26. This use may only occur with a principal residential use or with a governmental or institutional use (e.g., church, library, or school).