



PLAN COMMISSION

Wednesday, January 10, 2024 – 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 December 13, 2023 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 a memo from Cedar Corp regarding the review process and updates to the Town of Clayton Zoning Map & Agribusiness (A-1) Zoning District Discussion.

BUSINESS

- A. Review/Recommendation: Plan Commission review & recommendation on a Certified Survey Map (CSM) submitted by Chris Perrenault on behalf of Linda Grundman for approval of a CSM combining Tax ID #006-0853-01 (7490 Center Rd) and Tax ID #006-0850-01-03 into one parcel.
- B. Review/Discussion: Plan Commission review & discussion on the Town of Clayton Agribusiness (A-1) Zoning District.

UPCOMING MEETING ATTENDANCE

- A. Plan Commission (6:30 pm start unless otherwise noted) - Feb 14; March 13; Apr 10
- B. Town Board (6:30 pm start unless otherwise noted) - Jan 17; Feb 7 & 21; March 6 & 20

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

Wednesday, December 13, 2023 – 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 Dorow
Commissioner Ketter
Town Board Rep. Christianson

EXCUSED

Commissioner Hopkins

STAFF

Administrator Wisnefske
Clerk Faust-Kubale
Planner Jaworski
Code Administrator Kussow

PUBLIC HEARING(S) AND/OR PUBLIC INFORMATION MEETINGS

- A. Public Hearing on a Conditional Use Application submitted by Utschig Inc on behalf of Last Time Realty LLC for a proposed heavy vehicle sales and rental development located adjacent to the west of 2615 West American Dr, specifically described as Tax ID #006-0341-02.

NO PUBLIC COMMENTS - HEARING CLOSED AT 6:32 PM

- B. Public Hearing on a Conditional Use Application submitted by Brandon Flees for a proposed retention pond residential accessory use located at 8375 Whispering Meadows Dr, specifically described as Tax ID #006-0566-04-09.

NO PUBLIC COMMENTS - HEARING CLOSED AT 6:33 PM

APPROVAL OF MINUTES

- A. Approval of the Minutes of the Wednesday November 8, 2023 Plan Commission Meeting

MOTION

Motion made by Commissioner Haskell, **Seconded** by Commissioner Nemecek to approve the Minutes of the Wednesday, November 8, 2023 Plan Commission Meeting as presented.

Voting Yea: Chair Knapinski, Commissioner Haskell, Commissioner Nemecek, Commissioner Dorow, Commissioner Ketter, Town Board Rep. Christianson

Motion carried 6-0.

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

- A. Distribution of the November 2023 Building Inspection Report

BUSINESS

- A. Review/Recommendation: Plan Commission review & recommendation on a Conditional Use Application submitted by Utschig Inc on behalf of Last Time Realty LLC for a proposed heavy vehicle sales and rental development located adjacent to the west of 2615 West American Dr, specifically described as Tax ID #006-0341-02.

MOTION

Motion made by Commissioner Nemecek, **Seconded** by Commissioner Ketter to recommend approval of the Conditional Use Application submitted by Utschig Inc on behalf of Last Time Realty LLC with the following conditions:

1. The proposed development obtains Site Plan Approval pursuant to Division 13 of Article 7 of the Town Zoning Ordinance
2. The proposed development shall comply with all conditions of any Site Plan approval
3. If the proposed development transitions to any other type of use requiring a Conditional Use Permit the Town will review a new application at that time
4. The proposed development shall operate within customary business hours in accordance with adjacent businesses in the area
5. The proposed development shall not allow any overnight accommodations of people on site
6. The proposed development shall direct any customers or prospective customers to use the best trucking route of State Hwy 76, I-41, and West American Dr and not disturb or disrupt the residential traffic to the East of the proposed development
7. The proposed development shall comply with and all Staff Recommendations & Conditions

Voting Yea: Chair Knapinski, Commissioner Haskell, Commissioner Nemecek, Commissioner Dorow, Commissioner Ketter, Town Board Rep. Christianson

Motion carries 6-0.

- B. Review/Recommendation: Plan Commission review & recommendation on a Site Plan Application submitted by Utschig Inc on behalf of Last Time Realty LLC for a proposed heavy vehicle sales and rental development located adjacent to the west of 2615 West American Dr, specifically described as Tax ID #006-0341-02.

MOTION

Motion made by Commissioner Ketter, **Seconded** by Commissioner Nemecek to recommend approval of the Site Plan Application submitted by Utschig Inc. on behalf of Last Time Realty LLC with the following conditions:

1. This permit/approval is only for Phase 1 of this development. Any future addition(s) or expansion(s) of this use/development shall require a new Conditional Use Permit and Site Plan Review in accordance with the Town Zoning Ordinance
2. The project shall comply with all applicable local, state, and federal codes/ordinances
3. Outagamie County permit/approval for development in the Airport Overlay Zoning District shall be obtained prior to commencing construction
4. Winnebago County and Wisconsin Department of Natural Resources permits/approvals for stormwater management and erosion control shall be obtained prior to commencing construction
5. Any proposed signage shall comply with the applicable requirements of Article 12 and Attachment E of the Town Zoning Ordinance
6. Any substantial changes and/or additions to the site plan and/or building plans shall be reviewed & approved by the Plan Commission and Town Board in accordance with the Town Zoning Ordinance. Determination of whether a change or addition is substantial shall be at the discretion of the Town Administrator
7. Revised plans including updates to the roofing materials and landscaping plans shall be submitted to Town Staff no later than 9 am on Friday, December 15, 2023 for review prior to the next Town Board meeting

Voting Yea: Chair Knapinski, Commissioner Haskell, Commissioner Nemecek, Commissioner Dorow, Commissioner Ketter, Town Board Rep. Christianson

Motion carried 6-0.

- C. Review/Recommendation: Plan Commission review & recommendation on a Conditional Use Application submitted by Brandon Flees for a proposed retention pond residential accessory use located at 8375 Whispering Meadows Dr, specifically described as Tax ID #006-0566-04-09.

MOTION

Motion made by Commissioner Haskell, **Seconded** by Commissioner Ketter to recommend approval of the Conditional Use Application submitted by Brandon Flees with the following conditions:

1. The project shall comply with all applicable local, state, and federal codes/ordinances. Applicant should be aware that a Wisconsin Department of Natural Resources (WisDNR) Pond General Permit 3500-144 and Winnebago County stormwater management/erosion control permit(s) may be required for the project. It is the applicant's responsibility to comply with any applicable WisDNR and Winnebago County permit/approval requirements and obtain any required WisDNR and Winnebago County permits/approvals prior to commencing construction

2. Applicant should be aware that point discharge of water from the pond onto a neighboring property may create adverse conditions. The Town recommends coordination with the neighbor on discharge location to make use of a level spreader type of diffuser prior to draining to neighboring property

3. Any substantial changes, additions, and/or expansions to the pond shall be reviewed and approved by the Plan Commission and Town Board in accordance with the Town of Clayton Zoning Ordinance and the Town of Clayton Pond Ordinance (Town of Clayton Ordinance 2022-002). Determination of whether a change or addition is substantial shall be at the discretion of the Town Administrator

4. The pond shall be properly maintained according to both the Town of Clayton and WisDNR requirements and standards

Voting Yea: Chair Knapinski, Commissioner Haskell, Commissioner Nemecek, Commissioner Dorow, Commissioner Ketter, Town Board Rep. Christianson

Motion carried 6-0.

UPCOMING MEETING ATTENDANCE

- A. Plan Commission (6:30 pm start unless otherwise noted) - Jan 10; Feb 14; March 13
- B. Town Board (6:30 pm start unless otherwise noted) - Dec 20; Jan 3 & 17; Feb 7 & 21

ADJOURNMENT

MOTION

Motion made by Commissioner Haskell, **Seconded** by Commissioner Nemecek to adjourn at 8:34 pm.

Voting Yea: Chair Knapinski, Commissioner Haskell, Commissioner Nemecek, Commissioner Dorow, Commissioner Ketter, Town Board Rep. Christianson

Motion carried 6-0.

Respectfully submitted,

Kelsey Faust-Kubale
Town Clerk

MEMORANDUM

Business Item A

From: Administrator/Staff
 To: Plan Commission
 Re: Plan Commission review & recommendation on a Certified Survey Map (CSM) submitted by Chris Perrenault on behalf of Linda Grundman for approval of a CSM combining Tax ID #006-0853-01 (7490 Center Rd) and Tax ID #006-0850-01-03 into one parcel.

Please find the below comments from Code Administrator Kussow:

After review of the attached 1-lot CSM combining PIN 006-0853-01 and PIN 006-0850-0103 into one lot, I have the following comments:

1. The subject property is located in the Town's Rural Residential (R-1) zoning district.
2. The subject property is located in the "shorelands" and Winnebago County's Rural Residential (R-1) zoning district.
3. There is an intermittent "navigable" stream along the south/southeastern lot line.
4. There are no mapped floodplain or wetlands on the subject property.
5. The subject property is not located in Outagamie County Airport Zoning or an Airport Height Limitation Zone.
6. The subject property is not located in a Sewer Service Area or Sanitary District.
7. The existing use of the subject property is residential.
8. The applicable minimum lot requirements for the R-1 District are as follows:
 - a. Minimum Lot Size: 43,000 sq. ft.
 - b. Minimum Lot Width: 200 ft.
 - c. Minimum Road Frontage: 33 ft.
 - d. Side Yard Setback: 7 ft. on one side and 10 ft. on the other for a principal building; 3 ft. on each side for a detached accessory building.
 - e. Rear Yard Setback: 25 ft. for a principal building; 3 ft. for a detached accessory building.
 - f. Maximum Floor Area for Accessory Buildings: 1,500 sq. ft. plus 1 percent of the lot area in excess of 43,000 sq. ft.; 1 percent of lot area for buildings related to the "household livestock" land use.

The proposed lot complies with the minimum lot requirements for the R-1 District.

The following item will need to be addressed prior to final approval/town signatures:

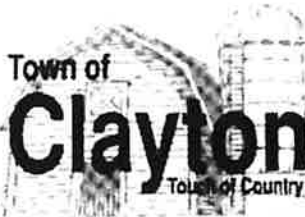
- 1. Identify the existing driveway locations on the face of the CSM.**

The CSM may be approved, subject to the existing driveway locations being identified on the face of the CSM.

SUGGESTED MOTION

Motion to recommend approval of the Certified Survey Map submitted by Chris Perrenault on behalf of Linda Grundman with all listed Staff Recommendations & Conditions.

Respectfully Submitted,
 Kelsey



**Certified Survey Map Review Application
(Submit 15 copies of Drawings)**

Mail: 8348 CTR "T" - Larsen, WI 54947
Phone - 920-836-2007 Fax - 920-836-2026
Email - toc@new.rr.com Web Page - www.townofclayton.net

Property Owner (s): Linda Grundman
Address/Zip: 7490 South Center Rd., Neenah, WI 54956
Phone: 920-284-0695 Fax: _____ E-Mail: lgrundman8112@centurytel.net
Applicant: Chris Perreault

Check: Architect Engineer Surveyor Attorney Agent
Address/City/Zip: 615 N. Lyndale Dr., Appleton, WI 54914
Phone: 920-731-4168 Fax: 920-731-5673 E-Mail: chris@clse.pro
Describe the reason for the Certified Survey Map: Combining 2 existing parcels into one parcel

Survey Specifics:
No. of Lots: 1 Total Acreage: 5.28 Tax Key No.: 006085301 & 00608500103
Legal Description: Part of the SW 1/4 and the NW 1/4 Section 34
Zoning: R-1

Surveyor: Same as applicant Registration No.: 2249
Address/City/Zip: _____
Phone: _____ Fax: _____ E-Mail: _____

I certify that the attached drawings are to the best of my knowledge complete and drawn in accordance with all Town of Clayton codes.

Applicant Signature: [Signature] Date: 12/13/13

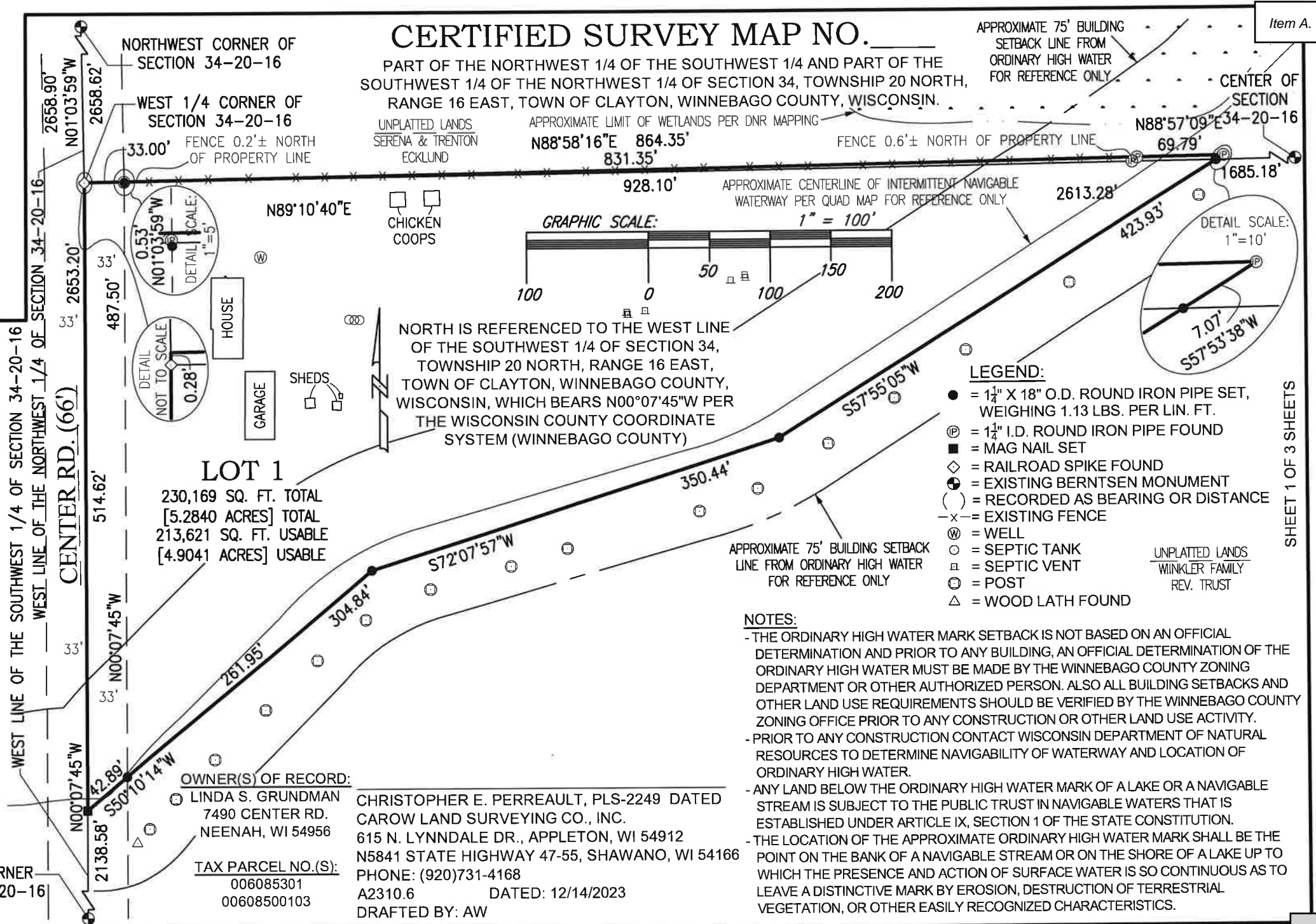
**For Town Use Only
See Fee Schedule**

Fee: _____ Acct No: _____ Receipt: _____ Date: _____
Date Rec'vd Complete: _____ By: _____ Applic. No.: _____
Review Meeting _____ History _____
C.S.M. is: Approved _____ Approved with Condition _____ Denied _____
Comments: _____

Notes: Please notify utility companies regarding your proposed development. CSM approval does not constitute approval of a building permit or any required approval of a highway connection permit. CSM & Fee must be submitted 10 working days prior to meeting.

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.



Item A.

NOTES:

- WELLS IN THIS AREA HAVE A POTENTIAL TO PRODUCE WATER CONTAMINATED WITH ARSENIC. A DRILLING PROFESSIONAL SHOULD BE CONSULTED TO DETERMINE SUSCEPTIBILITY FOR ARSENIC CONTAMINATION AND APPLICATION OF MITIGATION GUIDELINES.
 - THE LOT(S) CREATED IN THIS CERTIFIED SURVEY MAP ARE ADJACENT TO PROPERTY THAT, AS OF THE DATE OF THIS DOCUMENT, ARE BEING USED FOR AGRICULTURAL PURPOSES. SOME INDIVIDUALS BELIEVE THAT THE ACTIVITIES ASSOCIATED WITH THE AGRICULTURAL USE CONSTITUTE A NUISANCE OR CONFLICT WITH THEIR QUIET ENJOYMENT OF THEIR PROPERTY. THIS STATEMENT IS INTENDED TO PROVIDE THIRD PARTIES WITH NOTICE THAT AGRICULTURAL ACTIVITIES MAY EXIST ON THE ADJACENT PROPERTY.

SOUTHWEST CORNER OF SECTION 34-20-16

LOT 1
 230,169 SQ. FT. TOTAL
 [5.2840 ACRES] TOTAL
 213,621 SQ. FT. USABLE
 [4.9041 ACRES] USABLE

OWNER(S) OF RECORD:

LINDA S. GRUNDMAN
 7490 CENTER RD.
 NEENAH, WI 54956

TAX PARCEL NO.(S):
 006085301
 00608500103

CHRISTOPHER E. PERREAULT, PLS-2249 DATED
 CAROW LAND SURVEYING CO., INC.
 615 N. LYNNDAL DR., APPLETON, WI 54912
 N5841 STATE HIGHWAY 47-55, SHAWANO, WI 54166
 PHONE: (920)731-4168
 A2310.6 DATED: 12/14/2023
 DRAFTED BY: AW

NORTH IS REFERENCED TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN, WHICH BEARS N00°07'45"W PER THE WISCONSIN COUNTY COORDINATE SYSTEM (WINNEBAGO COUNTY)

LEGEND:

- = 1 1/4" X 18" O.D. ROUND IRON PIPE SET, WEIGHING 1.13 LBS. PER LIN. FT.
- Ⓟ = 1 1/4" I.D. ROUND IRON PIPE FOUND
- = MAG NAIL SET
- ◇ = RAILROAD SPIKE FOUND
- ⊕ = EXISTING BERNTSEN MONUMENT
- () = RECORDED AS BEARING OR DISTANCE
- x- = EXISTING FENCE
- ⊙ = WELL
- ⊕ = SEPTIC TANK
- ⊖ = SEPTIC VENT
- ⊙ = POST
- △ = WOOD LATH FOUND

NOTES:

- THE ORDINARY HIGH WATER MARK SETBACK IS NOT BASED ON AN OFFICIAL DETERMINATION AND PRIOR TO ANY BUILDING, AN OFFICIAL DETERMINATION OF THE ORDINARY HIGH WATER MUST BE MADE BY THE WINNEBAGO COUNTY ZONING DEPARTMENT OR OTHER AUTHORIZED PERSON. ALSO ALL BUILDING SETBACKS AND OTHER LAND USE REQUIREMENTS SHOULD BE VERIFIED BY THE WINNEBAGO COUNTY ZONING OFFICE PRIOR TO ANY CONSTRUCTION OR OTHER LAND USE ACTIVITY.
 - PRIOR TO ANY CONSTRUCTION CONTACT WISCONSIN DEPARTMENT OF NATURAL RESOURCES TO DETERMINE NAVIGABILITY OF WATERWAY AND LOCATION OF ORDINARY HIGH WATER.
 - ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1 OF THE STATE CONSTITUTION.
 - THE LOCATION OF THE APPROXIMATE ORDINARY HIGH WATER MARK SHALL BE THE POINT ON THE BANK OF A NAVIGABLE STREAM OR ON THE SHORE OF A LAKE UP TO WHICH THE PRESENCE AND ACTION OF SURFACE WATER IS SO CONTINUOUS AS TO LEAVE A DISTINCTIVE MARK BY EROSION, DESTRUCTION OF TERRESTRIAL VEGETATION, OR OTHER EASILY RECOGNIZED CHARACTERISTICS.

SHEET 1 OF 3 SHEETS

CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ AND PART OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 34, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, CHRISTOPHER E. PERREAULT, PROFESSIONAL WISCONSIN LAND SURVEYOR, CERTIFY THAT I HAVE SURVEYED, COMBINED AND MAPPED PART OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ AND PART OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 34, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS; BEGINNING AT THE WEST ¼ CORNER OF SAID SECTION 34; THENCE N01°03'59"W, 0.28 FEET ALONG THE WEST LINE OF THE NORTHWEST ¼ OF SECTION 34 TO THE NORTH LINE OF LANDS DESCRIBED IN DOCUMENT NO. 1778769; THENCE N88°58'16"E, 864.35 FEET ALONG SAID NORTH LINE; THENCE N88°57'09"E, 69.79 FEET ALONG SAID NORTH LINE TO THE SOUTHEASTERLY LINE OF SAID LANDS; THENCE S57°53'38"W, 7.07 FEET ALONG SAID SOUTHEASTERLY LINE; THENCE S57°55'05"W, 423.93 FEET ALONG SAID SOUTHEASTERLY LINE; THENCE S72°07'57"W, 350.44 FEET ALONG SAID SOUTHEASTERLY LINE; THENCE S50°10'14"W, 304.84 FEET ALONG SAID SOUTHEASTERLY LINE TO THE WEST LINE OF THE SOUTHWEST ¼ OF SECTION 34; THENCE N00°07'45"W, 514.62 FEET ALONG SAID WEST LINE TO THE WEST ¼ CORNER OF SECTION 34 AND THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE MADE SUCH SURVEY UNDER THE DIRECTION OF LINDA GRUNDMAN, 7490 SOUTH CENTER RD., NEENAH, WI 54956.

THAT THIS MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY LINES OF THE LAND SURVEYED AND THE COMBINATION OF THAT LAND.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION ORDINANCE OF WINNEBAGO COUNTY.

CHRISTOPHER E. PERREAULT, PLS-2249 DATE _____
CAROW LAND SURVEYING & ENVIRONMENTAL
615 N. LYNNDALE DRIVE, APPLETON, WI, 54914
N5841 S.T.H. "47-55", SHAWANO, WI 54166
PHONE: (920)731-4168
A2310.6 (RFR) 12-13-2023

NOTES:

- 1) THIS CSM IS ALL OF TAX PARCEL NO. (S): 006085301 AND 00608500103.
- 2) THE PROPERTY OWNER (S) OF RECORD IS (ARE): LINDA S. GRUNDMAN.
- 3) THE CSM IS WHOLLY CONTAINED WITHIN THE PROPERTY DESCRIBED IN THE FOLLOWING RECORDED INSTRUMENT (S): DOCUMENT NO. 1778769.

COUNTY PLANNING AND ZONING COMMITTEE APPROVAL:

PURSUANT TO THE WINNEBAGO COUNTY SUBDIVISION ORDINANCE, ALL REQUIREMENTS FOR APPROVAL HAVE BEEN FULFILLED. THIS CERTIFIED SURVEY MAP WAS APPROVED THIS _____ DAY OF _____, 20____.

CHAIRPERSON, WINNEBAGO COUNTY PLANNING AND ZONING COMMITTEE.

TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LAND INCLUDED ON THIS CERTIFIED SURVEY MAP.

TOWN TREASURER _____ DATED _____ COUNTY TREASURER _____ DATED _____

CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ AND PART OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 34, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.

TOWN BOARD CERTIFICATE:

WE HEREBY CERTIFY THAT THE TOWN OF CLAYTON BOARD OF SUPERVISORS APPROVED THIS CERTIFIED SURVEY MAP ON THE _____ DAY OF _____, 20____.

TOWN CHAIRPERSON

TOWN CLERK

OWNER'S CERTIFICATE:

AS OWNER (S), I (WE) HEREBY CERTIFY THAT I (WE) CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. I (WE) ALSO CERTIFY THAT THIS MAP IS REQUIRED BY S.236.10 OR 236.12 OF THE WISCONSIN STATUTES TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: TOWN OF CLAYTON AND WINNEBAGO COUNTY.

WITNESS THE HAND AND SEAL OF SAID OWNER (S) THIS _____ DAY OF _____, 20____.

LINDA S. GRUNDMAN

STATE OF WISCONSIN)

)SS

COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____, THE ABOVE NAMED PERSON (S) TO ME KNOWN TO BE THE PERSON (S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CHRISTOPHER E. PERREAULT, PLS-2249 DATE
CAROW LAND SURVEYING & ENVIRONMENTAL
615 N. LYNNDALE DRIVE, APPLETON, WI, 54914
N5841 S.T.H. "47-55", SHAWANO, WI 54166
PHONE: (920)731-4168
A2310.6 (RFR) 12-13-2023

SHEET 3 OF 3 SHEETS

Memo

DATE: January 4, 2024

TO: Town of Clayton

FROM: Jeff Kussow
Community Planner/Code Administrator, Cedar Corporation

SUBJECT: **Zoning Map Review/Update &
Agribusiness (A-1) Zoning District Discussion**

Zoning Map Review/Update:

Several errors have been identified on the zoning map which will need to be addressed. Rezonings since at least 2020 and numerous rezonings prior to 2020 are not reflected on the Town's zoning map. Cedar Corporation has been analyzing and reviewing the existing Town Zoning Map against the County-maintained zoning map for the Town, and making corrections as necessary.

As part of this review process, Cedar Corporation has reviewed all 34 rezonings which were approved by the Town since 2020 to incorporate those rezonings on the Town Zoning Map. As a result of this review:

- **18 of the rezonings approved by the Town since 2020 are not accurately reflected on the County-maintained zoning map for the Town.** Per the Town Clerk, all rezonings approved by the Town since November 2022 were submitted to the County for County Board approval, but apparently have not been processed and approved by County Board.
- **50 discrepancies between the Town Zoning Map and the County-maintained zoning map remain which could not be determined/verified.**

Suggested Actions:

1. Review and resolve remaining 50 discrepancies between the Town Zoning Map and the County-maintained zoning map to create a "Pre-Final" Town Zoning Map by:
 - a. Consulting with tenured Plan Commission members and/or Town staff to determine correct zoning and resolve all or some of the remaining discrepancies;
AND/OR
 - b. Reviewing rezonings approved by the Town prior to 2020 to determine if pre-2020 rezonings resolve all or some of the remaining discrepancies.
2. Identify remaining errors on the County-maintained zoning map and forward to County for correction of the County-maintained zoning map. All errors forwarded to County will need to have supporting documentation verifying the correct zoning district (e.g., Town rezoning ordinances, meeting packets, and/or meeting minutes).

Agribusiness (A-1) Zoning District Discussion:

The Town previously opted to no longer participate in the Farmland Preservation Program and, as a result, does not have a DATCP-certified Farmland Preservation Zoning Ordinance. The Town's Agribusiness (A-1) zoning district and the County's Agribusiness (A-1) zoning district (only applicable in shoreland areas) were the DATCP-certified farmland preservation zoning district.

Since the Town no longer participates in the Farmland Preservation Program, the Town is no longer required to have any parcels in the A-1 zoning district or even maintain an A-1 zoning district within the Town Zoning Ordinance.

(Note: In fall/winter 2022, Winnebago County provided Clayton landowners with parcels in A-1 zoning the option to rezone the shoreland portions of their parcels out of the A-1 zoning district. 12 landowners took advantage of the County's option and the shoreland portions of 35 parcels were rezoned out of the A-1 zoning district. The non-shoreland portions of those parcels remain in the A-1 zoning district.)

Potential options the Town may pursue:

1. Do nothing; keep the A-1 zoning district within the Town Zoning Ordinance, as is. As part of this option the Town *could*:
 - a. Offer property owners the option to rezone parcels within the A-1 zoning district to the less restrictive General Agriculture (A-2) zoning district; OR
 - b. Rezone all properties within the “Working Lands Overlay” on the Town Future Land Use Map to the A-1 zoning district to work towards achieving the intent and policies of the “Working Lands Overlay” described in the Town Comprehensive Plan.
2. Keep the A-1 zoning district within the Town Zoning Ordinance, but amend the district description and associated requirements/regulations to be less restrictive while maintaining the core intent of the A-1 zoning district (i.e., accommodate agricultural uses, production, and related support services, and restrict/prohibit urban and certain non-agricultural uses). As part of this option the Town *could*:
 - a. Offer property owners the option to rezone parcels within the A-1 zoning district to the less restrictive General Agriculture (A-2) zoning district; OR
 - b. Rezone all properties within the “Working Lands Overlay” on the Town Future Land Use Map to the A-1 zoning district to work towards achieving the intent and policies of the “Working Lands Overlay” described in the Town Comprehensive Plan.
3. Use the “Working Lands Overlay” on the Town Future Land Use Map to create and map a new overlay zoning district (*which would mirror the “Working Lands Overlay” and be a more restrictive zoning district than the A-2 zoning district*) to achieve the intent and policies of the “Working Lands Overlay” described in the Town Comprehensive Plan.
4. Remove the A-1 zoning district from the Town Zoning Ordinance and rezone all parcels within the A-1 zoning district to the less restrictive A-2 zoning district. As part of this option, the Town would still exercise the “Working Lands Overlay” policy described in the Town Comprehensive Plan which requires a comprehensive plan amendment to remove the “Working Lands Overlay” when non-farm related development is proposed.

The following are descriptions of the A-1 and A-2 zoning districts per the Town Zoning Ordinance:

- *Agribusiness (A-1) District.* *This district is intended to accommodate large-scale agricultural uses and related support services. It includes those areas of the town where productive agricultural lands predominate and can be used for the production of forest products, crops, and livestock, including large livestock operations. Because the primary intent of this district is agricultural production, incompatible urban uses are not permitted. It is designed to meet the requirements of a certified farmland preservation zoning ordinance under ch. 91, Wis. Stats.*
- *General Agriculture (A-2) District.* *This district is intended to accommodate both large and small-scale farms and hobby farms. Although scattered residential lots are allowed, agriculture is the predominant land use. This district should be located in those areas*

suitable for agriculture, but not for large-scale agricultural operations, and adjacent to urbanizing areas.

Policies of the “Working Lands Overlay” described in the Town Comprehensive Plan include the following:

1. *Working Lands as identified in the Town of Clayton Comprehensive Plan shall be recommended for inclusion into the Winnebago County Farmland Preservation Plan, should one be developed in the future. However, since the farmland preservation plan is a county administered process by statute (Wis. Stats Chapter 91), the county will ultimately decide what lands based on criteria will be submitted to DATCP for certification. Since the Town has established criteria for the identified Working Lands, it is likely these lands would meet DATCP requirements.*
2. *A comprehensive plan amendment will be required for non-farm related development in areas designated Working Lands.*
3. *It is envisioned that the inclusion of designating Working Lands as part of the Future Land Use Plan will provide better direction in balancing agricultural activity with the location of future residential development. This should improve compatibility between the two uses, which in the past has clashed because of a lack of land use planning and proper implementation. The designation of established Working Land areas also drives development into areas which are planned to have a higher level of public infrastructure supporting it such as municipal water and sewer service.*

A copy of the Town Future Land Use Map with the “Working Lands Overlay” is enclosed with this memo for your reference.

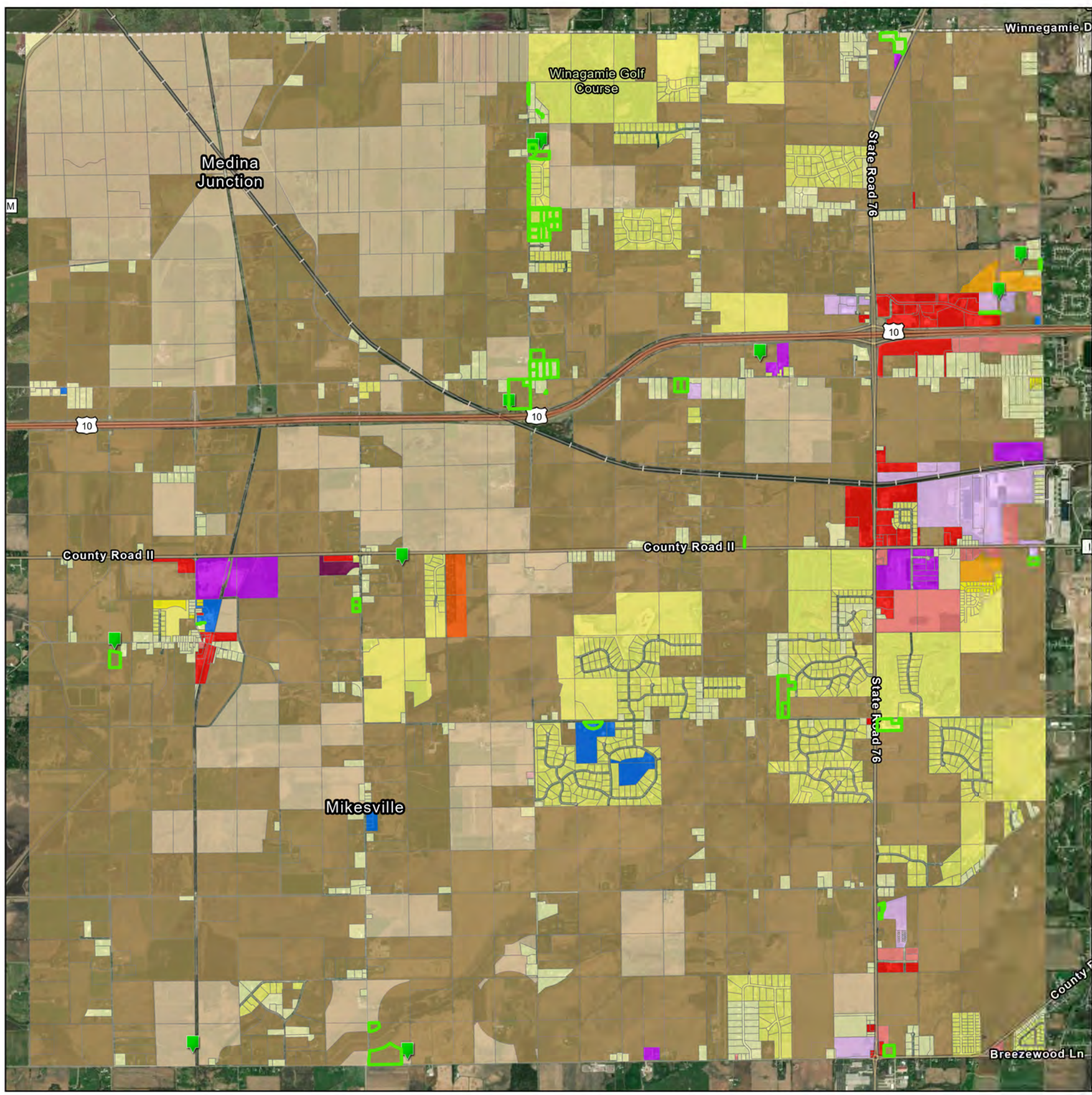
Copies of the following Town Zoning Ordinance sections/exhibits are enclosed with this memo for your reference:

- *Exhibit 8-1, Land Use Matrix*, identifying land uses allowed in all zoning districts, particularly the A-1 and A-2 zoning districts.
- *Exhibit 8-2, Dimensional Standards by Zoning District*, identifying nonfarm residential lot density requirements for the A-1 zoning district and other dimensional standards for both the A-1 and A-2 zoning districts.

Town of Clayton

Winnebago County

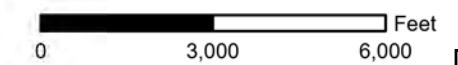
Zoning Discrepancies



- A-1 Agribusiness
- P-1 Public Institutional
- A-2 General Agriculture
- PDD Planned Development
- B-1 Local Service Business
- R-1 Rural Residential
- B-2 Community Business
- R-2 Suburban Residential
- B-3 General Business
- R-3 Two-Family Residential
- I-1 Light Industrial
- R-4 Multi-Family Residential
- I-2 Heavy Industrial
- R-8 Manufactured Housing Community
- M-1 Mixed-Use

Discrepancies

Parcel ID	Notes
600060201	??? (Needs further review; R-1 per 2/11/20 PDF Town Zoning Map; A-2 per Co Map)
6005502	??? (Needs further review; R-2 per 2/11/20 PDF Town Zoning Map; A-2 per Co Map)
6005503	??? (Needs further review; A-2 per 2/11/20 PDF Town Zoning Map; R-1 per Co Map)
6029602	??? (Needs further review; A-2 per 2/11/20 PDF Town Zoning Map & Co Map, but layout suggests rezoning to R-1)
602960201	??? (Needs further review; A-2 per 2/11/20 PDF Town Zoning Map & Co Map, but layout suggests rezoning to R-1)
602960202	??? (Needs further review; A-2 per 2/11/20 PDF Town Zoning Map & Co Map, but layout suggests rezoning to R-1)
602960203	??? (Needs further review; A-2 per 2/11/20 PDF Town Zoning Map & Co Map, but layout suggests rezoning to R-1)
602960204	??? (Needs further review; A-2 per 2/11/20 PDF Town Zoning Map & Co Map, but layout suggests rezoning to R-1)
6029604	??? (Needs further review; A-2 per 2/11/20 PDF Town Zoning Map; A-2 per Co Map; layout suggests rezoning to R-1)
6032602	??? (Needs further review; PIN 006032703 rezoned to R-4 via Town Ord 2021-2006, but may have never been finalized due to lack of sale)
6034302	??? (Needs further review; ROW; A-2 or I-1 to match adjacent zoning)
6039503	??? (Needs further review; A-2 per 2/11/20 PDF Town Zoning Map; R-1 per Co Map)
6039504	??? (Needs further review; A-2 per 2/11/20 PDF Town Zoning Map; R-1 per Co Map)
604050404	??? (Needs further review; R-1 to match rest of parcel?; R-1 per 2/11/20 PDF Town Zoning Map; A-2 per Co Map)
60423	??? (Needs further review; A-2 per 2/11/20 PDF Town Zoning Map; A-1 per Co Map)
60424	??? (Needs further review; A-2 per 2/11/20 PDF Town Zoning Map & Co Map)
6052002	??? (Needs further review; A-2 per 2/11/20 PDF Town Zoning Map; R-3 per Co Map)
6053101	??? (Needs further review; A-2 per 2/11/20 PDF Town Zoning Map; R-1 per Co Map)
6053104	??? (Needs further review; A-2 per 2/11/20 PDF Town Zoning Map; R-1 per Co Map)
605350302	??? (Needs further review of packet to confirm rezoning associated w/ Town Ord 2020-2005)
605350304	??? (Needs further review of packet to confirm rezoning associated w/ Town Ord 2020-2005)
60615	??? (Needs further review; I-1; See Salm/Eckstein CSM/rezoning approved 12/21/22; lot line/zoning map issues)
606450101	??? (Needs further review; landscaping contractor; A-2?; R-2 per 2/11/20 PDF Town Zoning Map; A-2 per Co Map)
6068301	??? (Needs further review; P-1 per 2/11/20 PDF Town Zoning Map; R-2 per Co Map; County error?; public park)
6083401	??? (Needs further review; A-2 per 2/11/20 PDF Town Zoning Map; A-1 per Co Map)
6089506	??? (Needs further review; I-2?; I-2 per 2/11/20 PDF Town Zoning Map; A-2 per Co Map; was rezoning sent to Co?)
609010304	??? (Needs further review; western half B-2 & eastern half A-2 per 2/11/20 PDF Town Zoning Map; B-2 per Co Map)
6135001	??? (Needs further review; R-2 per 2/11/20 PDF Town Zoning Map; A-2 per Co Map)
61352	??? (Needs further review; R-2 per 2/11/20 PDF Town Zoning Map; A-2 per Co Map)
61353	??? (Needs further review; R-2 per 2/11/20 PDF Town Zoning Map; A-2 per Co Map)
61354	??? (Needs further review; R-2 per 2/11/20 PDF Town Zoning Map; A-2 per Co Map)
61355	??? (Needs further review; R-2 per 2/11/20 PDF Town Zoning Map; A-2 per Co Map)
61356	??? (Needs further review; R-2 per 2/11/20 PDF Town Zoning Map; A-2 per Co Map)
61357	??? (Needs further review; R-2 per 2/11/20 PDF Town Zoning Map; A-2 per Co Map)
61358	??? (Needs further review; R-2 per 2/11/20 PDF Town Zoning Map; A-2 per Co Map)
61359	??? (Needs further review; R-2 per 2/11/20 PDF Town Zoning Map; A-2 per Co Map)
61360	??? (Needs further review; R-2 per 2/11/20 PDF Town Zoning Map; A-2 per Co Map)
6140401	??? (Needs further review; A-2 per 2/11/20 PDF Town Zoning Map; R-2 per Co Map)
6140402	??? (Needs further review; A-2 per 2/11/20 PDF Town Zoning Map; R-2 per Co Map)
ROW	??? (Needs further review; R-2 per 2/11/20 PDF Town Zoning Map; A-2 per Co Map)



This base map was created with data from Winnebago County who assumes no liability for the accuracy of this data and any use or misuse of its contents is the responsibility of the user. Changes were made by Cedar Corporation under the direction of the Town of Clayton.

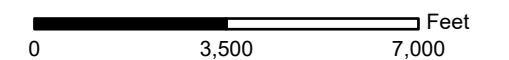
Town of Clayton Winnebago County

Future Land Use (2040)

- Agriculture/Rural
- Conservation/Greenspace
- DNR Property
- Working Lands
- Residential - Single and Duplex
- Medium and High Density Residential
- Neighborhood Center Mixed Use
- Business
- Business Park
- Gateway Commercial & Retail
- Light Industrial, Warehousing, and Distribution
- Utilities and Public Facilities
- Parks and Recreation
- Abandoned Landfill Site
- Open Water/Pond/Lake
- Non-Metallic Mining Sites
- Other Non-Metallic Mining Sites

Other Features

- Tiered Development Boundaries
- Cities, Towns, & Villages
- Sections
- Parcels
- Airport Zoning
- Town of Clayton Sanitary District #1
- Roads
- Future Roads
- Recreation Trails
- Navigable Waterways
- Commercial Gateways



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Map Created: November 30, 2022 - Updated: July 6, 2023

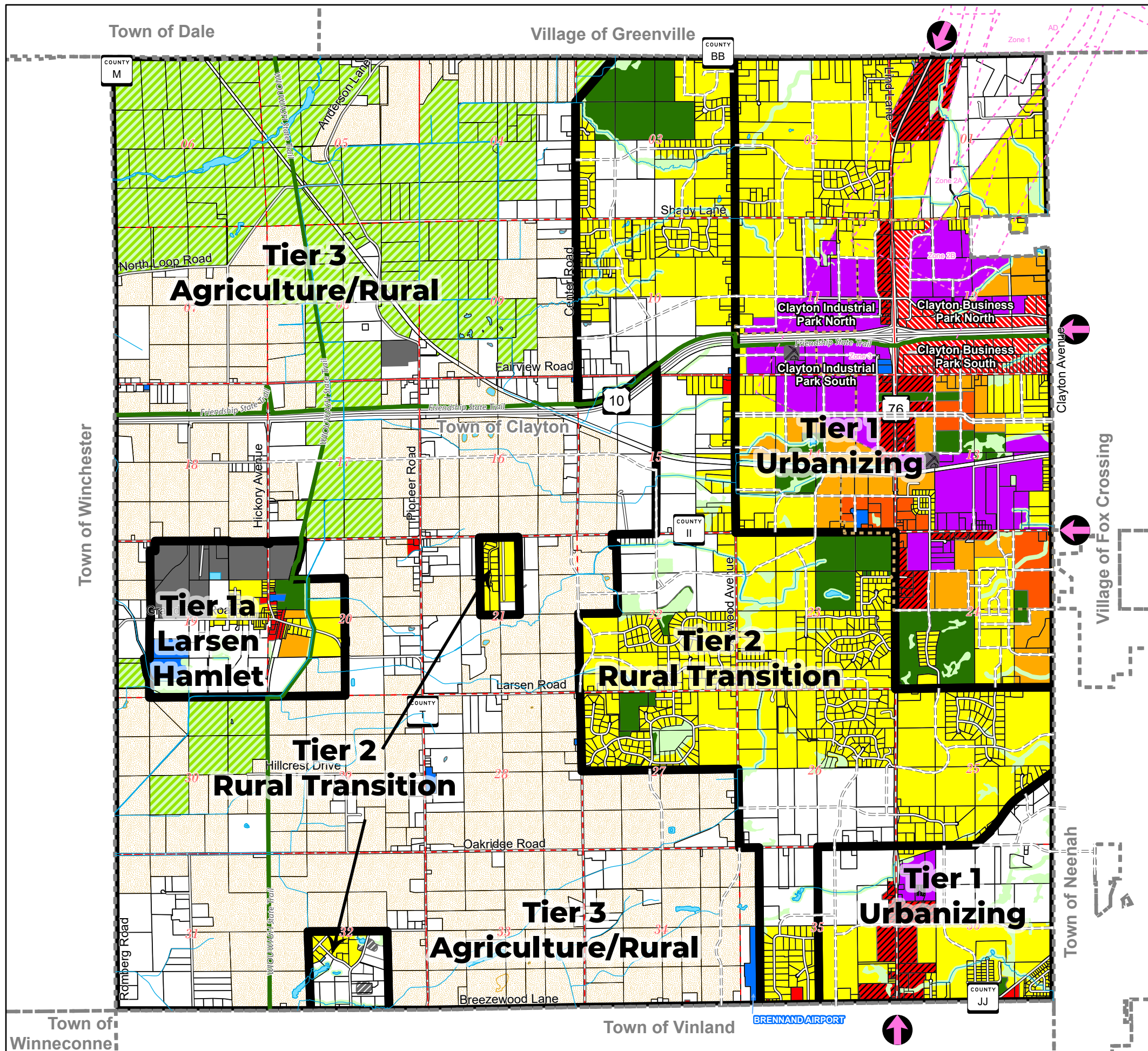


Exhibit 8-1. Land use matrix

1	Agriculture	Review	Special Standards	Base Zoning District														
				A-1	A-2	R-1	R-2	R-3	R-4	R-8	P-1	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-B	P-I	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
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	-	-	-	-	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	-
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	-
11.05	Community center	ZP,SP	9.08-355	-	C	C	C	C	C	C	-	-	P	C	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

	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	
11 Government and Community Services - cont.																	
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	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	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	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	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	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	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	P
13.08 Street [1]	-	9.08-388	C	P	P	P	P	P	P	C	P	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	-

continued on next page

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	-	-
17.02 Amateur radio antenna [14]	-	9.08-442	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
17.08 Family day care home [14, 15]	ZP	9.08-448	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
17.13 Foster home and treatment foster home [17]	ZP	9.08-453	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	-	-
17.16 Garden	-	9.08-456	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	-	-	-	-	-	-	-
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	-	-
17.20 Home occupation, minor [14, 15]	ZP	9.08-460	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	-	-
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	-	-
17.25 Kennel, private [14, 15]	-	9.08-465	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
17.30 Parking lot (on-site)	ZP	9.08-470	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	-
17.32 Pond	ZP	9.08-472	P	P	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	-	-	-	-	-	-	-
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
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
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	-	-

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	-	-	-	-	-	-	-	-	-
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:
- 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.
 - 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.
 - See s. 9.08-27 for special provisions that may apply.
 - See s. 9.08-28 for special provisions that may apply.
 - A family day care home (4-8 children) is an accessory use and is therefore listed in Series 17.
 - This use may be an accessory use when associated with a worship facility, community center, and the like.
 - A bed and breakfast is an accessory use and is therefore listed in Series 17.
 - A migrant labor camp in the A-1 agribusiness zoning district must be certified under s. 103.92 Wis. Stats.
 - Veterinary clinics in the A-1 agribusiness zoning district must primarily treat livestock or comply with s. 91.01(1)(d) Wis. Stats.
 - This use in the A-1 agribusiness zoning district must comply with s. 91.46(5) Wis. Stats.
 - An amateur radio station is an accessory use and is therefore listed in Series 17.
 - 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.
 - This use in the A-1 agribusiness zoning district must comply with s. 91.46(6) Wis. Stats.
 - This use may only occur with a principal residential use or where the residential dwelling is occupied by the owner.
 - This use in the A-1 agribusiness zoning district must comply with s. 91.01(1)(d) Wis. Stats.
 - 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.
 - This use may only occur with a principal residential use or with a group day care center.
 - 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.
 - 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.
 - 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.
 - Earth materials are obtained in whole or in part from another location.
 - Earth materials are obtained on the parcel as part of the land development process.
 - 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.
 - When this use is in place for more than 365 days, it is considered a conditional use.
 - This use may only occur with a governmental or institutional use (e.g., church, library, or school) as a conditional use.
 - This use may only occur with a principal residential use or with a governmental or institutional use (e.g., church, library, or school).

Exhibit 8-2. Dimensional standards by zoning district

A-1 Agribusiness district

Lot density	The ratio of nonfarm residential acreage to farm acreage in the base farm tract after (EFFECTIVE DATE OF ADOPTION) shall not exceed 1:20, with a maximum of 4 nonfarm dwellings for a base farm tract.		
	<u>Residential</u>	<u>Farm</u>	<u>Nonresidential /Nonfarm</u>
Lot size, minimum:	43,000 sq. ft.	5.0 acres	43,000 sq. ft.
Lot size, maximum:	none, although a lot created after April 30, 2013 may not contain more than 2.0 acres of land previously used to produce forage or a crop	none	none, although a lot created after April 30, 2013 shall not contain more than 2.0 acres of land previously used to produce forage or a crop
Lot width, minimum:	100 ft.	200 ft.	200 ft.
Road frontage, minimum:	60 ft.	200 ft.	200 ft.
Separation between detached buildings, minimum:	10 ft.	10 ft.	10 ft.
Yard setback: [4,5]			
Street yard, minimum:	30 ft.	75 ft.	30 ft.
Side yard, minimum: [3]	20 ft. on each side for a principal building; 15 ft. on each side for a detached accessory building	15 ft.	20 ft. on each side for a principal building; 15 ft. on each side for a detached accessory building
Rear yard minimum:	25 ft. for a principal building; 15 ft. for a detached accessory building	50 ft.	25 ft. for a principal building; 15 ft. for a detached accessory building
Building height:			
Principal building, maximum:	35 ft.	the distance from the structure/building to the closest property boundary line	35 ft.
Accessory building, maximum:	18 ft.	the distance from the structure/building to the closest property boundary line	18 ft.
Floor area ratio, maximum:	no limitation	no limitation	no limitation
Floor area:			
Principal building, minimum:	1,000 sq. ft.	no limitation	no limitation
Accessory buildings, maximum:	1,500 sq. ft. plus 1 percent of the lot area in excess of 43,000 sq. ft. [1]; 1 percent of lot area for buildings related to household livestock	no limitation	1,500 sq. ft. plus 1 percent of the lot area in excess of 43,000 sq. ft. [1]
Number of detached accessory buildings, maximum:	no limitation	no limitation	2 [2]

Notes:

1. Pursuant to the procedures and requirements contained in article 7 of this chapter, the zoning administrator may allow more than the specified floor area when one or more of the accessory buildings on a lot are designated as a rural accessory building.
2. Pursuant to the procedures and requirements contained in article 7 of this chapter, the zoning administrator may allow more accessory buildings than what is specified when one or more of the accessory buildings on a lot are designated as a rural accessory building.
3. In the case of a lot of record that has a width less than what is required in the zoning district in which such lot is located, the side yard setback for principal buildings shall be reduced proportionately to the ratio between the actual width of the lot and the minimum required width, provided that no setback shall be less than 10 feet.
4. Some land uses that may be allowed in this district may have more restrictive yard setback requirements than what is listed. Refer to the development standards in division 9 of this article.
5. Lots abutting more restrictive district boundaries shall provide side and rear yards not less than those required in the more restrictive abutting districts. The street yards on the less restrictive district shall be modified for a distance of not more than 75 feet from the district boundary line so as to equal the average of the street yards required in both districts.

continued on next page

Exhibit 8-2. Dimensional standards by zoning district - continued

A-2 General agriculture district

	<u>Residential</u>	<u>Farm</u>	<u>Nonresidential / Nonfarm</u>
Lot size, minimum:	5.0 acres	5.0 acres	5.0 acres
Lot size, maximum:	none	none	none
Lot width, minimum:	200 ft.	200 ft.	200 ft.
Road frontage, minimum:	200 ft.	200 ft.	200 ft.
Separation between detached buildings, minimum:	10 ft.	10 ft.	10 ft.
Yard setback: [4,5]			
Street yard, minimum:	30 ft.	75 ft.	30 ft.
Side yard, minimum: [3]	7 ft. on one side and 10 ft. on the other for a principal building; 3 ft. on each side for a detached accessory building	15 ft.	7 ft. on one side and 10 ft. on the other for a principal building; 3 ft. on each side for a detached accessory building
Rear yard minimum:	25 ft. for a principal building; 3 ft. for a detached accessory building	50 ft.	25 ft. for a principal building; 3 ft. for a detached accessory building
Building height:			
Principal building, maximum:	35 ft.	the distance from the structure/building to the closest property boundary line	35 ft.
Accessory building, maximum:	18 ft.	the distance from the structure/building to the closest property boundary line	18 ft.
Floor area ratio, maximum:	no limitation	no limitation	no limitation
Floor area:			
Principal building, minimum:	1,000 sq. ft.	no limitation	no limitation
Accessory buildings, maximum:	1,500 sq. ft. plus 1 percent of the lot area in excess of 43,000 sq. ft. [1]; 1 percent of lot area for buildings related to household livestock	no limitation	1,500 sq. ft. plus 1 percent of the lot area in excess of 43,000 sq. ft. [1]
Number of detached accessory buildings, maximum:	no limitation	no limitation	2 [2]

Notes:

1. Pursuant to the procedures and requirements contained in article 7 of this chapter, the zoning administrator may allow more than the specified floor area when one or more of the accessory buildings on a lot are designated as a rural accessory building.
2. Pursuant to the procedures and requirements contained in article 7 of this chapter, the zoning administrator may allow more accessory buildings than what is specified when one or more of the accessory buildings on a lot are designated as a rural accessory building.
3. In the case of a lot of record that has a width less than what is required in the zoning district in which such lot is located, the side yard setback for principal buildings shall be reduced proportionately to the ratio between the actual width of the lot and the minimum required width, provided that no setback shall be less than 10 feet.
4. Some land uses that may be allowed in this zoning district may have more restrictive yard setback requirements than what is listed. Refer to the development standards in division 9 of this article.
5. Lots abutting more restrictive district boundaries shall provide side and rear yards not less than those required in the more restrictive abutting districts. The street yards on the less restrictive district shall be modified for a distance of not more than 75 feet from the district boundary line so as to equal the average of the street yards required in both districts.

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MEMORANDUM

Correspondence A & Business Item B

From: Administrator/Staff
 To: Plan Commission
 Re: Distribution of a memo from Cedar Corp regarding the review process and updates to the Town of Clayton Zoning Map & Agribusiness (A-1) Zoning District Discussion.

AND

Plan Commission review & discussion on Town of Clayton Agribusiness (A-1) Zoning District.

Included in your packet is the memo from Cedar Corp containing updates on both the progress being made on updating the Town Zoning Map with Winnebago County, as well as options outlined for what can be done with the A-1 zoning district designation.

After discussions with Administrator Wisnefske, her recommendation is to budget these projects for 2025 for approximately \$55,000. With the 2024 budget already set and passed by the Town Board, any additional monies allocated for these projects are creating a deficit against actual budgeted items.

At present, the Town has been invoiced by Cedar Corp \$2,500.00 on the Zoning Map updates, and more is expected. Assuming that the 50 zoning map discrepancies identified that cannot be verified by the Town need to be addressed in some way, if a procedural re-zone is undertaken to provide documentation for the County, the cost per Tax ID would average \$580.00*. That multiplied by the maximum number of 50 identified would mean the Town would be at an estimated deficit of \$29,000.00 for this one project, not counting any invoiced costs from Cedar Corp.

Concerning the options presented regarding the A-1 zoning district, Administrator Wisnefske recommends that the Town do nothing and keep the A-1 zoning district as is with no other changes. If the Town were to offer property owners the option to re-zone parcels within A-1 or re-zone all properties within the "Working Lands Overlay", there would be similar costs as listed above for the Zoning Map updates. Only 12 landowners took advantage of the gratis rezone offered by the County in 2022 of the 35 parcels affected, and Staff see no reason that those uninterested before would be at this point, especially if it comes at a cost to them. Assuming all 35 parcels would be offered a gratis re-zone by the Town, which is unlikely, that would be an approximate cost to the Town of \$20,300.00 in lost application fees, publishing, and noticing only.

DISCUSSION ITEM ONLY – NO ACTION TO BE TAKEN

Respectfully Submitted,
 Kelsey

*Posting costs average \$70 – 110 dependent on column length
 Re-zoning application \$500 per application + additional charges & 5% admin fee
 Code amendment application \$500 per application + additional charges & 5% admin fee
 Variance application \$350 per application + additional charges & 5% admin fee
 Postage \$0.63 current rate for required notice mailings