

effect upon adoption by the Town Board, and the filing of proof of posting or publication thereof in the office of the Town Clerk. It shall be the duty of the Town Clerk to enter all Zoning Map amendments upon the certified copy of the Zoning Map and certify the same.

17.07 EA AGRICULTURAL PRESERVATION DISTRICT. The EA Agricultural Preservation District is intended to maintain, enhance and preserve agricultural lands historically utilized for crop production and the raising of Animals. The district is further intent upon preventing the premature conversion of agricultural land to scattered residential, commercial and industrial uses at a density not to exceed (1) principle structure per ten (10) acres.

- (1) **PERMITTED USES.** ~~All structures or improvements within an Exclusive Agricultural District shall be consistent with “agricultural use,” as defined in §91.01(1) or §91.01(10), Wis. Stats.~~

Apiculture (beekeeping)

Dairy farming.

Essential services.

Farm dwelling w/garage (One single-family only)

Floriculture (cultivation of ornamental flowering plants).

Grazing or pasturing.

Horticultural Service

Orchards.

Plant nurseries.

Raising of domestic animals or poultry (499 or less animal units)

Raising of domestic animals or poultry (greater or equal to 500 animal units), see 17.18 of this chapter

Raising of grain, grass, mint, and seed crops.

Raising of tree fruits, nuts, and berries

Raising of Vegetables

Sod farming.

Viticulture (grape growing).

- (2) **PERMITTED ACCESSORY USES.** Accessory uses or structures as defined in Sec. 17.02(1) of this chapter and as regulated in sec. 17.25(1) of this chapter.

Garages or carports

Forest and game management

General farm buildings including barns, silos, sheds, storage bins.

Home occupations as specified in sec. 17.03 (11) of this chapter

Satellite dish antennas 32” in diameter or smaller

Forest and game management

Roadside stand (one not to exceed 150 s.f. for products produced on site)

- (3) **CONDITIONAL USES.** Conditional uses shall be approved only if they are “consistent with agricultural use” as **determined by the Plan Commission defined in §91.01(10), Wis. Stats., and if they are found necessary in light of alternative**

locations available for that use, pursuant to §91.75(5), Wis. Stats. In addition, conditional use permits may be approved for uses as listed only if such use is for personal use as part of the farm operation; if they fit the definition of a “farm family,” as defined in §91.75(8), Wis. Stats., or if they can be shown to fall into one of the categories of §91.75(5), Wis. Stats. See sec. 17.16 of this chapter.

- Additional existing dwellings
- Agricultural warehousing
- Airports, airstrips, and landing fields
- Animal hospitals, kennels and veterinary services
- Bed and breakfast establishments
- Boarding stables
- Boat and recreation vehicle storage
- Communication antennas or towers
 - Energy conservation uses
 - Fish hatcheries, game farms, and hunting clubs
- Home Industries
- Housing for farm laborers, seasonal and migratory farm workers
- Manure storage facilities (with Washington County permit as needed)
- Nonmetallic mineral extraction, Quarrying
- Off-road vehicle racing or operation
- Parking
- Pea vineries, creameries, and condenseries
- Planned Unit Developments
- Raising fur-bearing animals, (I.E. mink, rabbits and foxes)(see Fur Farm)
- Raising exotic animals (any animal not listed on table in sec 17.07(5))
- Roadside stands (in excess of 150 s.f. for products on site)
- Salvage operations, recycling centers and automobile wrecking yards
- Satellite dish antennas larger than 32” in diameter
- Sawmills.
- Utilities

(4) PARCEL, YARD AND BUILDING REQUIREMENTS.

Parcel area.....	Minimum 10 acres
Parcel frontage at road right-of-way.....	Minimum 50 feet
Parcel frontage at building setback line.....	Minimum 400 ft.
Parcel Density.....	Not to exceed 1 house per 10 acres
Principal building: Front yard.....	Minimum 100 ft. from street center line or 42 ft. from right of way, whichever is greater
Side yards.....	Minimum 25 ft.
Rear yard.....	Minimum 25 ft.
Building height.....	Maximum 35 ft.
Floor area.....	Minimum 1,200 sq. ft.
Agricultural Accessory buildings: (Am. Ord. #2011-02)	
Front yard.....	Same as principal building
Side yards.....	Minimum 25 ft.

Rear yard.....Minimum 25 ft.
 Building height.....Maximum 100 ft.

Residential Accessory Buildings.....See section 17.25(1)(a-c)
 (Am. Ord. #2011-02)

Off-street park.....See sec. 17.17 of this chapter

(5) LIMITATION ON ANIMAL UNITS.

Table 1 - Animal Equivalency Factors

	Animals Type	Animal Unit Factor	Animal Units For Proposed Facility
<i>Example - Milking & Dry Cows</i>			$1.4 \times 500 = 700AU$
Dairy Cattle	Milking and Dry Cows	1.4	$1.4 \times =$
	Heifers (800 lbs. to 1200 lbs.)	1.1	$1.1 \times =$
	Heifers (400 lbs. to 800 lbs.)	0.6	$0.6 \times =$
	Calves (up to 400 lbs.)	0.2	$0.2 \times =$
Beef	Steers or Cows (600 lbs to market)	1	$1.0 \times =$
	Calves (under 600 lbs.)	0.5	$0.5 \times =$
	Bulls (each)	1.4	$1.4 \times =$
Swine	Pigs (55 lbs. to market)	0.4	$0.4 \times =$
	Pigs (up to 55 lbs.)	0.1	$0.1 \times =$
	Sow(each)	0.4	$0.4 \times =$
	Boars (each)	0.5	$0.5 \times =$
Poultry	Layers (each)	0.01	$0.01 \times =$
	Broilers (each)	0.005	$0.005 \times =$
	Broilers - continuous overflow watering	0.01	$0.01 \times =$
	Layers or Broilers - liquid manure system	0.033	$0.033 \times =$
	Ducks - wet lot (each)	0.2	$0.2 \times =$
	Ducks - dry lot (each)	0.01	$0.01 \times =$
	Turkeys (each)	0.018	$0.018 \times =$
Sheep	(each)	0.1	$0.1 \times =$
Goats	(each)	0.1	$0.1 \times =$
Llama	(each)	0.1	$0.1 \times =$
Alpacas	(each)	0.1	$0.1 \times =$
Horses	(each)	2.0	$2.0 \times =$

Source: Cr. Register, April 2006, No. 604 Adopted from NR 243.05

*To calculate Animal units

1. Identify each type of animal and enter the maximum number of animals of each type kept on site.
2. Multiply the number of animals of each type by the relevant Animal Unit Factor
3. Sum the animal units for all animals' types to obtain the Total Animal Units (if = or > 500 Animal Units see sec. 17.18)

17.08 A-1 AGRICULTURAL/OPEN SPACE DISTRICT. The A-1 Agricultural District is intended to provide for, maintain, preserve, and enhance agricultural lands historically utilized for crop production but which are not included within the EA Agricultural Preservation District and which are generally best suited for smaller farm units, including truck farming, horse farming, hobby farming, orchards, and other similar agricultural-related activity. The district also permits the creation of large rural residential estate type lots not to exceed (1) house per five (5) acres density.

(1) PERMITTED USES.

Apiculture (beekeeping)

Contract sorting, grading, and packaging of fruits and vegetables

Corn shelling, hay baling, and threshing services

Dairy farming

Dwelling w/garage (One single-family only)

Essential services

Floriculture (cultivation of ornamental flowering plants)

Grazing or pasturing

Grist milling services

Horticultural service

(A) Orchards

Plant nurseries

Raising of domestic animals (per Table 1 in sec. 17.07)

One animal unit per acre on parcels which are less than or equal to 10 acres in area:

One-hundred animal units on parcels which are greater than 10 acres in area

Raising of rabbits (a maximum of 25 rabbits per acre)

Raising of grain, grass, mint, and seed crops

Raising of tree fruits, nuts, and berries

Raising of Vegetables

Sod farming

Viticulture (grape growing)

(2) PERMITTED ACCESSORY USES. Accessory uses or structures as defined in sec. 17.02(1) of this chapter and as regulated in sec. 17.25(1) of this chapter.

One garage or carport

One garden shed

General farm buildings including barns, silos, sheds, and storage bins

Home occupations as specified in sec. 17.03(11) of this chapter

Satellite dish antennas 32" in diameter or smaller

Forest and game management

Roadside stand (one not to exceed 150 s.f. for products produced on site)

(3) CONDITIONAL USES.

Agricultural warehousing

Airports, airstrips, and landing fields on sites not less than 10 acres in area

Animal hospitals, kennels and veterinary services

Bed and breakfast establishments

Boarding stables