

AT-5 (Agriculture Transition – 5 Acres) Zoning District

Zoning district for parcels zoned A-1 Agriculture prior to 2019 – CH. 10-Zoning, Section 10.235

Permitted Uses 10.235(3)

- Single family residence (lots > 25,000 sq ft)
- Residential accessory buildings
- Home occupations
- Foster care for less than 5 children
- Community living arrangements for less than 9 people
- Incidental room rental
- Agricultural uses (parcels > 5 acres)
- Agricultural accessory uses (except those listed as conditional uses below)
- Agricultural entertainment under 10 days/year
- Agricultural accessory buildings
- Farm related exhibitions, up to 5 days/year
- Seasonal storage of recreational equipment and motor vehicles (not owner's or occupant's) in existing buildings
- Undeveloped natural resource and open space areas
- Utility services associated with a permitted use
- Transportation, utility or communication uses required by law

Conditional Uses 10.235(4)

- Attached accessory dwelling units
- Cemeteries
- Day care centers
- Agricultural entertainment activities occurring over 10 days/year
- Airports, landing strips or heliports for aircraft owned by the land owner
- Attached accessory dwelling units
- Community living arrangements for 9 or more persons
- Domestic pet animal boarding (lots > 5 acres)
- Electric generating facilities that use renewable energy
- Farm related exhibitions, sales or events exceeding 10 days a year
- Limited farm business
- Limited family business (lots > 1 acre)
- Sale of agricultural and dairy products not produced on the premise & incidental sale of non-alcoholic beverages and snacks
- Communication towers
- Governmental, institutional, religious, or nonprofit community uses
- Large animal boarding
- Mineral extraction
- Recreational racetracks
- Sanitary facilities in agricultural accessory buildings
- Asphalt or ready-mix concrete plants
- Tourist or transient lodging
- Native wildlife rehabilitation facilities
- Veterinary clinics
- Transportation, communications, pipeline, electric transmission, utility, or drainage uses, not required by law

Setbacks and Height requirements for Structures 10.235(6-7)

Front setback for all structures from Highway centerline / right-of-way line (whichever is greater)

State or Federal Highway: 100/42 feet minimum

County Highway: 75/42 feet minimum

Town Road: 63/30 feet minimum

Subdivision streets platted prior to ordinance: 20 feet minimum

All other streets: 30 feet minimum from right-of-way

Maximum Height:

Residences: 2½ stories or 35 feet maximum

Residential accessory buildings: 16 feet maximum

Agricultural buildings: No height requirement

Residences:

Side yard: 25 feet total, with no single side less than 10 feet minimum

Rear yard: 50 feet minimum

Uncovered decks/porches: 38 feet minimum

Rear and side yards:

Not housing livestock: 10-feet

Housing livestock:

100 feet from Residential or Hamlet zoning districts

50 feet from Rural Residential zoning districts

10 feet from all other zoning districts

See below for accessory building exceptions

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Lot Area and Width 10.235(5)

Minimum lot area:
Residential or open space use: 25,000 sq ft
Electric generating, limited family businesses: 1 acre
Agricultural, agricultural accessory, seasonal storage, pet boarding, sanitary fixtures in accessory buildings: 5 acres
Mineral extraction: 16 acres

Maximum lot area: None
Minimum lot width:
Agricultural uses: 250 ft
Residential uses: 90 ft

Note: Maximum density of development is controlled by county and town ordinances and shall not exceed the more restrictive ordinance

Lot Coverage 10.235(8)

Lots less than 2 acres:
Interior lot: 30% of lot
Corner lot: 35% of lot

Lots greater than 2 acres: 10% of lot

Accessory Buildings Requirements 10.102(2)(a)

Any number of detached accessory buildings associated with a permitted or conditional residential use is permitted, provided that the following conditions are met:

- Except for agricultural accessory buildings, or for property maintenance sheds approved with a conditional use permit, a principal building must exist or be under construction prior to the construction of an accessory building.
- Except as allowed under an approved CUP, sanitary fixtures are prohibited in accessory buildings.
- No living spaces are allowed in accessory buildings.

Side and rear setbacks: Accessory buildings in the rear yard that are at least 10 feet from the principal residence must be at least:
4 feet from and rear or side lot line on lots 90 feet or more in width
2.5 feet from any rear or side lot line on lots less than 90 feet in width

NOTE: A Zoning Permit is required for every building larger than 120 square feet in size. Zoning Permits are not required for accessory buildings equal to or less than 120 square feet on non-permanent foundations, provided they meet setback, height, and lot coverage requirements.

Livestock 10.004(85); 10.235(3)

- There is no numerical limit on the number of livestock. However, all livestock use must comply with a farm soil and water conservation plan meeting the standards of ATCP 50, Wisconsin Administrative Code and approved by the Department of Land and Water Resources.

Incidental Room Rental 10.004(72)

Rental or leasing of rooms within a single-family residence is permitted provided all of the following are met:

- ✓ All rooms offered for rent are within the landowner's primary residence
- ✓ No more than two bedrooms are offered for rent
- ✓ One off-street parking space is provided for each rental room.

Limited Family Business 10.004(83)

A small family-run commercial operation, accessory to a permitted principle use, that takes place entirely within an accessory building. All employees, except up to one or one full-time equivalent, must be a member of the family residing on the premises.

Limited Farm Businesses 10.004(85) & 10.103(13)

Limited farm businesses are an agricultural accessory use and must meet the following criteria:

- ✓ Consists of a business, activity, or enterprise, whether or not associated with an agricultural use, that is conducted by the owner or operator of a farm
- ✓ Requires no buildings, structures, or improvements other than existing agricultural buildings or a farm residence
- ✓ Employs no more than 4 full-time equivalent employees annually, who are not members of the family residing on the farm
- ✓ Does not impair or limit the current or future agricultural use of the farm or other protected farmland

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In addition, a **limited farm business** as a conditional use in the AT-35 district is further restricted:

- The uses are limited to those listed as permitted uses in the LC or GC zoning districts, provided the use does not conflict with the overall purposes of the AT-35 district
- The area dedicated to the limited farm business use must not exceed 10,000 square feet in indoor floor area
- The use must be contained entirely within building(s) in existence prior to April 30, 2005
- The landowner must maintain, restore, or enhance the existing exterior character of the building(s)
- No more than 4 non-family employees may be employed.