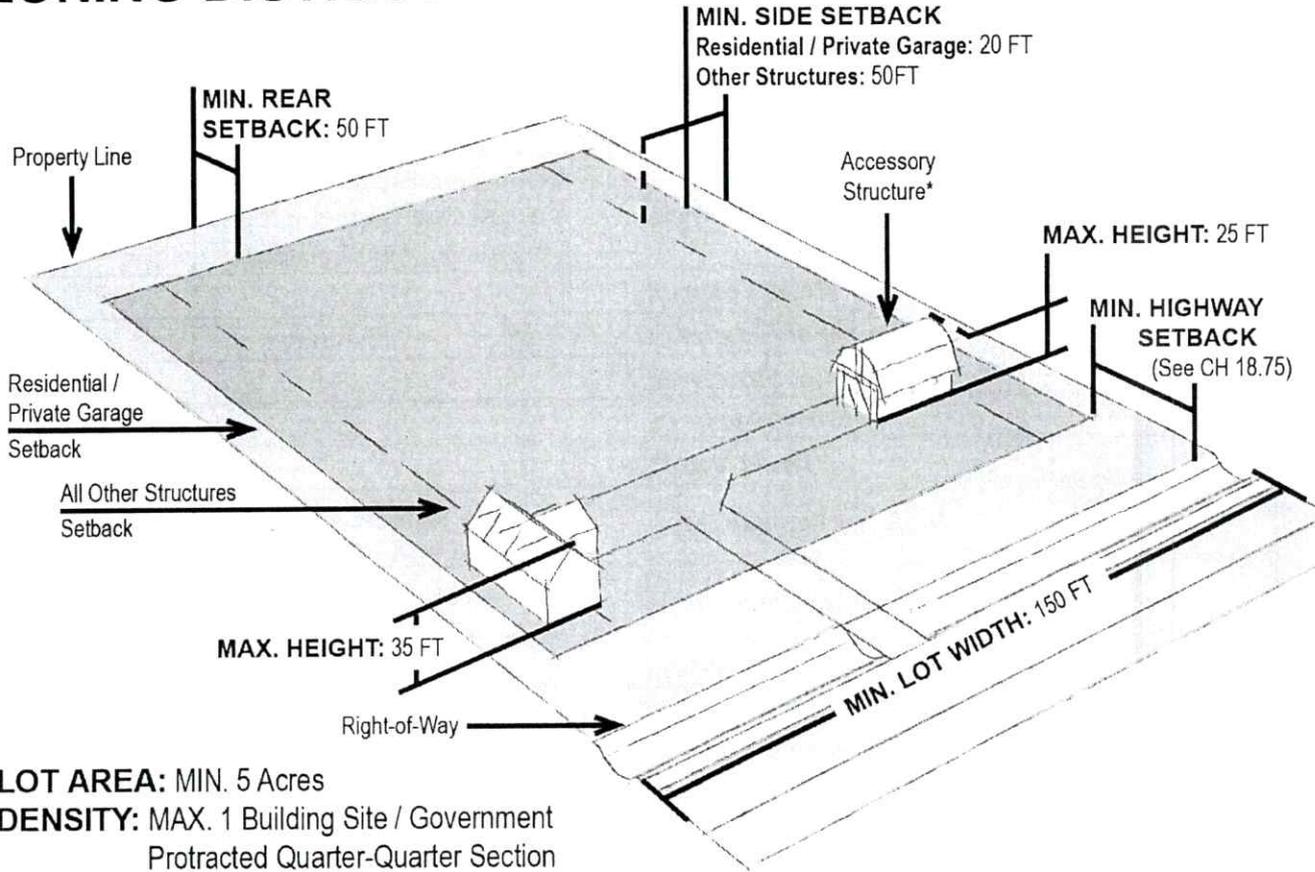


A-R: FLOATING AGRICULTURAL-RESIDENTIAL ZONING DISTRICT



LOT AREA: MIN. 5 Acres
DENSITY: MAX. 1 Building Site / Government Protracted Quarter-Quarter Section

* cannot be located in the required street yard

Chapter 18.18

AGRICULTURE CONSERVATION-RESIDENTIAL (AC-R)

Sections:

- 18.18.010** Purpose.
- 18.18.020** Permitted & conditional uses.
- 18.18.030** Standards of rezoning.

18.18.010 Purpose. The AC-R Agriculture Conservation-Residential district is established to allow for limited residential development in agricultural areas that is not intended to be part of a farming operation, while limiting the amount of land converted to residential use and protecting the rights of farmers to continue farming adjacent land. (Ord. 167-3, Sec. 1, 2023)

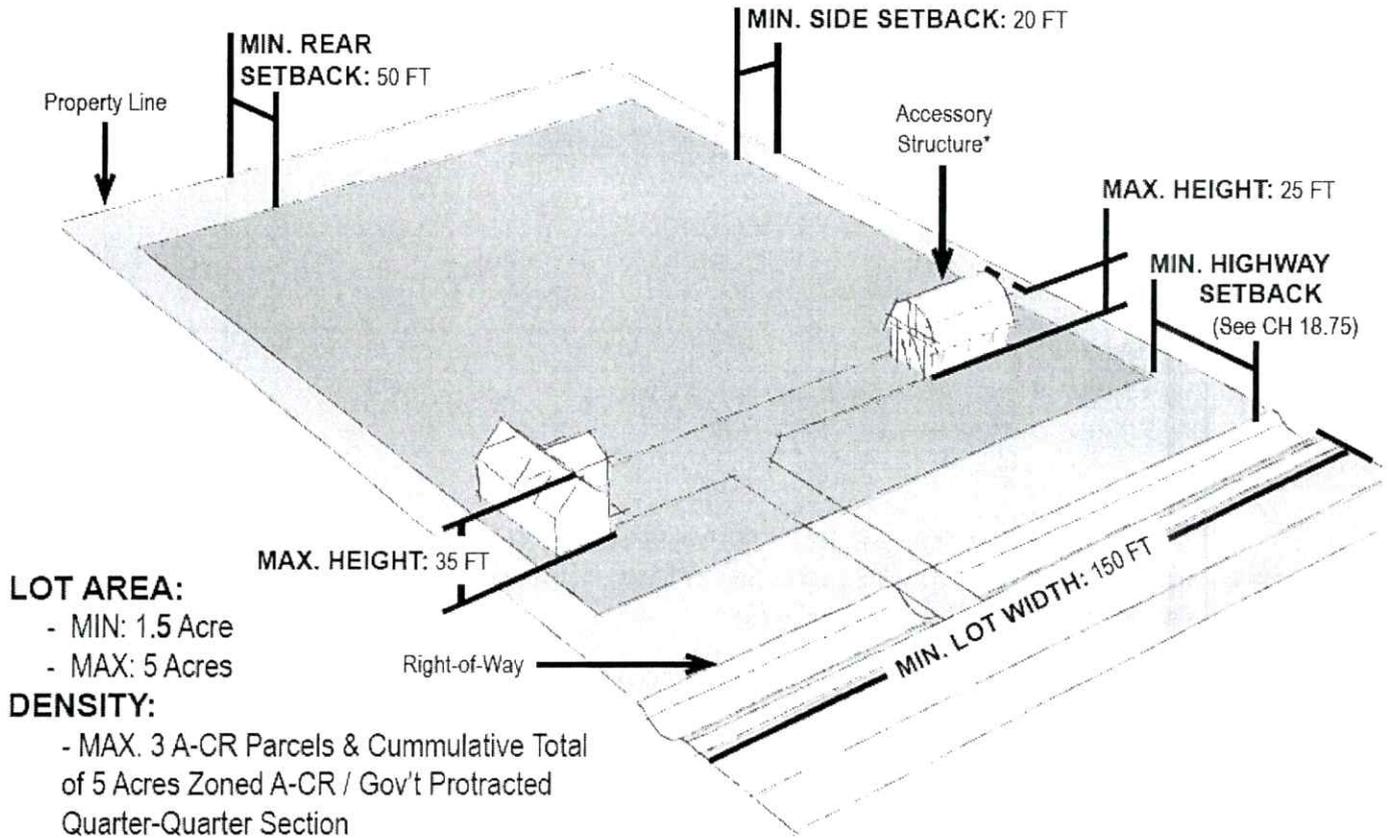
18.18.020 Permitted & conditional uses.

See Chapter 18.33, Use Table. (Ord. 168-53, Sec. 3, 2025; Ord. 167-3, Sec. 1, 2023)

Lot Area (min)	1.5 ac
Lot Area (max)	5 ac
Lot Width (min)	150 ft
Density (max)	3 AC-R parcels and a cumulative total of 5 acres zoned AC-R per government protracted quarter-quarter section
Height (max):	
<i>Agricultural Structures</i>	No max
<i>Residential Structures</i>	35 ft
<i>Accessory Structures</i>	25 ft
Street Yard:	
<i>Highway Setback (min)</i>	See <u>Chapter 18.71</u> , Access Management & Driveways
<i>Accessory Structures</i>	Cannot be located within the required street yard
Side Setback (min):	
<i>Residential Structures</i>	50 ft
<i>Accessory Structures</i>	20 ft
Rear Setback (min)	50 ft

Notes: "min" = minimum required | "max" = maximum allowed | "ac" = gross acres | "ft" = feet

A-CR: AGRICULTURAL-CONSERVATION RESIDENTIAL ZONING DISTRICT



* cannot be located in the required street yard

18.18.030 Standards for rezoning. The following factors will be considered when a property is proposed to be zoned to AC-R:

- A. The AC-R district may only be used if the land was previously zoned A-P or A-1.
- B. The parent parcel may not be smaller than 35 acres after any AC-R lots are created.
- C. Conversion of productive farmland to residential use should be avoided. No more than 20% of the proposed lot may contain class I, II or III soils unless it can be demonstrated that areas so classified are for some reason not suitable for farming.
- D. A "right to farm" disclosure shall be recorded with the property deed stating that the lot is located in an area where agriculture is the dominant use and residents must abide by the State of Wisconsin "Right to Farm" statute Wis. Stat. §823.08.
- E. The proposed lot is designed to limit conflicts with existing agricultural uses.
- F. The proposed use will not degrade the quality of local water resources, including:
 - 1. Ground water: the proposed lot has adequate space and appropriate soils to accommodate an on-site wastewater treatment system, including space for a replacement drain field.
 - 2. Surface waters: the proposed lot can be improved for residential use without increasing runoff rates or erosion to any nearby waterway.

G. The property must be located on an existing public road with electric service immediately available. (Ord. 167-3, Sec. 1, 2023)

Chapter 18.19

RURAL HOMES (RH)

Sections:

- 18.19.010** Purpose.
- 18.19.020** Permitted & conditional uses.
- 18.19.030** Dimensional standards.

18.19.010 Purpose. The RH Rural Homes district is established to provide for low density, large lot development with individual or shared, private on-site water and sewage disposal facilities. (Ord. 167-3, Sec. 1, 2023)

18.19.020 Permitted & conditional uses. See Chapter 18.33, Use Table. (Ord. 167-3, Sec. 1, 2023)