

**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

Exhibit A

**DIVISION 13
SITE PLAN**

Sections

9.07-171	Generally	9.07-179	Expiration of approval
9.07-172	Initiation	9.07-180	Maintenance
9.07-173	Application form and content	9.07-181	Final approved site, building and operational plan(s)
9.07-174	Application and review procedure	9.07-182	Site plan agreement
9.07-175	Basis of decision	9.07-183	As built review fee
9.07-176	Imposition of conditions	9.07-184	Amendment of an approved site plan
9.07-177	Content of decision notice	9.07-185	Appeal
9.07-178	Effect of approval		

9.07-171 Generally

Because certain land uses have the potential to negatively affect properties in the area, ~~they~~ site development plans must be reviewed with regard to the layout of such use, design of buildings, and operational characteristics of such development/use. This ~~division~~ Division describes ~~the~~ procedural ~~requirements~~ and other applicable requirements.

9.07-172 Initiation

The owner or lessee of the subject property may submit ~~a site plan~~ application for review of a site development plan in accordance with this Division.

9.07-173 Application form and content

The application submittal shall include a completed application form as ~~used~~ furnished by the Town and ~~a site~~ development plan(s) prepared at a scale of 1" = 20' or other appropriate scale depicting the information listed in ~~appendix~~ Appendix A of this Chapter and other applicable supplemental materials. The application, plans, and supplemental materials shall show compliance with all applicable requirements of this Chapter, including but not limited to Article 8, Article 11, Article 12, Appendix A, and Attachments B through F.

9.07-174 Application and review procedure

The application and review procedure(s) described below shall be used for review of site development plans:

(a) **Initial review.** ~~The general steps outlined below shall be used in the review of a site plan application.~~

- (1) **Concept plan and pre-submittal meeting.** Before submitting an application, the applicant or their ~~applicant's~~ agent may meet with the ~~zoning administrator~~ Zoning Administrator to present a concept plan and to review applicable regulations and procedures and the proposal.
- (2) **Submittal of application materials.** The applicant shall submit a completed application ~~form, and other required~~ site development plans and supplemental materials to the ~~zoning administrator~~ Zoning Administrator along with the application fee as ~~may be~~ established by in the Town ~~Board of Supervisors~~ of Clayton Fee Schedule.
- (3) **Staff review.** Within 10 days of submittal, the ~~zoning administrator~~ Zoning Administrator shall determine whether the application is complete or incomplete. A complete application shall include a completed application form, site development plan(s) and other applicable supplemental materials showing compliance with all applicable requirements of this Chapter. If an applicant is requesting waiver or modification of requirements, the requested waiver(s) or modification(s) shall be clearly identified in application submittal package. If

incomplete, the ~~zoning administrator~~ Zoning Administrator shall notify the applicant, in writing, of any deficiencies. The applicant has 30 days after the date of ~~the~~ notification that the application ~~was~~ is incomplete to resubmit ~~the~~ a complete application or forfeit the application fee. The ~~zoning administrator~~ Zoning Administrator shall take no further steps to process the application until the deficiencies are remedied. The incomplete application shall be retained as a public record.

- (4) **Preparation of staff report.** The ~~zoning administrator~~ Zoning Administrator shall, after receiving a completed application, prepare a staff report consistent with this ~~division~~ Division.
- (b) **Review by Plan Commission.** ~~The general steps outlined below shall be used in the review of a site plan application by the Plan Commission.~~
- (1) **Submittal of application materials.** ~~After the application is determined to be complete, The~~ the ~~zoning administrator~~ Zoning Administrator shall forward the application and other required materials submitted by the applicant ~~initially submitted~~ to the Plan Commission, along with ~~his or her~~ the Zoning Administrator's staff report.
 - (2) **General notice.** Consistent with ~~division~~ Division 2 of ~~article~~ Article 6, the ~~zoning administrator~~ Zoning Administrator shall place the matter on the next available Plan Commission meeting agenda ~~of the Plan Commission~~.
 - (3) **Meeting.** Allowing for proper notice, the Plan Commission shall consider the application at a regular or special meeting.
 - (4) **Recommendation.** The Plan Commission shall recommend to the Town Board of Supervisors that: (1) the application be approved, (2) the application be approved with conditions, or (3) the application be denied. The Plan Commission may make its recommendation at the same meeting the matter ~~was~~ is initially considered or at a subsequent meeting, but such recommendation shall be made no later than 40 days after the date of the Plan Commission meeting the matter was initially meeting considered unless the applicant agrees to an extension of a specified duration.
- (c) **Review by the Town Board of Supervisors.** ~~The general steps outlined below shall be used in the review of a site plan application by the Town Board of Supervisors.~~
- (1) **Submittal of the Plan Commission's recommendation.** ~~After the Plan Commission makes recommendation, The~~ the ~~zoning administrator~~ Zoning Administrator shall forward the recommendation of the Plan Commission's ~~shall be submitted~~ recommendation to the Town Board of Supervisors. The submittal shall include the application and other ~~required~~ materials ~~the applicant initially submitted to~~ reviewed by the Plan Commission along with the Zoning Administrator's staff report.
 - (2) **General notice.** Consistent with ~~division~~ Division 2 of ~~article~~ Article 6, the ~~zoning administrator~~ Zoning Administrator shall place the matter on the next available Town Board of Supervisors meeting agenda ~~of the Town Board of Supervisors~~.
 - (3) **Meeting.** Allowing for proper notice, the Town Board of Supervisors shall consider the application at a regular or special meeting.
 - (4) **Decision.** The Town Board of Supervisors shall: (1) approve the application, (2) approve the application with conditions, or (3) deny the application. The Town Board of Supervisors may

make its decision at the same meeting the matter ~~was~~ is initially considered or at a subsequent meeting, but such decision shall be made no later than 40 days after the date of the Town Board of Supervisors meeting the matter was initially meeting considered unless the applicant agrees to an extension of a specified duration.

- (5) **Preparation of decision notice and applicant notification.** Within five (5) days after the decision made by ~~Based on the action of~~ the Town Board of Supervisors, the ~~zoning administrator~~ Zoning Administrator shall ~~within 5 days of such decision~~ prepare a decision notice consistent with this ~~division~~ Division and shall mail ~~the decision~~ such notice to the applicant by regular mail.
- (6) **Public record copy.** A duplicate copy of the decision notice shall be retained as a public record.

9.07-175 Basis of decision

The ~~zoning administrator in writing his/her staff report; Plan Commission in making a recommendation; and the Town Board of Supervisors~~ following factors shall be considered in preparing the staff report and making a recommendation and decision ~~shall consider the following factors:~~

- ~~(1)~~ (a) ~~effects~~ Effects of the project on traffic safety and efficiency and pedestrian circulation, both on-site and off-site;
- ~~(2)~~ (b) ~~effects~~ Effects of the project on the natural environment;
- ~~(3)~~ (c) ~~effects~~ Effects of the project on surrounding properties, including but not limited to operational considerations relating to hours ~~or of~~ operation and creation of potential nuisances such as noise, odor, fumes, dust, and light;
- ~~(4)~~ (d) ~~compliance~~ Compliance with the ~~site design principles and architectural standards~~ Special Site Design Principles and Architectural Standards ~~enumerated described~~ in division Division 8 of ~~article~~ Article 8;
- ~~(5)~~ (e) ~~compliance~~ Compliance with other applicable requirements contained in this ~~chapter~~ Chapter; and
- ~~(6)~~ (f) ~~any~~ Any other factor that relates to the purposes of this ~~chapter~~ Chapter as set forth in section 9.01-05 and other applicable sections ~~as may apply.~~

9.07-176 Imposition of conditions

One or more conditions of approval may be imposed as may be necessary to grant approval. Such conditions and restrictions may relate to the establishment, location, construction, maintenance, operation of the use, off-site impacts, and any other aspect of the use that impacts the public health, safety, morals, comfort, or general welfare.

9.07-177 Content of decision notice

- (a) **Approval.** If an application for a site development plan is approved, the decision notice shall include the following:
 - (1) ~~a~~ A ~~statement~~ Statement that the application is approved;
 - (2) ~~a description~~ Description of the project, including acreage and proposed use characteristics;

- (3) ~~findings-Findings~~ based upon the ~~decision-criteria~~basis of decision listed in this ~~division~~Division;
 - (4) ~~conditions-Conditions~~ of approval, if any;
 - (5) ~~if-If~~ one or more conditions of approval are imposed, a statement indicating that the ~~applicant and~~ property owner ~~must-shall~~ sign the decision notice and return it to the ~~zoning administrator~~Zoning Administrator within 45 days ~~of-after the date of such-the Town Board of Supervisors'~~ decision to acknowledge acceptance of the same;
 - (6) ~~a-A~~ statement that the approval will automatically expire 12 months after the date of ~~approval-the Town Board of Supervisors' decision~~ unless substantial work as authorized by the approval has commenced and continues in good faith to completion; and that ~~upon written petition and with cause,~~ the ~~zoning administrator~~Plan Commission may recommend to the Town Board of Supervisors, and the Town Board of Supervisors may ~~with-cause~~ grant a one-time extension not to exceed six (6) months;
 - (7) ~~a-A~~ statement that the applicant may appeal the decision to a court of competent jurisdiction;
 - (8) ~~a-A~~ statement that an aggrieved person, other than the applicant, may appeal the decision to a court of competent jurisdiction, and that any work done by the applicant as authorized by the approval is done at the applicant's risk;
 - (9) ~~other-Other~~ information the Town deems appropriate;
 - (10) ~~the signatures-Signatures~~ of the Town Chairman and the ~~zoning administrator~~Zoning Administrator; and
 - (11) ~~the date-Date~~ of the decision.
- (b) **Denial.** If an application for a site development plan is denied, the decision notice shall include the following:
- (1) ~~a-A~~ statement that the application is denied;
 - (2) ~~a-description-Description~~ of the project, including acreage and proposed use characteristics;
 - (3) ~~findings-Findings~~ based upon the ~~decision-criteria~~basis for decision listed in this ~~division~~Division;
 - (4) ~~a-A~~ statement indicating that the denial does not limit the applicant's ability to resubmit a revised application for consideration;
 - (5) ~~a-A~~ statement that the applicant may appeal the decision to a court of competent jurisdiction;
 - (6) A statement that an aggrieved person, other than the applicant, may appeal the decision to a court of competent jurisdiction;
 - ~~(6)(7)~~ ~~other-Other~~ information the Town deems appropriate;

~~(7)(8)~~ the signatures-Signatures of the Town Chairman and the ~~zoning administrator~~Zoning Administrator; and

~~(8)(9)~~ the date-Date of the decision.

9.07-178 Effect of approval

If the Town Board of Supervisors approves the site development plan, the approval shall run with the land and be binding on all subsequent property owners.

9.07-179 Expiration of approval

The approval of a site plan shall automatically expire 12 months after the date of ~~issuance-the Town Board of Supervisors' decision~~ unless substantial work as authorized by the approval has commenced and continues in good faith to completion. For purposes of this ~~division~~Division, "substantial work" shall mean that the permanent placement of construction materials has started and is proceeding without undue delay. Preparation of plans, securing of financial arrangements, issuance of building permits, letting of contracts, grading of property and/or stockpiling of material on the site shall not constitute substantial work. Upon written petition and with cause, the Plan Commission may recommend to the Town Board of Supervisors, and the Town Board of Supervisors may grant a one-time extension not to exceed six (6) months.

9.07-180 Maintenance

Provisions of this ordinance and other ordinances referenced herein become the continued responsibility of the landowner, who is responsible for the maintenance, repair, and replacement of the site, building, and/or operational plan.

9.07-181 Final approved site, building and operational plan(s)

Upon approval one paper copy, one electronic copy, and supporting documents of ~~an~~ approved site, building and/or operational plan(s) shall be submitted to the Town.

9.07-182 Site plan agreement

As a condition of approval, the landowner shall enter into a site, building, and/or operational plan improvement agreement with the Town, containing the following provisions:

~~(1)(a)~~ identifying-Identifying the approved site, building, and/or operational plan(s) including the as-built submittal.

~~(2)(b)~~ identifying-Identifying the estimated cost of required site improvements for parking, access, landscaping, and other required improvements.

~~(3)(c)~~ providing-Providing the completion date

~~(4)(d)~~ The Town Board may require a financial guarantee as a condition of approval for required public improvements associated with the project. If a financial guarantee is required by the Town Board, the site plan agreement shall contain provisions providing for a financial guarantee in the form of a cash escrow deposit with the Town, or a letter of credit for the benefit of the Town and in the name of the Town in an amount not to exceed the estimated costs of ~~the~~ required public improvements, for a term commensurate with ~~the~~ completion date plus three additional months, for the purpose of ensuring that required improvements will be timely completed.

9.07-183 As built review fee

The Town Board may require an as built review fee ~~shall to~~ be paid to the Town Clerk before the commencement of construction. The fee is to cover the cost of the Town engineer to survey the site

for the production of a record drawing (as built) to be supplied to the Town for final approval. The record drawing will include vegetation types, and pictures will be supplied to illustrate the architectural features. The fee will also cover other Town designated staff for their inspection or visitation to the site to ensure the requirements of this ordinance are being met during and for the completion of the building project. The Town Engineer will supply final as built documentation to the Town in the form of one paper copy, one electronic copy, and supportive documentation of the constructed site plans.

9.07-184 Amendment of an approved site plan

Following approval of a ~~building, site, and/or operation~~site development plan, the ~~zoning administrator~~Zoning Administrator shall review ~~all~~any proposed changes to the ~~approval~~site development plan. If in the opinion of the ~~zoning administrator~~Zoning Administrator, the proposed change constitutes a minor alteration, ~~he or she~~they may approve the requested change in writing without following the application and review procedure ~~described~~described in this ~~division~~Division. If the proposed change constitutes a major alteration, the application and review procedure ~~described in this Division~~described in this Division shall be followed.

9.07-185 Appeal

An aggrieved person may appeal the ~~final~~ decision of the Town Board of Supervisors to a court of competent jurisdiction. Such appeal shall be filed with the court of competent jurisdiction within 30 days ~~of~~after such decision.

9.07-186 to 9.07-190 Reserved

**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~~ 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~~ 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~~ Chapter are met. The general procedures for a conditional use are found in ~~division~~ Division 4 in of article Article 7. In the A-1 Agribusiness district, conditional uses must meet the requirements of ~~chapter~~ Chapter 91 of the Wisconsin State Statutes where noted in addition to the conditional use requirements found in ~~division~~ Division 4 of article 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~~ Chapter are met. The procedures for the special use permit are found in ~~division~~ Division 5 in article 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~~ Zoning Permit (Conditional Use, Special Use, and/or Zoning Permit) and an "SP" indicates ~~site plan~~ Site Plan as described in Article 7 of this Chapter.

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

(f) **Standards for land uses.** Standards for the development of the land uses in Exhibit 8-1 are found in ~~divisions~~ Divisions 4, 5, 8, 9, 10, and 11 of article Article 8 of this ~~ordinance~~ 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-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
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
2.02	Forestry	-	9.08-242	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
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

			Review	Special Standards	Base Zoning District													
7 Vehicle Rental, Sales, and Service					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	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	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	-

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Exhibit 8-1. Land use matrix – continued

			Review	Special Standards	Base Zoning District												
11	Government and Community Services - cont.	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
11.08	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	
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	
12.02	Stormwater management facility [1]	ZP,SP	9.08-372	C	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	
12.04	Telecommunication facility, unconcealed [1]	ZP,SP	9.08-374	C	C	-	-	-	-	-	C	C	C	C	-	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	
12.06	Utility installation, minor [1]	ZP,SP	9.08-376	C	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	
13 Transportation																	
13.01	Airport	ZP,SP	9.08-381	-	C	C	C	-	-	-	C	-	-	-	-	P	
13.02	Bus storage facility	ZP,SP	9.08-382	-	C	-	-	-	-	-	C	-	C	C	C	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	
13.07	Railroad line [1]	-	9.08-387	C	P	P	P	P	P	P	C	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	
14 General Storage																	
14.01	Bulk fuel storage	ZP,SP	9.08-401	-	-	-	-	-	-	-	-	-	-	-	-	P	
14.02	Personal storage facility	ZP,SP	9.08-402	-	C	-	-	-	-	-	-	-	-	C	-	P	
14.03	Truck terminal	ZP,SP	9.08-403	-	-	-	-	-	-	-	-	-	-	-	-	P	
14.04	Warehouse	ZP,SP	9.08-404	-	-	-	-	-	-	-	-	-	-	-	-	P	
15 Industrial Uses																	
15.01	Artisan shop	ZP,SP	9.08-411	-	C	-	-	-	-	-	-	C	C	P	P	P	
15.02	Batching plant associated with a nonmetallic mine [12]	ZP,SP	9.08-412	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	
15.05	Construction equipment sales and service	ZP,SP	9.08-415	-	-	-	-	-	-	-	-	-	-	C	-	P	
15.06	Contractor yard	ZP,SP	9.08-416	-	-	-	-	-	-	-	-	-	-	-	-	P	
15.07	Industrial, heavy	ZP,SP	9.08-417	-	-	-	-	-	-	-	-	-	-	-	-	P	
15.08	Industrial, light	ZP,SP	9.08-418	-	-	-	-	-	-	-	-	-	-	-	-	P	
15.09	Nonmetallic mine [13]	ZP,SP	9.08-419	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	-	-	
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,SP	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,SP	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,SP	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	P	-	

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Exhibit 8-1. Land use matrix – continued

			Base Zoning District																
			Review	Special Standards															
17 Accessory Uses – continued					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,SP	9.08-503	-	C	-	-	-	-	-	-	C	-	-	-	-	C	C	
18.03	Earth materials stockpile, on-site [22]	ZP,SP	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,SP	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,SP	9.08-512	C	C	C	-	-	-	-	-	-	C	P	P	P	C	-	
18.13	Snow disposal site	ZP,SP	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	
18.16	Special event concessions	ZP,SP	9.08-516	-	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	
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).

DIVISION 8
SPECIAL SITE DESIGN PRINCIPLES AND ARCHITECTURAL STANDARDS

Sections

9.08-201	Applicability	9.08-208	Outside storage of equipment, products, and materials
9.08-202	Site design principles	9.08-209	Storage of waste/trash and recyclables
9.08-203	Horizontal site design standards	9.08-210	Exterior lighting
9.08-204	Architectural design standards	9.08-211	Signs
9.08-205	Architectural and landscape design zones	9.08-212	Cold storage facilities
9.08-206	Landscape design standards	9.08-213	Personal storage facilities
9.08-207	Environmental and energy efficiency (E ³) guidelines		

9.08-201 Applicability

Those land uses listed in Exhibit 8-1 which require Site Plan approval and all multi-tenant nonresidential developments shall ~~provide for a obtain site plan~~ Site Plan approval for new ~~construction~~ buildings and uses, and as follows for expansion of existing buildings and uses:

- ~~(1)(a)~~ (b) ~~the~~ The expansion of an existing residential, commercial or institutional building when the floor area of such increase exceeds a cumulative total of 500 square feet;
- ~~(2)(b)~~ (c) ~~the~~ The expansion of an existing industrial building when the floor area of such increase exceeds a cumulative total of 1,000 square feet; and
- ~~(3)(c)~~ (a) ~~the~~ The expansion of an existing outdoor use, storage or display area related to a residential, commercial, institutional, or industrial use when such increase exceeds a cumulative total of 2,000 square feet.

9.08-202 Site design principles

(a) Legislative findings. The Town Board of Supervisors makes the following legislative findings regarding site design requirements:

- (1) The design and layout of a site, including principal and accessory buildings, parking areas and access drives, building service areas, docking and loading areas, and other elements, can have a substantial and long-lasting effect on the utility of the subject property, ~~and on~~ surrounding properties, and the overall character of a community.
- (2) The requirements in this section are intended to provide meaningful guidance to applicants, design professionals, ~~and~~ public officials, ~~and the general public~~.
- (3) The requirements in this section are intended to promote the public health, safety, and welfare and are reasonably related to the public purpose of achieving an attractive, functional, environmentally conscious, and prosperous community.

9.08-203 Horizontal site design standards

Reference is made to ~~the "Attachment B- Town of Clayton Horizontal Site Design Standards"~~ of this Chapter. The horizontal design of ~~a the~~ site shall meet the requirements set forth in ~~"Attachment B- Town of Clayton Horizontal Design Site Standards"~~.

9.08-204 Architectural design standards

Reference is made to ~~the "Attachment C- Town of Clayton Architectural Design Standards"~~ of this Chapter. The ~~horizontal architectural~~ design of the building(s), structure(s) and a site shall meet the requirements set forth in ~~the "Attachment C- Town of Clayton Architectural Design Standards"~~.

9.08-205 Architectural and landscape design zones

Reference is made to ~~the "Attachment D- Town of Clayton Architectural and Landscape Design Zones"~~ of this Chapter. The architectural and landscape design of ~~a the~~ building(s), structure(s), and site shall meet the requirements set forth in ~~the "Attachment D- Town of Clayton Architectural Design Standards"~~. The purpose of Attachment D is to define minimum architectural and landscape design standards applicable to a specific site as described in Attachment C, Town of Clayton Architectural Design Standards, and Attachment E, Town of Clayton Landscape Design Standards.

9.08-206 Landscape design standards

Reference is made to ~~the "Attachment E- Town of Clayton Landscape Design Standards"~~ of this Chapter. The landscape design of ~~a the~~ site shall meet the requirements set forth in ~~the "Attachment E- Town of Clayton Landscape Design Standards"~~.

9.08-207 Environmental and energy efficiency (E³) guidelines

Reference is made to ~~the "Attachment F- Town of Clayton Environmental and Energy Efficiency (E³) Guidelines"~~ of this Chapter. The building(s), structure(s), and site shall meet the requirements set forth in ~~the "Attachment F- Town of Clayton Environmental and Energy Efficiency (E³) Guidelines"~~.

9.08-208 Outside storage of equipment, products, and materials

(a) Location and Arrangement.

- (1) Outside storage ~~shall meet the requirements set forth in the Winnebago County Zoning Ordinance and areas~~ shall meet ~~the landscaping~~ applicable screening requirements set forth in ~~the "Attachment E- Town of Clayton's Landscape Design Standards"~~, of this Chapter.
- (2) Outside storage areas shall be clearly separated from any ~~off street parking areas, driveways,~~ buildings and structures by a distance of not less than 10 feet.
- (3) Outside storage areas shall be so located and arranged as to not impair the convenience and safety of vehicular or pedestrian travel.
- (4) No equipment, products or materials shall be piled or stacked to a height exceeding 25 feet unless specific exemption is granted by the Town Board ~~in writing and shall remain on file at the Town of Clayton office.~~
- (5) Outside storage shall not be located ~~on in a the lot side street yard facing adjacent to~~ U.S.H. Highway "10", S.T.H. State Highway "76", C.T.H. County Highway "II", County Highway T, C.T.H. County Highway "JJ", Breezewood Lane, Clayton Avenue, and Oakwood Avenue, and West American Drive. ~~Specific exemption can be granted by the Town Board if the specifics of the operation necessitate limited storage and otherwise can not be entirely eliminated. If exemption is granted additional landscaping requirements can be applied to address~~

~~buffering concerns. Written exemption shall be in writing and shall remain on file at the Town of Clayton office. Landscape Display areas may be displayed on the locations provided above to illustrate their principal product line.~~

(6) Screen fencing or walls, if used, should complement the development and shall comply with the following requirements:

a) Screen fencing and walls shall be constructed of durable, weatherproof materials and shall be of a continuous wood, brick or vinyl surface, or other material(s) as approved by the Town Board.

b) Chain Link and barbed wire fencing shall be prohibited in all developments unless the need for chain link/barbed wire fencing for significant security issues are illustratedis demonstrated by the applicant. ~~Screen fencing or walls shall be of a continuous wood surface, face brick, or other materials approved by the Town Board.~~

~~(a)c)~~ When a fence has two distinct sides, the one-side with protruding posts, studs, etc. shall face the development side.

(b) Surface. All outside storage areas shall be surfaced with bituminous asphalt, concrete or dustless material and maintained in a smooth, well graded condition.

(c) Waivers and modifications.

(1) Landscape material for retail sale may be located in a street yard adjacent to the streets described in sub. (a) (5) above at the discretion of the Town Board.

(2) The Town Board shall have the authority to waive or modify the requirements described in subs. (a) and (b) for good cause demonstrated by the applicant. If waiver or modification is granted, additional landscaping requirements may be applied to address buffering concerns.

9.08-209 **Storage of waste/trash and recyclables**

(a) Any outdoor refuse or recyclables storage area shall be located in the side or rear yard ~~and shall be screened from view.~~

~~(1)~~(b) Outside Storage of waste/trash or recyclables shall be screened from view and enclosed by a fence or solid material wall that extends to the tallest point of waste/trash or recyclable container(s), but not less than six (6) feet in height.

(c) ~~Screen Fencing-fencing~~ or walls shall be of a continuous wood ~~surface, face~~ brick, or vinyl surface, or other material(s) as approved by the Town Board.

~~(2)~~(d) When a fence has two distinct sides, the one-side with protruding posts, studs, etc. shall face the ~~development side~~ inside of the enclosure.

~~(3) A dumpster must have at least one (1) foot of separation from another dumpster. This must be measured from the outside of the pocket where the forks are inserted for dumpster pickup.~~

~~(4) The depth of the enclosure shall be at least two (2) feet greater than the size of the dumpster.~~

~~(5)~~(e) A minimum 50-foot direct front access on the approach to the dumpster is needed.

9.08-210 **Exterior Lighting**

~~A lighting plan shall be submitted as part of the site plan. No exterior lighting, whether freestanding or mounted on a building or structure, shall be reflected or produce unreasonable glare beyond the parcel boundaries. All exterior lighting fixtures, either wall mounted or freestanding, shall be identified on the face of the site plan. The exterior lighting shall state the dispersion pattern, intensity of light, and cut-off shielding that reflects light downward and in which the light source is not visible from adjacent properties. No undue lighting shall extend beyond the property lines~~

(a) An exterior lighting plan shall be submitted as part of the site plan.

(1) All exterior lighting fixtures, either wall mounted or freestanding, shall be identified on the face of the exterior lighting plan.

(2) The exterior lighting plan shall include a photometric plan identifying dispersion pattern and light intensity/output from each light fixture.

(b) Exterior lighting, whether freestanding or mounted on a building or structure, shall be:

(1) Certified by the International Dark-Sky Association (IDA) as dark sky compliant; documentation shall be provided to verify certification.

(2) Fully shielded and oriented so that all light emitted by the luminaire, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the luminaire, is projected below the horizontal plane through the luminaire's lowest light-emitting part.

(c) Exterior lighting, whether freestanding or mounted on a building or structure, shall not exceed the following light levels on adjacent properties and public road right-of-ways:

(1) 0.0 footcandles on residentially-zoned property or nonresidentially-zoned property that has a residential use.

(2) 2.0 footcandles on nonresidentially-zoned property.

(3) 15 footcandles on public road right-of-ways; if light spills onto property across a public right-of-way, the restrictions described in subs. (c) (1) and (c) (2) above shall apply accordingly.

(d) The use of wooden poles or supports for freestanding exterior lighting shall be prohibited.

9.08-211 **Signs**

(a) Signs shall meet the requirements of Article 12 of this Chapter. ~~In addition,~~

(b) ~~no~~ No sign shall be located within ten (10) feet of any lot line. ~~and~~

(c) No sign shall be located within any ~~vision corners must be preserved to ensure adequate traffic safety.~~

9.08-212 Cold storage facilities

Inclusion of unheated storage facilities on a parcel are subject to "Attachment C, Town of Clayton Architectural Design Standards, of this Chapter." The horizontal design of such facilities shall meet the requirements set forth in ~~the same attachment~~ Attachment C.

9.08-213 Personal storage facilities

(a) **Special provisions for certain personal storage facilities.** ~~A personal~~ Personal storage ~~facility~~ facilities ~~when allowed~~ in a commercial zoning district shall meet the following requirements:

- (1) **Roof.** The roof shall have a minimum pitch of ~~4 and 12~~ 4:12.
- (2) **Door adjacent to a residential district.** No door providing access to a storage ~~cube~~ unit shall ~~be located on~~ face the outer perimeter of the ~~building~~ site when abutting a residential zoning district or a Planned Development District ~~with~~ containing a residential component.
- (3) **Placement of doors on a single-loaded building.** When a personal storage facility is single-loaded (i.e., ~~cube~~ unit doors only on one side), the ~~cube~~ unit doors shall not face the outer perimeter of the site.
- (4) **Exterior materials.** Exterior materials shall meet the requirements of Attachment C, Town of Clayton Architectural Design Standards, of this Chapter. In addition, At ~~at~~ least 40 percent of the wall surfaces facing ~~toward~~ the outer perimeter of the site shall be brick, natural or cultured stone, decorative concrete block (e.g., ground face or split face), stucco, or a combination thereof. Where conflict in exterior materials requirements exists between this section and Attachment C, the most restrictive requirement(s) shall prevail.

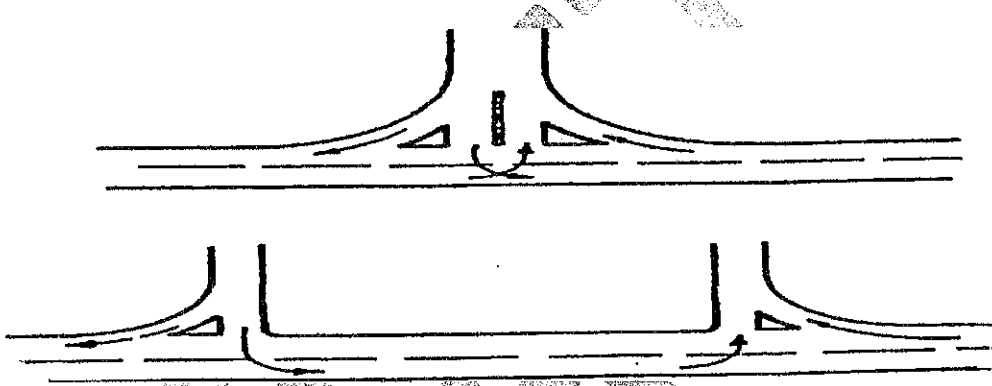
9.08-214 9.08-214 to 9.08-230 Reserved

**ATTACHMENT B
HORIZONTAL SITE DESIGN STANDARDS**

A. Horizontal Site Design Standards

(1) Driveways

- (a) Configuration. Driveways shall ordinarily intersect with public streets as nearly as possible at right angles provided, however, that for high intensity uses and/or parcels with access to streets with posted speeds of 45 miles per hour or greater, a channelized "T" intersection as depicted below, may be required at the discretion of the Town Board upon recommendation by the Town Engineer. For high intensity uses, acceleration and deceleration lanes may also be required at the discretion of the Town Board upon recommendation by the Town Engineer. Appropriate accommodation of traffic volume may be addressed by requiring additional stacking room and at no time shall stacking interfere with internal and external traffic flow.



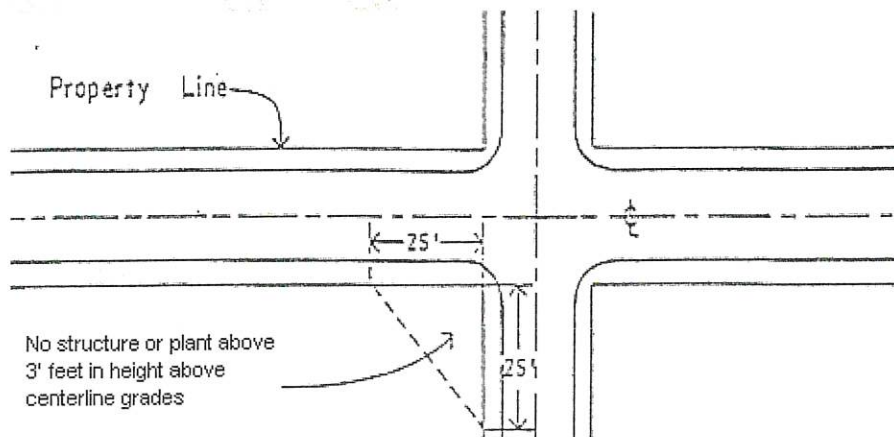
- (b) Multiple Frontage. Where a parcel abuts two streets, access shall be limited to the street with the lowest functional classification, i.e., arterial, collector and local.
- (c) Number and Spacing
- 1) All driveway accesses shall comply with the Town of Clayton Access Control Ordinance.
 - 2) No parcel fronting on a public street for less than 100 feet shall ordinarily have more than one driveway access to that street.
 - 3) No parcel fronting on a public street for between 100 feet and 250 feet shall ordinarily have more than two driveway accesses to that street provided, however, that the centerline of the two driveways should not be closer than 50 feet for local or collector streets or closer than 75 feet for arterial streets. One additional access may be approved for each additional 250 feet subject to the centerline separation of 50 feet for local or collector streets and 75 feet for arterial streets.
 - 4) These provisions do not apply to driveway accesses to State or County roads/highways. Driveway accesses to State or County roads/highways shall be regulated as per State or County Requirements, as applicable.

(d) Street Intersection and Property Line Setbacks.

- 1) No driveway shall be constructed with its centerline closer than the distances listed below to a street intersection. Minimum setback shall be measured along the public right-of-way line from the centerline of the driveway to the nearest corner of the street intersection.
 - a) 50 feet to a local street intersection;
 - b) 75 feet to a collector street intersection; or
 - c) 100 feet to an arterial street intersection.
 - 2) No driveway shall be constructed with its centerline closer than 25 feet to a property line, except when the driveway is jointly shared with the adjoining property.
- (e) Width. Minimum driveway widths of 24 feet are required. Driveways shall not exceed a maximum width of 36 feet at their juncture with the street pavement or 30 feet in width at the public right-of-way line.
- (f) Coordination With Opposite Side Driveways, Roadways, and Buildings. Driveways shall be located to minimize potential interference and conflicts with the use of buildings, roadways and driveways located on the opposite side of the street. To the greatest extent possible, driveways should align with existing driveways or roads on the opposite side of the street.

(2) Vision Clearance Triangle.

- (a) No obstructions, such as structures, parking or vegetation, greater than 3 feet in height above the centerline of intersecting street or driveway grades, whichever grade is lower, shall be permitted in a vision clearance triangle.
- (b) Vision Clearance Triangle Dimensions.
- 1) Vision clearance triangles for the intersection of a driveway and street shall be 25 feet from the intersection into the subject property and 25 feet along the public right-of-way with a connecting line between their furthest points to create a triangle



2) Vision clearance triangles for the intersection of two streets shall be based on Table A-1.

Table A-1. Vision Clearance Triangle Distance	
Posted Speed of Roadway (miles per hour)	Distance (feet) ¹
25	25
30	35
35	45
40	55
45	65
50	75
55	85
Note: 1. Distances are calculated based on WI DOT FDM 11-10 Attachment 5.10, assuming a sixty-six (66) foot R/W.	

(3) Storm Water and Erosion Control.

- (a) Storm Water & Erosion Control Requirements. Any parcel developed or redeveloped shall require submittal of a storm water management plan and erosion and sediment control plan meeting the requirements set forth by Winnebago County and State of Wisconsin, as applicable.
- (b) Existing Drainage. To the maximum extent practicable and as appropriate for the specific site/development, existing watercourses and drainage patterns shall be maintained. Modifications of existing watercourses or drainage patterns shall not unduly impair or impede drainage from other parcels in the watershed. All drain tile shall not be terminated or discontinued without provision to accommodate tile flows. There shall be no hard-piping of storm water directly off-site, unless hard-piping stormwater to an off-site regional stormwater management device or a public storm sewer, as allowed. Storm water hard-piping within a parcel is permitted.
- (c) Storm Water Design Considerations. The designer shall strive to achieve an environmentally sensitive approach to storm water management during the site layout process. Low impact development shall be a priority, with a goal of maintaining and enhancing pre-development hydrologic conditions. Regional stormwater management in lieu of individual site stormwater management is desired and encouraged.

Recommendations to achieve this goal are contained in Attachment F, Environmental and Energy Efficiency (E3) Guidelines.

- (d) Wetlands. Wisconsin Wetland Inventory Maps shall be reviewed to determine if mapped wetlands or wetland indicators/soils are present on the subject parcel, which indicates the potential for wetlands. If mapped wetlands or wetland indicators/soils are present on the subject parcel, a "Wetland Delineation Report" is required. The Town Board reserves the right to require a "Wetland Delineation Report" even if mapped wetlands or wetland indicators/soils are not present on the subject parcel per the Wisconsin Wetland Inventory Maps.

(4) Private On-Site Wastewater Treatment Systems (POWTS)

- (a) Winnebago County and State of Wisconsin Requirements. Private on-site wastewater treatment systems (POWTS) shall meet all applicable Winnebago County and State of Wisconsin requirements. Soil and site evaluations and horizontal setback parameters shall be in accordance with all applicable County and State requirements.

- (b) Location and Size. The Site Plan shall show the areas designated for construction of the private on-site wastewater treatment system (POWTS). The Site Plan shall show an additional area designated for a future POWTS dispersal component if failure of the system requires construction of a new POWTS dispersal component.
- (c) Suitability. The site designated for the proposed and future POWTS dispersal components shall be areas with un-compacted soil. The Site Plan shall indicate that these areas designated for POWTS dispersal components, plus 15 feet on the down slope side of any mound system, shall remain un-compacted and free of vehicular traffic of any kind during construction and for the life of the system.

(5) Private Well Construction

- (a) State of Wisconsin Requirements. Private wells and appurtenances shall be constructed in accordance with State of Wisconsin requirements.
- (b) Location and Size. The Site Plan shall show the proposed location of the private well. Placement of the private well shall meet the minimum separation distances in accordance with State of Wisconsin requirements.

(6) Stockpiling

Stockpiling of spoils and top soil shall be utilized on site and off site trucking shall be limited. Temporary stockpiles shall be indicated on the site plan and conform to Winnebago County and State of Wisconsin requirements. Applicant shall submit a plan for the utilization or disposal of any stockpiles. Temporary stockpiles shall be removed from the site prior to final occupancy.

(7) Utilities

All utilities shall be shown on the site plan along with any existing or proposed public and private easements for utility, drainage, sewer and other purposes, and all easements on surrounding properties benefiting the subject property. If existing utilities are to be abandoned, clearly state the method of abandonment. All utilities must be below grade and conform to proper engineering standards.

ATTACHMENT C
ARCHITECTURAL DESIGN STANDARDS

A. Architectural Design Standards

(1) General Design Criteria.

- (a) Architectural Design Zones. Architectural design zones have been applied to the Town of Clayton to encourage appropriate development through the provided standards for regional and community uses. Each of these zones encourages compatibility with adjacent properties and consistency with the Town's Comprehensive Plan that results in a positive impact on the community through prescribed minimum architectural design requirements. Refer to Attachment D, Town of Clayton Architectural and Landscape Design Zones, of this Chapter for Tier 1, Tier 2, and Tier 3 design zone locations.
- (b) Architectural Design Intent. One dominant roofing material, exterior building material, and building theme shall be selected based upon its own natural integrity.
 - 1) Additional exterior roofing and building materials shall maintain the building theme and accentuate the dominant materials.
 - 2) Exterior roofing and building materials shall convey permanence, substance, durability, timelessness and restraint, with low maintenance.
 - 3) Sustainable design principles and conservation of natural raw materials by utilizing renewable and or recycled materials should be applied.
 - 4) Building size and massing shall be compatible with other structures on adjoining properties.
 - 5) Proposed exterior roofing and building materials and colors shall be compatible with materials and colors of adjoining properties.
 - 6) Mechanical equipment, including battery energy storage systems, that will be readily visible when viewed at ground level from other properties or from public right-of-ways shall be softened by screening or covered in a manner that forms an integral part of the building design.
 - 7) Architectural design features should be a part of the design that may include distinctive main building entrance features as well as reduction of apparent size of long facades by introduction of offsets, roof lines, cornice lines, or change of materials. The Town Board may require additional architectural design features on street-facing building facades to mimic the appearance of primary building entrances being located on the street facing side(s) of buildings.
- (c) Acceptable Roofing Materials.
 - 1) Any of the following roofing systems or materials, consistent with the design theme of the building, may be acceptable:
 - a) Asphalt, fiber-cement, slate or wood shingles.
 - b) Architectural metal roof panels.
 - c) Vegetated roofs.

- d) Materials as approved for flat roofs.
 - e) Other materials as approved by the Town Board.
- 2) Solar Reflective Index. Roof materials shall have a Solar Reflective Index (SRI) of 29 or higher on roof slopes of greater than 2:12, or an SRI index of 78 or higher on roof slopes less than or equal to 2:12.
 - 3) All roofing systems and materials shall comply with the most recent version of local and state building code(s), as applicable.
 - 4) Material samples shall be provided for review and consideration by the Plan Commission and Town Board.
- (d) Acceptable Exterior Building Materials. It is the intent to create a high level of aesthetic development and to promote a positive community and regional influence. A primary (dominant) material shall be used with additional secondary (accent) materials to present a consistent design theme. Proposed building materials and colors shall be compatible with materials and colors of adjoining properties.
- 1) Any of the following exterior building materials, consistent with the design theme of the building, may be acceptable for exterior walls:
 - a) Clay or masonry brick
 - b) Natural or manufactured stone
 - c) Decorative concrete masonry (sealed) with color consistent with design theme.
 - d) Poured-in-place, tilt-up or precast architectural concrete (shall have stone, texture or coating appearance consistent with design theme)
 - e) Glass curtain walls (Note: Glass windows and doors are not considered glass curtain walls)
 - f) Other materials as approved by the Town Board
 - 2) All exterior walls shall be constructed with any of the acceptable exterior building materials described above in the minimum percent coverage stated below for the applicable architectural design zone for the site.
 - 3) Material samples shall be provided for review and consideration by the Plan Commission and Town Board.
- (e) Temporary Exterior Wall Exception. For buildings where a future addition is planned, it is not the intention of this section to limit growth within the community by requiring temporary exterior walls to be constructed of the higher quality acceptable exterior building materials.
- 1) Except for street-facing façade(s), the following materials may be considered as exceptions for temporary exterior walls:
 - a) Non-decorative exposed concrete block where block is painted and maintained in a color consistent with the building design theme and dominant material.
 - b) Non-flat metal panels.

- c) Stucco system.
 - d) Other material as approved by the Town Board.
- 2) Temporary exemption shall not exceed 10 years after original occupancy.

(2) Tier 1 Architectural Design Zone.

(a) Exterior Materials.

- 1) Except as provided below, Acceptable Exterior Building Materials shall cover 75 percent or more of all exterior wall surfaces. Windows and doors, including overhead doors, shall not be included in the total wall surface area calculation.
- 2) In those areas deemed to be of limited exposure to the general public, percentages may be decreased so long as the intent of this provision is maintained. Additional limitation to public view may be achieved by building location, orientation, additional landscaping or additional screening.
- 3) For those uses that require the location of exposed overhead or coiling doors, and not allow for the aggregate percentages to be achieved, acceptable building materials may be decreased to accommodate their necessity for the building use, so long as the intent of this provision is maintained. The Town Board has the authority to approve additional landscaping, acceptable material in other areas, screening, environmental and energy efficiency provisions, a reduction in the number of doors and building location within the parcel to maintain the aesthetic value of the area and maintain the intent of this provision.

(b) Roofing Materials. Any of the listed acceptable roofing materials as defined in this section.

(3) Tier 2 Architectural Design Zone.

(a) Exterior Materials.

- 1) Except as provided below, Acceptable Exterior Building Materials shall cover:
 - a) 50 percent or more of exterior wall surfaces facing a street yard and side yard; and
 - b) 33 percent or more of wall surfaces facing a rear yard. Windows and doors, including overhead doors, shall not be included in the total wall surfaces area calculation.
- 2) In those areas deemed to be of limited exposure to the general public percentages may be decreased so long as the intent of this provision is maintained. Additional limitation to public view may be achieved by building location, orientation, additional landscaping or additional screening.
- 3) For those uses that require the location of exposed overhead or coiling doors, and not allow for the aggregate percentages to be achieved, acceptable building materials may be decreased to accommodate their necessity for the building use, so long as the intent of this provision is maintained. The Town Board has the authority to approve additional landscaping, acceptable material in other areas, screening, environmental and energy efficiency provisions, a reduction in the number of doors and building location within the parcel to maintain the aesthetic value of the area and maintain the intent of this provision.

(b) Roofing Materials. Any of the listed acceptable roofing materials as defined in this section.

(4) Tier 3 Architectural Design Zone.

(a) Exterior Materials.

- 1) Acceptable Exterior Building Materials shall cover 33 percent or more of wall surfaces facing a street yard and side yard. Windows and doors, including overhead doors, shall not be included in the total wall surfaces area calculation.
- 2) Those areas deemed to be of limited exposure to the general public percentages may be decreased so long as the intent of this provision is maintained. Additional limitation to public view may be achieved by building location, orientation, additional landscaping or additional screening.
- 3) For those uses that require the location of exposed overhead or coiling doors, and not allow for the aggregate percentages to be achieved, acceptable building materials may be decreased to accommodate their necessity for the building use, so long as the intent of this provision is maintained. The Town Board has the authority to approve additional landscaping, acceptable material in other areas, screening, environmental and energy efficiency provisions, a reduction in the number of doors and building location within the parcel to maintain the aesthetic value of the area and maintain the intent of this provision.

(b) Roofing Materials. Any of the listed acceptable roofing materials as defined in this section.

(5) Existing Structures. It is the intent to improve the architectural design of existing development governed by these standards.

- (a) Principal buildings or structures that have been erected or constructed prior to the effective date of adoption of these provisions are allowed to make minor improvements to these structures.
- (b) These improvements must make significant efforts to conform to the intent of the architectural design standards.
- (c) Any additional square footage added to these structures must be in full compliance to the architectural design standards.
- (d) Percentages of Acceptable Exterior Building Materials may be decreased to allow for consistency in architectural design with the existing structures.

(6) Infill Development. It is the intent to preserve the existing architectural image of the community. For that purpose, developments that will "infill" between adjoining developed properties shall be compatible in massing, scale, use of exterior materials and general aesthetic design in such a manner to enhance the overall appearance of the entire grouping of properties.

(7) Accessory Buildings.

- (a) Accessory buildings shall be located on the site per requirements of the zoning district, and shall maintain the same theme and material selections as the principal building.
- (b) The Town Board has the authority to direct additional landscaping and screening and building location and orientation within the parcel to maintain the aesthetic value of the area.

- (c) Any unheated storage structure, attached or unattached to the primary building, that later is occupied for any other use but cold storage, shall be upgraded to meet the standards required for that Architectural Design Zone.

(8) Architectural Screening Requirements.

- (a) It is the intent of this section to provide screening of roof-mounted mechanical equipment, including battery energy storage systems, that will be readily visible when viewed at ground level from other properties or from public right-of-ways.
- (b) Screening of roof-mounted solar collectors and wind energy systems that will be readily visible when viewed at ground level from other properties or from public right-of-ways may be required at the discretion of the Town Board. Screening requirements for solar collectors and wind energy systems shall not significantly increase the cost of the system or significantly decrease its efficiency, consistent with Wisconsin Statutes.
- (c) View towards equipment shall be screened to 75% opacity or covered in a manner that forms an integral part of the building design.
- (d) Screening shall be permanent and complementary to the design intent of the building.
- (e) Screening may be in the form of fencing, screen walls or parapets and shall be constructed of one of the following materials:
 - 1) Wood or masonry fencing.
 - 2) Metal solid or louvered screen wall.
 - 3) Parapet using same material as building.

(9) Loading Docks and Overhead Doors.

- (a) Adequate loading dock space shall be provided to address the needs of a building function.
- (b) Except as provided in sub. (c) below, loading docks and overhead doors shall be located in the side yard or rear yard and shall not be located facing a street yard.
- (c) Should the building orientation or parcel not provide a suitable accommodation or present an undue hardship for locating loading docks and overhead doors in and/or facing the side or rear yard, the Town Board may allow loading docks in and/or facing the street yard if a practical alternative does not exist.
- (d) A landscape buffer yard shall be constructed, according to "Buffer Yard Landscaping Requirements" of Attachment E of this Chapter between loading docks and/or overhead doors and any residentially zoned property or property containing a single-family dwelling, two-family building, or twin home.
- (e) Loading docks and overhead doors shall be located on the site such that they fully accommodate the length and maneuvering clearances required without extending into required landscaped buffer yards or street yard setbacks, unless allowed by the Town Board in accordance with sub. (c) above. Maneuvering of vehicles to enter or exit from the loading docks or overhead doors shall not encroach upon any public or private road right-of-way or easement.

(10) Awnings, Canopies and Projections. The use of awnings, canopies and projections in the architectural design is encouraged to divide the massing of a building into “pedestrian-friendly” areas. Awnings, canopies and projections shall be consistent with the architectural design intent of the building and compatible with adjoining properties. Awnings, Canopies and projections shall be of size, proportion, material and color to compliment or enhance the features of the building. These elements must also meet other zoning regulations regarding setbacks and size in addition to the requirements of this section.

(11) Sustainable Design. It is the intent of the Town of Clayton to encourage sustainable development and design. Sustainable design reduces dependency upon energy and impact on the environment while meeting development needs of the community. While certification to a specific environmental standard (e.g., LEED, Green Globe, Energy Star) is not required, the site plan review process will include review of a project’s adherence to Attachment F, Environmental and Energy Efficiency (E3) Guidelines, of this Chapter. Projects that aim to meet an established, specific environmental standard such as those named above are strongly encouraged.

(12) Building Orientation.

- (a) The Town Board may require building orientation to be adjusted to meet specific site concerns and address aesthetic considerations of nearby properties.
- (b) The Town Board may require additional architectural design features on street-facing building facades to mimic the appearance of primary building entrances being located on the street facing side(s) of buildings.

(13) Internal Building Layout. Floor plans shall be submitted which indicate general uses and provide adequate accommodation for the public where appropriate. Common areas such as entrances shall provide the necessary square footage to prevent overcrowding.

(14) Exceptions. Should a particular parcel present an undue hardship or needs arise to mitigate adjoining land use impacts, the Town Board may modify provisions of these regulations so long as the intent is protected and such modifications are not utilized in significant fashion as to warrant revision.

ATTACHMENT D
ARCHITECTURAL AND LANDSCAPE DESIGN ZONES

DRAFT

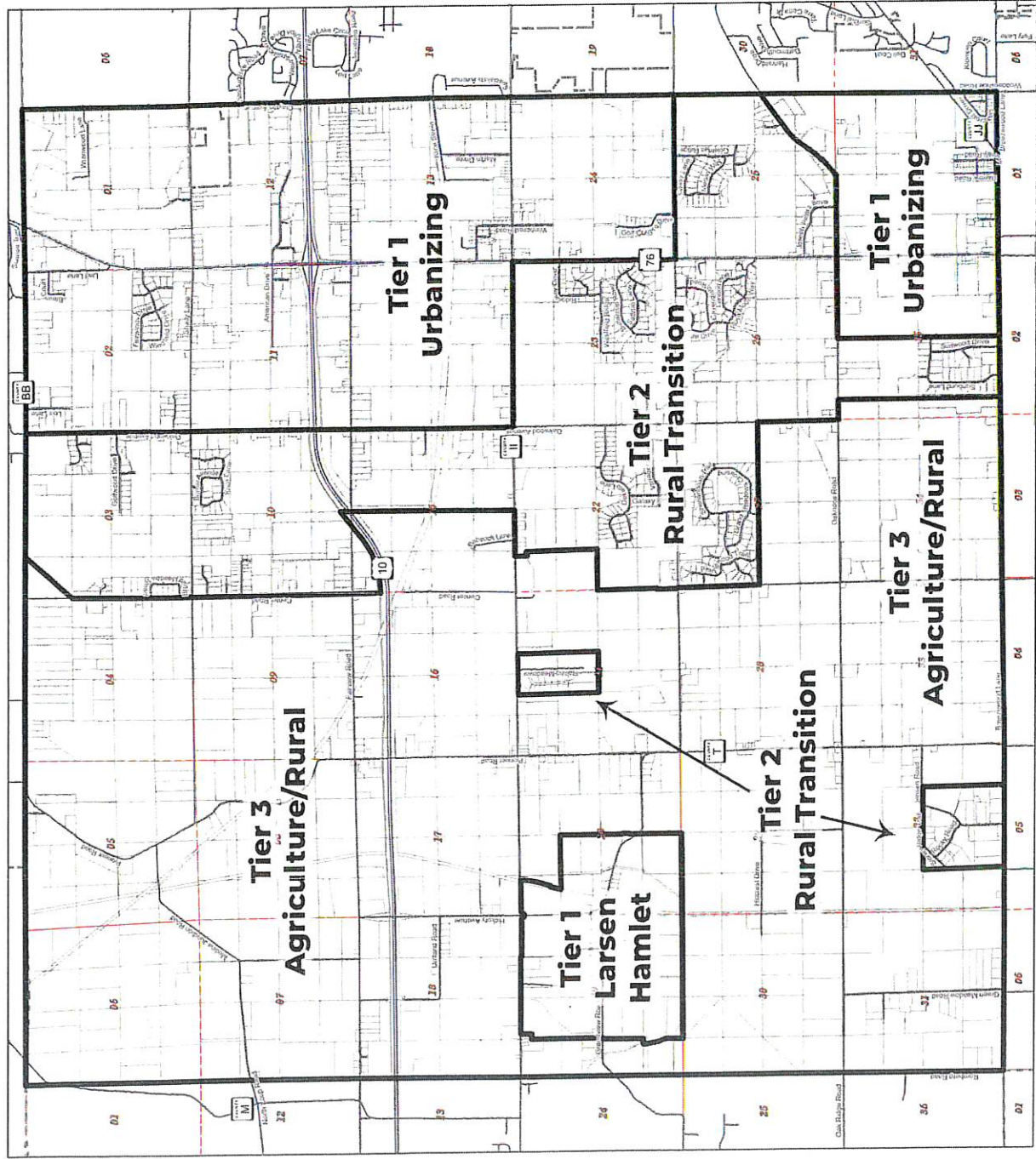
EXHIBIT A

Town of Clayton

Winnipeg County

Architectural & Landscape Design Zones

- Tiered Development Boundaries
- Cities, Towns, & Villages
- Sections
- Roads
- Parcels



Cedar Community Infrastructure
2200 Highway 101
Green Bay, WI 54303
920.422.1312
cedar@cedarwi.com
cedar.com

Green Bay • Menomonie • Hudson • Cedarburg

Map Created: March 23, 2023 | Updated: March 23, 2023

This map was created and used from Wisconsin County Planning Department who assumes no liability for any errors or omissions. Changes were made by Cedar Corporation under the direction of the Town of Clayton.

0 4,000 8,000 Feet

**ATTACHMENT F
ENVIRONMENTAL AND ENERGY EFFICIENCY (E³) GUIDELINES**

A. Purpose and Intent

- (1) To promote the public health, safety and general welfare of the citizens of the Town of Clayton, the following guidelines, Environmental and Energy Efficiency (E³), are intended to:
- (a) Show environmental leadership.
 - (b) Reduce the needs for present day and future municipal maintenance and infrastructure.
 - (c) Promote healthy and environmentally friendly interior and exterior work environments and design standards.
 - (d) Reduce the negative environmental impacts associated with commercial development.
 - (e) Reduce long-term capital costs associated with storm water requirements.
 - (f) Promote green, sustainable, high performance and high efficient building in a flexible manner that complements development.
 - (g) Focus on items that bring return on investment.

B. Applicability

- (1) The E³ standard is strongly recommended, but not required, for all commercial development, including the expansion of existing buildings, structures and parking lots, except construction of detached single-family and two-family dwellings and their accessory structures.

C. Implementation

- (1) The E³ components list included in this attachment is included as part of the application packet.
- (2) During preliminary review, Town Officials will review the E³ components list for components included in the site plan design. The Plan Commission and Town Board may require additional E³ components to be included in the site plan design prior to approval, based on environmental and engineering factors and/or in exchange for modifications and waivers of other site design standards.

Area	Component	E ³ Components That Are:		Brief Notes/Explanation
		Already in Ordinance	Strongly Recommend	
All	National standard		X	LEED, Green Globe, Green Tier, etc
Bldg	Roof Heat Island	X		Light colored roofing materials (SRI Rating)
Bldg	Vegetated Roof		X	Significant area of roof space
Ext	Increase # plants		X	
Ext	Parking Lot Heat Island		X	Light colored, shading, interrupted w/ green space
Ext	Native plantings		X	Significant areas w/ native plantings, not mowed
Ext	Storm Sewer Piping	X		No hard pipe of water directly off site, internal ok
Ext	Natural Feature Preservation	X	X	Mature trees, wood lots, native vegetation
Ext	Riparian Buffers		X	Min 20' wide along all major ditchlines
Ext	Rain Garden/Bioretentation		X	All storm water - roof, paved
Ext	Non potable Irrigation		X	
Ext	Design for energy conservation		X	Trees, orientation, colors, daylighting, etc
Ext	Existing site		X	Redevelop ex commercial site
Ext	Minimize sprawl		X	Develop w/in 1/8 mi of current comm development
Ext	Light pollution		X	Further reduced beyond current ordinance
Ext	Porous Pavement		X	Helps reduce % developed requirement
Ext	Rain Barrels		X	Must include plan for using captured water
Ext	Fitness Trail		X	Min 1/4 mile long
Ext	Outdoor employee area		X	Seating, dining, shaded, usable
Ext	Larger plantings than required		X	Must be at least 50% of plant list
Ext	Sustainable materials for landscape		X	Fences, benches, pots, etc
Ext	Reduced flow leaving site		X	Infiltration, retention devices
Ext	Planned no mow zones		X	
Ext	Ponds		X	Real ponds instead of just detention/stormwater
Ext	Minimize impervious areas	X		70% maximize impervious surface on site
Ext	Maximize storm water infiltration		X	
Mech	Grey water		X	Recycling grey water, rain water, etc
Mech	Alternative energy		X	Wind, solar, corn, hydropower, geothermal
Mech	ASHRAE 189		X	Include downspouts, sumps, etc
Mech	Water Sense		X	
Mech	Energy Star		X	
Mech	Design Sense		X	
Bldg/ Ext	Solar Thermal Reflective Coating/Paint		X	Significant area of roof or pavement space

Town Board

Roll Call Vote Tally

Meeting Date: April 19, 2023

Agenda Item: Plan Commission Recommendation: Motion to approve Ordinance 2023-002 to Amend the Town of Clayton Zoning Ordinance with the proposed batch text amendments including amendments to Division 13 of Article 7, Site Plan; Section 9.08-21, Land uses Generally Allowed within Zoning Districts, & Exhibit 8-1, Land Use Matrix; Division 8 of Article 8, Special Site Design Principles & Architectural Standards; Attachment B, Horizontal Site Design Requirements; Attachment C, Architectural Design Standards; Attachment D, Architectural & Landscape Design Zones; Attachment E, Landscape Design Standards; and Attachment F, Environmental & Energy Efficiency Guidelines.

Motion by: PC

Second by: KL

MOTION: Motion to adopt Ordinance 2023-002 to amend the Town of Clayton Zoning Ordinance with the suggested amendments as presented.

Supervisor Vote:	Aye	Nay	Abstain
④ Chair Geise	<u>1</u>	_____	_____
③ Supervisor Reif	<u>1</u>	_____	_____
② Supervisor Lettau	<u>1</u>	_____	_____
① Supervisor Grundman	<u>1</u>	_____	_____
⑤ Supervisor Christianson	<u>1</u>	_____	_____

