

**7.12 AED EXCLUSIVE AGRICULTURAL DISTRICT**

**Purpose.** The intent of this district is to maintain highly productive agricultural lands in agricultural production by effectively limiting encroachment of non-agricultural development; by minimizing land use conflicts between agricultural and non-agricultural uses; and by minimizing public service and facility costs associated with non-agricultural development. This district is further intended to comply with standards contained in CH. 91 Wis. Stats., to permit eligible landowners to receive tax credits under Sec. 71.09 Wis. Stats., in connection with their agricultural operations.

**(1) Permitted Principal Uses and Structures**

- (a) Agricultural uses including beekeeping, dairying, floriculture, poultry and livestock raising, stables, and orchards, raising of grain and seed crops, raising of grass and mint, raising of nuts and berries, raising of fruits and vegetables, viticulture, and forest and game management.
- (b) Dwellings existing before the effective date of adoption of this ordinance that are not accessory to or associated with agricultural uses.
- (c) For purposes of farm consolidation, farm residences or structures that existed prior to the effective date of adoption of this ordinance may be separated from the larger farm parcel.
- (d) Single family detached dwellings.

**(2) Permitted Accessory Uses and Structures**

- (a) Uses and structures customarily accessory and clearly incidental to permissible principal uses and structures. Single family dwellings shall be considered accessory to agricultural uses provided such dwellings are occupied by a person or a family at least one member of which earns a substantial part of his or her livelihood from farming operations on the farm parcel or is the parent or child of the farm operator.

- (b) One roadside stand per farm used solely for the sale of products produced on the premises.
- (c) Public utility installations not requiring a "certificate of public convenience and necessity" issued by Wisconsin PSC

**(3) Special Exception Uses and Structures**

- (a) Fur farms.
- (b) Riding stables
- (c) Governmental uses including landfills, highway storage facilities and public buildings.
- (d) Home occupations.
- (e) Communication towers - see 7.09
- (f) Public utility installations requiring a "certificate of public convenience and necessity" issued by Wisconsin PSC.

**(4) Dimensional Requirements**

**(a) Permitted Principal Uses and Structures.**

- (1) Lot area                      Minimum 35 acres
- (2) Front yard                      Town Road - Minimum 37 Feet  
County or State Road - 55 feet
- (3) Rear yard                      Minimum 50 feet
- (4) Side yard                      Minimum 50 feet
- (5) Lot width                      Minimum 200 feet

**(b) Accessory Structures.**

**For buildings 150 square feet in area or smaller:**

- (1) Front yard                      Town Road - Minimum 37 feet  
County or State Road - 55 feet
- (2) Rear yard                      Minimum 6 feet

- (3) Side yards            Minimum 6 feet
- (4) Height                Maximum 15 feet
- (5) No building shall be located within 12 feet of any other building.

**For buildings 151 to 750 square feet in area:**

- (1) Front yard            Town Road - Minimum 37 feet  
County or State Road - 55 feet
- (2) Rear yard             Minimum 12 feet
- (3) Side yards            Minimum 12 feet
- (4) Height                Maximum 20 feet

Accessory buildings larger than 750 square feet shall meet all requirements of other principal uses and structures.

**(5) Permitted Accessory Signs**

- (a) One sign, not exceeding one hundred (100) square feet in area, identifying the premises or establishment.
- (b) One sign, not exceeding 25 square feet in area, advertising the sale of farm products on the premises.
- (c) Temporary signs for the sale or lease of the property.