

## **ARTICLE V. ESTABLISHMENT OF ZONES**

### **A. ZONE DISTRICT**

For the purpose of this ordinance, the Town of Morrison, Brown County, Wisconsin is hereby divided into the following zoning districts.

R Residential  
E-R Estate Residential (Revised July 5, 2000)  
AG-FP Agriculture (**Revised December 2015**)  
AG2-FP Agriculture (**Revised December 2015**)  
E-A Estate Agriculture  
B-1 Business District  
C-1 Conservancy (Revised July 5, 2000)  
I-1 General Industrial District  
P-R Planned Residential Development

### **B. ZONING MAP**

The location and boundaries of the districts established by this ordinance are set forth on the Zoning map, entitled "Farmland Preservation Zoning Map for the Town of Morrison, Brown County, Wisconsin, dated September 25, 2015", which are incorporated herein and hereby made a part of this ordinance. The said map, together with everything shown thereon and all amendments thereto, shall be as much a part of this ordinance as through fully set forth and described herein.

### **C. ZONE BOUNDARIES**

The following rules shall apply with respect to the boundaries of the various districts as shown on the Farmland Preservation Zoning Map.

1. District boundary lines are the centerlines of highways, streets, alleys, and pavements; or right-of-way lines of railroad, toll roads, and expressways; or section, division of section, tract, and lot lines; or such lines extended, unless otherwise indicated.

2. In areas not subdivided into lots and blocks; wherever a district is indicated as a strip adjacent to and paralleling a street or highway, the depth of such strips shall be in accordance with dimensions shown on the maps measured at right angles from the center line of the street or highway, and the length of frontage shall be in accordance with dimensions shown on the map from section, quarter section, or division lines, or centerlines of streets and highways, or railroad rights-of-way, unless otherwise indicated.

3. Where a district boundary line divides a lot in single ownership on the effective date of this ordinance, the Board of Adjustment, after due hearing, may extend the regulations for either portion of such lot.

#### D. EXEMPTED USES

The following uses are exempted by this ordinance and permitted in any zone district: poles, wires, cables, conduits, vaults, laterals, pipes, mains, valves, or any other similar distributing equipment for telephone or other communications; and electric power, gas, water and sewer lines, provided that the installation shall conform to the Federal Communication Commission and Federal Aviation Agency rules and regulations, and other authorities having jurisdiction. However, radio and television transmission and booster towers are subject to the regulations prescribed for such uses in the Residential District (R).

#### E. REZONING POLICY (Revised 2015)

**In the AG-FP zone, each existing parcel of record as of July 5, 2000, is allowed one split from the parent parcel as long as the parent parcel and new parcel meet minimum lot requirements. A rezone of the parcel(s) may be allowed based on the following criteria:**

**The following conditions shall apply to future rezone requests for the purposes of creating additional land divisions in the AG-FP zone of the town zoning map:**

- 1. If a farm residence is not located on the original parent parcel, the owner of the parcel may request a rezone for the purpose of creating a residential building parcel. If the proposed parcel split would result in a parcel less than 5 acres in size, the parcel shall only be rezoned to the E-R zoning classification. If the proposed parcel split would result in a parcel greater than or equal to 5 acres in size, the parcel shall be rezoned to the E-A zoning classification. The parent parcel must be requested to be rezoned to AG2-FP zoning classification. Both the aforementioned and the AG2-FP rezoning request must successfully occur at the same time in order for a rezone to take place.**
- 2. If a farm residence is located on the original parent parcel, the parcel owner may request a rezone for the purpose of creating a residential building parcel. If the proposed parcel split would result in a parcel being less than 5 acres in size, the parcel shall only be rezoned to the E-R zoning classification. If the proposed parcel split would result in a parcel being greater than or equal to 5 acres in size, the parcel shall be rezoned to the E-A zoning classification. The parent parcel must be requested to be rezoned to AG2-FP zoning classification. Both the aforementioned and the AG2-FP rezoning request must successfully occur at the same time in order for a rezone to take place.**
- 3. Once any parcel of record receives a rezone and split, it cannot be split again.**

#### F. REZONING POLICY (Revised June 1, 2002)

**The Town of Morrison permits operations of properly conducted agricultural operations within the township. If the property is located near agricultural lands or agricultural operations or included within an area zoned for agricultural purposes, you may be subject to outcomes arising from such operations. Such outcomes may include, but are not limited**

**to: noises, odors, lights, fumes, dust, smoke, insects, chemicals, operation of machinery (including aircraft) during any 24 hour period, storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. One or more of the outcome described may occur as a result of any agricultural operation, which is in conformance with existing laws and regulations and accepted customs and standards. I you live near an agricultural area, you should be prepared to accept such outcomes as a normal and necessary aspect of living in a township with a strong rural character and active agricultural sector. The Town of Morrison has established the Zoning Committee/Town Board to assist in the resolution of any animal waste management disputes which might arise between residents of the town regarding agricultural operations, and may consult with the Brown County Animal Waste Management and Land Conservation Committee.**