

Dunn County Wisconsin: Agricultural Zoning

[https://www.co.dunn.wi.us/vertical/sites/%7BD750D8EC-F485-41AF-8057-2CE69E2B175A%7D/uploads/Zoning_Ordinance-Proposed\(1\).pdf](https://www.co.dunn.wi.us/vertical/sites/%7BD750D8EC-F485-41AF-8057-2CE69E2B175A%7D/uploads/Zoning_Ordinance-Proposed(1).pdf)
accessed 12 Feb 2023.

13.2.7 Primary Agriculture District (PA)

13.2.7.01 Purpose: The (PA) Agriculture District is established to:

- (a) Preserve agricultural land and maintain land owner rights by harmonizing agricultural preservation and land development.
- (b) Minimize current and future conflicts among agricultural practices, infrastructure needs and land uses.
- (c) Provide tools and tax incentives for farmers to maximize their incomes and save taxes while protecting farmland through soil and water conservation practices.
- (d) Permit, provide and encourage uses which are consistent with farm businesses and farm economic activities.
- (e) Comply with Farmland Preservation Program under Chapter 91 of the Wisconsin Statutes.

13.2.6.06 Special Exceptions: The following uses may be allowed as a special exception upon the approval by the Board of Adjustment as provided in Section 13.4.0.04(f) and in accordance with the applicable standards in Wis. Stat. § 91.46.

...

- (p) Non-farm residences constructed as a residential cluster, provided the following standards are met:
 1. The ratio of non-farm residential acreage to farm acreage in the base farm tract will not exceed 1:20.
 2. There will not be more than 2 non-farm residences, nor more than 5 residences of any kind, in the base farm tract.
 3. Neither the non-farm residence, nor the parcel on which the non-farm residence is located, will convert prime farmland, or cropland other than a woodlot, from agricultural use, unless no reasonable alternative site is available, or significantly impair or limit the current or future agricultural use of any other protected farmland.
 4. Each parcel must share a boundary with at least one other parcel.
 5. The request includes a certified survey of the parcels. (06/17/2015)

...

13.2.8 General Agriculture District (GA)

13.2.8.01 Purpose: This district is created to establish areas within which agricultural uses, commercial uses serving agriculture and residential uses may be located. This district preserves the county's natural resources and open spaces and recognizes the importance of historic agricultural structures.

...

13.2.8.06 Development Standards: Development in this district shall be according to either the default standards (Parent Tract Standards) or according to the optional standards (Contiguous Tract Standards).

(a) Parent Tract Standards

- (1) Maximum Residential Density shall be 1 residential parcel per 8 acres (1:8)
- (2) Maximum Residential Density shall be calculated by dividing the area of the Parent Tract by 8. (Example 26 acre Parent Tract divided by 8 = Maximum Residential Density of 3.25 residential dwellings parcels.) Any fractional lot dwelling unit resulting from the calculation which is at least 0.80 (80%) shall be rounded up to the next whole number.
- (3) Any dwelling unit which exists on the Parent Tract shall be counted towards residential density.
- (4) No parcel shall be created which does not carry with it the allowance for at least one dwelling unit under the density calculation.