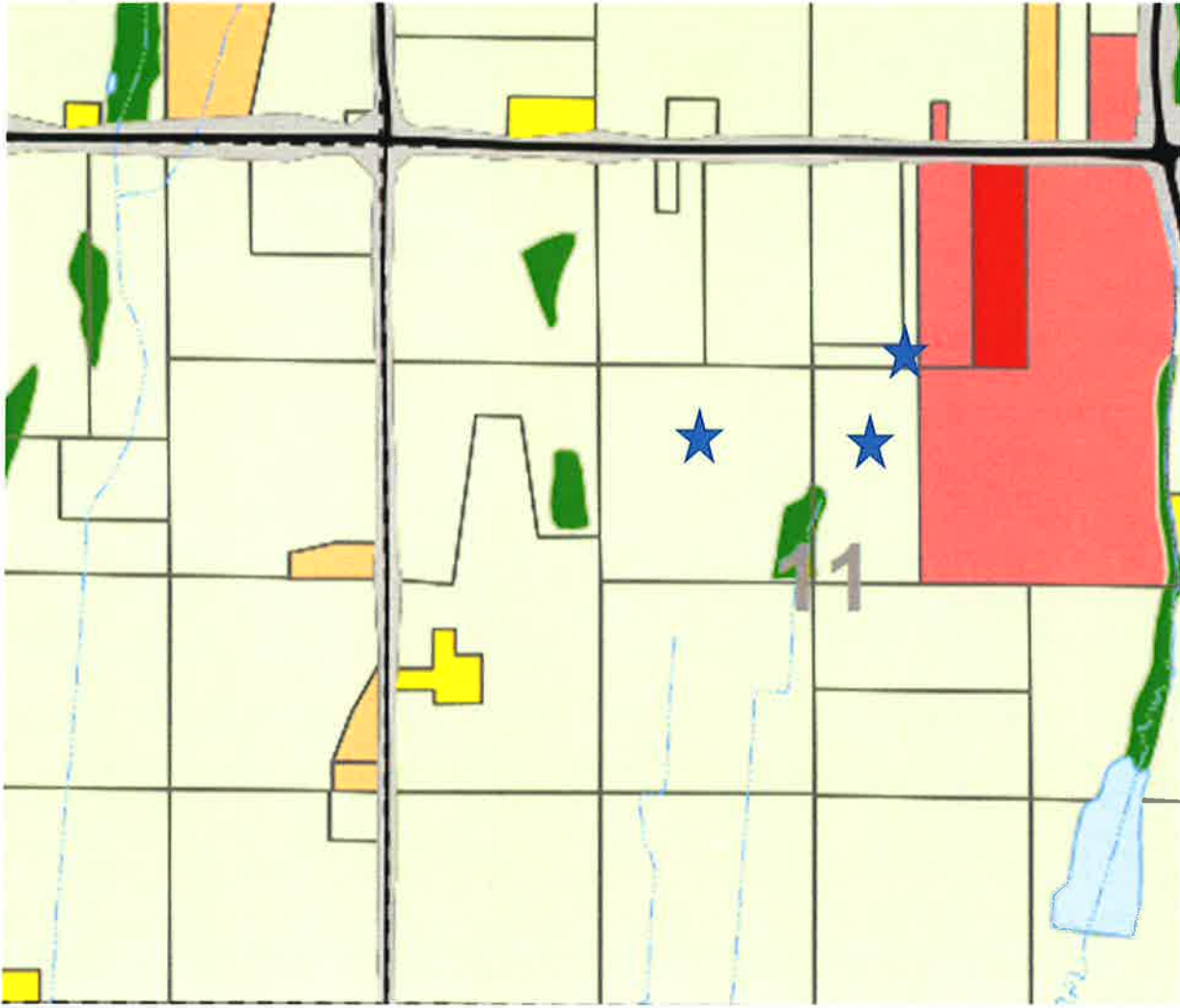


# TOWN of Hubbard Zoning MAP

ZOOMED IN DETAIL on parcels for sale marked by ★

3 parcels make up +/- 63 acres



## Legend Symbols

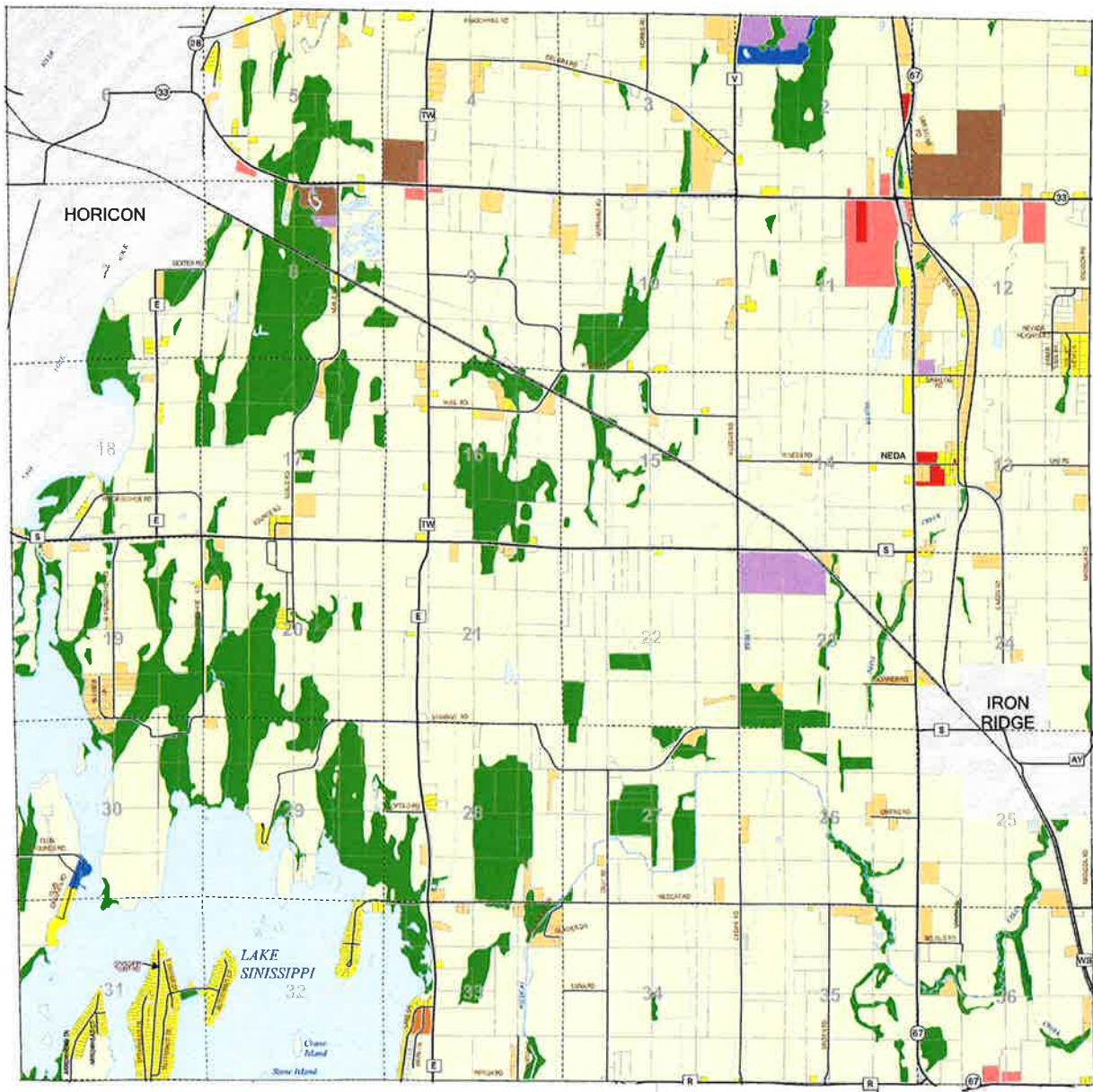
	U.S. Highway
	State Highway
	County Highway
	Town Road
	Railroad
	Town Boundary
	Section Line
	Tax Parcel Boundary
	River and Stream
	Intermittent Stream

## Legend and Zoning Category

<b>GA</b>	General Agricultural ★	<b>URO</b>	Urban Residential Open Space
<b>AI</b>	Agricultural Industry	<b>PR</b>	Park & Recreation
<b>NB</b>	Neighborhood Business	<b>C</b>	Conservancy ★
<b>HB</b>	Highway Business	<b>QE</b>	Quarrying & Extractive
<b>IM</b>	Industrial and Manufacturing		City or Village
<b>RRS</b>	Rural Residential Small Lot		Road Right-Of-Way
<b>RRL</b>	Rural Residential Large Lot		Waterbody

Source: Dodge County Land Resources and Parks Department.  
Created: July 2010

# Official Zoning Map Town of Hubbard, Dodge County, Wisconsin



## Legend Symbols

- U.S. Highway
- State Highway
- County Highway
- Town Road
- Railroad
- Town Boundary
- Section Line
- Tax Parcel Boundary
- River and Stream
- Intermittent Stream

## Legend and Zoning Category

- |                                 |                                  |
|---------------------------------|----------------------------------|
| GA General Agricultural         | URO Urban Residential Open Space |
| AI Agricultural Industry        | PR Park & Recreation             |
| NB Neighborhood Business        | C Conservancy                    |
| HB Highway Business             | QE Quarrying & Extractive        |
| IM Industrial and Manufacturing | City or Village                  |
| RRS Rural Residential Small Lot | Road Right-Of-Way                |
| RRL Rural Residential Large Lot | Waterbody                        |

This "Official Zoning Map" was adopted, as part of the "Town of Hubbard Zoning Ordinance", adopted at a regular meeting of the Town Board held on \_\_\_\_\_, and is effective as of \_\_\_\_\_.

Naomi Kriewald, Town Clerk

Dodge County Wisconsin

Last Updated: 2010  
Latest Zoning Revision: 2008

Prepared By: Dodge County  
Land Resources and Parks Department



Source: Dodge County Land Resources and Parks Department.  
Created: July 2010

0 2,050 4,100 8,200 Feet  
1 inch = 1,600 feet

## Section 4: Zoning Districts and Use Requirements and Limitations

### 4.1 Establishment of Zoning Districts

In order to carry out the stated purposes of this Ordinance, the Town is hereby divided into the following twelve (12) zoning districts:

#### Agricultural Districts

- (1) GA General Agricultural District
- (2) AI Agricultural Industry District

#### Residential Districts

- (1) RRL Rural Residential Large Lot District
- (2) RRS Rural Residential Small Lot District
- (3) URO Urban Residential Open Space District

#### Business Districts

- (1) NB Neighborhood Business District
- (2) HB Highway Business District
- (3) IM Industrial & Manufacturing Business District

#### Open Use Districts

- (1) PR Park & Recreational District
- (2) QE Quarry & Extractive District
- (3) C Conservancy District - part of 63 Acres

### 4.2 Relationship to and Implementation of the Land Use Plan

A stated purpose of this Ordinance is to regulate the use and development of all land and structures in the Town and, in so doing, guide the future growth of and development in the Town in accordance with the Town's Comprehensive Plan including the development goals, objectives, and policies of the Town's Land Use Plan.

As a means of implementing the development policies of the Town's Land Use Plan and to further define the specific land uses and types of development that are allowed within each of the generalized land use categories presented on the Town's Future Land Use Plan Map, the assignment of zoning districts to land in the Town coincides with the

Future Land Use Plan Map categories as presented in the following table. While the assignment of a particular zoning district to an already developed property may be inconsistent with the generalized Land Use Map category within which that property is located, it is intended that this table be used by the Town Plan Commission and Board when considering whether a proposed change in land use, zoning and/or land development is consistent with the development policies of the Town's Land Use Plan.

Town of Hubbard Future Land Use Plan Map Categories		Single Family Residential	General Residential	Commercial	Industrial	Utilities & Community Services	Recreation	Conservancy	Agriculture
Zoning Districts									
GA:	General Agriculture	✓	✓			✓			✓
AI:	Agricultural Industry		✓						
RRL:	Rural Residential Large Lot	✓	✓	✓	✓	✓			✓
RRS:	Rural Residential Small Lot	✓	✓			✓			
URO:	Urban Residential Open Space	✓	✓			✓			
NB:	Neighborhood Business	✓	✓				✓		
HB:	Highway Business								
IM:	Industrial & Manufacturing Business			✓		✓			
PR:	Park & Recreation			✓		✓			
QR:	Quarrying & Extractive				✓	✓			
C:	Conservancy	✓	✓	✓	✓	✓	✓	✓	
		✓	✓	✓	✓	✓	✓	✓	✓

### 4.3 Zoning District Maps

The location and boundaries of the districts established by this Ordinance are set forth in the Official Zoning Map, which is incorporated herein and hereby made a part of this Ordinance. . This map, together with everything shown thereon, and all amendments thereto shall be as much a part of this Ordinance as though fully set forth and described herein.

### 4.4 District Boundaries

When uncertainty exists with respect to boundaries of the various districts shown on the zoning maps, the following rules shall apply:

- (1) Where the designation of the Official Zoning Map indicates that various zoning

districts are approximately bounded by a street, alley, railroad, lot line, or stream, such lot line or the centerline of such street, alley, or railroad right-of-way, or



centerline of the main channel of such stream, said approximate boundaries shall be construed to be the zoning district boundary line.

- (2) In unsubdivided property, the location of the zoning district boundary lines shown on the Official Zoning Map shall be determined by the use of the scale on such map or shall be in accordance with the dimensions shown on the map measured at right angles from the centerline 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, highways, or railroad right-of-way unless otherwise indicated.
- (3) The division of newly created lots or parcels into more than one (1) zoning district shall not be allowed.

#### **4.5 Zoning of Streets, Alleys, Publicways, Waterways, and Railroad Rights-of-Way**

All streets, alleys, publicways, waterways, and railroad rights-of-way, if not otherwise specifically designated, shall be deemed to be in the same zone as the property immediately abutting upon such alleys, streets, publicways, waterways, and railroad right-of-ways. Where the centerline of a street, alley, publicway, waterway, or railroad right-of-way serves as a district boundary, the zoning of such areas, unless otherwise specifically designated, shall be deemed to be the same as that of the abutting property up to such centerline.

#### **4.6 Zoning of Detached Land**

Any additions to the Town resulting from disconnection from incorporated areas in Dodge County shall be automatically classified in the GA General Agricultural District until otherwise classified by amendment.

#### **4.7 GA: General Agricultural District**

##### **(1) Intent**

The General Agricultural District is intended to provide for the preservation and protection of agricultural land currently used for crop production, raising of livestock, or other agricultural uses. In addition to larger farm units and operations, lands in the General Agricultural District include smaller farm units suitable for specialized agricultural activities, including: truck farming and cash cropping, hobby farming, orchards, the keeping and raising of horses for boarding, breeding and riding, the keeping and raising of domestic and exotic livestock, and other suitable agricultural uses.

Further, the provisions of this district are intended to allow a limited number of non-farm, low-density residential lots or parcels to develop after review and approval of a conditional use permit and in a manner that (1) minimizes the costs of providing public facilities and services to scattered non-farm uses and (2)

minimizes potential conflicts with existing agricultural uses by limiting the density, lot size and location of non-farm uses and by "clustering" non-farm residential uses on those areas within farm parcels or tracts where soil productivity and topography are less suited for agriculture uses and well suited for on-site sewage systems.

Existing residential and farm lots and parcels of record that are at least ten (10) acres in area and that were created by CSM or subdivision plat prior to the effective date of this Ordinance are included in the General Agricultural District.

(2) Principal Uses and Structures

- (a) All forms of agricultural uses and activities permitted under and defined in Chapter 91.01(1), Wis. Stats. (the Farmland Preservation Statute), including, but not limited to:
  - 1. Grain, seed and vegetable crop production.
  - 2. Raising livestock.
  - 3. Dairying.
  - 4. Egg production.
  - 5. Sod farming.
  - 6. Ornamental tree, landscaping, plant nurseries and greenhouses.
  - 7. Fish or fur farming.
  - 8. Beekeeping.
  - 9. Commercial feedlots.
  - 10. Forest and game management.
  - 11. Grazing.
  - 12. Orchards and other fruit, nut and berry raising.
- (b) Farm buildings and facilities including, but not limited to, barns, silos, sheds, storage bins, animal confinement facilities and structures, and storage of farm implements, machinery and related equipment.
- (c) Two (2) single-family farm dwellings or one (1) two-family farm dwelling and ancillary structures, facilities and utilities on one lot, parcel, or tract operating as a farm necessary for occupancy by at least one person who earns a substantial portion of his/her gross income and livelihood from farm

operations on the lot, parcel or tract, or, is a member of the family of the farm operator.

- (d) Roadside stands or similar structures less than three-hundred (300) square feet in area for the seasonal or temporary sale of farm products where at least 60 percent are grown, produced or processed on the premises.
- (e) Dwellings and ancillary structures, facilities and utilities on separate non-farm lots or parcels remaining as a result of the consolidation of two or more farms.
- (f) Raising and/or sheltering of common domestic livestock for agribusiness, breeding, boarding, show, or riding and ancillary structures.
- (g) Commercial feed, fertilizer, and other agricultural product warehousing, sales and storage.
- (h) Single-family, two-family, and mobile home farm and non-farm dwellings and ancillary structures, and facilities and utilities in existence on the effective date of this Ordinance.

(3) Conditional Uses and Structures (See Section 6)

- (a) Additional single-family or two-family residential dwellings located on separate non-farm lots divided by certified survey map (CSM) or subdivision plat subject to the following minimum provisions and requirements (additional requirements may be required by the Plan Commission and Town Board as set forth in the conditional use permit):
  - 1. In order to protect agricultural uses on land within the General Agricultural District, the creation of non-farm lots resulting from the division of farm 'parent tracts" shall be limited to provide for the retention of farm tracts of sufficient size to be retained and used for agricultural purposes. Each parent tract containing at least (30) acres shall be permitted a maximum number of non-farm lots/residential units based on a density of one (1) lot/unit per thirty (30) gross acres. For example: A parent tract of 60 acres could allow the creation of two (2) new non-farm lots for single-family homes or the creation of one (1) new non-farm lot for a two-family home. In either case the density is limited to one (1) non-farm residential unit per thirty (30) gross acres. All land that has been or will be dedicated and/or reserved for street, road, highway, railroad, and utility rights-of-way can be included in the determination if and how many non-farm lots/units can be created.
  - 2. Lot size restrictions for all non-farm lots created by division from a farm parent tract shall be limited as follows with a preference for smaller



lots except where soil and other land characteristics necessitate larger lots in order to accommodate safe and efficient septic system location, vehicle access, and land division:

Minimum: 1.0 acre

Maximum: 2.0 acres

Farm dwellings and other accessory structures remaining as the result of farm consolidation may be located on non-farm lots having a minimum area of one (1) acre but not more than ten (10) acres.

3. All non-farm lots created by division of a farm parent tract shall be included in the certified survey map (CSM) or subdivision plat approving such division. Restrictions limiting further division of said lots and parcels shall be placed upon said CSM or subdivision plat to ensure compliance with the provisions of this section.
4. Non-farm lots shall be located on that area of a parent tract that is relatively less suitable for agricultural use by virtue of wooded areas, topography, shape of the parcel, and soil characteristics and where residential uses and residents will not limit nor adversely affect agricultural operations and where agricultural operations would not adversely affect residential uses and residents.
5. The configuration or layout of and access driveways to non-farm lots should follow existing tree lines, stone fences, and similar features, preserve such features as a natural buffer between said lots and agricultural uses of adjacent areas, and, where necessary, accommodate existing buildings and structures. The length of shared property lines between farm and non-farm lots shall be minimized.
6. The provisions of this section shall apply to all farm parent tracts as of the effective date of this Ordinance. For purposes of this section, a "farm parent tract" is defined as a tract of land meeting or exceeding the minimum requirements for land in the General Agricultural District held in single and separate ownership; all contiguous lands under the same ownership shall be considered as one (1) parent tract.
7. CSM's and/or subdivision plats creating non-farm lots pursuant to this section shall contain an "agricultural nuisance disclosure" stating that: 'the owners and/or residents of such non-farm lots may be subjected to the inconvenience, discomfort and possible damage to property and health resulting from normal and accepted agricultural practices and operations, including, but not limited to noise, odors, dust, the

operation of farm machinery, the storage, disposal and application of manure and fertilizer, herbicides, and pesticides".

8. Keeping or raising of horses and other livestock for family consumption or enjoyment (but not for the principal use, sale or rent as part of an ongoing business operation) in appropriate barn and stable facilities. The number of animals kept shall not exceed the equivalent of one (1) livestock unit per whole acre where a livestock unit shall be the equivalent of one of the following:
  - a) One (1) cow, steer or buffalo
  - b) Two (2) horse, llama or camel
  - c) Three (3) pigs or hogs
  - d) Five (5) sheep or goats
  - e) Five (5) ostrich or emu
  - f) Twenty (20) poultry
  - g) One (1) other similar or specialty animals or fowl not specifically listed above
- (b) Farm-Related Businesses permitted under and defined in Section 91.75(8), Wis. Stats., subject to the following regulations:
  1. Such use shall involve the processing, storage, and sale of products or services related to agricultural operations;
  2. No more than two (2) acres of land shall be devoted to such use including areas used for buildings, parking, and storage;
  3. No more than fifty (50) percent of the area occupied by or devoted to such use shall be covered by buildings, parking, or other impervious surfaces;
  4. Other than persons residing on the farm, no more than two (2) persons who are not residents on the farm may be employed in the farm- related business;
  5. Wind energy conversion systems, i.e., windmills.
- (c) Housing for seasonal or migratory farm laborers subject to the following regulations:

1. Lots, parcels, or tracts devoted to the farm operation upon which such housing is located shall be not less than one-hundred (100) acres;
  2. Is only occupied by farm laborers;
  3. Notwithstanding other provisions in this Ordinance regulating their use and placement, mobile homes or other similarly removable dwelling structures shall be used.
- (d) Government-operated or other public uses, services and buildings, including but not limited to:
1. Public, private, and parochial schools
  2. Churches and cemeteries
  3. Government-operated administrative buildings, libraries, parks, police, fire, and medical emergency buildings, facilities and shelters
  4. Airports, airstrips, aircraft landing fields, heliports
  5. Farms for the disposal of sewage, or offal
- (e) Public, quasi-public, and private utilities and related buildings, services and facilities serving and/or otherwise providing a benefit to the Town and surrounding communities that, by necessity, cannot be located on land in other zoning districts provided in this Ordinance and that do not conflict nor impair agricultural use. Such uses may include, but not be limited to:
1. Sewage treatment facilities
  2. Commercial communication towers and relay facilities
  3. Electricity, natural gas and other essential service and facility transmission equipment
- (f) Roadside stands or similar structures greater than three-hundred (300) square feet in area for the seasonal or temporary sale of farm products where at least 50 percent are grown, produced, or processed on the premises.
- (g) Storage of commercial and recreational vehicles and other non-farm equipment in enclosed farm buildings existing on the effective date of this Ordinance where such use does not interfere or conflict with agricultural uses or operations and, if conducted as or part of a separate business, shall be subject to all regulations and requirements for farm-related or residential businesses.

- (h) Bed and breakfast establishments.
- (i) Private hunting, fishing and other sportsmen's clubs and organizations; including, but not limited to game farms.
- (j) Raising and/or sheltering of exotic or other non-traditional livestock, including but not limited to, llama, emu, and buffalo, for agribusiness, breeding, or boarding and ancillary structures.
- (k) Animal kennels.
- (l) Private airstrips, heliports, and landing fields.
- (m) Short-term mineral extraction and mining activities.
- (n) Residential Businesses subject to the following minimum regulations:
  - 1. Such use shall be conducted entirely within the confines of a principal or accessory building, or, in the rear or side yard of a site, lot or parcel and properly screened and/or landscaped area so as to be completely obstructed from the view of all public rights-of-way and surrounding residences.
  - 2. No more than two (2) acres of land shall be devoted to such use including areas used for buildings, parking, and storage.
  - 3. Storage of all items shall be in the rear or side yard of a site, lot or parcel and shall either be within the confines of a building or a properly screened and/or landscaped area so as to be completely obstructed from the view of all public rights-of-way and surrounding residences.
  - 4. Other than persons residing on the site, lot or parcel, no more than three (3) non-related persons may be employed in the residential business.
- (o) Expansion of mobile home parks and subdivisions existing on the effective date of this Ordinance onto abutting land under the same ownership or control subject to the following minimum provisions and requirements (additional requirements may be required by the Plan Commission and Town Board as set forth in the conditional use permit):
  - 1. Maximum Density: One (1) mobile home per acre.
  - 2. Minimum Recommended Park/Subdivision Expansion Area and Width: 25 acres and 600 feet.

3. Minimum Open Space Area: 25 percent (excluding lots, streets, and public purpose areas such as parking or recreation areas).
  4. Minimum Lot or Site Area and Width: Three-quarter (3/4) acre and 125 feet.
  5. Minimum Building Setback:
    - a. Street Yard: 50 feet
    - b. Side Yard: 30 feet
    - c. Rear Yard: 50 feet
  6. Minimum Dwelling Area: 720 square feet.
  7. Maximum Floor Area Ratio: 20 percent.
  8. All mobile home park or subdivision expansions shall meet applicable county and/or state regulations and requirements.
- (p) Other uses and structures determined by the Plan Commission to be similar in character, intensity, operation, function, and potential impacts generated by other principal or conditional uses permitted in this district.
- (4) Accessory Uses and Structures (See Section 5)
- (5) Non-Conforming Uses, Structures, and Lots (See Section 7)
- (6) Farm and Non Farm Parcel Area, Width and Public Street Frontage
- (a) Minimum Farm Parcel Area: 35 acres (except to allow for the creation of residential non-farm parcels in accordance with Section 4.7(3)(a).
  - (b) Minimum Farm Parcel Width: 600 feet
  - (c) Minimum Farm Parcel Public Street Frontage: 300 feet
  - (d) Minimum and Maximum Non-Farm Parcel Area: 1 acre minimum, 2 acres maximum.
  - (e) Minimum Non-Farm Parcel Width: 150 feet measured at the actual street yard building setback.
  - (f) Minimum Non-Farm Parcel Public Street Frontage: 66 feet
  - (g) Notwithstanding the above, farm dwellings and other accessory structures remaining as the result of farm consolidation be located on non-farm lots

having a minimum area of one (1) acre but not more than ten (10) acres and a minimum width of not less than 175 feet.

- (h) When land in the C: Conservancy District lies adjacent to lands in the GA: General Agricultural District and under the same ownership, lands in the C: Conservancy District may be counted toward meeting up to eighty percent (80%) of the lot area requirements of the GA: General Agricultural District.

(7) Building Height

- (a) Maximum: 35 feet (dwellings and non-farm buildings), 60 feet (farm buildings)
- (b) Barns, Elevators, Grain Dryers, Silos and Other Farm Structures: Height shall not exceed distance from nearest property line.
- (c) Non-Habitable Structures, including Communication Towers: Height shall not exceed .75 times the distance from nearest point of base of structure to property line.

(8) Building and Site Area Restrictions

- (a) Minimum Dwelling Area: 1,200 square feet
- (b) Maximum Floor Area Ratio: 10 percent (farm parcel), 25 percent (non-farm lots).

(9) Building Setbacks

- (a) Minimum Street Yard: 65 feet (town streets and roads), 75 feet (state and county roads and highways).
- (b) Minimum Side Yard:
  - 1. 50 feet (may be reduced by a maximum of 10 feet by the Plan Commission and Town Board upon approval of a conditional use permit)
- (c) Minimum Rear Yard:
  - 1. 50 feet (may be reduced by a maximum of 10 feet by the Plan Commission and Town Board upon approval of a conditional use permit)
- (d) Minimum Building Separation:
  - 1. Dwelling-to-Dwelling: 25 feet

2. Dwelling-to-Farm Building: 50 feet
3. Other: 10 feet

- (10) Vehicle Access, Parking, and Loading (see Section 8)
- (11) Landscaping, Bufferyard, and Lighting (see Section 9)
- (12) Performance Standards (see Section 10)
- (13) Signs (see Section 11)
- (14) Site Plan Review (see Section 12)

#### **4.8 AI: Agricultural Industry District**

##### **(1) Intent**

The Agricultural Industry District is intended to provide for the location and operation of manufacturing, processing, packaging, marketing, warehousing, storage, and service uses and activities that are necessary for, dependent upon or related to farming, raising livestock, and other agricultural activities.

The Agricultural Industry District is appropriate for suitable land designated as "Agriculture Preservation Open Space" on the Town's Future Land Use Plan Map and, with adequate buffering and screening from adjacent land uses, lands designated as Commercial or Industrial.

##### **(2) Principal Uses and Structures**

- (a) All forms of agricultural uses and activities permitted in the General Agriculture District.
- (b) Farm buildings and facilities including, but not limited to, barns, silos, sheds, storage bins, animal confinement facilities and structures.

##### **(3) Conditional Uses and Structures (See Section 6)**

- (a) Commercial stables for breeding, boarding, show, or riding and ancillary structures.
- (b) Commercial feed, fertilizer, and other agricultural product warehousing, sales and storage.
- (c) Farm implement, machinery and related equipment.
- (d) Veterinary clinics and animal hospitals.