

**STANDARD CONDITIONS
FOR A
NONFARM RESIDENCE
REQUIRING A
CONDITIONAL USE PERMIT**

1. This Conditional Use Permit is subject to the provisions of §330-51 (*Amendment of a Conditional Use Permit*) and §330-52 (*Termination of a Conditional Use Permit*) of the Town of Holland Zoning Ordinance, Chapter 330. In the event the petitioner sells the subject property or further subdivides the base farm tract, the petitioner shall notify the Town of Holland Plan Commission. At that time, the Town of Holland Plan Commission, at its sole discretion, shall determine if the Conditional Use Permit requires an amendment.
2. This Conditional Use permit is granted for and limited to parcel (taxkey number and acreage).
3. This Conditional Use permit is initially granted to (petitioner name) to allow for a nonfarm residence.
4. The nonfarm residence shall be in strict conformity to the Site Plan (including photos and maps) filed in connection with the Town of Holland Plan Commission Application for the Conditional Use Permit, and attached hereto. ***** Planner Note: The Plan Commission shall consider that the location of the residence (house and lot) will not convert cropland or "prime farmland" (if there are reasonable alternative locations), or significantly impair current or future agricultural use of other farmland. *****
5. The petitioner acknowledges that the nonfarm residence will be located or constructed in or near an agricultural area and he, his successors, and/or assigns shall hold the Town of Holland harmless from any and all claims related to noise, odor, or other inconveniences or problems arising from agricultural operations in the vicinity. In addition, the petitioner shall abide by and agrees not to contest any of the provisions of the Wisconsin Right to Farm Law, Sec. 823.08, Wis. Stats.
6. The petitioner shall be permitted to construct an accessory use associated with a nonfarm residence subject to the requirements of §330-12 B (*Accessory Uses*) of the Town of Holland Zoning Ordinance, Chapter 330.
7. The petitioner shall comply with the requirements of District (applicable zoning district) of the Town of Holland Zoning Ordinance, Chapter 330, as well as State Statutes and all other applicable regulations of any kind.
8. The petitioner shall comply with the requirements of Article VI (*Conditional Use*) of the Town of Holland Zoning Ordinance, Chapter 330.
9. Land Covenant. As required by §330-54 (*Recording*) of the Town of Holland Zoning Ordinance, Chapter 330, the petitioner shall provide the Town of Holland with the appropriate documentation to enable a land covenant that incorporates this Permit to be recorded with the Sheboygan County Register of Deeds.
10. Construction. The petitioner shall start construction of the nonfarm residence within one year of the date of the granting of the Conditional Use Permit and the nonfarm residence must be completed and occupied within three years of the date of granting of the Conditional Use Permit. If these timelines are not complied with, the Conditional Use Permit is subject to termination unless an extension is granted by the Town of Holland Plan Commission.
11. Property Inspection. The petitioner agrees to allow the subject properties to be inspected by representatives acting under the direction of the Town of Holland Plan Commission or Board at any reasonable time.

12. Town Attorney Review. The Town of Holland Plan Commission's recommendation shall not be in full force and effect until such time that the Town Attorney has reviewed the conditions and placed them in final form.
13. Payment of Charges. The petitioner shall timely pay all taxes, permit fees, professional fees and any other amounts owed to the Town of Holland. If the petitioner fails to timely pay any taxes, permit fees, professional fees and/or any other amounts owed to the Town of Holland, then this Permit shall be subject to review and termination.
14. The petitioner complies with ONE of the following:
 - a. Following the construction of the current dwelling unit, the petitioner acknowledges that (insert number) additional dwelling units in residences of any kind are allowed on the base farm tract per the requirements of the State Statutes Chapter 91 including any amendments thereof; OR
 - b. The petitioner shall file a deed restriction, in a form acceptable to the Town Attorney, restricting the remnant parcel from future land divisions and development. ***** Planner Note: This standard condition only applies if the subject property is zoned A-1 (Prime Agricultural District) or A-3 (Agricultural Transition District). *****
15. This Conditional Use permit is subject to, and shall not be in full force and effect, until the petitioner receives approval of a rezone petition from the Town of Holland Board for parcel (taxkey number). ***** Planner Note: This standard condition only applies if a rezone for the subject property is requested. *****