

**TOWN OF HOLLAND  
ORDINANCE NO. 2020-04**

**ORDINANCE CREATING §330-26.4 AGRICULTURAL TOURISM DISTRICT  
& AMENDING RELATED 330 SECTIONS OF THE CODE  
OF THE TOWN OF HOLLAND, SHEBOYGAN COUNTY, WISCONSIN**

**BE IT ORDAINED** by the Town Board of the Town of Holland, Sheboygan County, Wisconsin, that the following sections of the Code of the Town of Holland are hereby amended or created to read as follows:

*I. § 330-26.4 is created to read as follows:*

**§ 330-26.4 A-T Agricultural Tourism District.**

**A. Purpose**

The purpose of this district is to allow agritourism and farm-based entrepreneurial uses while maintaining the rural character, preserving farmland, and protecting the health, safety, and welfare of citizens. Further, this district was created to enable increased contributions to the local economy and tax base; to provide standard definitions related to agritourism and farm-based business operations; to provide a list of activities that are eligible for conditional use permit consideration; and to provide a clear understanding of the expectations for these uses for operators, landowners and residents, and local officials.

Although a purpose of the A-T District is preserving farmland, the district is not within the Town's farmland preservation zoning (FPZ) and is therefore not subject to the standards of Ch. 91, Wis. Stats.

**B. Definitions**

**AGRICULTURAL PRODUCTS**

Includes but is not limited to, crops (corn, wheat, hay, potatoes); fruit (apples, peaches, grapes, cherries, berries, etc.); cider; vegetables (sweet corn, pumpkins, tomatoes, etc.); floriculture; herbs; forestry; husbandry; livestock and livestock products (cattle, sheep, hogs, horses, poultry, ostriches, emus, farmed deer, farmed buffalo, milk, eggs, and fur, etc.); aquaculture products (fish, fish products, water plants and shellfish); aquaponics products; horticultural specialties (nursery stock, ornamental shrubs, flowers and Christmas trees); maple sap, etc.

**AGRICULTURAL PRODUCTS, VALUE-ADDED**

The enhancement or improvement of the overall value of an agricultural commodity or of an animal or plant product to a higher value. The enhancement or improvement includes, but is not

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**BE IT ORDAINED** by the Town Board of the Town of Holland, Sheboygan County, Wisconsin, that the following sections of the Code of the Town of Holland are hereby amended or created to read as follows:

*I. § 330-9{167} is created to read as follows:*

**§ 330-26.4 A-T Agricultural Tourism District.**

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The purpose of this district is to allow agritourism and farm-based entrepreneurial uses while maintaining the rural character, preserving farmland, and protecting the health, safety, and welfare of citizens. Further, this district was created to enable increased contributions to the local economy and tax base; to provide standard definitions related to agritourism and farm-based business operations; to provide a list of activities that are eligible for conditional use permit consideration; and to provide a clear understanding of the expectations for these uses for operators, landowners and residents, and local officials.

Although a purpose of the A-T District is preserving farmland, the district is not within the Town's farmland preservation zoning (FPZ) and is therefore not subject to the standards of Ch. 91, Wis. Stats.

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**AGRICULTURAL PRODUCTS, VALUE-ADDED**

The enhancement or improvement of the overall value of an agricultural commodity or of an animal or plant product to a higher value. The enhancement or improvement includes, but is not

limited to, marketing, agricultural processing, transforming, packaging; and educational presentation, activities, and tours that relate to agriculture or agricultural products.

### **AGRICULTURALLY RELATED PRODUCTS**

Items sold at a farm market to attract customers and promote the sale of agricultural products. Such items include, but are not limited to, all agricultural and horticultural products, animal feed, baked goods, ice cream and ice cream based desserts and beverages, jams, honey, gift items, food stuffs, clothing and other items promoting the farm and agriculture in Wisconsin, and value-added agricultural products and on-site production.

### **NON-AGRICULTURALLY RELATED PRODUCTS**

Those items not connected to farming or the farm operation, such as novelty T-shirts or other clothing, crafts and knick-knacks imported from other states or countries, etc. Such items are not allowed for retail sale within the A-T District.

### **AGRICULTURALLY RELATED STRUCTURES**

Those structures that predominantly store or support agricultural products, uses, or equipment, such as barns, silos, coops, cribs, sheds, cellars, granaries, stables, mills, farmhouses, etc.

### **AGRITOURISM**

The visiting of an agribusiness, horticultural, or agricultural operation for recreational or educational purposes related to the activities and/or products of the operation.

### **AGRITOURISM RELATED ACTIVITIES**

Those activities that predominantly use agricultural products, structures, or equipment, such as pony rides, horseback riding, petting zoos, fishing ponds, ornamental gardens, corn mazes, straw mountains, pumpkin patches/rolling, barn dances, sleigh/hay/wagon rides, campfires, and educational events, such as farming and food preserving classes, etc.

### **NON-AGRITOURISM RELATED ACTIVITIES**

Activities that are part of an agricultural tourism operation's total offerings but not tied to farming. Such non-agriculturally related activities include small carnivals for children; musical, artistic, or similar performances; weddings; reunions; celebrations; meetings; retreats, etc and must be held within an event barn, similar facility, or designated area for which a conditional use has been granted.

### **BED AND BREAKFAST BUSINESS**

A building other than a hotel or motel in which accommodations, with or without meals, are offered to transient (maximum stay of 21 days) guests for compensation and in which there are no more than 4 sleeping rooms providing accommodations for no more than 8 adults and 4 children total, with no cooking facilities in any guest room or common guest space. The building is also the residence of the owner, operator, or manager of the business.

### **BREWERY, MICRO- / NANO- / PICO-**

The manufacturing premises of an alcohol beverage permittee regulated by the Wisconsin Department of Revenue that brews no more than 10,000 U.S. beer barrels (310,000 gallons) in one

calendar year. May include retail/wholesale of beverage and related products, as well as a tasting room.

### **CABIN**

A small cottage, lacking a basement and usually of simple design and construction, for the temporary (maximum stay of 21 days) occupancy by guests. Cabins may contain a food preparation area and bath but may not exceed 600 square feet of floor space.

### **CIDER MILL**

The manufacturing premises of an alcohol beverage permittee regulated by the Wisconsin Department of Revenue where apples are processed into cider, and that produces no more than 10,000 gallons of cider in one calendar year. May include retail/wholesale of beverage and related products, as well as a tasting room.

### **DISTILLERY (MICRO-)**

The manufacturing premises of an alcohol beverage permittee regulated by the Wisconsin Department of Revenue that produces no more than 10,000 gallons of distilled spirits in one calendar year. Also known as “Farm-to-Flask” or “Grain to Glass.” May include retail/wholesale of beverage and related products, as well as a tasting room.

### **EVENT BARN**

A barn or barn-like building used for the hosting of agriculturally related and non-agriculturally related activities for compensation.

### **FARMER’S MARKET**

A market (e.g., group of stalls and/or booths) where vendors sell agricultural products, value-added agricultural products, and agriculturally related products directly to consumers.

### **LODGE**

A building other than a hotel or motel in which accommodations, with or without meals, are offered to transient (maximum stay 21 days) guests for compensation and in which there are no more than 8 sleeping rooms providing accommodations for a total of no more than 16 adults and 8 children, with no cooking facilities in any guest room or common guest space.

### **MEADERY**

The manufacturing premises of an alcohol beverage permittee regulated by the Wisconsin Department of Revenue that brews no more than 1,000 U.S. beer barrels (31,000 gallons) of mead in one calendar year. May include retail/wholesale of beverage and related products, as well as a tasting room.

### **RENT-A-TREE OPERATION**

An orchard that sells in advance the potential yield of a specific tree(s) to an individual(s) or group who harvests the fruit of their tree(s) at the end of the growing season. The orchard operators are typically responsible for the care of the trees, such as pruning and watering.

### **RURAL CHARACTER**

Rural character consists of a pleasant, quiet landscape of open spaces, natural areas, farms,

wildlife, historic features, and small-scale development with low densities and traffic levels, unobtrusive signage, and limited lighting.

**SEASONAL**

A recurrent period characterized by certain occurrences, festivities, or crops; harvest, when crops are ready; not all year round.

**SEASONAL SIGN**

A sign erected for a limited period of time during the year when retailing activities for a particular farm product is available to the public.

**TENT**

A portable shelter made of canvas, cloth or similar material, supported by one or more poles, and stretched tight by cords or loops attached to stakes driven into the ground, lacking a basement, for the temporary (maximum stay of 21 days) occupancy by guests. Tents may contain a food preparation area and bath but may not exceed 600 square feet of floor space.

**WINERY, BOUTIQUE**

The retail and/or manufacturing premises of an alcohol beverage permittee regulated by the Wisconsin Department of Revenue that produces no more than 10,000 cases (23,780 gallons) in one calendar year. May include retail/wholesale of beverage and related products, as well as a tasting room.

**YURT**

A small, typically circular tent of skins, felt, or similar material stretched over a framework of poles, lacking a basement, for the temporary (maximum stay of 21 days) occupancy by guests. Yurts may contain a food preparation area and bath but may not exceed 600 square feet of floor space.

**C. Permitted Uses**

All permitted uses allowed in the A-2 Agricultural District, except that no new residences are allowed.

**D. General Requirements**

The following requirements shall apply to all conditional uses listed in subsection E. If additional requirements are listed for a particular use in subsection E, the requirements listed in subsection E shall also apply and will take precedence if there is any conflict between the two.

The requirements listed in this subsection are the recommended standards and will be followed unless the applicant provides a Plan of Operation that shows an alternative standard would be adequate to protect the public health, safety, and welfare, and, further, preserve the general solitude and rural character of the Town. Such Plan of Operation must be approved by both the Plan Commission and Town Board prior to the final submittal of a conditional use permit application or any amendment to a conditional use permit.

- (1) Federal, State, County Approvals – Where any use and/or structure requires a license, permit, or other approvals from any entity other than the Town of Holland all such approval(s) shall be obtained prior to issuance of a conditional use permit.
- (2) Road Restrictions
  - (a) All vehicles related to an agritourism use shall comply with applicable road weight restrictions on public roads and with any road association requirements for private roads.
  - (b) Guest access to any agritourism use shall be via public road or a private road with at least two (2) driving lanes, a surfaced roadway of at least sixteen (16) feet in width and shoulders at least one (1) foot in width on each side.
- (3) Lot Size – If part of a lot is sold, and the remaining lot is less than the minimum required size for a particular conditional use(s), such conditional use(s) shall no longer be allowed, and the conditional use permit shall automatically be revoked.
- (4) Number of Conditional Use Permits per Site – In addition to any conditional use permit required of the property owner, a separate conditional use permit will be required for each use or group of uses that is operated by someone other than the property owner.
- (5) Hours – Unless stated otherwise in subsection E, the hours that conditional uses in the A-T District are open to the public are limited to 8:00 a.m. to 7:00 p.m.
- (6) Structures – All structures intended for a use listed in subsection E shall meet the following criteria:
  - (a) The conditional uses listed in subsection E that require interior space shall only be housed in the following:
    - [1] Agriculturally related structures and/or expansions completed prior to May 19, 2020;
    - [2] Structures and/or expansions completed after May 19, 2020 on lots with existing agriculturally related structures, if said structures and/or expansions support a use listed in the A-T District, and if the total square footage of said new structures and/or expansions does not exceed 25% of the square footage of the existing agriculturally related structures on the lot as of May 19, 2020 or 4,000 square feet, whichever is less; unless additional square footage is explicitly granted by the conditional use permit. Plans must be approved by the Plan Commission prior to applying for a building permit.
    - [3] On a lot without pre-existing agriculturally related structures, new structures that are needed to support a use listed in the A-T District, if the total square footage of said structures does not exceed 2,000 square feet, unless additional square footage is explicitly granted by the conditional use permit. Plans must be approved by the Plan Commission prior to applying for a building permit.
  - (b) The exterior and interior style, design, and décor of any new or renovated

structure shall be consistent with the Town's rural character. Plans must be approved by the Plan Commission prior to applying for a building permit.

- (c) The location and operation of any new or expanded structure within the Farmland Preservation Area shall avoid interfering with normal agricultural practices on and off site or converting prime agricultural lands to a non-agricultural use.
- (7) Parking – All structures, uses, and activities dependent on vehicular access shall meet the following criteria:
- (a) Safe vehicular access and customer parking shall be provided on-site or on an adjacent property on the same side of the public road if a formal agreement is reached between the applicant and the adjacent landowner.
  - (b) Parking shall be designed in such a way that vehicles do not need to back off of or onto a public road.
  - (c) Parking areas that are accessed by driveways or lanes inside the property are recommended. Entries and exits to parking areas that directly access a public roadway shall require a driveway permit from the Town of Holland or Sheboygan County, whichever applies.
  - (d) Parking areas shall be defined by cut grass or other visible marking.
  - (e) Parked vehicles shall be located outside of public right-of-ways and at a minimum distance of 15 feet from the road pavement edge abutting the property.
  - (f) Parked vehicles shall be located at least 20 feet from the side and rear property lines.
  - (g) Landscaping or fences shall be used to minimize vehicle headlights from projecting onto neighboring properties not of common ownership.
  - (h) Conditional use applicants shall include a parking plan, drawn to scale, with their application materials that shows the following:
    - [1] Extent of parking areas and vehicle capacity.
    - [2] Estimate of the peak number of vehicles for normal business operations.
    - [3] A plan for overflow parking for events expected to exceed the normal peak number of vehicles.
    - [4] Parking sign locations, sizes, and type of construction.
    - [5] Parking lot runoff controls considering local conditions.
    - [6] Landscaping, screening, or fencing to buffer neighboring properties and roadways.
- (8) Signs
- (a) All signs related to this district shall conform with the applicable standards listed in Article XII, Signs of this chapter.

- (b) Property boundaries shall be clearly marked to avoid guests trespassing on neighboring properties.

(9) Lighting

- (a) Any exterior lighting installed that is related to an agritourism use or activity shall be appropriately shielded and directed generally downwards to minimize light pollution.
- (b) Any exterior lighting that is on during non-operating hours shall automatically be regulated by either on/off or level-1/level-2 lighting to minimize light pollution during non-operating hours.
- (c) Conditional use applicants shall include an exterior lighting plan, drawn to scale, with their application materials.

(10) Fires

- (a) Fires shall be confined to designated fire pits.
- (b) Fire pits shall be no more than three (3) feet in diameter.
- (c) The ground surface surrounding fire pits shall be covered by non-combustible materials for a minimum distance of five (5) feet.
- (d) No more than two (2) fire pits shall be allowed per five (5) acres of tract acreage.
- (e) Conditional use applicants shall include a fire pit plan, drawn to scale, with their application materials. The fire pit plan requires the review and approval of the appropriate local fire inspector prior to issuance of the conditional use permit. The fire pit plan must show the following:
  - [1] Location of fire pits, which must be at least fifty (50) feet from property boundaries.
  - [2] Locations of buildings and other structures.
  - [3] Property boundaries.
- (f) Fires shall have flames no more than three (3) feet in height.
- (g) Fire shall be attended at all times unless completely extinguished.
- (h) Property management shall confirm all fires and coals have been extinguished before midnight on each day that fires occur.
- (i) Ashes and coals shall be disposed of safely after completely cool.
- (j) Fire extinguishing devices and materials shall be located within 50 feet of each fire pit.
- (k) A notice of fire restrictions shall be posted near each fire pit.
- (l) Fire restrictions issued by the Wisconsin DNR shall be monitored and fires shall



be prohibited when local Fire Danger levels are rated “Very High” or “Extreme”. See [dnr.wi.gov/topic/ForestFire/restrictions.html](http://dnr.wi.gov/topic/ForestFire/restrictions.html).

- (11) Alcohol beverages – All agritourism uses that manufacture or sell alcohol beverages shall require the proper permits and licenses.
  - (a) The manufacture of alcohol beverages requires the appropriate Alcohol Beverage Permits from the Wisconsin Department of Revenue per Ch. 125, Wis. Stats.
  - (b) The sale of alcohol beverages requires the appropriate licenses from the Town of Holland per Town Code Chapter 200.

**E. Conditional Uses**

See Article VI, Conditional Uses for application, review and approval procedures for conditional uses. All uses listed in this section require a conditional use permit prior to applying for a building permit and/or starting operations. All conditional use permits shall go with the property, provided there is no interruption in the use for more than 365 consecutive days. The owner of the property is required to notify the Plan Commission of any change in ownership within 30 days of such change. The conditional use permit shall require a review by the Plan Commission at the time of the ownership transfer to assess the need for any changes to the conditional use permit. A land covenant as required by § 330-54 shall also be provided in conjunction with the issuance of the conditional use permit.

The requirements listed in this subsection are the recommended standards and will be followed unless the applicant provides a Plan of Operation that shows an alternative standard would be adequate to protect the public health, safety, and welfare, and, further, preserve the general solitude and rural character of the Town. Such Plan of Operation must be approved by both the Plan Commission and Town Board prior to the final submittal of a conditional use permit application or any amendment to a conditional use permit.

- (1) Agritourism related activities not specifically listed in (2) through (16) below, as well as non-agritourism related activities held outside an event barn
  - (a) Attendance is based on the acreage of the tract.

Tract Acreage	Attendance Allowed at One Time
5 acres to less than 7 acres	100 persons
7 acres to less than 10 acres	150 persons
10 acres to less than 15 acres	200 persons
15 acres or more	250 persons

- (b) Event hours are limited to 7:00 a.m. to 8:00 p.m. Monday through Thursday, 10:00 a.m. to 10:00 p.m. Friday and Saturday, and 10:00 a.m. to 8:00 p.m. Sunday.
    - (c) Dates, times, durations, and descriptions of upcoming events shall be provided in a timely and convenient manner to nearby residents and Town officials when requested. An up-to-date website is recommended.

- (d) The frequency of events that include activities using sound amplification that is audible beyond the property boundaries shall be limited to one Friday or Saturday evening every other weekend.
  - (e) Noise from event activities that is audible beyond the property boundaries shall not exceed 20 dbA over background noise on non-activity days at the same location and time of day, as measured by a certified sound testing technician.
  - (f) Minimum tract size is five (5) acres.
  - (g) The owner/operator/manager shall be on-site or available by phone and able to respond in a timely manner to any issues that arise.
- (2) Bed and Breakfast businesses
- (a) The only meal served shall be breakfast, and food service shall be limited to overnight guests. There shall be no cooking facilities in any guest room or common guest space.
  - (b) Up to 4 sleeping rooms and provide accommodations for up to 8 adults and 4 children.
  - (c) Maximum stay of 21 days.
  - (d) Hours of operation: unlimited.
- (3) Breweries, micro- / nano- / pico-
- (a) Maximum interior visitor capacity is 50 persons at any one time or the maximum allowed capacity of the structure per the state building code, whichever is less.
- (4) Cabins, Tents, Yurts
- (a) Number of units allowed:

Tract Acreage	Number of Units Allowed
5 acres to less than 10 acres	2 units
10 acres to less than 15 acres	4 units
15 acres or more	6 units

- (b) Maximum unit size is 600 square feet, with no basement allowed.
- (c) Sleeping capacity for each unit not to exceed 1 person per 100 square feet. Plans detailing the sleeping areas and capacity shall accompany the conditional use application.
- (d) Maximum stay of 21 days.
- (e) Hours of operation: unlimited.
- (f) The owner/operator/manager shall be on-site or available by phone and able to

respond in a timely manner to any issues that arise.

- (5) Cafés, Delicatessens, Diners, Eateries, Bakeries
  - (a) At least 50% of the menu items must be derived from ingredients grown, raised, or produced within Wisconsin.
  - (b) Maximum interior visitor capacity is 50 persons at any one time or the maximum allowed capacity of the structure per the state building code, whichever is less.
- (6) Cider mills
  - (a) Maximum interior visitor capacity is 50 persons at any one time or the maximum allowed capacity of the structure per the state building code, whichever is less.
- (7) Distilleries, micro-
  - (a) Maximum interior visitor capacity is 50 persons at any one time or the maximum allowed capacity of the structure per the state building code, whichever is less.
- (8) Event barns
  - (a) Attendance is based on the acreage of the tract where the structure is located or the maximum allowed capacity of the structure per the state building code, whichever is less.

Tract Acreage	Attendance Allowed at One Time
7 acres to less than 10 acres	150 persons
10 acres to less than 15 acres	200 persons
15 acres or more	250 persons

- (b) Event hours are limited to 7:00 a.m. to 8:00 p.m. Monday through Thursday, 10:00 a.m. to 11:00 p.m. Friday and Saturday, and 10:00 a.m. to 8:00 p.m. Sunday.
- (c) Dates, times, durations, and descriptions of upcoming events shall be provided in a timely and convenient manner to nearby residents and Town officials when requested. An up-to-date website is recommended.
- (d) The frequency of events that include activities using sound amplification that is audible beyond the property boundaries shall be limited to one Friday or Saturday evening every other weekend.
- (e) Noise from event activities that is audible beyond the property boundaries shall not exceed 20 dbA over background noise on non-activity days at the same location and time of day, as measured by a certified sound testing technician.
- (f) Existing barns may be renovated for this use, but the footprint shall not be expanded. No barns built after May 19, 2020 may be used for this purpose.
- (g) Minimum setback for an event barn is one hundred (100) feet from any adjacent landowner's property line.

- (h) Minimum tract size is seven (7) acres.
  - (i) The owner/operator/manager shall be on-site or available by phone and able to respond in a timely manner to any issues that arise.
- (9) Farmer's markets
- (a) Such markets shall be limited to two (2) days within a single week.
  - (b) Dates, times, durations, and descriptions of upcoming markets shall be provided in a timely and convenient manner to nearby residents and Town officials when requested. An up-to-date website is recommended.
  - (c) Markets are limited to 8:00 a.m. to 5:00 p.m. Monday through Saturday and 9:00 a.m. to 3:00 p.m. Sunday.
  - (d) Each stall and/or booth is limited in size to one hundred and forty-four (144) square feet of ground floor space.
  - (e) Minimum setback for any stall or booth is one hundred (100) feet from any adjacent landowner's property line.
  - (f) Minimum tract size is ten (10) acres.
- (10) Livestock shows, Livestock handling shows
- (a) Shows shall be limited to three (3) days within a single week.
  - (b) Dates, times, durations, and descriptions of upcoming shows shall be provided in a timely and convenient manner to nearby residents and Town officials when requested. An up-to-date website is recommended.
  - (c) Shows are limited to 8:00 a.m. to 7:00 p.m. Monday through Thursday, 8:00 a.m. to 10:00 p.m. Friday and Saturday, and 10:00 a.m. to 6:00 p.m. Sunday.
  - (d) Capacity is limited to two hundred and fifty (250) persons at any one time.
  - (e) Minimum setback is one hundred (100) feet from any adjacent landowner's property line.
  - (f) Minimum tract size is ten (10) acres.
- (11) Lodges
- (a) Up to eight (8) sleeping rooms and provide accommodations for up to sixteen (16) adults and eight (8) children.
  - (b) Maximum stay of 21 days.
  - (c) Minimum tract size is ten (10) acres.
  - (d) Hours of operation: unlimited.
  - (e) The owner/operator/manager shall be on-site or available by phone and able to

respond in a timely manner to any issues that arise.

- (12) Meaderies
  - (a) Maximum interior visitor capacity is 50 persons at any one time or the maximum allowed capacity of the structure per the state building code, whichever is less.
- (13) Museums
  - (a) At least 50% of the exhibits must be related to agriculture, horticulture, or agribusiness.
- (14) Nature trails
  - (a) Hours of operation: sunrise to sunset.
- (15) Rent-a-tree operations
- (16) Wineries, boutique
  - (a) Maximum interior visitor capacity is 50 persons at any one time or the maximum allowed capacity of the structure per the state building code, whichever is less.

**F. Animal Units** (see definition in § 330-9)

One animal unit per acre. Landowners wishing to exceed this limit must apply for a conditional use permit from the Town. Approval of said permit will consider the potential impact of the increase in animal units to the surrounding properties, among other factors.

**G. Area, Height, and Yard Requirements**

(1) Lot and/or A-T area.

- (a) A-T area: Unless specified as a requirement of a particular conditional use in subsection E, minimum five (5) acres of a single lot or parcel of record as evidenced by a legal document, such as a deed or other legal conveyance, survey map prepared by a licensed land surveyor, or a certified survey map. Separate, abutting legal lots or parcels may be combined to attain the five-acre minimum density.

(Note: An entire property does not necessarily need to be zoned A-T; only the part that encompasses the agritourism use is required to be zoned A-T.)

- (b) Lot width: Minimum 225 feet of road frontage on public road.
- (c) Lot coverage: No more than 30% of a lot shall be occupied by a residential building, accessory buildings, patios, driveways, and other impermeable surfaces.

(2) Building height.

- (a) Farm residence: Maximum 35 feet.
- (b) Other structures: Maximum 70 feet or equal to the distance from the nearest lot line,

whichever is less.

(3) Yards, unless the land zoned A-T is only a portion of a larger legal parcel, in which case the yards requirements of the entire legal parcel pertains.

(a) Farm residence.

[1] Rear: Minimum 50 feet.

[2] Side: Minimum 20 feet.

[3] Street: See Article XV, Highway Setback Lines of this chapter.

(b) Other structures.

[1] Rear: Minimum 50 feet.

[2] Side: Minimum 20 feet if the structure is not to be used for the housing of animals; minimum 50 feet if the structure is to be used for the housing of animals.

[3] Street: See Article XV, Highway Setback Lines of this chapter.

**H. Reimbursement of Expenses.** See § 330-19 of this chapter for possible requirements.

***II. § 330-22.B(1)(c)[1] is amended to read as follows:***

[1] A building, structure, or improvement that is an integral part of, or is incidental to, an agricultural use. However, any building, structure, or improvement associated with an agritourism use and/or listed in § 330-26.4.E is only allowed in the A-T district.

***III. § 330-22-3.B(1)(c)[1] is amended to read as follows:***

[1] A building, structure, or improvement that is an integral part of, or is incidental to, an agricultural use. However, any building, structure, or improvement associated with an agritourism use and/or listed in § 330-26.4.E is only allowed in the A-T district.

***IV. § 330-22-6.B(1)(c)[1] is amended to read as follows:***

[1] A building, structure, or improvement that is an integral part of, or is incidental to, an agricultural use. However, any building, structure, or improvement associated with an agritourism use and/or listed in § 330-26.4.E is only allowed in the A-T district.

***V. § 330-23.B(1)(c) is amended to read as follows:***

(c) A building, structure, or improvement that is an integral part of, or is incidental to, an agricultural use. However, any building, structure, or improvement associated with an agritourism use and/or listed in § 330-26.4.E is only allowed in the A-T district.

**VI. § 330-24.B(1)(d) is amended to read as follows:**

(d) A building, structure, or improvement that is an integral part of, or is incidental to, an agricultural use. However, any building, structure, or improvement associated with an agritourism use and/or listed in § 330-26.4.E is only allowed in the A-T district.

**VII. § 330-26.B(1)(c) is amended to read as follows:**

(c) A building, structure, or improvement that is an integral part of, or is incidental to, an agricultural use. However, any building, structure, or improvement associated with an agritourism use and/or listed in § 330-26.4.E is only allowed in the A-T district.

**VIII. § 330-22.B(1)(c)[2] is amended to read as follows:**

[2] An activity or business operation that is an integral part of, or incidental to, an agricultural use. Such activities or operations include but are not limited to the following:

- (i) Commercial kitchens
- (ii) Community Supported Agriculture (CSA) operations
- (iii) Farm markets / On-farm markets / Farm direct marketing
- (iv) Roadside stands, not to exceed one per tract
- (v) U-pick operations

However, uses that meet the definition of agritourism as defined in this Ordinance and/or listed in § 330-26.4.E are only allowed in the A-T District.

**IX. § 330-22-3.B(1)(c)[2] is amended to read as follows:**

[2] An activity or business operation that is an integral part of, or incidental to, an agricultural use. Such activities or operations include but are not limited to the following:

- (i) Commercial kitchens
- (ii) Community Supported Agriculture (CSA) operations
- (iii) Farm markets / On-farm markets / Farm direct marketing
- (iv) Roadside stands, not to exceed one per tract
- (v) U-pick operations

However, uses that meet the definition of agritourism as defined in this Ordinance and/or listed in § 330-26.4.E are only allowed in the A-T District.

**X. § 330-22-6.B(1)(c)[2] is amended to read as follows:**

[2] An activity or business operation that is an integral part of, or incidental to, an agricultural use. Such activities or operations include but are not limited to the following:

- (i) Commercial kitchens
- (ii) Community Supported Agriculture (CSA) operations
- (iii) Farm markets / On-farm markets / Farm direct marketing
- (iv) Roadside stands, not to exceed one per tract
- (v) U-pick operations

However, uses that meet the definition of agritourism as defined in this Ordinance and/or listed in § 330-26.4.E are only allowed in the A-T District.

**XI. § 330-23.B(1)(d) is amended to read as follows:**

(d) An activity or business operation that is an integral part of, or incidental to, an agricultural use. Such activities or operations include but are not limited to the following:

- (i) Commercial kitchens
- (ii) Community Supported Agriculture (CSA) operations
- (iii) Farm markets / On-farm markets / Farm direct marketing
- (iv) Roadside stands, not to exceed one per tract
- (v) U-pick operations

However, uses that meet the definition of agritourism as defined in this Ordinance and/or listed in § 330-26.4.E are only allowed in the A-T District.

**XII. § 330-24.B(1)(e) is amended to read as follows:**

(e) An activity or business operation that is an integral part of, or incidental to, an agricultural use. Such activities or operations include but are not limited to the following:

- (i) Commercial kitchens
- (ii) Community Supported Agriculture (CSA) operations
- (iii) Farm markets / On-farm markets / Farm direct marketing
- (iv) Roadside stands, not to exceed one per tract
- (v) U-pick operations



However, uses that meet the definition of agritourism as defined in this Ordinance and/or listed in § 330-26.4.E are only allowed in the A-T District.

**XIII. § 330-26.B(1)(d) is amended to read as follows:**

(d) An activity or business operation that is an integral part of, or incidental to, an agricultural use. Such activities or operations include but are not limited to the following:

- (i) Commercial kitchens
- (ii) Community Supported Agriculture (CSA) operations
- (iii) Farm markets / On-farm markets / Farm direct marketing
- (iv) Roadside stands, not to exceed one per tract
- (v) U-pick operations

However, uses that meet the definition of agritourism as defined in this Ordinance and/or listed in § 330-26.4.E are only allowed in the A-T District.

**XIV. § 330-9 is amended to include definitions to read as follows:**

COMMERCIAL KITCHEN — A small-scale food processing and/or sales facility licensed by the Wisconsin Department of Agriculture, Trade and Consumer Protection.

COMMUNITY SUPPORTED AGRICULTURE (CSA) — A farm supported in full or in part by individuals from the surrounding region who pledge their monetary and/or physical assistance to the farm operation in exchange for shares of the harvest.

FARM MARKET / ON-FARM MARKET / FARM DIRECT MARKETING — The sale of agricultural products or value-added agricultural products, at least 50% of which was produced on-site, directly to the consumer.

U-PICK OPERATION — A fruit or vegetable-growing farm that provides the opportunity for customers to pick their own fruits or vegetables directly from the plant.

**XV. § 330-9 is amended such that the definition for DATCP reads as follows:**

DATCP — The Wisconsin Department of Agricultural, Trade and Consumer Protection.

**XVI. § 330-62.A. is amended to read as follows:**

A. In all districts and in connection with every use, there shall be provided at the time any use or building is erected, enlarged, extended, or increased off-street parking spaces based upon anticipated parking demand as follows, or as may hereafter be designated for specific uses or situations:

<b>Use</b>	<b>Number of Spaces</b>
Single-family dwellings	2.0 per dwelling unit
Two-family dwellings	2.0 per dwelling unit
Multiple-family dwellings	1.5 per dwelling unit
Elementary and middle schools	2.0 for each classroom or auditorium requirement, whichever is greater
Junior and senior high schools	1.0 for each 3 students or auditorium requirement, whichever is greater
Colleges, universities and vocational schools	1.0 for each 3 students or other adults at maximum capacity
Agritourism	See § 330-26.4 A-T Agricultural Tourism District
Automobile service stations	4.0 plus 1.0 for each employee actively at work
Bowling alleys	5.0 for each alley
Churches, auditoriums, theaters, community centers and other places of public assembly	1.0 for each 5 seats
Commercial indoor recreation (other than theaters)	1.0 for each 50 square feet of primary floor area
Commercial lodging (hotels, motels, tourist homes, etc.)	1.0 for each guest room plus 1.0 for each 3 employees
Commercial office buildings and business, governmental and professional offices	1.0 for each 300 square feet of primary floor area
Funeral homes	1.0 for each 4 seats plus 1.0 for each funeral vehicle maintained on the premises
Hospitals	1.0 for each 2 beds plus 1.0 for each 3 employees
Industrial uses (including laboratories and warehouses)	1.0 for each 2 employees
Landscape and supply operations	1.0 for each 150 square feet of primary floor area plus 1.0 for each 2 employees plus 1.0 for each vehicle, tractor, and trailer stored outside on the premises
Medical and dental clinics	4.0 for each practitioner on the staff
Nursing homes and elder care facilities	1.0 for each 6 beds plus 1.0 for each 3 employees
Planned shopping centers	1.0 for each 50 square feet of primary floor area
Restaurants, taverns, clubs, lodges, etc.	1.0 for each 50 square feet of primary floor area
Retail stores	1.0 for each 150 square feet of primary floor area

XVII. § 330-102 is amended to read as follows:

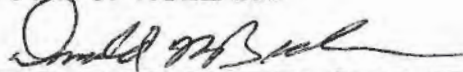
§ 330-102 Authority.

Whenever the public necessity, convenience, general welfare, or good zoning practice require, the Town Board may, by ordinance, change the district boundaries or amend, change or supplement the regulations established by this chapter in accordance with the provisions of the Wisconsin Statutes. Ordinance revisions related to farmland preservation may need to be certified by DATCP to allow landowners within certain agricultural districts to qualify for farmland preservation tax credits.

This Ordinance shall become effective upon passage and posting.

Adopted this 19th day of May, 2020.

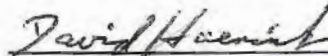
TOWN OF HOLLAND



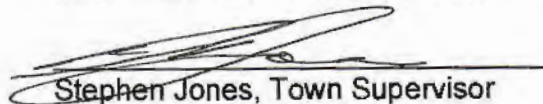
Donald W. Becker, Town Chairman



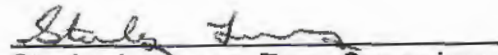
Doug Hamilton, Town Supervisor



David Huenink, Town Supervisor

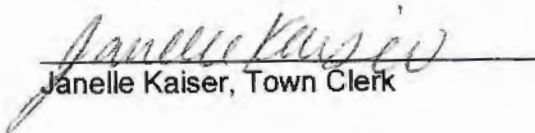


Stephen Jones, Town Supervisor



Stanley Lammers, Town Supervisor

ATTEST:



Janelle Kaiser, Town Clerk