

**TOWN OF ALGOMA  
WINNEBAGO COUNTY, WISCONSIN  
PLANNING COMMISSION MEETING  
15 N. Oakwood Road, Oshkosh, WI 54904  
Wednesday, October 8, 2025 at 6:00 pm.**

**AGENDA**

The Commission may discuss and act on the following:

1. **Call to Order.**
2. **Roll Call.**
3. **Discussion and possible action re:** Minutes from September 10, 2025.
4. **Discussion and possible action re:** Petitioners William and Shawnee Bowman are requesting a Conditional Use to clear, clean, dredge, and alter a drainageway located in a Surface Water Drainage Overlay District at 4404 Bellhaven Lane, parcel 002-000902.
5. **Discussion and possible action re:** Rezoning of 3030 Witzel Avenue, parcel 002-022201, from A-2 General Agricultural District to B-3 General Business District.
6. **Adjourn.**

It is possible that members of other governmental bodies of the municipality may be present at the above scheduled meeting to gather information about a subject over which they have decision-making responsibility. No action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact the Town Hall Office at 920-235-3789.

Posted: October 1, 2025

Posted at: Town of Algoma Hall, [www.townofalgoma.org](http://www.townofalgoma.org).

**TOWN OF ALGOMA  
WINNEBAGO COUNTY, WISCONSIN  
PLANNING COMMISSION MINUTES**

**September 10, 2025**

**Algoma Town Hall, 15 N. Oakwood Road, Oshkosh, WI 54904**

The Planning Commission meeting was called to order by Chairman Martin at 6:00 p.m.

The following members were present: Dan Martin, Bill Van Aacken, Mike Skoglund, Linda Kollmann, Scott Fischer, Kyle Kehoe, and Sherri Maruska.

The following staff members were present: Administrator Maggie Mahoney.

On a motion by Commissioner Maruska and seconded by Commissioner Kehoe, passed on a unanimous 7-0 voice vote, the minutes from the June 11, 2025 meeting were approved.

Chairman Martin introduced agenda Item 4, Site Plan by petitioner Corbin Terlip, MilBrew Holdings LLC, for a 7 Brew on parcel 002-00910103. A representative for the petitioner, Devin Winter, and representative for the property owner, Peter Schwabe, were in attendance. Administrator Mahoney gave an analysis of the site plan noting that a revised site plan has been provided with one correction to the setback to the north to a 30 feet street setback (from 25 feet). She stated that the site plan met the town requirements and recommended approval with the listed conditions. Mr. Winter gave an overview of the 7 Brew operations and explained the site circulation including the exit lane. He stated that the site plan was designed to meet the town code requirements and be compatible with the carwash next door. The Planning Commission further discussed the walk-up ordering method and existing building demolition with Mr. Winter. Chairman Martin and Commissioner Kollmann asked about signage at the end of the drive thru lane so drivers would turn left instead of right toward the carwash. Mr. Winter said they would add signage in that area and possibly paint directions on the pavement as well. There was discussion amongst the commission regarding the related traffic circulation on the carwash site and the entrance only off Brooks Lane. Mr. Winter stated there are multiple ways for customers to leave the site and that there is a learning curve and they will quickly figure out how to safely enter/exit the site. He also explained there is a partial island/curb separating the parcels to help with traffic circulation. A motion was made by Commissioner Maruska and seconded by Commissioner Kollmann for the Planning Commission to recommend approval to the Town Board of Site Plan by petitioner Corbin Terlip, MilBrew Holdings LLC, for a 7 Brew on parcel 002-00910103 with the condition that a cross-access agreement, a shared storm management plan agreement, and an easement for the well for this property are executed and recorded with the Winnebago County Register of Deeds within 12 months of approval of the zoning permit from Winnebago County Planning and Zoning. A voice vote was taken and approved the motion 7-0.

On a motion by Commissioner Van Aacken, and seconded by Commissioner Kollmann passed on a unanimous voice vote, the Planning Commission adjourned at 6:18 p.m.

Respectfully submitted,  
Maggie Mahoney, Administrator



## AGENDA MEMORANDUM

To: Planning Commission Chairperson and Members

From: Maggie Mahoney, Administrator

Date: October 8, 2025

RE: **Discussion and Possible Action re:** Petitioners William and Shawnee Bowman are requesting a Conditional Use to clear, clean, dredge, and alter a drainageway located in a Surface Water Drainage Overlay District at 4404 Bellhaven Lane, parcel 002-000902.

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### **GENERAL INFORMATION:**

Owner/Petitioner: William and Shawnee Bowman  
4404 Bellhaven Lane  
Oshkosh, WI 54904

**Past Planning Discussion(s):** None

**Action Requested:** Petitioners are requesting a Conditional Use to clear, clean, dredge, and alter a drainageway located in a Surface Water Drainage Overlay District at 4404 Bellhaven Lane, parcel 002-000902.

### **Conditional Use Explanation and Process:**

Although each zoning district is primarily intended for a predominant type of land use, there are a number of uses that may be appropriate under certain conditions. These are referred to as "conditional uses".

The Town Planning Commission may render a recommendation to the Town Board and the Town Board may render a recommendation to the County Planning and Zoning Committee based on the decision criteria provided to either 1) approve the conditional use; 2) approve the conditional use with conditions, or 3) deny the conditional use. Such decision shall be supported by written findings.

If the decision is to approve the conditional use with conditions, the Town Board may also submit conditions of approval. If the Town Board does not submit a decision supported by

written findings to the committee prior to the public hearing, it shall be deemed to have consented to whatever action the committee may take.

**Property Location and Type:**

The subject property is zoned R-2 Suburban Low Density Residential. The adjacent lots are also zoned residential. Future land use identifies this and the surrounding parcels as remaining single family residential.

This waterway is also in a Shoreland Zoning Overlay District, which is defined as:

This district extends from the ordinary high-water mark of navigable streams inland for a distance of 300 feet or to the inland side of the 100-year floodplain, whichever is greater, and from the ordinary high-water mark of navigable lakes, ponds, or flowages inland for a distance of 1,000 feet. The provisions relating to this district are contained in chapter 27 of the general code of Winnebago County. They are crafted to meet the minimum requirements as established by state law.

This parcel is not in an area of Town where a boundary agreement is currently in effect.

**Conditional Use Request:**

The property owner wants to clean and clear the existing surface water drainage way. This would include removing buckthorn, dead and dying trees, fallen trees, and stumps in the waterway. They want to shape the waterway to improve drainage and add stone to improve drainage and protect from erosion. *The engineering plans are included in the county public hearing packet.*

This work is allowable by conditional use permit per Chapter 23 Town/County Zoning in Division 133 Surface Water Drainageway Overlay District as follows:

**23.8-551 Conditional uses (according to s. 23.7-113)**

- (1) According to underlying zoning districts.
- (2) Dams, hydropower plants, flowages, and ponds.
- (3) Any dredging, clearing, cleaning, relocating, etc. of an existing surface water drainage-way, not requiring a permit from a state or federal agency.
- (4) Any dredging, clearing, cleaning, relocating, etc. of an existing surface water drainage-way requiring a permit from a state or federal agency, may be administratively approved per s. 23.7-313 based upon plans/permits authorized by said agency of jurisdiction.

**ANALYSIS:**

The following is the staff review of criteria to consider as a basis of decision for the proposed use as required per Ch 23 Town/County Zoning:

1. **Size of the parcel on which the proposed use will occur.** 1.5 acres

2. **Presence of and compatibility with other uses on the subject property.** The drainageway is already present on the property. As an established drainageway, it is compatible with other uses on the subject property.
3. **Location of the proposed use on the subject property (i.e. proximity of the proposed use to other existing or potential land uses).** The drainageway is already established on the property—no changes to the location are proposed.
4. **Effects of the proposed use on traffic safety and efficiency and pedestrian circulation, both on-site and off-site.** There is no effect on traffic safety and efficiency and pedestrian circulation in the area.
5. **Suitability of the subject property for the proposed use.** Property is suitable for the nature and location of the work being performed.
6. **Effects of the proposed use on the natural environment.** The proposed work would improve drainage by removing the debris and replacing the stone to prevent further erosion.
7. **Effects of the proposed use on surrounding properties, including operational considerations related to hours of operation and creation of potential nuisances.** Effect on surrounding properties minimal, and drainage likely to improve in the area having a positive impact on surrounding properties.
8. **Effects of the proposed use on the normal and orderly development and improvement of the surrounding property for uses permitted in the zoning district and adjoining districts.** No effect.
9. **Other Factors:** This type of conditional use request is not common. Staff consulted with the town engineer and county code enforcement officer and determined that the issues at hand are:
  - a. **Does the Town have an easement in this drainageway? If so, would the town allow the proposed work?**

The town does not have a permanent drainage easement over this drainageway.
  - b. **Will the proposed work negatively impact the drainageway?**

The proposed work would not negatively impact drainage and could possibly improve it by removing the debris and replacing the stone to prevent further erosion.

*I have attached an email of my correspondence with the county code enforcement officer for reference.*

**Based on the criteria above, Staff determines that the proposed use will have a minimal impact on the surrounding properties. No conditions are recommended.**

**RECOMMENDED ACTION:**

Staff recommends approval of the conditional use. Should the Planning Commission agree, the following motion may be made:

*“Motion to approve a recommendation by the Planning Commission to the Town Board to approve the Conditional Use by William and Shawnee Bowman to clear, clean, dredge, and alter a drainageway located in a Surface Water Drainage Overlay District at 4404 Bellhaven Lane, parcel 002-000902.”*

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**ATTACHMENTS:**

1. Town Application
2. Shoreland Zoning Overlay District aerial
3. Photos of drainage way
4. County Public Hearing materials
5. Emails between town and county



Town of Algoma  
15 N. Oakwood Road  
Oshkosh, WI 54904  
(920) 235-3789

Visit us at [www.townofalgoma.org](http://www.townofalgoma.org)

M-Th 9:00-5:00 F 9:00-1:00

## Site Plan Review/Plan Commission General Application

### APPLICANT INFORMATION

Petitioner: William & Shawnee Bowman Date: 9/16/25  
Petitioner's Address: 4404 Bellhaven Ln. City: OSHKOSH State: WI Zip: 54904  
Telephone #: (920) 858-8037 Fax: ( ) Other Contact # or Email: \_\_\_\_\_

Status of Petitioner (Please Check): ☒ Owner ☐ Representative ☐ Tenant ☐ Prospective Buyer

Petitioner's Signature (required): William & Shawnee Bowman Date: 9/16/25

### OWNER INFORMATION

Owner(s): William & Shawnee Bowman Date: 9-16-25  
Owner(s) Information: 4404 Bellhaven Ln City: OSHKOSH State: WI Zip: 54904  
Telephone #: (920) 858-8037 Fax: ( ) Other Contact # or Email: \_\_\_\_\_

Ownership Status (Please Check): ☐ Individual ☒ Trust ☐ Partnership ☐ Corporation

Property Owner Consent (required) ☒

By signature hereon, I/We acknowledge that Town officials and/or employees may, in the performance of their functions, enter upon the property to inspect or garner other information necessary to process this application. I also understand that all meeting dates are tentative and may be postponed by the Town of Algoma for incomplete submissions or other administrative reasons.

Property Owner's Signature: William & Shawnee Bowman Date: 9/16/25

### SITE INFORMATION

Address/Location of Proposed Project: 4404 Bellhaven Ln. Oshkosh WI 54904

Current Use of Property: Residential - Home Zoning: Residential

Land Uses Surrounding Your Site: North: Lake Butte Des Morts

South: Residential

East: Residential

West: Residential

Projected Timeline: Completed

Project Description: Cleaning and clearing of existing surface water drainage way. Removal of buckthorn, dead & dying trees, fallen trees, and stumps in waterway. Shaping of waterway to improve drainage. Addition of stone to improve drainage and protect from erosion.

Note: The Town of Algoma or a duly appointed official maintain the right to cancel this agreement if the applicant has been deemed in violation of this agreement or Town of Algoma Municipal Code. No refund will be provided.



Town of Algoma  
15 N. Oakwood Road  
Oshkosh, WI 54904  
(920) 235-3789

Visit us at [www.townofalgoma.org](http://www.townofalgoma.org)

M-Th 9:00-5:00 F 9:00-1:00

## Site Plan Review/Plan Commission General Application Continued

### SITE INFORMATION CONTINUED

Development Characteristics    Gross Acreage/ Square Feet: \_\_\_\_\_

Development Area and Percentage: \_\_\_\_\_

# of Employees/# of Residential Units: \_\_\_\_\_

# of Proposed Parking Space: \_\_\_\_\_

Traffic Count Projections (attach documentation): \_\_\_\_\_

Percent Impervious (attach documentation): \_\_\_\_\_

Description of Required Landscaping (attach landscape plan): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Additional Information: \_\_\_\_\_

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### OFFICE USE ONLY

Received By: Katie R.    Date: 9-16-25    Fee: \$350    Paid: Yes    No

**Note:** The Town of Algoma or a duly appointed official maintain the right to cancel this agreement if the applicant has been deemed in violation of this agreement or Town of Algoma Municipal Code. No refund will be provided.



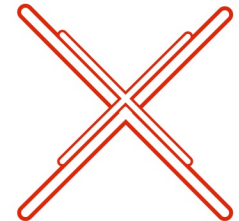
## Site Map

### Legend

- Address Marker
- Tax Parcel
- Local Road
- Private Road
- Road R.O.W.
- Simultaneous Conveyance
  - Certified Survey
  - Condominium
  - Assessor Plat
  - Subdivision
  - Plat of Survey
  - Outlots



1 Inch = 60 Feet



W.I.N.G.S. Project Disclaimer  
This data was created for use by the Winnebago County Geographic Information System project. Any other use/application of this information is the responsibility of the user and such use/application is at their own risk. Winnebago County disclaims all liability regarding fitness of the information for any use other than Winnebago County business. \*Data for this map covrighted December 31, 2006\*

Jun 06, 2025 @ 12:01 PM

4404 Bellhaven drainage way photos:



Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING  
PLANNING AND ZONING COMMITTEE  
October 22, 2025

TO WHOM IT MAY CONCERN:

The applicant(s) listed below has requested a Conditional Use which is regulated by either Chapter 23, the Town/County Zoning Code, or Chapter 27, the Shoreland Zoning Code. You are receiving this notice because this application or petition for action: 1. affects area in the immediate vicinity of property which you own; 2. requires your agency to be notified; 3. requires your Town to be notified; or 4. requires you, as the applicant, to be notified.

The Winnebago County Planning and Zoning Committee will be holding a public hearing on October 22, 2025 at 6:30 PM in Conference Room 120 of the David Albrecht Administration Building located at 112 Otter Ave, Oshkosh, WI.

All interested persons wishing to be heard at the public hearing may appear in person or via Microsoft Teams using the meeting information below. A direct link to the Microsoft Teams Meeting is available on the Winnebago County Meetings and Agenda calendar on the above indicated date.

**Microsoft Teams Meeting Information Link:** <https://winnebagocowi.portal.civicclerk.com/>

**Select the Agenda PDF on the meeting date and Click "Join Meeting Now"**

For further detailed information concerning this notice, contact the Town Clerk or the Winnebago County Zoning office, where the application is available for viewing.

**INFORMATION ON CONDITIONAL USE REQUEST**

**Application No.:** 2025-CU-7120

**Property Owner(s):** BOWMAN, WILLIAM

**Agent:** HINTZKE, CASSIE CYPRESS HOMES INC

**Tax Parcel No.:** 002-000902

**Location of Premises:** 4404 BELLHAVEN LN, OSHKOSH

**Legal Description:** Being part of Government Lot 2 of Section 7, Township 18 North, Range 16 East, Town of Algoma, Winnebago County, Wisconsin.

**Code Reference:** 23.8-551

**Description of Proposed Use:** Applicant is requesting a conditional use permit to clear, clean, dredge, and alter a drainage way located in a surface water drainage overlay district

## INITIAL STAFF REPORT

**Sanitation:** Existing; Municipal

**Overlays:** Shoreland, floodplain

**Current Zoning:** R-2 Suburban Low Density Residential

**Code Reference:** 23.8-551

**Description of Proposed Use:** Applicant is requesting a conditional use permit to clear, clean, dredge, and alter a drainage way located in a surface water drainage overlay district

**Surrounding Zoning:** **North:** Lake Winnebago; **South:** R-2; **East:** R-2; **West:** R-2; R-1;

### THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/AGENT

**Describe the proposed use:** Surface Water Drainage Way Overlay District (Stormwater Easement). Cleaning and clearing of existing surface water drainage way. Removal of buckthorn, dead and dying trees, fallen trees, and stumps in waterway. Shaping of waterway to improve drainage. Addition of stone to improve drainage and protect from erosion.

**Describe how the proposed use will not have any adverse effects on surrounding property:** No adverse effects on surrounding property.

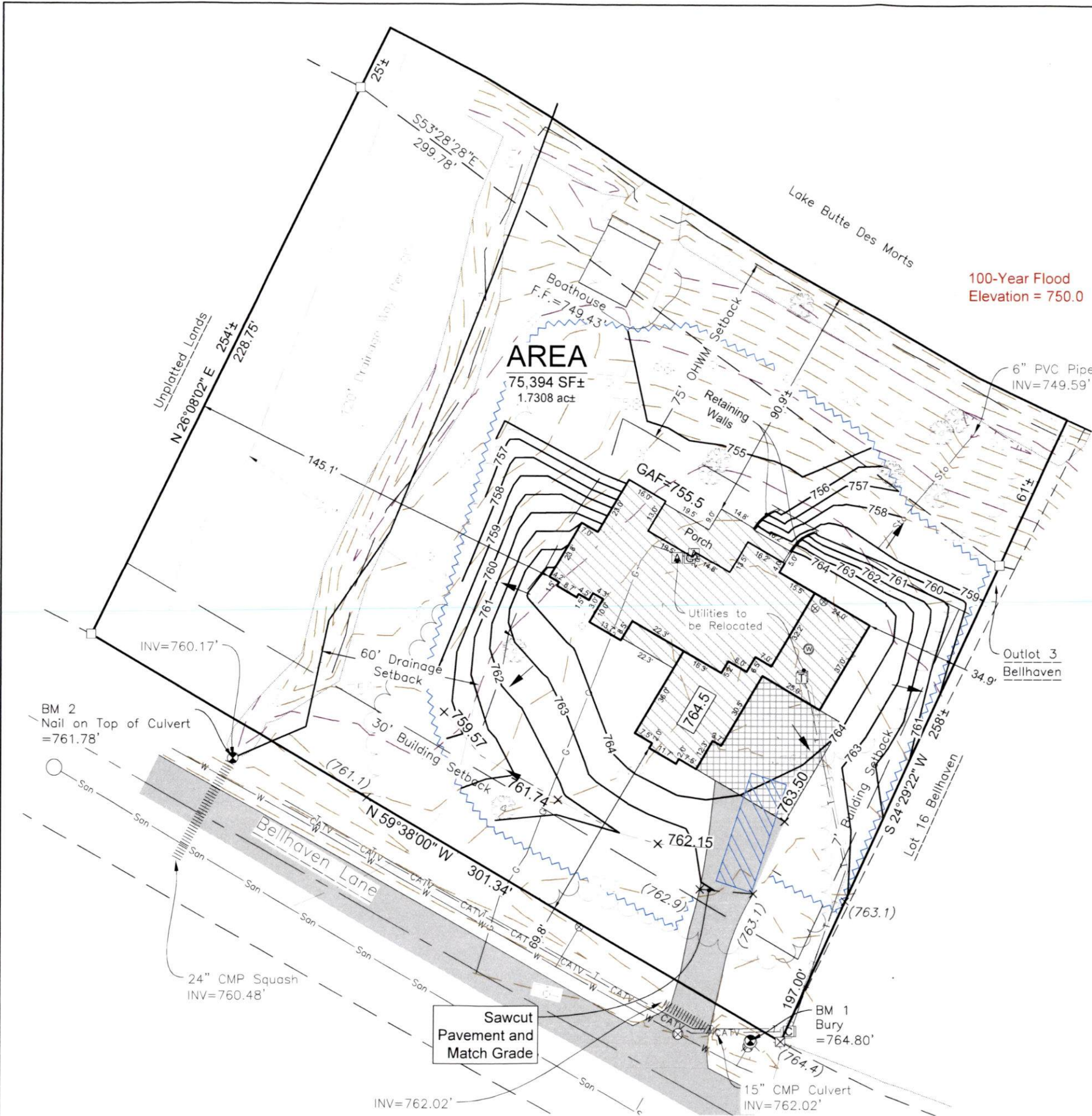
### SECTION REFERENCE AND BASIS OF DECISION

#### Basis of Decision

The town board and town plan commission of the town in which the proposed conditional use is located in making their recommendation and Planning and Zoning Committee in making its decision shall consider the following factors:

- (1) the size of the parcel on which the proposed use will occur;
- (2) the presence of and compatibility with other uses on the subject property;
- (3) the location of the proposed use on the subject property (e.g., proximity of the proposed use to other existing or potential land uses);
- (4) effects of the proposed use on traffic safety and efficiency and pedestrian circulation, both on-site and off-site;
- (5) the suitability of the subject property for the proposed use;
- (6) effects of the proposed use on the natural environment;
- (7) effects of the proposed use on surrounding properties, including operational considerations relating to hours of operation and creation of potential nuisances;
- (8) effects of the proposed use on the normal and orderly development and improvement of the surrounding property for uses permitted in the zoning district and adjoining districts; and
- (9) any other factor that relates to the purposes of this chapter as set forth in s. 23.1-5 and other sections as may apply.

In the event the conditional use being proposed is an adult-oriented establishment, the above-named decision-making bodies shall not consider the nature of expressive conduct protected by the U.S. Constitution with regard to any of the above-mentioned criteria.



LEGEND

- 000.0 Garage Floor Grade at Door
- x 000.00 Proposed Grade
- + (000.0) Existing/Match Grade
- GAF Grade at Foundation
- Direction of Drainage
- BMP's for Erosion Control
- Lot Corner
- Proposed Tracking Pad
- Existing Contour
- Proposed Contour

SITE INFORMATION:

|                          |                  |
|--------------------------|------------------|
| <b>Site Areas</b>        |                  |
| Parcel Area:             | 75,394 SF±       |
| Proposed Building Area:  | 6,338 SF         |
| Proposed Pavement Area:  | 1,544 SF         |
| Existing Boothouse Area: | 482 SF           |
| Existing Pavement Area:  | 1,491 SF         |
| Total Impervious:        | 9,855 SF (13.1%) |

Parcel # 002000902  
Notes:

The shown location of Best Management Practice (BMP) for erosion control based upon final drainage pattern. Additional BMPs shall be placed where necessary during construction, dependent on existing site conditions.

Dimensions are to the exterior foundation wall, not including the brick ledge.

Setback Requirements

Front: 30'  
Rear: 75' OHWM  
Sides: 7'/10'

WISCONSIN

MITCHELL BAUER

E-46552

MENASHA WI

PROFESSIONAL ENGINEER

Mitchell D. Bauer

2025.08.12 14:04:02-0500

Mitchell D. Bauer

Professional Engineer

No. E-46552

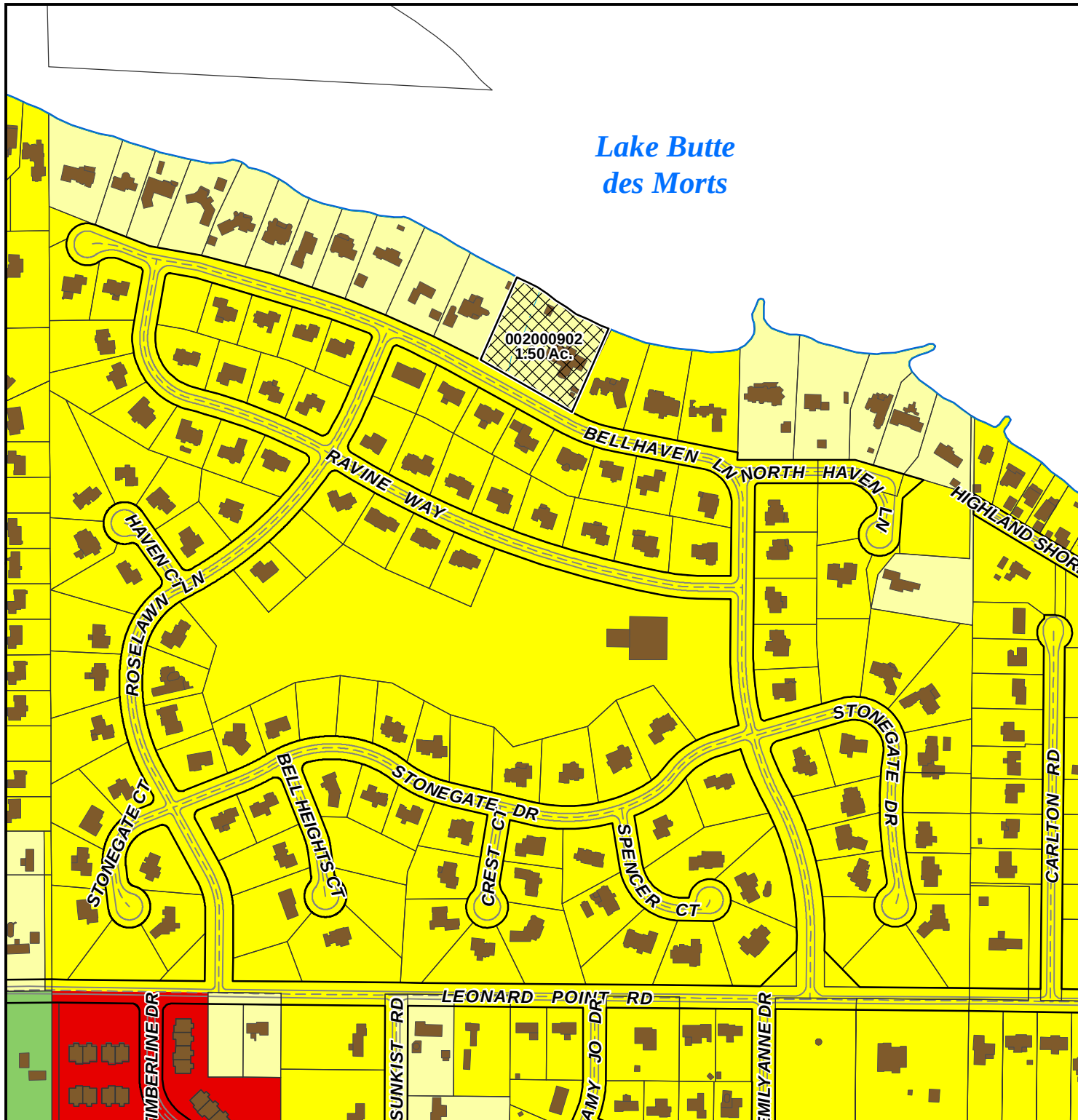
0

40

80

Bearings are referenced to

Winnebago County Coordinate System



## Application #25-CU-7120

Date of Hearing:

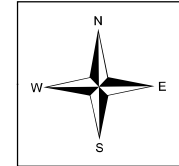
October 22, 2025

Owner(s):

BOWMAN LIV TST, WILLIAM L /  
BOWMAN LIV TST, SHAWNEE L

Subject Parcel(s):

002000902



Winnebago County  
WINGS Project

**Scale**  
1 inch : 400 feet

## County Zoning Districts

|     |     |             |
|-----|-----|-------------|
| R-1 | PDD | B-1         |
| R-2 | A-1 | B-2         |
| R-3 | A-2 | B-3         |
| R-4 | I-1 | M-1         |
| R-8 | I-2 | Town Zoning |

City of Oshkosh Extraterritorial  
Zoning Jurisdiction

Incorporated Area

○ = SITE

**Application #25-CU-7120**

Date of Hearing:

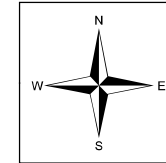
October 22, 2025

Owner(s):

BOWMAN LIV TST, WILLIAM L /  
BOWMAN LIV TST, SHAWNEE L

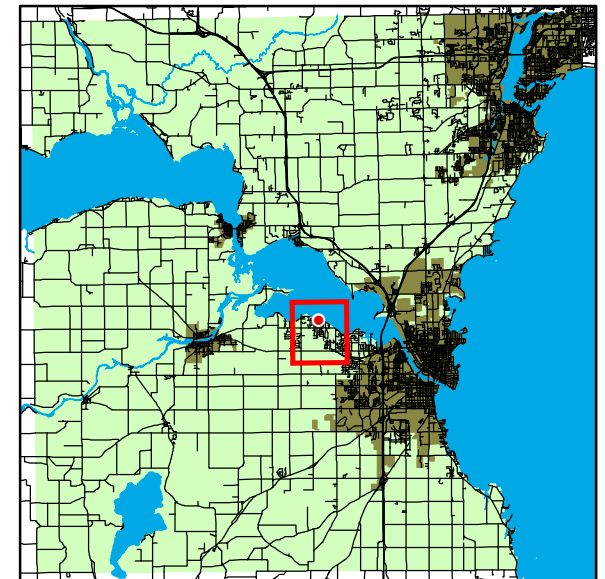
Subject Parcel(s):

002000902

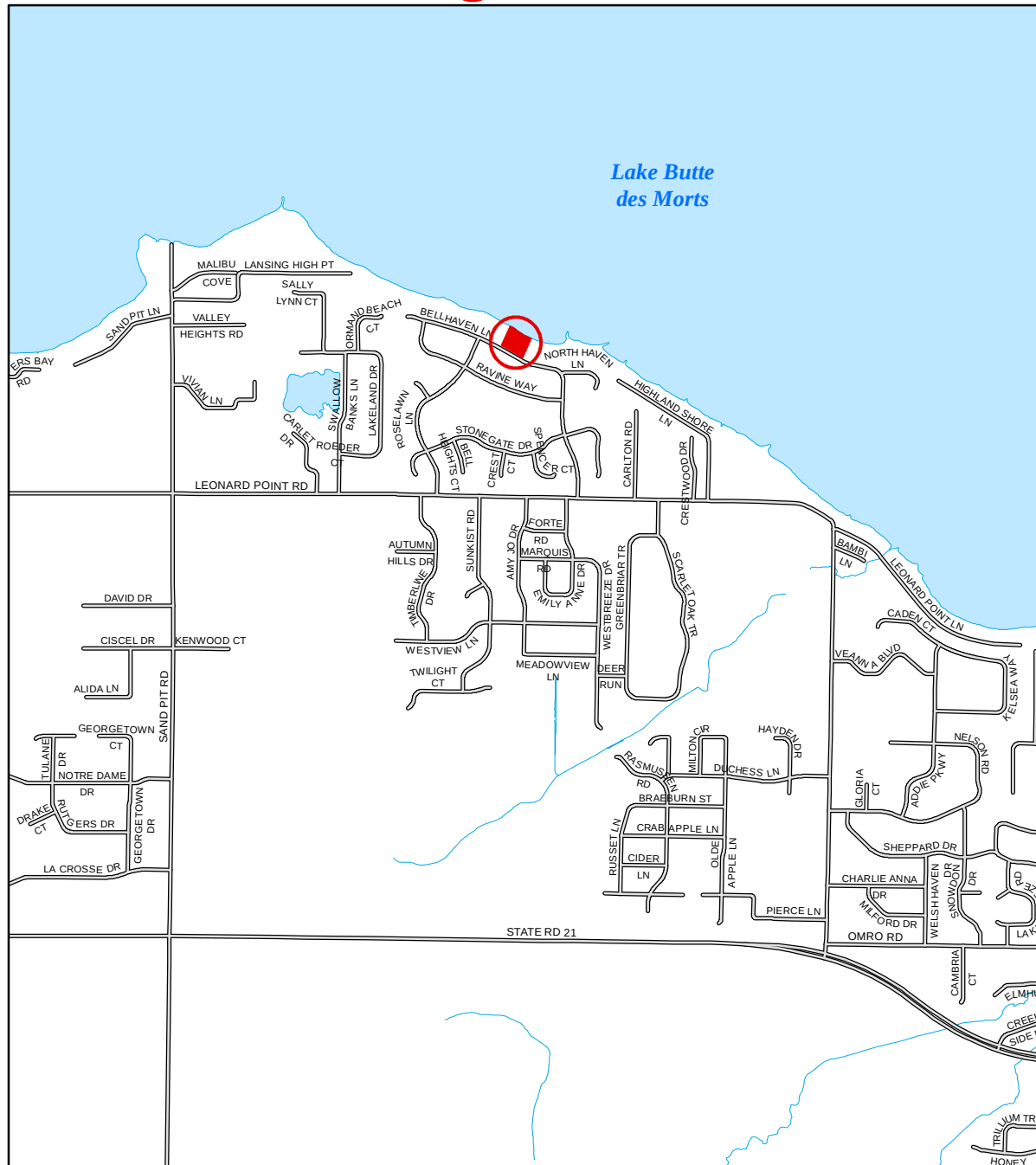


Winnebago County  
WINGS Project

● = SITE



**WINNEBAGO COUNTY**



1 inch : 2,000 feet

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**RE: 4404 Bellhaven Ln- Stormwater Drainage Easement**

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**From** Edwards, Caleb <CEdwards@winnebagocountywi.gov>

**Date** Mon 2025-09-15 12:25 PM

**To** Maggie Mahoney <townadmin@townofalgoma.org>

Hello Maggie,

Can we discuss over a phone call anytime between 8:30 and 9:30 either Tuesday or Wednesday? If another time works better for you please let me know. I don't think the call will take very long but will help clarify things. This is an uncommon situation so it might be beneficial to talk it over a bit before the public hearings start.

Thanks,

Caleb Edwards  
Code Enforcement Officer  
Winnebago County Planning and Zoning Dept.  
112 Otter Ave. PO Box 2808  
Oshkosh, WI 54901  
920-232-3344



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**From:** Maggie Mahoney <townadmin@townofalgoma.org>

**Sent:** Thursday, September 11, 2025 11:51 AM

**To:** Edwards, Caleb <CEdwards@winnebagocountywi.gov>

**Cc:** Rowe, Cary <CRowe@winnebagocountywi.gov>; Lefebvre, Daniel <DLefebvre@winnebagocountywi.gov>

**Subject:** Re: 4404 Bellhaven Ln- Stormwater Drainage Easement

Caleb,

Thank you for providing all of this information. Our town engineering firm (McMahon) has reviewed all of the information we can find including the title documents for this property and the plat. I have had communication with the property owner and the builder (William Bowman provided me the title work).

**We cannot find any evidence that there is a town permanent drainage easement over this drainageway.**

I know the property owner has applied for a conditional use from the county. Does that also require consideration of a conditional use from the town?

Happy to discuss if easier—I am in all day but have a meeting from 2-3pm. We are super-short staffed so please email me then I will call you (no one is answering the main line).

Thanks! Maggie

---

**From:** Edwards, Caleb <[CEdwards@winnebagocountywi.gov](mailto:CEdwards@winnebagocountywi.gov)>  
**Sent:** Thursday, August 14, 2025 9:09 AM  
**To:** Maggie Mahoney <[townadmin@townofalgoma.org](mailto:townadmin@townofalgoma.org)>  
**Cc:** Rowe, Cary <[CRowe@winnebagocountywi.gov](mailto:CRowe@winnebagocountywi.gov)>; Lefebvre, Daniel <[DLefebvre@winnebagocountywi.gov](mailto:DLefebvre@winnebagocountywi.gov)>  
**Subject:** RE: 4404 Bellhaven Ln- Stormwater Drainage Easement

Hello Maggie,

This is an update on this property after looking through our records and consulting with the owner and DNR. The owners have applied for a conditional use permit to do work in a "Surface Water Drainageway Overlay District". The requirements for this district can be found in 23.8-548 to 23.8-551 of our ordinance. In short it doesn't allow anything to be done in this area unless they obtain approval under another agency with jurisdiction (DNR for example) and a zoning permit through the County or a conditional use permit through the County. Since the DNR is saying they have no jurisdiction over this area they must go through the conditional use permit process through the County. We have asked the applicant to provide an engineer certification stating that the drainageway is still able to handle a 25-year storm event.

After looking through some old records it looks like the earliest sign of the drainage way that I could find is a public hearing initiated by the town in 1982-1983 (attached). The document is lengthy, but I believe the first three pages are the most relevant ones. It appears that the Town initially tried to rezone two waterways to C-1 Conservancy in order to protect the drainage ways however the initial proposal was rejected by the committee in late 1982. The C-1 district was an overlay district at that time. It then appears a revised request was approved by the County board in 1983 for the Bellhaven Ln property to be rezoned to C-1. The drainageway appears to have been designed to handle a 25-year storm event for the 80-acre watershed (page 18 of pdf). The "surface water drainage easement" also appears as a 60' wide easement on a Town of Algoma Zoning map from 1996 however we were unable to locate anything other than the map creating the 60' from the center of the stream easement. The approval in 1983 was for the easement to be 30' from the center of the stream so we are working on updating our maps to change the easement to reflect what was documented and approved.

It then appears that the C-1 district was replaced by the "Surface water drainage easement" district throughout our ordinance updates/revisions over the years. Since the C-1 district was originally requested by the Town to protect the drainage way then the Town's decision would be a major factor over what occurs in the " Surface Water Drainageway Overlay District".

There is a lot of information here so if you have any questions or wish to discuss this please let me know.

Thanks,

Caleb Edwards

Code Enforcement Officer

Winnebago County Planning and Zoning Dept.

112 Otter Ave. PO Box 2808

Oshkosh, WI 54901

920-232-3344



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**From:** Maggie Mahoney <[townadmin@townofalgoma.org](mailto:townadmin@townofalgoma.org)>

**Sent:** Tuesday, June 10, 2025 12:31 PM

**To:** Edwards, Caleb <[CEdwards@winnebagocountywi.gov](mailto:CEdwards@winnebagocountywi.gov)>

**Cc:** Lefebvre, Daniel <[DLefebvre@winnebagocountywi.gov](mailto:DLefebvre@winnebagocountywi.gov)>; Jason Loduha <[publicworks@townofalgoma.org](mailto:publicworks@townofalgoma.org)>

**Subject:** Fw: 4404 Bellhaven Ln- Stormwater Drainage Easement

You don't often get email from [townadmin@townofalgoma.org](mailto:townadmin@townofalgoma.org). [Learn why this is important](#)

Hi Caleb,

Please see Phil's comments/questions about this. The attached map of drainage easements came from the county—we don't know what the surface water drainage district is or where that came from.

Happy to discuss!!

Thanks, Maggie

---

**From:** Phillip Kleman <[PKleman@mcmgrp.com](mailto:PKleman@mcmgrp.com)>  
**Sent:** Tuesday, June 10, 2025 9:38 AM  
**To:** Maggie Mahoney <[townadmin@townofalgoma.org](mailto:townadmin@townofalgoma.org)>  
**Cc:** Jason Loduha <[publicworks@townofalgoma.org](mailto:publicworks@townofalgoma.org)>  
**Subject:** Re: 4404 Bellhaven Ln- Stormwater Drainage Easement

Maggie - Couple of questions for you...the "Surface Water Drainage District"....is this intended to be an easement area or just a "zoning district or overlay"? This is the first I've seen this term and/or district. Did the Town develop this district or did this come from the County? Are the "Surface Water Drainage District areas also identified on plat maps or CSM's and do they carry any language related to purpose or intent? This "district" appears to just be a setback or overlay of certain navigable streams. Is there any documentation of where this overlay/district came from? Seems to be more of a zoning overlay...not an easement. The "Surface Water Drainage District looks more like the County's shoreland setback zone from navigable streams, therefore, the question about the boat house should default back to them?

Also noticed this "district" is on the quarry property....does this need to show up on the plat and include any specific language/provisions?

Sorry, more questions than answers...feel free to call to discuss if easier!

Phil

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**From:** Maggie Mahoney <[townadmin@townofalgoma.org](mailto:townadmin@townofalgoma.org)>  
**Sent:** Tuesday, June 10, 2025 9:19 AM  
**To:** Phillip Kleman <[PKleman@mcmgrp.com](mailto:PKleman@mcmgrp.com)>  
**Cc:** Jason Loduha <[publicworks@townofalgoma.org](mailto:publicworks@townofalgoma.org)>  
**Subject:** Fw: 4404 Bellhaven Ln- Stormwater Drainage Easement

Hi Phil,

This area is a designated water drainage district on our drainage easement map (new map attached). Please let me know your thoughts on the questions from the county this when you have a chance.  
Thanks, Maggie

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**From:** Edwards, Caleb <[CEdwards@winnebagocountywi.gov](mailto:CEdwards@winnebagocountywi.gov)>  
**Sent:** Friday, June 6, 2025 12:27 PM  
**To:** Maggie Mahoney <[townadmin@townofalgoma.org](mailto:townadmin@townofalgoma.org)>  
**Cc:** Lefebvre, Daniel <[DLefebvre@winnebagocountywi.gov](mailto:DLefebvre@winnebagocountywi.gov)>  
**Subject:** 4404 Bellhaven Ln- Stormwater Drainage Easement

Hello Maggie,

We were out looking at a property and noticed a bit of work done on a drainage stream located in a stormwater easement located on 4404 Bellhaven Ln, Parcel 002000902. Based on our GIS this stream seems to be considered an intermittent navigable stream. Attached are aerials of the property and pictures we had taken on a site visit. We had a few questions regarding the easement:

- Is the easement owned by the Town? If no, then the following questions don't apply.
- Was the drainage stream filled with stone as part of a Town project? (See first 5 pictures of attached photo pdf)
- There is a boathouse located inside the easement that the owners are looking to replace. Would the town allow the existing boathouse to be replaced, or would it have to be moved out of the easement?

Thanks,

Caleb Edwards

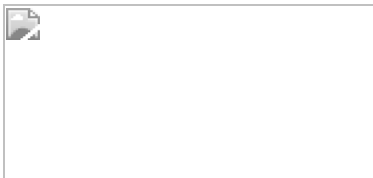
Code Enforcement Officer

Winnebago County Planning and Zoning Dept.

112 Otter Ave. PO Box 2808

Oshkosh, WI 54901

920-232-3344





## AGENDA MEMORANDUM

To: Plan Commission Chairperson and Members

From: Maggie Mahoney, Administrator

Date: October 8, 2025

RE: **Discussion and Possible Action re:** Rezoning of 3030 Witzel Avenue, parcel 002-022201, from A-2 General Agricultural District to B-3 General Business District.

---

### **GENERAL INFORMATION:**

Petitioner and Owner: Jason Brenenstuhl, Pastor & President  
Wyldewood Baptist Church  
3030 Witzel Avenue  
Oshkosh, WI 54904

**Past Planning Discussion(s):** None

**Action Requested:** Petitioner is requesting approval of a change in zoning designation from A-2 General Agricultural District to B-3 General Business District for future expansion of an existing use.

### **Applicable Provisions:**

Town of Algoma Comprehensive Plan

Chapter 23: Town/County Zoning of the Winnebago County Municipal Code

### **Property Location and Type:**

The subject property is 12.86 acres on an agricultural parcel on the northside of Witzel Avenue two blocks west of S. Oakwood Road. The property currently has three buildings on a single parcel--a church, school and printing facility. There is also a large green space used for soccer and recreation. The petitioner would like to expand the church and ministries to better service the community with a larger print shop that prints free bibles, as well as expand the school and playground with a possible pavilion that is open to the community.

**Current parcel and proposed new building location (in yellow):**



**Subject Site:**

| <b><i>Existing Land Use</i></b>         | <b><i>Zoning</i></b>             |
|-----------------------------------------|----------------------------------|
| Residential – existing duplex structure | A-2 General Agriculture District |

**Adjacent Land Use and Zoning:**

| <b><i>Existing Land Uses</i></b> |             | <b><i>Zoning</i></b>                |
|----------------------------------|-------------|-------------------------------------|
| <b>North</b>                     | Residential | R-2 Suburban Residential District   |
| <b>South</b>                     | Residential | A-2 General Agriculture District    |
| <b>East</b>                      | Residential | R-2 Suburban I Residential District |
| <b>West</b>                      | Residential | R-2 Suburban Residential District   |

**Comprehensive Plan:**

| <b><i>Land Use Recommendation</i></b> | <b><i>Use Category</i></b>                           |
|---------------------------------------|------------------------------------------------------|
| Current Land Use                      | A-2 General Agriculture District                     |
| Future Land Use                       | Institutional Facilities and Recreational Facilities |

## **Zoning Definitions:**

**A-2 General Agriculture District** – This district is intended to accommodate both large and small-scale farms and hobby farms. Although scattered residential lots are allowed, agriculture is the predominant land use. This district should be located in those areas suitable for agriculture, but not for large-scale agricultural operations, and adjacent to urbanizing areas.

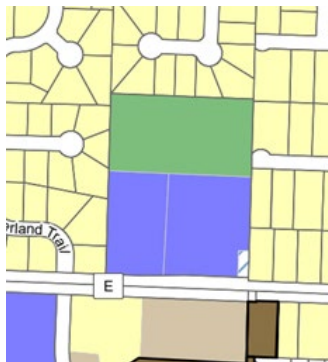
**B-3 General Business District** – This district is intended to accommodate primarily large-scale commercial projects of regional importance that require access to major road corridors. This district is intended to include one or more parcels of land that as a general rule includes 20 acres or more. Lots are connected to a public sanitary sewer system or have an on-site sewage disposal system.

**R-2 Suburban Residential District** – This district is intended to accommodate low and medium density residential lots commonly located, but not limited to, a duly recorded and legally maintained subdivision. This district provides a “suburban” arrangement of amenities, services, and facilities. Lots are connected to a public sanitary sewer system or have an on-site sewage disposal system.

## **Future Land Use Definitions from the Town of Algoma Comprehensive Plan:**

**Institutional Facilities** – Land for public and private facilities dedicated to public services (blue).

**Recreational Facilities** – Land uses that provide leisure activity opportunities for citizens (green).



*The full Town Comprehensive Plan and Future Use Map is available on the town website:*  
<https://townofalgoma.org/planning/>

## **ANALYSIS:**

The petitioner has consulted with the county and the proposed zoning change, as stated above, is being requested because an additional building cannot be added under the current A-2 Agricultural Zoning District, but the proposed B-3 General Business district zoning would allow for the planned project.

The town comprehensive plan states future uses of “institutional” and “recreational” but those are uses, not zoning districts. Both are permitted uses in the proposed B-3 General Business District.

The current and proposed uses by the church are consistent with those identified future uses. Changing the zoning to B-3 General Business would allow the current uses as well as any uses that are permitted in that district, as well as those allowed by conditional use.

*I have attached the Chapter 23: Town/County Zoning of the Winnebago County Municipal Code 8-1 Land Use Matrix for your reference, which lists all of the permitted, condition use, accessory and temporary uses for each district. [Here is a link to the full Chapter 23](#) which includes definitions of each use in 23.3-2.*

Here is a summary of the permitted uses the B-3 district:

|                                     |                                                                                                                                                                                                                                                                                                           |
|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Residential:                        | mixed use housing                                                                                                                                                                                                                                                                                         |
| Special Care Facilities:            | group day care, hospice care, nursing home, retirement home                                                                                                                                                                                                                                               |
| Group Accommodations:               | boardinghouse, overnight lodging, resort                                                                                                                                                                                                                                                                  |
| Food and Beverage Sales:            | brewpub, restaurant, tavern                                                                                                                                                                                                                                                                               |
| Vehicle Rental, Sales, and Service: | fuel station, repair shop, sales and rental, service shop                                                                                                                                                                                                                                                 |
| General Sales:                      | convenience, general retail including large format, outdoor                                                                                                                                                                                                                                               |
| General Services:                   | administrative, adult oriented establishment, body-piercing, commercial kennel, small equipment rental, financial services, funeral home, general repair, general services, health care clinic, health care center, instructional services, professional services, tattoo, small animal veterinary clinic |
| Recreation and Entertainment:       | indoor and outdoor entertainment and recreation                                                                                                                                                                                                                                                           |
| Government and Community Services:  | administrative government center, civic use facility, community center, community cultural facility, community garden, educational (pre-K through 12 and post-secondary), park, public safety facility, recreation trail, worship facility                                                                |
| Telecommunications and Utilities    | facilities and systems                                                                                                                                                                                                                                                                                    |
| Transportation:                     | mass transit terminal, parking lots and structures                                                                                                                                                                                                                                                        |
| Industrial uses:                    | artisan shop                                                                                                                                                                                                                                                                                              |

The location of this lot on Witzel Avenue near residential neighborhoods and a nursing home facility make it reasonable that it be zoned B-3 General Business District based on the permitted uses stated above. Any development of the property will need to be reviewed and conform to dimensional standards and zoning code.

**For the reasons stated above, the proposed change is consistent with the Town Comprehensive Plan and future land use map.**

**RECOMMENDED ACTION:**

Staff recommends approval of the rezoning request. Should the Planning Commission agree, the following motion may be made:

*“Motion to recommend approval to the Town Board to rezone 3030 Witzel Avenue, parcel 002-022201, from A-2 General Agricultural District to B-3 General Business District.”*

**ATTACHMENTS:**

1. Town Application
2. County 10/22/25 Public Hearing packet
3. Chapter 23 8-1 Land Use Matrix



Town of Algoma  
15 N. Oakwood Road  
Oshkosh, WI 54904  
(920) 235-3789

Visit us at <https://townofalgoma.org/>

M-Th 9:00-5:00 F 9:00-1:00

## Site Plan Review/Plan Commission General Application

### APPLICANT INFORMATION

Petitioner: Wyldeewood Baptist Church, Jason Breerestuhl <sup>Pastor, President</sup> Date: Sept 23, 2025  
Petitioner's Address: 3030 Witzel Avenue City: Oshkosh State: WI Zip: 54904  
Telephone #: (920) 235 5400 Fax: ( ) \_\_\_\_\_ Other Contact # or Email: pastor@wyldeewood.org  
Status of Petitioner (Please Check): ☒ Owner ☐ Representative ☐ Tenant ☐ Prospective Buyer  
Petitioner's Signature (required): Jason P. Breerestuhl Date: 9-23-25

### OWNER INFORMATION

Owner(s): Wyldeewood Baptist Church, Jason Breerestuhl, President Date: 9-23-2025  
Owner(s) Information: 3030 Witzel Ave City: Oshkosh State: WI Zip: 54904  
Telephone #: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_ Other Contact # or Email: 920-279-5371  
Ownership Status (Please Check): ☐ Individual ☐ Trust ☐ Partnership ☒ Corporation  
Property Owner Consent (required) ☐ ☐ ☐ ☒

By signature hereon, I/We acknowledge that Town officials and/or employees may, in the performance of their functions, enter upon the property to inspect or garner other information necessary to process this application. I also understand that all meeting dates are tentative and may be postponed by the Town of Algoma for incomplete submissions or other administrative reasons.

Property Owner's Signature: [Signature] Date: 9-23-2025

### SITE INFORMATION

Address/Location of Proposed Project: 3030 Witzel Avenue  
Current Use of Property: Church Zoning: A-2  
Land Uses Surrounding Your Site: North: Residential  
South: Residential  
East: Residential  
West: Residential

Projected Timeline: Future Building Projects

Project Description: To increase our support of the community we wish to construct a larger printing facility to provide free material. Also the school needs to expand to be a better service to the community.

\* Desire to change zoning from A-2 to B-3.

Note: The Town of Algoma or a duly appointed official maintain the right to cancel this agreement if the applicant has been deemed in violation of this agreement or Town of Algoma Municipal Code. No refund will be provided.



Town of Algoma  
15 N. Oakwood Road  
Oshkosh, WI 54904  
(920) 235-3789

Visit us at <https://townofalgoma.org/>

M-Th 9:00-5:00 F 9:00-1:00

## Site Plan Review/Plan Commission General Application Continued

### SITE INFORMATION CONTINUED

Development Characteristics    Gross Acreage/ Square Feet: \_\_\_\_\_  
Development Area and Percentage: \_\_\_\_\_  
# of Employees/#of Residential Units: \_\_\_\_\_  
# of Proposed Parking Space: No additional parking needed  
Traffic Count Projections (attach documentation): no additional traffic anticipated  
Percent Impervious (attach documentation): ~~no change~~ current retention pond  
Description of Required Landscaping (attach landscape plan): (I believe) accommodates the intended expansions,

Additional Information: We wish to change the zoning from A-2 to B-3.  
We have no intention of using all the green space. We need lots of  
green space for our school and our continued support of the community  
with play ground and soccer field as well as grass area - ball diamond  
etc. We only wish to construct buildings to help further our  
desire to serve the community better.

### OFFICE USE ONLY

Received By: EMM    Date: 9/3/25    Fee: 350.00    Paid: Yes    No

Note: The Town of Algoma or a duly appointed official maintain the right to cancel this agreement if the applicant has been deemed in violation of this agreement or Town of Algoma Municipal Code. No refund will be provided.

Payment: Card - HG Receipt # 106713

# Winnebago County Planning and Zoning Department

## NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE October 22, 2025

### TO WHOM IT MAY CONCERN:

The applicant(s) listed below has requested a Zoning Map Amendment which is regulated by the Town/County Zoning Code, Chapter 23. You are receiving this notice because this application or petition for action: 1. affects area in the immediate vicinity of property which you own; 2. requires your agency to be notified; 3. requires your Town to be notified; or 4. requires you, as the applicant, to be notified.

The Winnebago County Planning and Zoning Committee will be holding a public hearing on October 22, 2025 at 6:30 PM in Conference Room 120 of the David Albrecht Administration Building located at 112 Otter Ave, Oshkosh, WI.

All interested persons wishing to be heard at the public hearing may appear in person or via Microsoft Teams using the meeting information below. A direct link to the Microsoft Teams Meeting is available on the Winnebago County Meetings and Agenda calendar on the above indicated date.

**Microsoft Teams Meeting Information Link:** <https://winnebagocowi.portal.civicclerk.com/>  
**Select the Agenda PDF on the meeting date and Click "Join Meeting Now"**

For further detailed information concerning this notice, contact the Town Clerk or the Winnebago County Zoning office, where the application is available for viewing.

### **INFORMATION ON ZONING MAP AMENDMENT REQUEST**

**Application No.:** 2025-ZC-7140

**Applicant:** WYLDEWOOD BAPTIST CHURCH

**Agent:** NONE

**Location of Premises:** 3030 WITZEL AVE, OSHKOSH

**Tax Parcel No.:** 002-0222-01

**Legal Description:** Being part of the SW 1/4 of the NE 1/4 of Section 20, Township 18 North, Range 16 East, Town of Algoma, Winnebago County, Wisconsin.

**Explanation:** Applicant is requesting a Zoning Map Amendment from A-2 (General Agricultural District) to B-3 (General Business District) for future expansion of an existing use.

INITIAL STAFF REPORT

**Sanitation:** Existing; Municipal

**Overlays:** NONE

**Current Zoning:** A-2 General Agriculture

**Proposed Zoning:** B-3 Regional Business

**Surrounding Zoning:** North: R-2; South: A-2; East: R-2; West: R-2;

**THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY THE OWNER/APPLICANT**

**Describe present use(s):** Church and ministries.

**Describe proposed use(s):** Church and ministries.

**Describe the essential services for present and future use(s):** All essential services for present use and future expansion are already installed and operating (electrical, gas, water, sewage).

**Describe why the proposed use would be the highest and best use for the property:** The church would like to expand the ministries of the church with a larger print shop which provides free Bibles. Also, an expanded playground with possible pavillion that is open to the community.

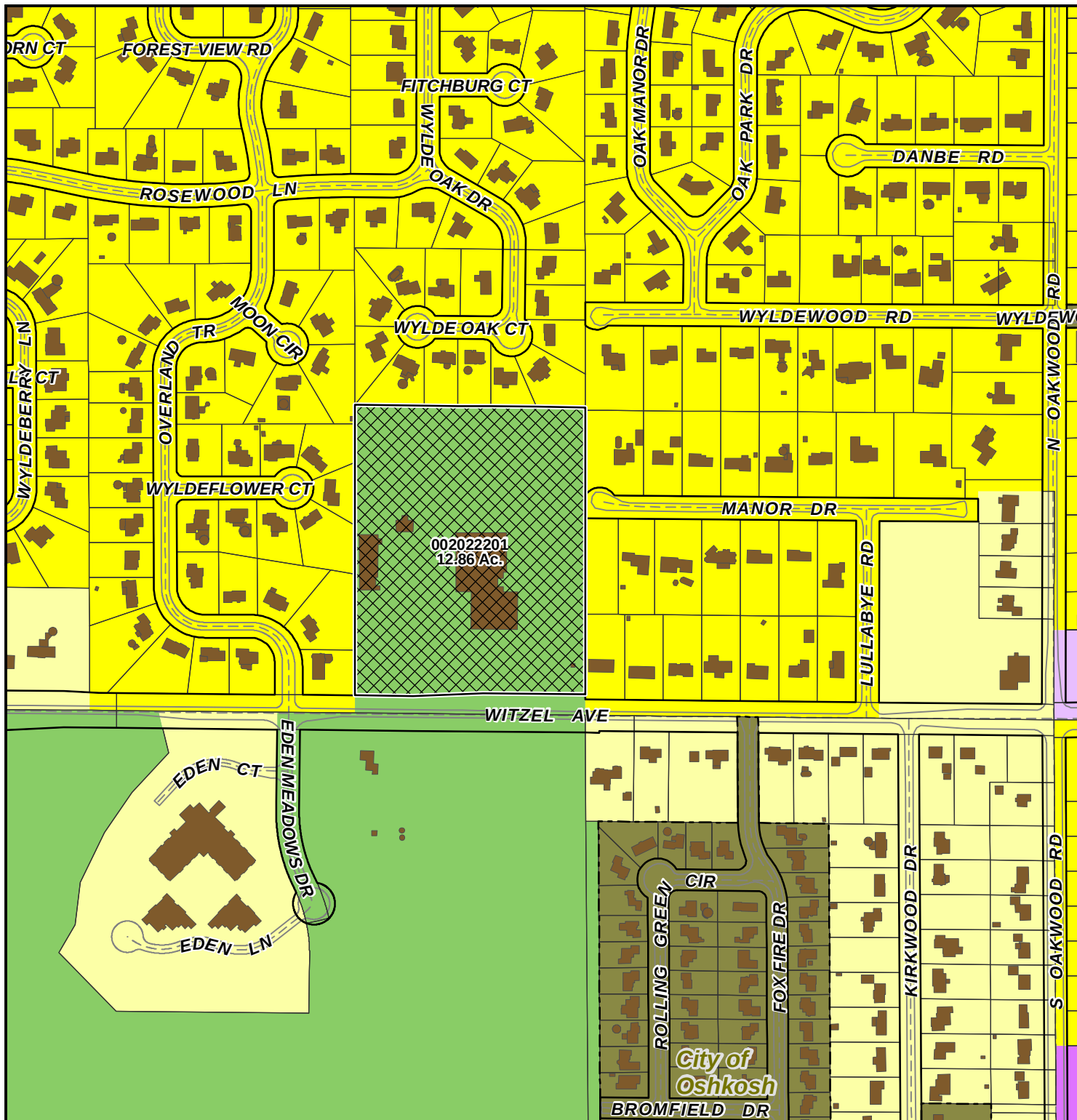
**Describe the proposed use(s) compatibility with surrounding land use(s):** We are located in a community where we are the only playground and green space available. We want to keep this while also expanding our outreach to the community. This change will help us accomplish both.

**SECTION REFERENCE AND BASIS OF DECISION**

**23.7-5 Basis of Decision**

Zoning map amendment initiated by a property owner. If a proposed zoning map amendment is initiated by a property owner and would change the zoning classification of a parcel not classified as A-1, the Planning and Zoning Committee in making its recommendation and the Board of County Supervisors in making its decision shall consider the following factors:

- (1) whether the amendment is consistent with the county's comprehensive plan, including any future land use maps or similar maps;
- (2) the extent to which the lot and structures on the subject property conform to the dimensional standards that apply to the proposed zoning district; and
- (3) any other factor not specifically or generally listed but deemed appropriate by the committee or board given the particular circumstances.



## Application #25-ZC-7140

Date of Hearing:

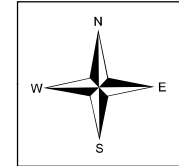
October 22, 2025

Owner(s):

WYLDEWOOD BAPTIST  
CHURCH

Subject Parcel(s):

002022201



Winnebago County  
WINGS Project

**Scale**  
1 inch : 400 feet

## County Zoning Districts

|     |     |             |
|-----|-----|-------------|
| R-1 | PDD | B-1         |
| R-2 | A-1 | B-2         |
| R-3 | A-2 | B-3         |
| R-4 | I-1 | M-1         |
| R-8 | I-2 | Town Zoning |

City of Oshkosh Extraterritorial  
Zoning Jurisdiction

Incorporated Area

○ = SITE

Application #25-ZC-7140

Date of Hearing:

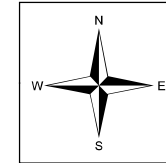
October 22, 2025

Owner(s):

WYLDEWOOD BAPTIST CHURCH

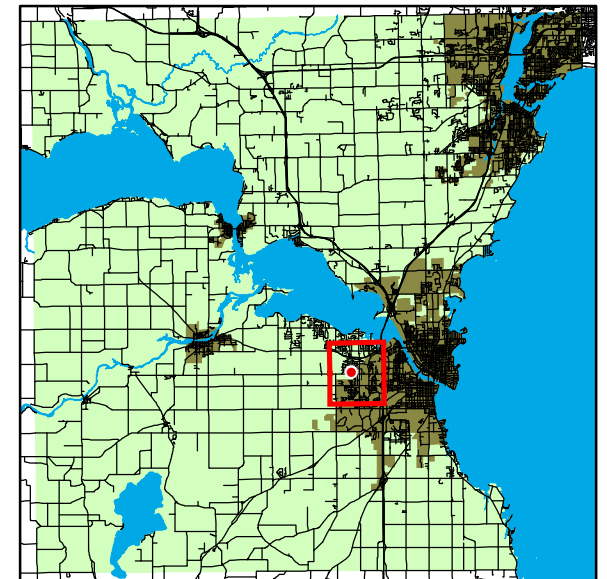
Subject Parcel(s):

002022201

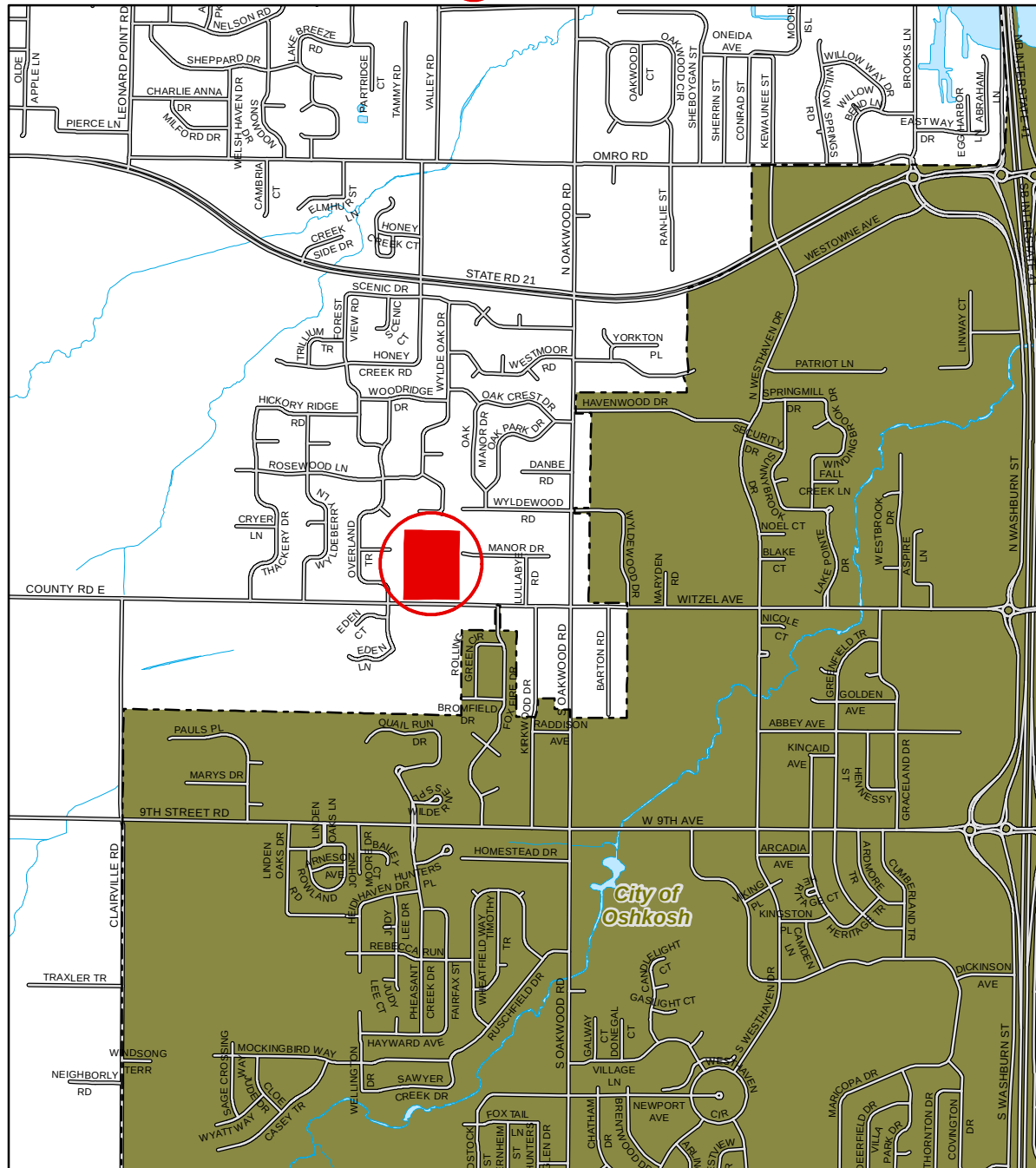


Winnebago County  
WINGS Project

● = SITE



WINNEBAGO COUNTY



1 inch : 2,000 feet

Exhibit 8-1 Land use matrix

|                                                             |           |                   | Base Zoning District |     |     |     |     |     |     |     |     |     |     |     |     |
|-------------------------------------------------------------|-----------|-------------------|----------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| 1 Agriculture                                               | Review    | Special Standards | A-1                  | A-2 | R-1 | R-2 | R-3 | R-4 | R-8 | B-1 | B-2 | B-3 | M-1 | I-1 | I-2 |
| 1.01 Agriculture-related use                                | ZP,SP,PO  | 23.8-231          | C                    | C   | -   | -   | -   | -   | -   | -   | -   | -   | -   | P   | C   |
| 1.02 Agriculture, crop                                      | -         | 23.8-232          | P                    | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   |
| 1.03 Agriculture, general                                   | ZP        | 23.8-233          | P                    | P   | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   |
| 1.03 Agriculture, general, 500 animal units or more         | ZP        | 23.8-233          | C                    | C   | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   |
| 1.04 Greenhouse                                             | ZP,SP,PO  | 23.8-234          | P                    | P   | -   | -   | -   | -   | -   | -   | C   | C   | -   | C   | C   |
| 2 Resource-Based Uses                                       |           |                   |                      |     |     |     |     |     |     |     |     |     |     |     |     |
| 2.01 Dam                                                    | ZP,SP,PO  | 23.8-241          | C                    | C   | C   | C   | C   | C   | C   | C   | C   | C   | C   | C   | C   |
| 2.02 Forestry                                               | -         | 23.8-242          | P                    | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   |
| 2.03 Hunting preserve                                       | ZP,SP,PO  | 23.8-243          | -                    | C   | -   | -   | -   | -   | -   | -   | -   | -   | -   | C   | C   |
| 2.04 Sewage sludge disposal                                 | -         | 23.8-244          | P                    | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   |
| 2.05 Wildlife park                                          | ZP,SP,PO  | 23.8-245          | -                    | C   | -   | -   | -   | -   | -   | -   | -   | -   | -   | C   | C   |
| 3 Residential                                               |           |                   |                      |     |     |     |     |     |     |     |     |     |     |     |     |
| 3.01 Mixed-use housing                                      | ZP,SP     | 23.8-251          | -                    | -   | -   | -   | -   | -   | -   | -   | C   | P   | P   | -   | -   |
| 3.02 Manufactured/mobile home community                     | ZP,SP,PO  | 23.8-252          | -                    | -   | -   | -   | -   | -   | P   | -   | -   | -   | -   | -   | -   |
| 3.03 Multifamily building, 2 units                          | ZP        | 23.8-253          | -                    | -   | -   | -   | P   | P   | -   | -   | -   | -   | P   | -   | -   |
| 3.04 Multifamily building, 3–4 units                        | ZP        | 23.8-254          | -                    | -   | -   | -   | -   | P   | -   | -   | -   | C   | P   | -   | -   |
| 3.04 Multifamily building, 5–8 units                        | ZP        | 23.8-254          | -                    | -   | -   | -   | -   | P   | -   | -   | -   | C   | C   | -   | -   |
| 3.04 Multifamily building, 9 or more units                  | ZP        | 23.8-254          | -                    | -   | -   | -   | -   | C   | -   | -   | -   | -   | C   | -   | -   |
| 3.05 Nonfarm residence                                      | ZP        | 23.8-255          | P                    | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   |
| 3.06 Single-family dwelling [1]                             | ZP        | 23.8-256          | -                    | P   | P   | P   | P   | -   | -   | -   | -   | -   | -   | -   | -   |
| 3.07 Townhouse, 3–4 units                                   | ZP,SP     | 23.8-257          | -                    | -   | -   | -   | -   | P   | -   | -   | -   | C   | P   | -   | -   |
| 3.07 Townhouse, 5–8 units                                   | ZP,SP     | 23.8-257          | -                    | -   | -   | -   | -   | P   | -   | -   | -   | C   | C   | -   | -   |
| 3.07 Townhouse, 9 or more units                             | ZP,SP     | 23.8-257          | -                    | -   | -   | -   | -   | C   | -   | -   | -   | -   | C   | -   | -   |
| 3.08 Twin home                                              | ZP        | 23.8-258          | -                    | -   | -   | -   | P   | P   | -   | -   | -   | -   | P   | -   | -   |
| 4 Special Care Facilities                                   |           |                   |                      |     |     |     |     |     |     |     |     |     |     |     |     |
| 4.01 Adult family home                                      | ZP        | 23.8-261          | -                    | -   | P   | P   | P   | P   | -   | -   | -   | -   | -   | -   | -   |
| 4.02 Community living arrangement, 8 or fewer residents [2] | ZP        | 23.8-262          | -                    | -   | P   | P   | P   | P   | -   | -   | -   | -   | -   | -   | -   |
| 4.02 Community living arrangement, 9–15 residents [2]       | ZP        | 23.8-262          | -                    | -   | P   | P   | P   | P   | -   | -   | -   | -   | -   | -   | -   |
| 4.02 Community living arrangement, 16 or more residents [2] | ZP,SP, PO | 23.8-262          | -                    | -   | P   | P   | P   | P   | -   | -   | -   | -   | -   | -   | -   |
| 4.03 Foster home and treatment foster home [3]              | ZP        | 23.8-263          | -                    | -   | P   | P   | P   | P   | -   | -   | -   | -   | -   | -   | -   |
| 4.04 Group day care center [4]                              | ZP,SP     | 23.8-264          | -                    | -   | -   | -   | C   | C   | -   | P   | P   | P   | P   | C   | C   |
| 4.05 Hospice care center                                    | ZP,SP     | 23.8-265          | -                    | C   | C   | C   | C   | P   | -   | C   | C   | P   | C   | -   | -   |
| 4.06 Nursing home                                           | ZP,SP     | 23.8-266          | -                    | -   | C   | C   | C   | P   | -   | -   | C   | P   | C   | -   | -   |
| 4.07 Retirement home                                        | ZP,SP     | 23.8-267          | -                    | -   | C   | C   | C   | P   | -   | -   | C   | P   | C   | -   | -   |
| 4.08 Temporary shelter [5]                                  | ZP,SP, PO | 23.8-268          | -                    | -   | -   | -   | -   | -   | -   | C   | C   | C   | -   | -   | -   |
| 5 Group Accommodations [6]                                  |           |                   |                      |     |     |     |     |     |     |     |     |     |     |     |     |
| 5.01 Boardinghouse                                          | ZP,SP, PO | 23.8-271          | -                    | -   | -   | -   | -   | C   | -   | -   | C   | P   | C   | -   | -   |
| 5.02 Campground                                             | ZP,SP,PO  | 23.8-272          | -                    | C   | -   | -   | -   | -   | -   | -   | -   | C   | -   | -   | -   |
| 5.03 Group recreation camp                                  | ZP,SP,PO  | 23.8-273          | -                    | C   | -   | -   | -   | -   | -   | -   | -   | C   | -   | -   | -   |
| 5.04 Migrant labor camp                                     | ZP,SP,PO  | 23.8-274          | C                    | C   | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   |
| 5.05 Overnight lodging                                      | ZP,SP,PO  | 23.8-275          | -                    | -   | -   | -   | -   | -   | -   | -   | C   | P   | P   | -   | -   |
| 5.06 Resort                                                 | ZP,SP,PO  | 23.8-276          | -                    | C   | -   | -   | -   | -   | -   | -   | C   | P   | C   | -   | -   |
| 6 Food and Beverage Sales                                   |           |                   |                      |     |     |     |     |     |     |     |     |     |     |     |     |
| 6.01 Brewpub                                                | ZP,SP,PO  | 23.8-281          | -                    | -   | -   | -   | -   | -   | -   | -   | C   | P   | P   | C   | -   |
| 6.02 Restaurant                                             | ZP,SP,PO  | 23.8-282          | -                    | -   | -   | -   | -   | -   | -   | C   | P   | P   | P   | -   | -   |
| 6.03 Tavern                                                 | ZP,SP,PO  | 23.8-283          | -                    | -   | -   | -   | -   | -   | -   | C   | P   | P   | C   | -   | -   |

continued on next page

## Exhibit 8-1 Land use matrix – continued

| 7 Vehicle Rental, Sales, and Service        | Review   | Special Standards | Base Zoning District |     |     |     |     |     |     |     |     |     |     |     |     |
|---------------------------------------------|----------|-------------------|----------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
|                                             |          |                   | A-1                  | A-2 | R-1 | R-2 | R-3 | R-4 | R-8 | B-1 | B-2 | B-3 | M-1 | I-1 | I-2 |
| 7.01 Heavy vehicle sales and rental         | ZP,SP,PO | 23.8-291          | -                    | -   | -   | -   | -   | -   | -   | -   | -   | C   | -   | P   | C   |
| 7.02 Truck stop                             | ZP,SP,PO | 23.8-292          | -                    | -   | -   | -   | -   | -   | -   | -   | -   | C   | -   | C   | C   |
| 7.03 Vehicle fuel station                   | ZP,SP,PO | 23.8-293          | -                    | -   | -   | -   | -   | -   | -   | -   | C   | P   | C   | C   | C   |
| 7.04 Vehicle repair shop                    | ZP,SP,PO | 23.8-294          | -                    | -   | -   | -   | -   | -   | -   | -   | C   | P   | -   | C   | C   |
| 7.05 Vehicle sales and rental               | ZP,SP,PO | 23.8-295          | -                    | -   | -   | -   | -   | -   | -   | -   | C   | P   | -   | C   | -   |
| 7.06 Vehicle service shop                   | ZP,SP,PO | 23.8-296          | -                    | -   | -   | -   | -   | -   | -   | -   | C   | P   | -   | C   | C   |
| 7.07 Vehicle storage yard                   | ZP,SP,PO | 23.8-297          | -                    | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   | C   | C   |
| <b>8 General Sales</b>                      |          |                   |                      |     |     |     |     |     |     |     |     |     |     |     |     |
| 8.01 Convenience retail sales               | ZP,SP,PO | 23.8-301          | -                    | -   | -   | -   | -   | -   | -   | P   | P   | P   | P   | -   | -   |
| 8.02 General retail sales                   | ZP,SP,PO | 23.8-302          | -                    | -   | -   | -   | -   | -   | -   | C   | P   | P   | C   | -   | -   |
| 8.03 General retail sales, large format     | ZP,SP,PO | 23.8-303          | -                    | -   | -   | -   | -   | -   | -   | -   | -   | P   | -   | -   | -   |
| 8.04 Outdoor sales                          | ZP,SP,PO | 23.8-304          | -                    | -   | -   | -   | -   | -   | -   | C   | C   | P   | -   | C   | -   |
| <b>9 General Services</b>                   |          |                   |                      |     |     |     |     |     |     |     |     |     |     |     |     |
| 9.01 Administrative services                | ZP,SP,PO | 23.8-311          | -                    | -   | -   | -   | -   | -   | -   | C   | P   | P   | P   | -   | -   |
| 9.02 Adult-oriented establishment           | ZP,SP,PO | 23.8-312          | -                    | -   | -   | -   | -   | -   | -   | -   | -   | P   | -   | -   | -   |
| 9.03 Body-piercing establishment            | ZP,SP,PO | 23.8-313          | -                    | -   | -   | -   | -   | -   | -   | C   | P   | P   | P   | -   | -   |
| 9.04 Commercial kennel                      | ZP,SP,PO | 23.8-314          | -                    | C   | -   | -   | -   | -   | -   | -   | C   | P   | P   | C   | -   |
| 9.05 Commercial stable                      | ZP,SP,PO | 23.8-315          | -                    | C   | -   | -   | -   | -   | -   | -   | -   | -   | -   | C   | -   |
| 9.06 Equipment rental, large                | ZP,SP,PO | 23.8-316          | -                    | -   | -   | -   | -   | -   | -   | -   | -   | C   | -   | P   | C   |
| 9.07 Equipment rental, small                | ZP,SP,PO | 23.8-317          | -                    | -   | -   | -   | -   | -   | -   | -   | C   | P   | -   | -   | -   |
| 9.08 Financial services                     | ZP,SP,PO | 23.8-318          | -                    | -   | -   | -   | -   | -   | -   | P   | P   | P   | P   | -   | -   |
| 9.09 Funeral home                           | ZP,SP,PO | 23.8-319          | -                    | -   | -   | -   | -   | -   | -   | C   | P   | P   | P   | -   | -   |
| 9.10 General repair                         | ZP,SP,PO | 23.8-320          | -                    | -   | -   | -   | -   | -   | -   | C   | P   | P   | P   | C   | -   |
| 9.11 General services                       | ZP,SP,PO | 23.8-321          | -                    | -   | -   | -   | -   | -   | -   | C   | P   | P   | P   | -   | -   |
| 9.12 Health care clinic                     | ZP,SP,PO | 23.8-322          | -                    | -   | -   | -   | -   | -   | -   | C   | P   | P   | P   | -   | -   |
| 9.13 Health care center                     | ZP,SP,PO | 23.8-323          | -                    | -   | -   | -   | -   | -   | -   | -   | C   | P   | P   | -   | -   |
| 9.14 Instructional services                 | ZP,SP,PO | 23.8-324          | -                    | -   | -   | -   | -   | -   | -   | C   | P   | P   | P   | C   | -   |
| 9.15 Landscape business                     | ZP,SP,PO | 23.8-325          | -                    | C   | -   | -   | -   | -   | -   | -   | -   | C   | -   | P   | -   |
| 9.16 Professional services                  | ZP,SP,PO | 23.8-326          | -                    | -   | -   | -   | -   | -   | -   | P   | P   | P   | P   | -   | -   |
| 9.17 Tattoo establishment                   | ZP,SP,PO | 23.8-327          | -                    | -   | -   | -   | -   | -   | -   | C   | P   | P   | P   | -   | -   |
| 9.18 Veterinary clinic, general             | ZP,SP,PO | 23.8-328          | C                    | C   | -   | -   | -   | -   | -   | -   | -   | C   | -   | C   | -   |
| 9.19 Veterinary clinic, small animal        | ZP,SP,PO | 23.8-329          | -                    | -   | -   | -   | -   | -   | -   | C   | P   | P   | P   | C   | -   |
| <b>10 Recreation and Entertainment</b>      |          |                   |                      |     |     |     |     |     |     |     |     |     |     |     |     |
| 10.01 Driving range                         | ZP,SP,PO | 23.8-341          | -                    | C   | -   | -   | -   | -   | -   | -   | -   | C   | -   | C   | -   |
| 10.02 Golf course                           | ZP,SP,PO | 23.8-342          | -                    | C   | C   | C   | C   | C   | -   | -   | -   | -   | -   | C   | -   |
| 10.03 Indoor entertainment                  | ZP,SP,PO | 23.8-343          | -                    | -   | -   | -   | -   | -   | -   | -   | P   | P   | P   | -   | -   |
| 10.04 Indoor recreation                     | ZP,SP,PO | 23.8-344          | -                    | -   | -   | -   | -   | -   | -   | -   | P   | P   | P   | -   | -   |
| 10.05 Outdoor entertainment                 | ZP,SP,PO | 23.8-345          | -                    | -   | -   | -   | -   | -   | -   | -   | C   | P   | -   | C   | -   |
| 10.06 Outdoor recreation                    | ZP,SP,PO | 23.8-346          | -                    | -   | -   | -   | -   | -   | -   | -   | C   | C   | -   | C   | -   |
| 10.07 Outdoor shooting range                | ZP,SP,PO | 23.8-347          | -                    | C   | -   | -   | -   | -   | -   | -   | -   | -   | -   | C   | C   |
| <b>11 Government and Community Services</b> |          |                   |                      |     |     |     |     |     |     |     |     |     |     |     |     |
| 11.01 Administrative government center      | ZP,SP,PO | 23.8-351          | -                    | C   | C   | C   | C   | C   | -   | P   | P   | P   | C   | C   | -   |
| 11.02 Animal shelter                        | ZP,SP,PO | 23.8-352          | -                    | C   | -   | -   | -   | -   | -   | -   | -   | C   | -   | P   | C   |
| 11.03 Cemetery                              | ZP,SP,PO | 23.8-353          | C                    | C   | C   | C   | C   | C   | -   | C   | C   | C   | -   | -   | -   |
| 11.04 Civic use facility                    | ZP,SP,PO | 23.8-354          | -                    | -   | -   | -   | -   | -   | -   | -   | -   | P   | -   | C   | -   |
| 11.05 Community center                      | ZP,SP,PO | 23.8-355          | -                    | C   | C   | C   | C   | C   | -   | C   | P   | P   | C   | -   | -   |
| 11.06 Community cultural facility           | ZP,SP,PO | 23.8-356          | -                    | -   | -   | -   | -   | -   | -   | C   | P   | P   | P   | -   | -   |
| 11.07 Community garden                      | ZP,SP,PO | 23.8-357          | C                    | P   | P   | P   | P   | P   | -   | P   | P   | P   | P   | P   | -   |

continued on next page

**Exhibit 8-1 Land use matrix – continued**

| 11 Government and Community Services - cont.                  | Review        | Special Standards | Base Zoning District |     |     |     |     |     |     |     |     |     |     |     |     |  |
|---------------------------------------------------------------|---------------|-------------------|----------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|--|
|                                                               |               |                   | A-1                  | A-2 | R-1 | R-2 | R-3 | R-4 | R-8 | B-1 | B-2 | B-3 | M-1 | I-1 | I-2 |  |
| 11.08 Correctional facility                                   | ZP,SP,PO      | 23.8-358          | -                    | C   | -   | -   | -   | -   | -   | -   | -   | -   | -   | P   | C   |  |
| 11.09 Educational facility, pre-K through 12                  | ZP,SP,PO      | 23.8-359          | -                    | C   | C   | C   | C   | C   | -   | C   | P   | P   | P   | -   | -   |  |
| 11.10 Educational facility, post-secondary                    | ZP,SP,PO      | 23.8-360          | -                    | -   | -   | -   | -   | -   | -   | C   | P   | P   | P   | C   | -   |  |
| 11.11 Maintenance garage                                      | ZP,SP,PO      | 23.8-361          | -                    | C   | C   | -   | -   | -   | -   | -   | -   | C   | -   | P   | C   |  |
| 11.12 Park                                                    | ZP,SP,PO      | 23.8-362          | -                    | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   |  |
| 11.13 Public safety facility                                  | ZP,SP,PO      | 23.8-363          | -                    | C   | C   | C   | C   | C   | -   | P   | P   | P   | P   | P   | C   |  |
| 11.14 Recreation trail                                        | SP, PO        | 23.8-364          | C                    | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   |  |
| 11.15 Unspecified public use                                  | ZP,SP,PO      | 23.8-365          | -                    | C   | C   | C   | C   | C   | C   | C   | C   | C   | C   | C   | C   |  |
| 11.16 Worship facility                                        | ZP,SP,PO      | 23.8-366          | C                    | C   | C   | C   | P   | P   | -   | P   | P   | P   | P   | C   | -   |  |
| 12 Telecommunications and Utilities [7]                       |               |                   |                      |     |     |     |     |     |     |     |     |     |     |     |     |  |
| 12.01 Commercial solar energy system                          | ZP,SP,PO      | 23.8-371          | C                    | C   | C   | C   | C   | C   | C   | C   | C   | C   | C   | C   | C   |  |
| 12.02 Stormwater management facility                          | ZP,SP,PO      | 23.8-372          | C                    | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   |  |
| 12.03 Telecommunication facility, concealed                   | ZP            | 23.8-373          | P                    | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   |  |
| 12.04 Telecommunication facility, unconcealed                 | ZP            | 23.8-374          | P                    | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   |  |
| 12.05 Utility installation, major                             | ZP,SP,PO      | 23.8-375          | C                    | C   | C   | C   | C   | C   | C   | C   | C   | C   | C   | P   | P   |  |
| 12.06 Utility installation, minor                             | ZP,SP,PO      | 23.8-376          | P                    | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   |  |
| 12.07 Utility maintenance yard                                | ZP,SP,PO      | 23.8-377          | C                    | C   | -   | -   | -   | -   | -   | -   | -   | -   | -   | P   | P   |  |
| 12.08 Wind energy system, large                               | -             | 23.8-378          | P                    | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   |  |
| 12.09 Wind energy system, small                               | ZP,SP,PO      | 23.8-379          | P                    | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   |  |
| 13 Transportation                                             |               |                   |                      |     |     |     |     |     |     |     |     |     |     |     |     |  |
| 13.01 Airport                                                 | ZP,SP,PO      | 23.8-381          | -                    | C   | C   | C   | -   | -   | -   | -   | -   | -   | -   | P   | P   |  |
| 13.02 Bus storage facility                                    | ZP,SP,PO      | 23.8-382          | -                    | C   | -   | -   | -   | -   | -   | -   | C   | C   | C   | P   | P   |  |
| 13.03 Marina                                                  | ZP,SP,PO      | 23.8-383          | -                    | C   | C   | C   | C   | C   | C   | C   | C   | C   | C   | C   | C   |  |
| 13.04 Mass transit terminal                                   | ZP,SP,PO      | 23.8-384          | -                    | -   | -   | -   | -   | -   | -   | -   | P   | P   | P   | C   | -   |  |
| 13.05 Off-site parking lot                                    | ZP,SP,PO      | 23.8-385          | -                    | -   | -   | -   | -   | -   | -   | C   | P   | P   | P   | C   | -   |  |
| 13.06 Parking structure                                       | ZP,SP         | 23.8-386          | -                    | -   | -   | -   | -   | -   | -   | -   | -   | P   | P   | C   | -   |  |
| 13.07 Park-and-ride lot                                       | ZP,SP         | 23.8-387          | -                    | C   | C   | C   | C   | C   | -   | C   | P   | P   | C   | C   | C   |  |
| 13.08 Railroad line                                           | ZP, BP, SP PO | 23.8-388          | C                    | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   |  |
| 13.09 Street                                                  | -             | 23.8-389          | P                    | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   |  |
| 14 General Storage                                            |               |                   |                      |     |     |     |     |     |     |     |     |     |     |     |     |  |
| 14.01 Bulk fuel storage                                       | ZP,SP,PO      | 23.8-401          | -                    | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   | P   | P   |  |
| 14.02 Personal storage facility                               | ZP,SP,PO      | 23.8-402          | -                    | C   | -   | -   | -   | -   | -   | -   | -   | C   | -   | P   | C   |  |
| 14.03 Truck terminal                                          | ZP,SP,PO      | 23.8-403          | -                    | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   | P   | P   |  |
| 14.04 Warehouse                                               | ZP,SP,PO      | 23.8-404          | -                    | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   | P   | P   |  |
| 15 Industrial Uses                                            |               |                   |                      |     |     |     |     |     |     |     |     |     |     |     |     |  |
| 15.01 Artisan shop                                            | ZP,SP,PO      | 23.8-411          | -                    | C   | -   | -   | -   | -   | -   | C   | C   | P   | P   | P   | C   |  |
| 15.02 Batchling plant associated with a nonmetallic mine [21] | ZP,SP,PO      | 23.4-412          | C                    | C   | -   | -   | -   | -   | -   | -   | -   | -   | -   | C   | C   |  |
| 15.03 Biofuels production plant                               | ZP,SP,PO      | 23.8-413          | C                    | C   | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   | C   |  |
| 15.04 Construction equipment repair                           | ZP,SP,PO      | 23.8-414          | -                    | -   | -   | -   | -   | -   | -   | -   | -   | C   | -   | P   | P   |  |
| 15.05 Construction equipment sales and service                | ZP,SP,PO      | 23.4-415          | -                    | -   | -   | -   | -   | -   | -   | -   | -   | C   | -   | P   | P   |  |
| 15.06 Contractor yard                                         | ZP,SP,PO      | 23.8-416          | -                    | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   | P   | C   |  |
| 15.07 Industrial, heavy                                       | ZP,SP,PO      | 23.8-417          | -                    | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   | P   |  |
| 15.08 Industrial, light                                       | ZP,SP,PO      | 23.8-418          | -                    | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   | P   | P   |  |
| 15.09 Nonmetallic mine                                        | ZP,SP,PO      | 23.8-419          | C                    | C   | -   | -   | -   | -   | -   | -   | -   | -   | -   | C   | C   |  |
| 15.10 Salvage yard                                            | ZP,SP,PO      | 23.8-420          | -                    | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   | C   |  |

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## Exhibit 8-1 Land use matrix – continued

| 16 Solid Waste                                                         | Review   | Special Standards | Base Zoning District |     |     |     |     |     |     |     |     |     |     |     |     |
|------------------------------------------------------------------------|----------|-------------------|----------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
|                                                                        |          |                   | A-1                  | A-2 | R-1 | R-2 | R-3 | R-4 | R-8 | B-1 | B-2 | B-3 | M-1 | I-1 | I-2 |
| 16.01 Composting facility                                              | ZP,SP,PO | 23.8-431          | P                    | P   | -   | -   | -   | -   | -   | -   | -   | -   | -   | P   | P   |
| 16.02 Recycling center                                                 | ZP,SP,PO | 23.8-432          | -                    | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   | P   | P   |
| 16.03 Solid waste landfill                                             | ZP,SP,PO | 23.8-433          | -                    | C   | -   | -   | -   | -   | -   | -   | -   | -   | -   | C   | C   |
| 16.04 Solid waste transfer station                                     | ZP,SP,PO | 23.8-434          | -                    | C   | -   | -   | -   | -   | -   | -   | -   | -   | -   | P   | P   |
| <b>17 Accessory Uses</b>                                               |          |                   |                      |     |     |     |     |     |     |     |     |     |     |     |     |
| 17.01 Adult family home [9]                                            | ZP       | 23.8-441          | P                    | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | -   | -   |
| 17.02 Amateur radio antenna [8]                                        | -        | 23.8-442          | P                    | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | -   | -   |
| 17.03 Automated teller machine                                         | ZP       | 23.8-443          | -                    | -   | -   | -   | -   | -   | -   | P   | P   | P   | P   | -   | -   |
| 17.04 Backyard chickens                                                | -        | 23.8-444          | P                    | P   | P   | P   | P   | -   | P   | -   | -   | -   | -   | P   | P   |
| 17.05 Bed and breakfast [8]                                            | ZP,SP,PO | 23.8-445          | C                    | C   | C   | C   | C   | -   | -   | P   | P   | -   | P   | -   | -   |
| 17.06 Boat dock                                                        | -        | 23.8-446          | P                    | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   |
| 17.07 Boathouse [8][24]                                                | ZP       | 23.8-447          | P                    | P   | P   | P   | P   | P   | -   | -   | -   | -   | -   | -   | -   |
| 17.08 Boathouse, off-site [24]                                         | ZP       | 23.8-448          | -                    | -   | P   | P   | -   | -   | -   | -   | -   | -   | -   | -   | -   |
| 17.09 Commercial truck parking [8]                                     | -        | 23.8-449          | P                    | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   |
| 17.10 Deck [23]                                                        | ZP       | 23.8-450          | P                    | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   |
| 17.11 Exterior communication device [8]                                | -        | 23.8-451          | P                    | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   |
| 17.12 Family day care home [8]                                         | ZP       | 23.8-452          | P                    | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | -   | -   |
| 17.12 Farm building storage                                            | ZP       | 23.8-453          | P                    | C   | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   |
| 17.14 Farm residence [20]                                              | ZP       | 23.8-454          | P                    | P   | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   |
| 17.15 Farmstead retail outlet                                          | ZP,SP,PO | 23.8-455          | C                    | C   | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   |
| 17.16 Fence                                                            | ZP       | 23.8-456          | P                    | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   |
| 17.17 Foster home and treatment foster home [8]                        | ZP       | 23.8-457          | P                    | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | -   | -   |
| 17.18 Garage, shed, nonresidential [10]                                | ZP       | 23.8-458          | -                    | -   | -   | -   | -   | -   | -   | P   | P   | P   | P   | P   | P   |
| 17.19 Garage, shed, off-site residential                               | ZP       | 23.8-459          | -                    | -   | P   | P   | -   | -   | -   | -   | -   | -   | -   | -   | -   |
| 17.20 Garage, residential [8,22]                                       | ZP       | 23.8-460          | P                    | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | -   | -   |
| 17.21 Garden                                                           | -        | 23.8-461          | P                    | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   |
| 17.22 Gazebo [23]                                                      | ZP       | 23.8-462          | P                    | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | -   |
| 17.23 Greenhouse [8,13]                                                | ZP       | 23.8-463          | P                    | P   | P   | P   | P   | P   | P   | -   | -   | -   | -   | -   | -   |
| 17.24 Hellpad [11, 12]                                                 | ZP,SP,PO | 23.8-464          | -                    | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   |
| 17.25 Home occupation, major [8]                                       | ZP,SP,PO | 23.8-465          | -                    | C   | C   | C   | C   | C   | -   | C   | C   | C   | C   | -   | -   |
| 17.26 Home occupation, minor [8]                                       | ZP       | 23.8-466          | P                    | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | -   | -   |
| 17.27 Hot tub [8]                                                      | -        | 23.8-467          | P                    | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | -   | -   |
| 17.28 Household livestock, 2.5 acres or more but less than 5 acres [8] | ZP       | 23.8-468          | P                    | C   | C   | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   |
| 17.29 Household livestock, 5 acres or more [8]                         | ZP       | 23.8-468          | P                    | P   | C   | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   |
| 17.30 Indoor sales incidental to light industrial use                  | ZP       | 23.8-469          | -                    | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   | C   | -   |
| 17.31 Kennel, hobby [8]                                                | ZP,SP,PO | 23.8-470          | C                    | C   | C   | C   | C   | C   | C   | C   | C   | C   | C   | -   | -   |
| 17.32 Kennel, private [8]                                              | -        | 23.8-471          | P                    | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | -   | -   |
| 17.33 Lean-to                                                          | ZP       | 23.8-472          | P                    | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   |
| 17.34 Light Industrial use incidental to indoor sales                  | ZP,SP,PO | 23.8-473          | -                    | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   | C   | -   |
| 17.35 Mother-in-law suite [8, 23]                                      | ZP       | 23.8-474          | P                    | P   | P   | P   | P   | -   | -   | -   | -   | -   | -   | -   | -   |
| 17.36 Outdoor display incidental to indoor sales                       | ZP,SP,PO | 23.8-475          | -                    | -   | -   | -   | -   | -   | -   | -   | C   | C   | C   | -   | -   |
| 17.37 Outdoor food and beverage service                                | ZP,SP,PO | 23.8-476          | -                    | -   | -   | -   | -   | -   | -   | C   | C   | C   | C   | -   | -   |
| 17.38 Outdoor furnace                                                  | ZP       | 23.8-477          | P                    | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   |
| 17.39 Parking lot (on-site)                                            | ZP       | 23.8-478          | P                    | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   |
| 17.40 Patio [25]                                                       | -        | 23.8-479          | P                    | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   |
| 17.41 Pergola [23]                                                     | ZP       | 23.8-480          | P                    | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   |
| 17.42 Play structure [8]                                               | -        | 23.8-481          | P                    | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | -   |
| 17.43 Pond                                                             | ZP,SP    | 23.8-482          | P                    | P   | C   | C   | C   | C   | C   | P   | P   | P   | P   | P   | P   |
| 17.44 Private reception venue                                          | ZP       | 23.8-483          | -                    | P   | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   | -   |
| 17.45 Rural accessory building [8]                                     | ZP       | 23.8-484          | P                    | P   | P   | P   | P   | P   | P   | -   | -   | -   | -   | -   | -   |

continued on next page

Exhibit 8-1 Land use matrix – continued

| 17 Accessory Uses – continued                           | Review   | Special Standards | Base Zoning District |     |     |     |     |     |     |     |     |     |     |     |     |
|---------------------------------------------------------|----------|-------------------|----------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
|                                                         |          |                   | A-1                  | A-2 | R-1 | R-2 | R-3 | R-4 | R-8 | B-1 | B-2 | B-3 | M-1 | I-1 | I-2 |
| 17.46 Service window, drive-up                          | ZP,SP    | 23.8-485          | -                    | -   | -   | -   | -   | -   | -   | C   | C   | C   | C   | -   | -   |
| 17.47 Service window, walk-up                           | ZP,SP    | 23.8-486          | -                    | -   | -   | -   | -   | -   | -   | C   | C   | C   | C   | -   | -   |
| 17.48 Residential solar energy system, building-mounted | -        | 23.8-487          | P                    | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   |
| 17.49 Residential solar energy system, free-standing    | ZP       | 23.8-488          | P                    | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   |
| 17.50 Storage container, 1 or 2 units                   | ZP       | 23.8-489          | -                    | -   | -   | -   | -   | -   | -   | P   | P   | P   | -   | P   | P   |
| 17.51 Storage container, 3 or more units                | ZP,SP    | 23.8-489          | -                    | -   | -   | -   | -   | -   | -   | C   | C   | C   | -   | C   | C   |
| 17.52 Swimming pool                                     | ZP       | 23.8-490          | P                    | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | -   | -   |
| 17.53 Temporary shelter [10]                            | ZP,SP,PO | 23.8-491          | -                    | -   | -   | -   | -   | -   | -   | C   | C   | C   | C   | -   | -   |
| 17.54 Utility cabinet                                   | -        | 23.8-492          | P                    | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   |
| 17.55 Yard shed [13][24][25]                            | -        | 23.8-493          | P                    | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   |
| 18 Temporary Uses                                       |          |                   |                      |     |     |     |     |     |     |     |     |     |     |     |     |
| 18.01 Agricultural product sales, off-site              | -        | 23.8-501          | -                    | P   | P   | -   | -   | -   | -   | P   | P   | P   | P   | P   | P   |
| 18.02 Agricultural product sales, on-site               | -        | 23.8-502          | P                    | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   |
| 18.03 Earth materials stockpile, off-site [14]          | ZP,SP,PO | 23.8-503          | -                    | C   | -   | -   | -   | -   | -   | -   | -   | -   | -   | C   | C   |
| 18.03 Earth materials stockpile, on-site [15]           | -        | 23.8-503          | -                    | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   |
| 18.04 Farmers market [16]                               | TU,SP,PO | 23.8-504          | P                    | P   | P   | -   | -   | -   | -   | C   | P   | P   | P   | C   | -   |
| 18.05 General outdoor sales                             | TU,SP,PO | 23.8-505          | -                    | -   | -   | -   | -   | -   | -   | -   | C   | P   | -   | C   | -   |
| 18.06 Model home                                        | ZP       | 23.8-506          | -                    | -   | P   | P   | P   | P   | -   | -   | -   | -   | -   | -   | -   |
| 18.07 Off-site construction yard                        | SP,PO    | 23.8-507          | -                    | C   | C   | C   | C   | C   | C   | C   | C   | C   | C   | C   | C   |
| 18.08 On-site construction office [17]                  | -        | 23.8-508          | -                    | -   | P   | P   | P   | P   | -   | -   | P   | P   | P   | P   | P   |
| 18.09 On-site construction yard [17]                    | -        | 23.8-509          | -                    | -   | P   | P   | P   | P   | -   | -   | P   | P   | P   | P   | P   |
| 18.10 Portable storage container                        | -        | 23.8-510          | -                    | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   |
| 18.11 Re-locatable building [18]                        | ZP,SP,PO | 23.8-511          | -                    | -   | -   | -   | -   | -   | -   | C   | C   | C   | C   | -   | -   |
| 18.12 Seasonal product sales                            | -        | 23.8-512          | C                    | P   | P   | -   | -   | -   | -   | P   | P   | P   | P   | P   | P   |
| 18.13 Snow disposal site                                | ZP,SP,PO | 23.8-513          | C                    | C   | -   | -   | -   | -   | -   | C   | C   | C   | C   | C   | C   |
| 18.14 Special event                                     | TU,SP,PO | 23.8-514          | -                    | P   | P   | P   | -   | -   | -   | P   | P   | P   | P   | P   | -   |
| 18.15 Special event of regional significance            | TU,SP,PO | 23.8-515          | -                    | C   | C   | C   | -   | -   | -   | C   | C   | C   | C   | C   | -   |
| 18.16 Special event of regional significance - camping  | TU       | 23.8-516          | -                    | P   | P   | P   | P   | P   | -   | P   | P   | P   | P   | P   | P   |
| 18.17 Special event of reg. significance - concessions  | TU       | 23.8-517          | -                    | P   | P   | P   | P   | P   | -   | P   | P   | P   | P   | P   | P   |
| 18.18 Special event of regional significance - parking  | TU       | 23.8-518          | -                    | P   | P   | P   | P   | P   | -   | P   | P   | P   | P   | P   | P   |
| 18.19 Wind test tower                                   | -        | 23.8-519          | P                    | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   |
| 18.20 Yard sale [19]                                    | -        | 23.8-520          | P                    | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | -   | -   |

## Zoning Districts:

A-1 Agribusiness; A-2 General agriculture; R-1 Rural residential; R-2 Suburban residential; R-3 Two-family residential; R-4 Multi-family residential; R-8 Manufactured/mobile home community; B-1 Local service; B-2 Community business; B-3 General business; M-1 Mixed use; I-1 Light industrial; I-2 Heavy industrial

## Table Key:

A "P" indicates that the use is permitted in the zoning district by right, provided that all other provisions of this chapter are met. These uses generally do not undergo public review, but are reviewed at the administrative level to ensure compliance.

A "C" indicates that the use is permitted in the zoning district as a conditional use provided that all other provisions of this chapter are met.

A "-" indicates that the use is not permitted in the zoning district.

"ZP" indicates zoning permit; "SP" indicates site plan; "PO" indicates plan of operation; "TU" indicates temporary use permit

## Notes:

1. In the A-1 zoning district, a single-family dwelling may be located on a parcel not constituting a farm or on a parcel of land created after April 29, 2012.
2. See s. 23.8-47 for special provisions that may apply.
3. See s. 23.8-48 for special provisions that may apply.
4. A family day care home (4-8 children) is an accessory use and is therefore listed in Series 17.
5. This use may be an accessory use when associated with a worship facility, community center, and the like.
6. A bed and breakfast is an accessory use and is therefore listed in Series 17.
7. An amateur radio station is an accessory use and is therefore listed in Series 17.
8. This use may only occur with a principal residential use.
9. This use may only occur with a principal residential use or with a group day care center.
10. In addition to the zoning districts listed, this use may occur with a governmental or institutional use as a conditional use. This use may also be a principal use; see series 1 through 16.
11. In addition to the zoning districts listed, this use may occur with a governmental or institutional use (e.g., school or church) as a permitted use.
12. This use may only occur with a health care center as a conditional use.
13. A zoning permit is not required for this use if less than 8 feet in height and occupies a horizontal area of not more than 100 square feet.
14. Earth materials are obtained in whole or in part from another location.
15. Earth materials are obtained on the parcel as part of the land development process.
16. In addition to the zoning districts listed, this use may occur with a public park as a permitted use or with a governmental or institutional use (e.g., church, library or school) as a conditional use.
17. When this use is in place for more than 365 days, it is considered a conditional use.
18. This use may only occur with a governmental or institutional use (e.g., church, library, or school) as a conditional use.
19. This use may only occur with a principal residential use or with a governmental or institutional use (e.g., church, library, or school).
20. In the A-1 zoning district, no more than one farm residence may be located on a base farm tract as designated by the Board of Supervisors by resolution.
21. A batching plant when not associated with an approved nonmetallic mine is classified as heavy industrial (See 15.07).
22. See s. 23.8-45(d).
23. This structure shall be considered an accessory structure even though principal building setbacks may apply.
24. These structures do not count towards the maximum number of detached accessory buildings or towards the maximum accessory area allowed in the zoning district.
25. Structures located within a shoreland area which have impervious surface requirements require a zoning permit.