

**TOWN OF ALGOMA
WINNEBAGO COUNTY, WISCONSIN
PLANNING COMMISSION MEETING
15 N. Oakwood Road, Oshkosh, WI 54904
Wednesday, August 12, 2026 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 June 10, 2026.
4. **Discussion and possible action re:** Certified Survey Map by petitioner Scott Kraus to amend parcels 002-0254 and 002-025402 located at 726/724 N. Oakwood Rd.
5. **Discussion and possible action re:** Town Comprehensive Plan Future Land Use Map Amendment request by Garanne Properties, Gary R. Lerch, for 2581 Omro Road, parcel 002-0108.
6. **Discussion and possible action re:** Request to rezone 2581 Omro Rd, parcel 002-0108, from A-2 General Agricultural District to B-3 General Business District by Garanne Properties, Gary R. Lerch.
7. **Discussion only:** Update on Winnebago County Town/County Zoning Code Chapter 23 Text Amendment and Data Center Moratorium.
8. **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: August 6, 2026

Posted at: Town of Algoma Hall, www.townofalgoma.org.

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

June 10, 2026

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: Bill Van Aacken, Mike Skoglund, Scott Fischer, Kyle Kehoe, Loren Potter and Sherri Maruska.

The following members were excused: none

The following staff members were present: Administrator Maggie Mahoney.

On a motion by Commissioner Kehoe and seconded by Commissioner Van Aacken, passed on a unanimous 7-0 voice vote, the minutes from the April 15, 2026 meeting were approved.

Chairman Martin introduced agenda Item 4, Certified Survey Map by petitioner Jim Merrill to combine parcels 002-066301, 002-0036, and 002-0035 on Oakwood Lane into one parcel. Jim Merrill was in attendance. Administrator Mahoney gave an overview of the item and analysis of the proposed CSM. Commissioner Skoglund asked about setbacks on private roads. Administrator Mahoney would defer to the county to answer that question, but from what she has observed the same setbacks are required but often times the private roads are not the standard 66 foot right of way and are usually more narrow. Commissioner Kehoe asked Mr. Merrill about the existing structure on the property. He explained that it is an existing conforming garage that was used by the property across the street. He plans on keeping and possibly using it as part of the new home as it is only about 25 years old. The commission discussed briefly. A motion was made by Commissioner Kehoe and seconded by Commissioner Van Aacken for the Planning Commission to approve a recommendation to the Town Board to approve the Certified Survey Map by petitioner Jim Merrill to combine parcels 002-066301, 002-0036, and 002-0035 on Oakwood Lane into one parcel. A voice vote was taken and approved the motion 7-0.

Chairman Martin provided an overview of agenda Item 5, electing planning commission officers. Administrator Mahoney gave an overview of the positions and appointments. Commissioner Kehoe nominated Chairman Martin for Chair and Commissioner Van Aacken seconded the nomination. Commissioner Martin accepted the nomination. There were no other nominations. A voice vote was taken and Chairman Martin was unanimously approved 7-0 for the Chair position. Commissioner Martin nominated Commissioner Kehoe for the Vice Chair position and Commissioner Van Aacken seconded the nomination. There were no other nominations. A voice vote was taken and Commissioner Kehoe was unanimously approved 7-0 for the Vice Chair position. Chairman Martin nominated Administrator Mahoney for the Recording Secretary/Planning Coordinator position. Commissioner Kehoe seconded and Mahoney accepted the nomination. A voice vote was taken and Administrator Mahoney was unanimously approved 7-0 for the Recording Secretary/Planning Coordinator position.

Chairman Martin provided an overview of agenda Item 6, planning commission organizational information. Administrator Mahoney gave an overview of the orientation handbook for the planning commission.

On a motion by Commissioner Van Aacken and seconded by Commissioner Maruska passed on a unanimous voice vote, the Planning Commission adjourned at 6:17 p.m.

Respectfully submitted,
Maggie Mahoney, Administrator



AGENDA MEMORANDUM

To: Plan Commission Chairperson and Members

From: Maggie Mahoney, Administrator

Date: August 12, 2026

RE: **Discussion and Possible Action re:** Town Comprehensive Plan Future Land Use Map Amendment request by Garanne Properties, Gary R. Lerch, for 2581 Omro Road, parcel 002-0108.

GENERAL INFORMATION:

Petitioner: Garanne Properties, Gary R. Lerch
2919 Waldwic Lane
Oshkosh, WI 54904

Owner: Alexander and Mary Jean Irvine Revocable Trust
3022 Windfield Drive
Neenah, WI 54956

Past Planning Discussion(s): None

Action Requested: Petitioner is requesting a change to the Future Land Use Map, which is an amendment to the Town Comprehensive Plan. He is requesting that a change be made to one parcel to make a combination of residential and commercial use to all commercial use. This request is a minor amendment to the map/plan. The petitioner would ultimately like to rezone this parcel to B-3 General Commercial District, which is the next item on the agenda.

Applicable Provisions:

Town of Algoma Comprehensive Plan

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

Property Location and Type:

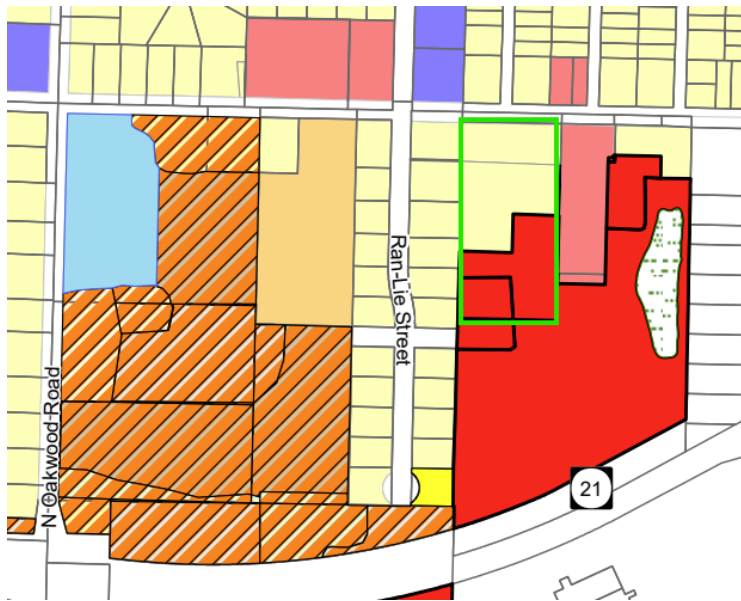
The subject property is 5 acres on the southside of Omro Road, between Ran-lie Street and N. Westhaven Drive that is zoned A-2 General Agriculture District. The parcel abuts a residential neighborhood to the west, residential and businesses to the north, Service Oil to the east, and residential and vacant property to the south. The property serves as a hobby farm with existing structures, but is mostly open space as is typical with an agricultural lot.

This parcel is in the protected area of our boundary agreement with the City of Oshkosh.

Town Comprehensive Plan:

Land Use Recommendation	Use Category
Current Land Use	A-2 General Agriculture District
Current Future Land Use	Residential and Commercial
Proposed Future Land Use	Commercial

Future Land Use Map in the Town of Algoma Comprehensive Plan:



Residential:

Low density (yellows)

Multi-family (orange)

Commercial (pink and red)

Institutional (blue)

Mixed-Duplexes & Commercial/Retail (orange stripes)

The full Town Comprehensive Plan and Future Use Map is available on the town website:

<https://townofalgoma.org/planning/>

ANALYSIS:

The current future land use map identifies both residential and commercial uses on this lot in roughly the same amount—both abut residential and commercial uses. The location of this lot on Omro Road, a main thoroughfare of town, and its proximity to other commercial lots with frontage on that road that also abut residential lots make it reasonable that it be commercial use. This is a use that is consistent with the planned use in the area. **The proposed change is a reasonable amendment to the Town Comprehensive Plan Future Land Use Map.**

The Town Board will consider setting the date for a public hearing on this request. Staff is seeking a recommendation by the Planning Commission for the board on the amendment.

RECOMMENDED ACTION:

Staff recommends approval of the future land use map amendment as presented. Should the Planning Commission agree, the following motion may be made:

“Motion to recommend approval to the Town Board to approve the Town Comprehensive Plan Amendment request by Garanne Properties, Gary R. Lerch, for 2581 Omro Road, parcel 002-0108, to be commercial use on the Future Land Use Map.”

ATTACHMENTS:

1. Town Application



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

Visit us at www.townofalgomawis.gov

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

Site Plan Review/Plan Commission General Application

APPLICANT INFORMATION

Petitioner: **GARANNE PROPERTIES, LLC / GARY R. LERCH** Date: **07/20/2026**

Petitioner's Address: **2919 WALDWIC LANE** City: **OSHKOSH** State: **WI** Zip: **54904**

Telephone #: [REDACTED] Fax: [REDACTED] Other Contact: [REDACTED]

Status of Petitioner (owner, representative, tenant, or prospective buyer): **PROSPECTIVE BUYER**

OWNER INFORMATION

Owner(s): **Alexander and Mary Jean Irvine Trust dtd. 2/7/2007** Date: **7/20/2026**

Owner(s) Address: **3022 Windfield Dr.** City: **Neenah** State: **WI** Zip: **54956**

Telephone #: [REDACTED] Other Contact # or Email: [REDACTED]

Ownership Status (Individual, Trust, Partnership, Corporation, or LLC): **Trust**

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: [REDACTED] Date: **7/20/2026**

SITE INFORMATION

Address Location of Proposed Project: **2831 OMRO ROAD / TAX PARCEL #0020108**

Current Use of Property: **RESIDENTIAL / HOBBY FARM** Zoning: **A-2**

Land Uses Surrounding Your Site: North: **COMMERCIAL / RESIDENTIAL (B-2 / R-1)**

South: **COMMERCIAL (B-3)**

East: **COMMERCIAL (B-2)**

West: **RESIDENTIAL (R-1)**

Projected Timeline: **PROJECTED CLOSING DATE: 12/2026**

Project Description: **COMPREHENSIVE PLAN AMENDMENT / FUTURE LAND USE PLAN**

REQUESTING CHANGE TO: COMMERCIAL

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.



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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: 5 ACRES / 217,800 SQ FT

Development Area and Percentage: N/A

of Employees/#of Residential Units: N/A

of Proposed Parking Space: N/A

Traffic Count Projections (attach documentation): N/A

Percent Impervious (attach documentation): N/A

Description of Required Landscaping (attach landscape plan): N/A

Additional Information: MAP ATTACHED

OFFICE USE ONLY

Received By: SE Date: 7/21/26 Fee: \$800⁰⁰ Paid: Yes ^{OK # 1555} 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.

All of Lot 1, Certified Survey Map 6058, located on the Northeast 1/4 and the Southwest 1/4 of Section 16, Township 18 North, Range 16 East, Town of Algoma, Winnebago County, Wisconsin.



I, James R. Sehloff, Professional Land Surveyor, hereby certify that in full compliance with the provisions of Chapter A-E 7 of the Wisconsin Administrative Code, and under the direction and control of Alexander Irvine Revocable Trust, the property owner, that this survey is correct to the best of my knowledge and belief, and that this land is all of Lot 1, Certified Survey Map 6058, located on the Northeast 1/4 and the Southwest 1/4 of Section 16, Township 18 North, Range 16 East, Town of Algoma, Winnebago County, Wisconsin, containing 217,953 Square Feet (5.0035 Acres) of land, subject to all easements and restrictions of record.

● $\frac{3}{4}$ " x 18" Steel Rebar
 @ 1.50lbs/LF SET
 □ 1.3" O.D. Iron Pipe Found
 ▣ 2.3" O.D. Iron Pipe Found
 ⊕ Government Corner
 () Recorded As
 [] Concrete Pavement
 [] Asphalt Pavement
 —○— Fence - Wood

Given under my hand this 7 day of May, 20 24

The field work was completed on 7May24

James R. Sehloff, Wisconsin Professional Land Surveyor No. S-2692



1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
www.davelpro.com

Survey for:
Alexander Irvine, Trustee
Alexander & Mary Jean Irvine Revocable Trust
3022 Windfield Dr.
Neenah, WI 54956

File: 7638POS.dwg
Date: 05/07/2024
Drafted By: kristy
Sheet: 1 of 1



Parcel Viewer

Click on a Parcel for Detailed Information



A horizontal number line with arrows at both ends. It has three major tick marks labeled 0, 50, and 100ft. The line is divided into two equal segments by the tick mark at 50.



AGENDA MEMORANDUM

To: Plan Commission Chairperson and Members

From: Maggie Mahoney, Administrator

Date: August 12, 2026

RE: **Discussion and Possible Action re:** Request to rezone 2581 Omro Rd, parcel 002-0108, from A-2 General Agricultural District to B-3 General Business District by Garanne Properties, Gary R. Lerch.

GENERAL INFORMATION:

Petitioner: Garanne Properties, Gary R. Lerch
2919 Waldwic Lane
Oshkosh, WI 54904

Owner: Alexander and Mary Jean Irvine Revocable Trust
3022 Windfield Drive
Neenah, WI 54956

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 this parcel. This request is contingent upon approval of an amendment to the town's future use plan for this parcel to be zoned entirely commercial.

Applicable Provisions:

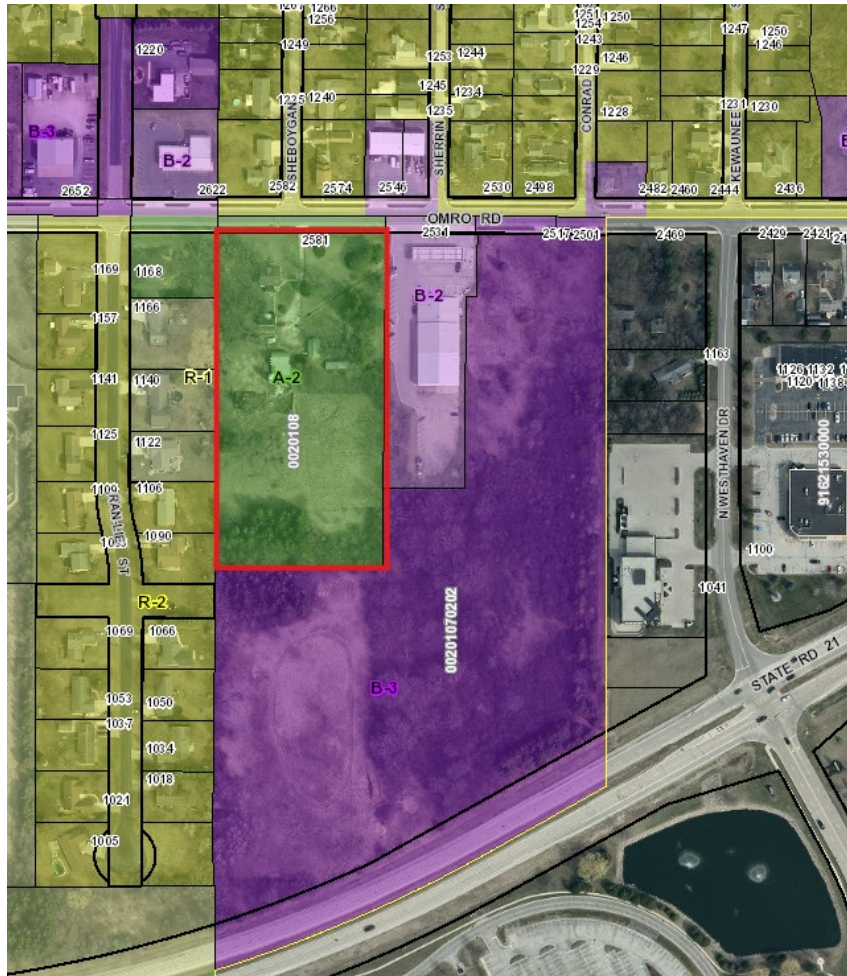
Town of Algoma Comprehensive Plan

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

Property Location and Type:

The subject property is 5 acres on the southside of Omro Road, between Ran-lie Street and N. Westhaven Drive that is zoned A-2 General Agriculture District. The parcel abuts a residential neighborhood to the west, residential and businesses to the north, Service Oil to the east, and residential and vacant property to the south. The property serves as a hobby farm and has a few buildings, but is mostly open space as is typical with an agricultural lot. The petitioner would like to rezone this parcel to B-3 General Commercial District.

Parcel 002-0108 (2581 Omro Road) and surrounding properties current zoning:



Existing Land Use	Zoning
Residential, hobby farm	A-2 General Agriculture District

Adjacent Land Use and Zoning:

Existing Land Uses	Zoning
North	Commercial, Residential R-1 Rural Residential District B-2 Community Business District
South	Commercial B-3 General Business District
East	Commercial B-2 Community Business District B-3 General Business District
West	Residential R-1 Rural Residential District A-2 General Agriculture District

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-2 Community Business District – This district is intended to accommodate both large-scale and small-scale pedestrian- and auto-oriented commercial development that primarily serves the needs of the surrounding community, including professional offices, retail stores, service establishments, overnight lodging, entertainment facilities, and mixed-use housing. Lots are connected to a public sanitary sewer system or have an on-site sewage disposal system.

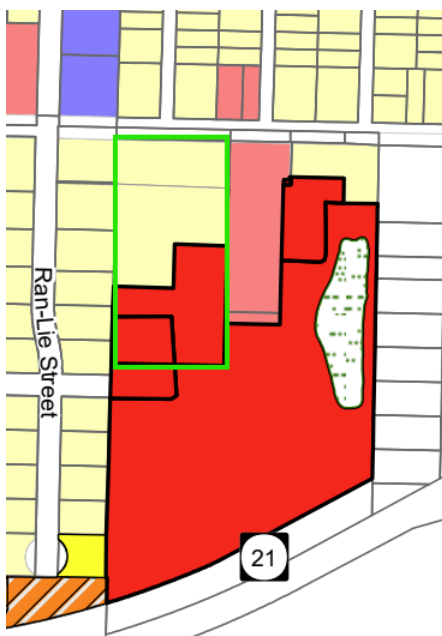
B-3 General Business District – This district is intended to accommodate primarily large-scale commercial projects of regional importance that require access to major road corridors. This district is intended to include one or more parcels of land that as a general rule includes 20 acres or more. Lots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

R-1 Rural Residential District – This district is intended to accommodate single-family residences on scattered lots to foster and maintain the rural character and lifestyle of the surrounding area. Lots are generally served by on-site wastewater treatment systems.

Town Comprehensive Plan:

Land Use Recommendation	Use Category
Current Land Use	A-2 General Agriculture District
Future Land Use	Commercial *contingent on future land use amendment

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



Residential – Residential land is classified as land that is primarily for human habitation (yellows).

Commercial – Represents the sale of goods and services and other general business practices. This includes retail and wholesale trade, services, and other uses (red).

Institutional Facilities – Defined as land for public and private facilities dedicated to public services (blue).

The full Town Comprehensive Plan and Future Use Map is available on the town website:

<https://townofalgoma.org/planning/>

ANALYSIS:

The proposed B-3 General Business District is a district that is consistent with the future use plan for commercial use.

Changing the zoning from A-2 General Agriculture District to B-3 General Business would allow the lot to be developed for 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, conditional use, and 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 Omro Road, a main road of town, near residential neighborhoods and commercial lots 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 contingent upon the future land use map being amended to commercial use for this parcel.

A public hearing for this rezoning will be held at Winnebago County Planning and Zoning and is currently planned for September 29, 2026.

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 2581 Omro Road, parcel 002-0108, from A-2 General Agricultural District to B-3 General Business District contingent on an amendment to the Town’s Comprehensive Plan for the future use of this parcel to be commercial use on the Future Land Use Map.”

ATTACHMENTS:

1. Town Application
2. Chapter 23 8-1 Land Use Matrix



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

Visit us at www.townofalgomawis.gov
M-Th 9:00-5:00 F 9:00-1:00

Site Plan Review/Plan Commission General Application

APPLICANT INFORMATION

Petitioner: **GARANNE PROPERTIES / GARY R. LERCH** Date: **07/20/2026**
Petitioner's Address: **2919 WALDWIC LANE** City: **OSHKOSH** State: **WI** Zip: **54904**
Telephone #: [REDACTED] Fax: [REDACTED] Other Contact: [REDACTED]
Status of Petitioner (owner, representative, tenant, or prospective buyer): **PROSPECTIVE BUYER**

OWNER INFORMATION

Owner(s): **Alexander and Mary Jean Irvine Trust dtd. 2/7/2007** Date: **7/20/2026**
Owner(s) Address: **3022 Windfield Dr.** City: **Neenah** State: **WI** Zip: **54956**
Telephone #: [REDACTED] Other Contact # or Email: [REDACTED]

Ownership Status (Individual, Trust, Partnership, Corporation, or LLC)

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: [REDACTED] Date: **7/20/2026**

SITE INFORMATION

Address/Location of Proposed Project: **2831 OMRO ROAD / TAX PARCEL #0020108**
Current Use of Property: **RESIDENTIAL / HOBBY FARM** Zoning: **A-2**
Land Uses Surrounding Your Site:
North: **COMMERCIAL / RESIDENTIAL** **B-2 / R-1**
South: **COMMERCIAL** **B-3**
East: **COMMERCIAL** **B-2**
West: **RESIDENTIAL** **R-1**

Projected Timeline: **PROJECTED CLOSING DATE: 12/2026**

Project Description: **REZONE REVIEW REQUESTING REZONING 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.



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15 N. Oakwood Road
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(920) 235-3789

Visit us at www.townofalgomawis.gov

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: 5 ACRES / 217,800 SQ FT

Development Area and Percentage: N/A

of Employees/#of Residential Units: N/A

of Proposed Parking Space: N/A

Traffic Count Projections (attach documentation): N/A

Percent Impervious (attach documentation): N/A

Description of Required Landscaping (attach landscape plan): N/A

Additional Information: MAP ATTACHED

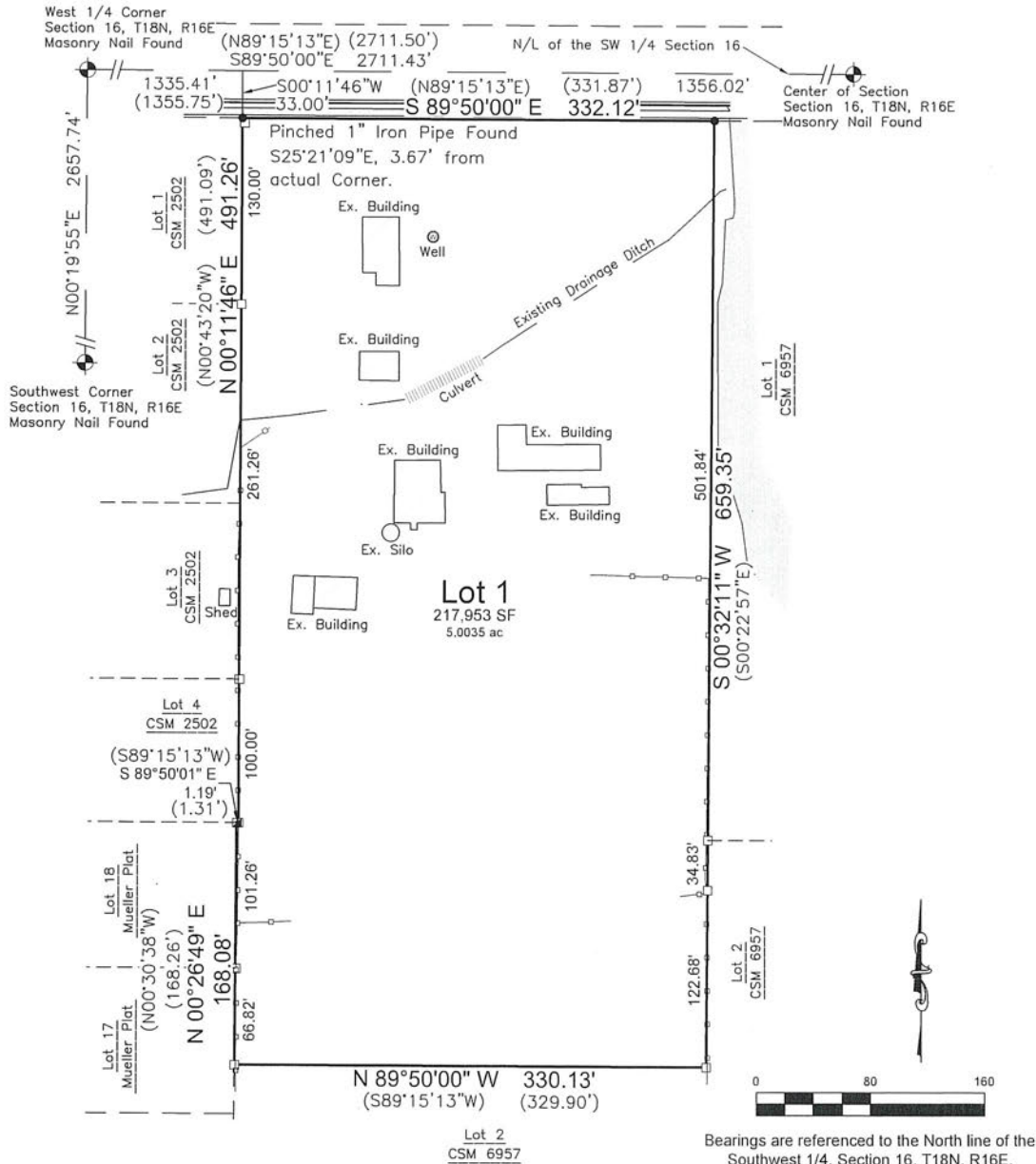
OFFICE USE ONLY

Received By: SE Date: 7/21/26 Fee: 350⁰⁰ Paid: (Yes) No OK # 1556

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.

Plat of Survey

All of Lot 1, Certified Survey Map 6058, located on the Northeast 1/4 and the Southwest 1/4 of Section 16, Township 18 North, Range 16 East, Town of Algoma, Winnebago County, Wisconsin.



Surveyor's Certificate

I, James R. Sehloff, Professional Land Surveyor, hereby certify that in full compliance with the provisions of Chapter A-E 7 of the Wisconsin Administrative Code, and under the direction and control of Alexander Irvine Revocable Trust, the property owner, that this survey is correct to the best of my knowledge and belief, and that this land is all of Lot 1, Certified Survey Map 6058, located on the Northeast 1/4 and the Southwest 1/4 of Section 16, Township 18 North, Range 16 East, Town of Algoma, Winnebago County, Wisconsin, containing 217,953 Square Feet (5.0035 Acres) of land, subject to all easements and restrictions of record.

LEGEND

- 3" x 18" Steel Rebar @ 1.50lbs/LF SET
- 1.3" O.D. Iron Pipe Found
- 2.3" O.D. Iron Pipe Found
- Government Corner
- () Recorded As
- Concrete Pavement
- Asphalt Pavement
- Fence - Wood

Given under my hand this 7 day of May, 2024.

The field work was completed on 7May24.

James R. Sehloff, Wisconsin Professional Land Surveyor No. S-2692



DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors

1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
www.davel.pro

Survey for:
Alexander Irvine, Trustee
Alexander & Mary Jean Irvine Revocable Trust
3022 Windfield Dr.
Neenah, WI 54956

File: 7638POS.dwg
Date: 05/07/2024
Drafted By: kristy
Sheet: 1 of 1



Click on a Parcel for Detailed Info

▼ Enter PIN, Owner, Address, 🔍



A horizontal number line with arrows at both ends. It has three major tick marks labeled 0, 50, and 100ft. The line is divided into two equal segments by the tick mark at 50.

Exhibit 8-1 Land use matrix

1 Agriculture	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	
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	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	C
2.02 Forestry	-	23.8-242	P	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	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	I-1	I-2
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	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	P	-	-	-	-	-	-	-
4.02 Community living arrangement, 8 or fewer residents [2]	ZP	23.8-262	-	-	P	P	P	P	P	-	-	-	-	-	-	-
4.02 Community living arrangement, 9–15 residents [2]	ZP	23.8-262	-	-	P	P	P	P	P	-	-	-	-	-	-	-
4.02 Community living arrangement, 16 or more residents [2]	ZP,SP, PO	23.8-262	-	-	P	P	P	P	P	-	-	-	-	-	-	-
4.03 Foster home and treatment foster home [3]	ZP	23.8-263	-	-	P	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	C	P	-	C	C	P	C	-	-
4.06 Nursing home	ZP,SP	23.8-266	-	-	C	C	C	C	P	-	-	C	P	C	-	-
4.07 Retirement home	ZP,SP	23.8-267	-	-	C	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	-	-

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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
8 General Sales															
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	-
9 General Services															
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	-
10 Recreation and Entertainment															
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
11 Government and Community Services															
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	-

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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
17 Accessory Uses															
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	-	-	-	-	-	-

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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.



AGENDA MEMORANDUM

To: Plan Commission Chairperson and Members

From: Maggie Mahoney, Administrator

Date: August 12, 2026

RE: For Discussion only: Update on Winnebago County Town/County Zoning Code Chapter 23 Text Amendment and Data Center Moratorium

SUMMARY:

There are no proposals or applications for a data center in the town or county at this time.

The town received the attached notice of public hearing from the county on July 14 following the county planning and zoning committee meeting on July 13. In order to meet the 10 day response requirement, the Town Board considered at their July 15 meeting.

A public hearing was held by the county on July 28, 2026—see the attached notice packet for more information, including the proposed amendments and moratorium. This item still has to go through the county deliberative process.

I wanted to make the Planning Commission aware of this matter as you were not able to provide a recommendation to the Board in July, but I anticipate future discussions, review and actions on this topic.

ATTACHMENTS:

1. Public Hearing Notice

Winnebago County Planning and Zoning Department

NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMITTEE July 28, 2026

TO WHOM IT MAY CONCERN:

The applicant(s) listed below has requested a Text Amendment which is regulated by the Town/County Zoning Code, Chapter 23. You are receiving this notification 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 July 28, 2026 at 6:30 PM at the JP Coughlin Center, Room A & B, 625 E County Y, Oshkosh, WI.

All interested persons wishing to be heard at the public hearing may appear in person or via Microsoft Teams using the 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 TEXT AMENDMENT REQUEST

Application No.: 26-TA-003

Applicant: WINNEBAGO COUNTY PLANNING AND ZONING DEPARTMENT

Agent: CARY ROWE, ZONING ADMINISTRATOR

Location of Premises: N/A

Tax Parcel No.: N/A

Explanation: Create and add Section 23.8-53 to Chapter 23, Winnebago County Town County Zoning Codes of the Winnebago County General Code;
To amend Chapter 23.3-2 to establish a data center definition; and
To impose a 12-month Moratorium on the receipt, processing, and approval of new Data Center Zoning Applications.

Definitions/Sections to be added to Chapter 23:

23.8-53 Moratorium.

(1) For the purposes of this 23.8-53, "data center" is defined as a facility of at least 10,000 square feet of floor space built to support high-volume data management, processing, networking, storage, and transmission of digital information and applications. It includes hosting digital data, cloud computing services, artificial intelligence operations, telecommunications infrastructure, or similar technology functions including but not limited to associated support facilities.

(2) Pursuant to Wis. Stats. § 59.69(4), Winnebago County enacts the following moratorium: Notwithstanding any other provision in Chapter 23, there shall be a moratorium on the receipt, processing, and approval of new data center development applications. The purpose of this moratorium is to allow Winnebago County time to evaluate potential health, safety, and environmental impacts, and develop recommendations regarding infrastructure requirements, operational standards, and future regulations. The moratorium shall be in effect for a period of twelve (12) months from the date of publication or until it is rescinded, whichever is earlier. The moratorium enacted herein is not intended to be, and does not constitute, a "development moratorium" as that term is defined in Wis. Stats. § 7966.1002(1)(b).

15.06A Data Center - A facility of at least 10,000 square feet of floor space built to support high-volume data management, processing, networking, storage, and transmission of digital information and applications. It includes hosting digital data, cloud computing services, artificial intelligence operations, telecommunications infrastructure, or similar technology functions including but not limited to associated support facilities. It is not similar to any other land use listed in Exhibit 8-1.

1
2
3 **ORDINANCE: Amend Chapter 23 of the Winnebago County General Code to Impose a 12-**
4 **month Moratorium on the Receipt, Processing, and Approval of New Data Center Zoning**
5 **Applications and Establish Data Center Definition.**
6

7 **TO THE WINNEBAGO COUNTY BOARD OF SUPERVISORS:**
8

9 **WHEREAS**, pursuant to Wis. Stats. § 59.69(4), Winnebago County possesses authority to exercise
10 powers necessary for the health, safety, and welfare of its residents; and
11

12 **WHEREAS**, Wis. Stats. § 59.69 authorizes counties to adopt and amend zoning regulations governing
13 the use of land and structures within their jurisdiction in order to promote public health, safety, prosperity,
14 aesthetics, and the general welfare and to encourage the most appropriate use of land throughout the
15 county; and
16

17 **WHEREAS**, Wis. Stats. § 59.69(4) authorizes counties to enact temporary moratoria for a limited period
18 of time in order to address the issue giving rise to the need for the moratorium; and
19

20 **WHEREAS**, Winnebago County recognizes that large-scale data centers represent a rapidly emerging
21 category of development associated with cloud computing, artificial intelligence, digital storage,
22 telecommunications infrastructure, and related technologies; and
23

24 **WHEREAS**, modern data center developments may require significant electrical infrastructure, backup
25 generation systems, telecommunications facilities, transportation improvements, land area, emergency
26 response planning, and water resources depending upon facility design and operational requirements;
27 and
28

29 **WHEREAS**, Winnebago County's zoning ordinances do not currently contain regulations specifically
30 addressing the siting, development, operation, expansion, infrastructure impacts, environmental
31 considerations, or compatibility standards associated with large-scale data center development; and
32

33 **WHEREAS**, there are some Towns subject to the zoning jurisdiction of Winnebago County pursuant to
34 Winnebago County General Code Chapter 23; and
35

36 **WHEREAS**, the Winnebago County Board of Supervisors finds that additional study is necessary to
37 evaluate the potential impacts of data center development on land use patterns, agricultural preservation,
38 utility infrastructure, transportation systems, environmental resources, emergency services, economic
39 development objectives, and neighboring property owners; and
40

41 **WHEREAS**, the Winnebago County Board of Supervisors further finds that acceptance of applications for
42 large-scale data center development prior to completion of such study could impair Winnebago County's
43 ability to establish a comprehensive and predictable regulatory framework governing future proposals;
44 and
45

46 **WHEREAS**, local governments throughout Wisconsin have recently considered or adopted temporary
47 data center moratoria or development pauses to provide time for research, public engagement, and
48 ordinance development, including Dane County, Manitowoc County, and the City of Madison; and
49

50 **WHEREAS**, the Winnebago County Board of Supervisors finds that a temporary pause on the
51 acceptance and processing of new data center development applications will provide the opportunity
52 necessary to conduct research, engage stakeholders, evaluate infrastructure impacts, and develop
53 recommendations regarding future zoning and land use regulations; and
54

55 **WHEREAS**, the Winnebago County Board of Supervisors further finds that such action is intended to
56 preserve the County's planning authority while standards are developed; it is not intended to permanently
57 prohibit data center development within Winnebago County; and

WHEREAS, establishing a definition for data centers will eliminate ambiguity.

NOW, THEREFORE, THE WINNEBAGO COUNTY BOARD OF SUPERVISORS DOES ORDAIN that Winnebago County General Code Chapter 23, Article 8, Division 3, covering "Allowable Land Uses", is amended to add the following subdivision:

23.8-53 Moratorium.

(1) For the purposes of this 23.8-53, "data center" is defined as a facility of at least 10,000 square feet of floor space built to support high-volume data management, processing, networking, storage, and transmission of digital information and applications. It includes hosting digital data, cloud computing services, artificial intelligence operations, telecommunications infrastructure, or similar technology functions including but not limited to associated support facilities.

(2) Pursuant to Wis. Stats. § 59.69(4), Winnebago County enacts the following moratorium: Notwithstanding any other provision in Chapter 23, there shall be a moratorium on the receipt, processing, and approval of new data center development applications. The purpose of this moratorium is to allow Winnebago County time to evaluate potential health, safety, and environmental impacts, and develop recommendations regarding infrastructure requirements, operational standards, and future regulations. The moratorium shall be in effect for a period of twelve (12) months from the date of publication or until it is rescinded, whichever is earlier. The moratorium enacted herein is not intended to be, and does not constitute, a "development moratorium" as that term is defined in Wis. Stats. § 66.1002(1)(b).

BE IT FURTHER ORDAINED that the Winnebago County General Code Chapter 23, Article 3, Division 2 "Land Use Definitions" is amended to add the following:

15.06A Data Center A facility of at least 10,000 square feet of floor space built to support high-volume data management, processing, networking, storage, and transmission of digital information and applications. It includes hosting digital data, cloud computing services, artificial intelligence operations, telecommunications infrastructure, or similar technology functions including but not limited to associated support facilities. It is not similar to any other land use listed in Exhibit 8-1.

BE IT FURTHER ORDAINED that this Ordinance shall not apply to:

- i. Existing lawfully established data center facilities;
- ii. Routine maintenance, repair, replacement, or upgrades to existing facilities;
- iii. Projects that have received all necessary County approvals prior to the effective date of this Ordinance;
- iv. Telecommunications facilities otherwise regulated under state or federal law.

BE IT FURTHER ORDAINED that during the moratorium period, County staff shall:

- a. Review existing County ordinances and comprehensive planning documents;
- b. Evaluate potential impacts of large-scale data center development on utility infrastructure, transportation systems, emergency services, land use patterns, agricultural resources, environmental resources, and neighboring property owners;
- c. Consult with municipalities, utilities, regional planning organizations, economic development entities, industry representatives, property owners, and members of the public;
- d. Develop recommendations regarding definitions, zoning classifications, siting criteria, performance standards, buffering requirements, infrastructure requirements, environmental protections, and operational standards applicable to future data center development; and
- e. Prepare a report and recommended ordinance amendments for consideration by the Planning and Zoning Committee and County Board.

BE IT FURTHER ORDAINED that the Winnebago County Board of Supervisors declares that the purpose of this temporary moratorium is to facilitate informed planning and development of land use regulations and that nothing contained herein shall be interpreted as a determination that data center development is either appropriate or inappropriate within Winnebago County.

BE IT FURTHER ORDAINED that this ordinance shall be effective for a period of twelve (12) months

116 upon adoption and the date of publication or until it is rescinded, whichever is earlier.
117

Respectfully submitted by:
PLANNING AND ZONING COMMITTEE
Committee Vote: 5-0

118

Fiscal Note:

Vote Required for Passage: **MAJORITY OF MEMBERS PRESENT**

119

120

121 Approved by the Winnebago County Executive on _____.

122

123

124 _____
Gordon Hintz

125 Winnebago County Executive

126