

# APPENDIX B



## TOWN OF TILDEN

9511 County Hwy. B  
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 Mon, Wed, Thurs 9-noon, Town Hall 288-6453

Dear Tilden Landowners:

July 9, 2008

The Town of Tilden is working on its comprehensive land plan. Without such a plan, the only authority over development the town would have, is over the placement of driveways and town roads. Uniform Dwelling Code is mandated by the state. Mining would not have to be approved or the set back from the property line that the neighbors can build. This would not be good for the development of Tilden.

Enclosed is a map of the existing plan, zoning districts and possible uses chart. Do you agree with the implications of where your land has been placed? Do you agree with the restrictions? **Let us know what you think.** [ex..General Agriculture, (AG) Allowed : ag, day care, green house, farm market, horses. Conditional use includes: Ag business, bed & breakfast, game farm, golf course, kennel, storage units, mining, salvage yard, saw mill, medical services, nursing homes, duplexes, antique sales. Not allowed is: cars dealerships, part sales, auto repair, bar, beauty salon, retail, computer service, appliance sales, gas or convenience store, food sales, laundry, lumber sales, gift shop, snowmobile sales and service, warehouse and distribution, industrial. Only two houses per 40 acres is allowed. **Note:** (a quarter quarter section is 40 acres.) A forty acre parcel does not contain EXACTLY 40 acres.

Your input is welcomed. Come for the whole meeting or whenever you can. All meetings are open to the public and posted at Bresina's, Shreck's, the front of the Tilden Town Hall and at the recycling center. We need your help.

Meetings are scheduled for the third Thursday of each month at 7:00-9:00 PM:

July 17, 2008	April 16, 2009
August 21, 2008	May 21, 2009
September 18, 2008	June 18, 2009
October 16, 2008	July 16, 2009
November 20, 2008	August 20, 2009
December 18, 2008	September 17, 2009
January 15, 2009	October 15, 2009
February 19, 2009	November 19, 2009
March 19, 2009	Adoption by the town board in December of 2009.

Your comments, concerns, questions may also be directed to any of the following:

Plan Commission & Committee (CPSC)	Community Preservation Study Committee
Wayne Nehring (chair) 288-6966	Brain Berthiaume ( chair) 726-1511
Al Goettl 288-6212	Luke Bowe 288-6595
Dean Gullickson 720-0810	Barry Bremness 720-8871
David Hartman 288-6755	Julie Geissler 288-6590
Don McIlquham 568-1672	Darla Peterson 288-6828
Marvin Schroeder 288-6587	Judy Roth 723-1630
Francis Stoffel 288-6401	
Dennis Mickesh (advisor) 723-9719	

SILENCE MEANS APPROVAL

## Zoning Districts

Purpose statements, densities and uses for possible zoning districts that will achieve local government land use planning objectives.

### (A) Agricultural Districts

1. Dedicated Agriculture (AD). This district is created to accommodate lands set aside through easement and deed restriction for unimproved agricultural uses.
2. Production Agriculture 1 (AP1). This district is created to maintain, preserve, and enhance productive agricultural lands historically used for agricultural activity, to continue farming on those lands as an important and integral part of the county's economy and to make areas available for major agricultural facilities. The district allows no non-farm residential development. The district is intended to protect productive agricultural operations from incompatible uses.
3. Production Agriculture 2 (AP2). This district is created to maintain, preserve and enhance productive agricultural lands historically used for agricultural activity and to continue farming on those lands as an important and integral part of the county's economy. The district allows very limited non-farm residential development at one dwelling unit per quarter-quarter section. The minimum and maximum residential lot sizes are ½ acres and 3 acres respectively. 300 foot buffers are required between residences and farm fields. The district is intended to protect productive agricultural operations from incompatible uses.
4. General Agriculture (AG). This district is created to maintain farming and provide farmland owners with additional management opportunities by allowing limited non-farm residential development with design standards and density limits that maintain the agricultural characteristics of the district. Residences are allowed at a density of two dwelling units per quarter-quarter section. Density transfer of all allowable density to one-twentieth of the site is allowed. 300 foot buffers are required between residences and farm fields.
5. Transitional Agriculture (AT). This district is created to establish and maintain a transition from agriculture to rural residential land uses. This district is intended to be rural in character with evident agricultural activity. Residence are allowed at a density of four dwelling units per quarter-quarter section. Density transfer of all allowable density to one-tenth of the site is allowed. In conjunction with density transfer, a conservation development bonus of 1 dwelling unit per quarter-quarter section (25%) is available if at least 40% of the developed site is put in common open space.

### (B) Residential Districts

1. Rural Residential -4 (RR4). This district is created to maintain and enhance rural character in the county. The district provides for low-density residential development that is consistent with a rural environment, mostly in non-agricultural areas or at the fringe of agricultural areas and allows some non-residential uses which require relatively large land areas and/or are compatible with surrounding rural land. Residences are allowed at a density of four dwelling units per quarter-quarter section. Density transfer of all allowable density to one-tenth of the site is allowed. In conjunction with density transfer, a conservation development bonus of 1 dwelling unit per quarter-quarter section (25%) is available if at least 40% of the developed site is put in common open space.
2. Rural Residential -8 (RR8). This district is created to provide for residential development served by on-site wastewater treatment systems and private wells in predominantly rural areas not suited for agricultural uses. Residential density is 8 dwelling units per quarter-quarter section. A conservation development bonus of 2 dwelling units per quarter-quarter section (25%) is available if at least 70% of the site is put in common open space. The district is intended to protect quality, large lot residential development from incompatible uses.
3. Rural Residential - 12 (RR12). This district is created to provide for residential subdivision development served by on-site wastewater treatment systems and private wells in predominantly rural areas not suited for agricultural uses. Residential density is 12 dwellings units per quarter-quarter section. A conservation development bonus of 3 dwelling units per quarter-quarter section (25%) is available if at least 65% of the site is put in common open space. The district is intended to protect residential development from incompatible uses.

4. Rural Residential - 16 (RR16). This district is created to provide for residential subdivision development served by on-site wastewater treatment systems and private wells in predominantly rural areas not suited for agricultural uses. Residential density is 16 dwelling units per quarter-quarter section. The district is intended to protect residential development from incompatible uses. A conservation development bonus of 4 dwelling units per quarter-quarter section (25%) is available if at least 60% of the site is put in common open space.
  5. Transition Residential (RT). This district is created to provide for medium density residential development in the urbanizing unincorporated areas of the county. The district is intended to be used where residential development will have public sewer and water available sometime in the future, but is not presently available. The minimum lot size is one-half acre or one acre with three-lot ghost platting. This urban transition district is intended to enhance residential areas by restricting non-residential development.
  6. Urban Residential (RU). This district is created to provide for the densest residential development in the unincorporated county, that which is in urbanized areas next to or very near incorporated communities. The district is intended to be used where public sewer and water availability is imminent and in locations where such a density of development is compatible with surrounding uses. The minimum lot size is one-third acre with sewer and with on-site sewer 20,000 square feet or one acre with three-lot ghost platting. This urban district is intended to enhance residential areas by restricting non-residential development.
- c) **Commercial Districts.** The purpose of these districts is to provide sufficient space in appropriate locations for certain commercial and other non-residential uses while affording protection to surrounding properties from excessive noise, traffic, light, drainage, or other potential nuisance factors.
1. Neighborhood Commercial (CN). This district is created to provide for retail shopping and personal service uses to be developed either as a unit or in individual parcels to serve the needs of rural centers or nearby residential neighborhoods.
  2. Highway Commercial (CH). This district is created to provide for high traffic retail shopping and service uses for the traveling public that are adjacent to state and federal highway intersections, interchanges and frontage roads.
  3. General Commercial (CG). This district is created to provide for retail shopping, and personal and business service uses which are either a unit or in individual parcels to serve the needs of the general population of county.
- d) **Industrial Districts.**
1. Light Industrial (IL). This district is created primarily for production, processing, and assembly plants that are operated with minimal wastewater generation and so that noise, odor, dust, and glare from such operations are completely confined within an enclosed structure. These industries do not produce the volume of traffic generated by heavy industrial uses. The district also accommodates limited warehouse, wholesaling and commercial uses.
  2. General Industrial (IG). This district is created for the purpose of allowing those industrial uses that are more intensive than those uses allowed in the Light Industrial (IL) district. The purpose of the district is to accommodate a heavy volume of traffic, the potential need for rail access to parcels and the presence of noise and other factors that could pose a nuisance in other districts. The intensity and use of land permitted in this district is intended to facilitate the total range of industrial and warehousing uses. Uses in this district must be on public sewer and water service.
- e) **Conservancy Districts.**
1. Conservancy (CON). This district is created for the purpose of preserving or conserving certain areas such as surface waters, wetlands, floodplains, river and stream beds and terraces, other shorelands, steep slopes, bluffs, woodlands and grasslands, and other areas of aesthetic, natural and recreational value which, because of their unique physical features, are deemed desirable to be retained for the benefit of this and future generations. The district is intended to protect the

community from the costs and consequences that may be incurred when unsuitable development occurs in such areas. This district is also intended to accommodate lands set aside through easement and deed restriction for open space, conservation and natural resource management uses. Lands in the Conservancy District can be public or private.

2. Public Conservancy (CONP). The Public Conservancy District is established to preserve open areas in an existing or natural state for the purpose of resource protection and public education. It is intended that this district apply to publicly owned land with unique physical characteristics or aesthetic value. Such areas may include, but are not limited to, shorelands, floodplains, stream and river terraces, natural drainageways, steep slopes, woodlots and greenways.

(f) Institutional Districts.

1. Institutional (INST). This district is created to provide areas where churches, schools, libraries, hospitals, parks, and other uses of a public or institutional nature are the primary activity.
2. Public Institutional (INSTP). The Public Institutional District is established to reserve and manage publicly owned land for future public institutional use.

(g) Overlay Districts.

1. Shoreland-Wetland Overlay (OSW). This overlay district is created to preserve, protect, and enhance the county's wetlands which are located in shoreland areas; to protect water courses and navigable waters and the public rights therein; to maintain the purity of water in lakes and streams and prevent their pollution; and to protect spawning grounds, fish and habitats for wild flora and fauna. This district is also intended to prevent alteration of the natural character of wetlands. This district has additional regulations above and beyond those of the underlying or base zoning and are found in Chapter 16, Shoreland Zoning.
2. Floodplain Overlay (OFP). This overlay district is created to manage uses in the floodplain so as to prevent the cumulative effects of development from increasing the flood hazard, minimize the public expenditure of monies for flood control projects, minimize the need for rescue and relief efforts, minimize or prevent private and public property damage, and minimize business and public service interruptions. This district has additional regulations above and beyond those of the underlying or base zoning and are found in Chapter 20, Floodplain Zoning.
3. Planned Development Overlay (OPD). This overlay district is created to allow landowners greater flexibility in their developments on a site and project basis to accommodate a variety of uses and configurations. This district is intended to allow for mixed-use developments, and the adjustment of setbacks, lot width and size, and other development standards where appropriate.
4. Adult Entertainment Overlay (OAE). This overlay district is created to isolate and control adult entertainment so that community health, safety, welfare and morals can be protected while considering the civil rights of those participating in such activity. This district is a conditional use and has additional regulations above and beyond those of the underlying or base zoning districts in which it can be used.

June 22, 1999





Map XI 1999 Proposed Land Use Map by Dan Masterpole

