

Sheboygan County I-Map

100 ft

59016214037

59016214036

59016214100

59016214120

59016214091

County/Road OJ

N5850

N5850

59016214100

Postal Address: N5850 COUNTY ROAD OJ, PLYMOUTH, WI 53073-3328

Acres: 5.23

School District: PLYMOUTH SCHOOL

Tech College: LTC

Special District(s):

2025 Land Values:

Land Value	\$86,600
Improved Value	\$271,200
Total Value	\$357,800
Fair Market Value	\$477,900

Local Zoning: Agricultural Living District (A-5)

Parcel may contain multiple zoning districts. Verify using the Local Zoning Layer.

Property Description (500 char limit)

TR A-CSA V 3 P 242 - PRT SE SW SEC 10, COM N 880.98' FROM S 1/4 COR SD SEC TH N89 DEG 49' S3'W 208.27' S75 DEG 35' 58" W 61.43' N85 DEG 35' 33" 66' S89 DEG 49' S3' E 541.31' TO EUN SD SEC TH S 436.20' TO BEG.

Tax Parcel Disclaimer:

GIS tax parcels are a visual representation of recorded deed and/or plat descriptions. GIS tax parcels are not equivalent to surveys, may differ from survey documents, and are not to be used in the same manner as a legal survey.

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Other Structures	Rear Side	Minimum 100 feet Minimum 20 feet if not Used for the housing of Animals; 100 feet if Used for the housing of Animals
	Street	Minimum 75 feet from Center line of Town road; 100 feet from Center line of State or County highway

(f) Existing Substandard Lots

Permitted, conditional, and accessory farm structures may be erected on any legal lot or parcel or record in the County Register of Deeds Office before the effective date of this Ordinance provided however that variances to the building and yard requirements shall be granted only by the Board of Adjustments in accordance with Article XII, Section .01 of this Ordinance.

A-5 AGRICULTURAL LIVING DISTRICT

(a) Purposes

The purposes of the A-5 District are to maintain, preserve, and enhance agricultural land historically utilized for crop production but which are too small to be included within the A-1 Prime Agricultural Land District; and to comply with the provisions of the Farmland Preservation Law to permit eligible landowners to receive tax credits under Chapter 91, Wisconsin Statutes.

(b) Lands Included

Lands included are those generally best suited for smaller farm uses, including truck farming, horse farming, hobby farming, orchards, and similar agricultural related farming activities.

(c) Permitted Uses

All permitted uses allowed in the A-1 Prime Agricultural Land District.

(d) Conditional Uses

See Article VI, Section .01, 4., 8. (a), (c), (d) & (f), 9. (j), 10. (i).

(e) There shall be permitted one (1) animal unit per acre. "One Animal Unit" is defined as: one cow, steer or horse; four swine; ten sheep or goats; 100 rabbits, chickens, or similar small animals. The area of a parcel used to calculate the permissible number of animal units is:

- (1) The total acreage of the parcel less 20,000 square feet. 20,000 square is excluded as the "house area", or
- (2) The actual square footage of that part of the parcel to be used for the animals.

This method shall be considered when part of the parcel is marsh, creek, steep-sloped, or in any way a sensitive area unsuitable for animals.

(f) Area, Height, and Yard Requirements

Farm	Area	Minimum 3 acres. Maximum 19.99 acres.
	Width	Minimum 250 feet. For irregular shaped parcel, the width shall be determined to be the mean or average width of the lot.
Building Dwelling	Height	Maximum 35 feet

Other Structures	Height	Maximum 2 times their Distance from nearest Lot line (See Article X, Section .01)
Yard		
Dwelling	Rear	Minimum 100 feet
	Side	Minimum 20 feet
	Street	Minimum 75 feet from Center line of Town road; 100 feet from Center line of State or County highway.
Other Structures	Rear	Minimum 20 feet if not used for Housing of animals; 100 feet if used for the housing of animals.
	Side	Minimum 20 feet if not used for Housing of animals; 100 feet if used for the housing of animals.
	Street	Minimum 75 feet from Center line of Town road; 100 feet from Center line of State or County highway.

(g) Development of A-5 lots

- (1) Only one residence is allowed on an A-5 lot. No additional A-5 lots may be created out of an existing A-5 lot, unless at the same time 20 acres of qualifying A-1 land is rezoned to A-PR. The aforesaid 20 acres may be A-1 land owned by the owner of the A-5 lot being divided, or, by private agreement, A-1 land owned by another party within the Town of Plymouth. (See also A-PR (e)(3).)
- (2) To facilitate the preservation of continuous areas of protected farmland, the Town encourages the clustering of residences.

(h) Rezoning A-5 Land out of Farmland Preservation Zoning (FPZ)

- (1) The Town may not rezone land out of FPZ unless prior to the rezoning the Town finds all of the following in writing, after a public hearing, as part of the official record of rezoning:
 - (i) The rezoned land is better suited for a use not allowed in the FPZ.
 - (ii) The rezoning is consistent with any comprehensive plan adopted by the Town that is in effect at the time of the rezoning.
 - (iii) The rezoning is substantially consistent with the Sheboygan County Farmland Preservation Plan, certified under Chapter 91, Wisconsin Statutes, which is in effect at the time of rezoning.
 - (iv) The rezoning will not substantially impair or limit current or future agricultural use of other protected farmland.

(i) Pre-existing Lots Smaller Than Three (3) Acres

- (1) Any parcel or lot smaller than three (3) acres existing prior to the amendment of this ordinance on [date] and rezoned to A-5 as part of said amendment, shall be considered a conforming parcel or lot.