AGENDA

ZONING CODE SUBCOMMITTEE
MAY 12, 2020
1:00PM

THIS MEETING WILL BE HELD VIRTUALLY ON WEBEX DUE TO THE GOVERNOR'S EMERGENCY SAFER AT HOME ORDER RELATED TO THE COVID-19 VIRUS. THIS MEETING CAN BE ACCESSED IN ONE OF THE FOLLOWING WAYS:

1. **BY CALLING 408-418-9388 AND ENTERING "ACCESS CODE" 629319079# THEN ENTERING IN "ATTENDEE ID" 11#**
2. **CLICKING THE FOLLOWING LINK: https://meetingsamer9.webex.com/meet/administrator32**
3. **PLEASE BE ADVISED: REQUESTS FROM PERSONS WITH DISABILITIES WHO NEED ASSISTANCE TO PARTICIPATE IN THIS MEETING OR INDIVIDUALS WHO HAVE HEARING IMPAIRMENTS SHOULD NOTIFY THE VILLAGE CLERK'S OFFICE AT 262-628-2260 WITH AS MUCH ADVANCED NOTICE AS POSSIBLE.**
4. **THE MEETING MATERIALS WILL BE AVAILABLE AT WWW.RICHFIELDWI.GOV**

1. Call to Order/ Roll Call
2. Verification of Compliance with Open Meeting Law
3. Pledge of Allegiance
4. DISCUSSION/ACTION ITEMS
    a. Discussion regarding Chapter 70 Zoning Code Recodification
5. ADJOURNMENT

Additional explanation of items on the agenda (Communication Forms) can be found on the village's website at www.richfieldwi.gov.
Notification of this meeting has been posted in accordance with the Open Meeting Laws of the State of Wisconsin. It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information; 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.

Village of Richfield – Zoning Code Rewrite Project
Summary of Notice and Review Authority – April 30, 2020

	Type of Public Notice (if any)					Involvement in Review Process					
Type of Application	Class II Public Notice s. 170.232	Property Owner Notice s. 170.233	Distribution List Notice s. 170.234	Meeting Agenda s. 70.235	Public Hearing	Zoning Admin.	Arch. Review Committee	Plan Commission	Village Board	Zoning Board of Appeals	Court of Competent Jurisdiction
1. Code amendment – citizen-initiated map amendment	X	X	X	X	Joint PC + VB	SR	-	R	D	-	CA
Code amendment – village-initiated map amendment	X	-	X	X	Joint PC + VB	SR	-	R	D	-	CA
Code amendment – citizen or village-initiated text amendment	X	-	X	X	Joint PC + VB	SR	-	R	D	-	CA
2. Planned development district	X	X	X	X	Joint PC + VB	SR	-	R	D	-	CA
3. Conditional use	X	X	-	X	Joint PC + VB	SR	-	R	D	-	CA
4. Wireless telecommunication facility (new tower & Class 1 collocation	X	X	-	X	PC	SR	-	D	-	-	CA
Wireless telecommunication facility (Class 2 collocation)	-	-	-	-	-	D	-	-	-	LA	CA
5. Site plan and plan of operation	-	-	-	X	-	SR	-	D	-	-	CA
6. Architectural review (building plans)	-	-	-	X	-	SR	R	D	-	-	CA
7. Special exception	-	X	-	X	-	SR	-	D	-	-	CA
8. Zoning permit	-	-	-	-	-	D	-	-	-	LA	CA
9. Floodplain permit	-	-	-	-	-	D	-	-	-	LA	CA
10. Berm permit	-	-	-	-	-	D	-	-	-	LA	CA
11. Temporary use permit - 30 days or less	-	-	-	-	-	D	-	-	-	LA	CA
12. Temporary use permit - more than 30 days but less than 90	-	-	-	X	-	SR	-	D	-	-	CA
13. Termination of use - voluntary	X	X	-	X	-	SR	-	-	D	-	CA
Termination of use - involuntary	X	X	-	X	-	SR	-	R	D	-	CA
14. Registration of a nonconforming use	X	X	-	X	-	SR	-	R	D	-	CA
15. Conversion of a nonconforming use	X	X	-	X	Joint PC + VB	SR	-	-	-	D	CA
16. Expansion of a nonconforming building	-	-	-	X	-	SR	-	R	D	-	CA
17. Rural accessory building	-	-	-	X	-	SR	-	R	D	-	CA
18. Code interpretation	-	-	-	X	-	D	-	LA	-	-	CA
19. Administrative appeal	X	-	-	X	Appeals Board	SR	-	-	-	D	CA
20. Variance	X	X	-	X	Appeals Board	SR	-	-	-	D	CA

Key for Type of Public Notice
X – that type of notice is required; a dash "-" means that type of notice is not required

Key for Type of Involvement
SR – staff report; R – recommendation; D – final decision; LA – local appeal; CA – court appeal

ARTICLE 8
SPECIFIC PLANNED DEVELOPMENT DISTRICTS

170.1100 Reflections Village (PDD-01)

A. **Purpose.** The Reflections Village planned development district (PDD-01) is intended accommodate a development project that was initially approved by the Village based on the Walkable Hamlet zoning regulations in effect at the time of review and approval. As part of the Village's rewrite of the zoning regulations adopted in 2020, the residential lots and related outlots were converted to a planned development district as set forth in this section. The commercial lot in the initial development project is now zoned B-1 Neighborhood Commercial. This district includes approximately ___ acres and 58 residential lots and various outlots.

B. **Permissible development.** Development is limited to those uses as set forth in Appendix A. The outlots may be used for shared septic systems for those lots in the district, infrastructure serving those lots in the district, and open space and recreation for the benefit of the lots in the district.

C. **Development standards.** Development shall comply with the standards in the following table.

Standard	
Lot area, minimum	10,890 square feet
Building height, maximum	35 feet for principal buildings; 15 feet for accessory buildings
Front-yard setback, minimum	__ feet for principal buildings; __ feet for accessory buildings
Rear-yard setback, minimum	__ feet for principal buildings; __ feet for accessory buildings
Side-yard setbacks, minimum	__ feet for principal buildings; __ feet for accessory buildings
Accessory buildings	One accessory building not exceeding ____ square feet ???
other	____
other	____
other	____

D. **Division of land restricted.** This development project has been designed as an integrated project and shall not hereafter be subdivided by any means. No additional lots may be created.

170.1101 to 170.1199 Reserved

Appendix A
Land-Use Matrix
Residential Zoning Districts

Series / Land Use		Secondary Review	RR-1	RR-2	RS-1	RS-1R	RS-1A	RS-1B	RS-2	RS-3	RS-4	RD-1	RD-2	PDD-01
1	**Agriculture**													
1.01	Aquaculture	AR,SP,PO,ZP	C	-	-	-	-	-	-	-	-	-	-	-
1.02	General cultivation	-	P	P	P	P	-	-	-	-	-	-	-	-
1.03	Livestock raising	-	P	-	-	-	-	-	-	-	-	-	-	-
2	**Agri-Tourism**													
2.01	Bird hunting preserve	AR,SP,PO,ZP	C	-	-	-	-	-	-	-	-	-	-	-
2.02	Farm education	AR,SP,PO,ZP	C	-	-	-	-	-	-	-	-	-	-	-
2.03	Farm recreation	AR,SP,PO,ZP	C	-	-	-	-	-	-	-	-	-	-	-
2.04	Fee fishing	AR,SP,PO,ZP	C	C	-	-	-	-	-	-	-	-	-	-
2.05	Petting farm	AR,SP,PO,ZP	C	C	-	-	-	-	-	-	-	-	-	-
2.06	Special event venue	AR,SP,PO,ZP	C	-	-	-	-	-	-	-	-	-	-	-
2.07	U-Cut Christmas tree	AR,SP,PO,ZP	P	P	-	-	-	-	-	-	-	-	-	-
2.08	U-Pick operation	AR,SP,PO,ZP	P	P	-	-	-	-	-	-	-	-	-	-
3	**Resource-Based Uses**													
3.01	Forestry	-	P	P	P	P	P	P	P	P	P	P	P	P
3.02	Open land	-	P	P	P	P	P	P	P	P	P	P	P	P
3.03	Sportsmen's club	AR,SP,PO,ZP	C	-	-	-	-	-	-	-	-	-	-	-
4	**Residential**													
4.01	Mixed-use housing	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
4.02	Single-family dwelling	ZP	P	P	P	P	P	P	P	P	P	P	P	P
4.03	Two-family residence (duplex)	ZP	-	-	-	-	-	-	-	-	-	P	P	-
5	**Special Care Facilities**													
5.01	Adult family home	ZP	P	P	P	P	P	P	P	P	P	P	P	P
5.02	Community living arrangement, 8 or fewer residents	ZP	P	P	P	P	P	P	P	P	P	P	P	P
5.03	Foster home and treatment foster home	ZP	P	P	P	P	P	P	P	P	P	P	P	P
5.04	Group day care center	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
5.05	Group day care center (company)	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
5.06	Hospice care center	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
5.07	Nursing home	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
5.08	Retirement home (assisted living)	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
6	**Group Accommodations**													
6.01	Campground	SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
6.02	Group recreation camp	SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
6.03	Overnight lodging	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
6.04	Resort	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
7	**Food and Beverage Sales**													
7.01	Brewpub	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
7.02	Restaurant, fast food	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
7.03	Restaurant, standard	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
7.04	Tavern	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-

Series / Land Use		Secondary Review	RR-1	RR-2	RS-1	RS-1R	RS-1A	RS-1B	RS-2	RS-3	RS-4	RD-1	RD-2	PDD-01
8	**General Sales and Services**													
8.01	Commercial kennel	AR,SP,PO,ZP	C	C	-	-	-	-	-	-	-	-	-	-
8.02	Commercial stable	AR,SP,PO,ZP	C	C	-	-	-	-	-	-	-	-	-	-
8.03	Financial services	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
8.04	Funeral home	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
8.05	General office	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
8.06	General repair	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
8.07	General retail, 15,000 square feet or less	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
8.08	General retail, more than 15,000 square feet	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
8.09	General services	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
8.10	Instructional services	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
8.11	Landscape business	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
8.12	Veterinary clinic	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
9	**Vehicle Rental, Sales, and Service**													
9.01	Heavy vehicle sales and service	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
9.02	Marine sales and service	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
9.03	Trailer sales or rental	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
9.04	Truck stop	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
9.05	Truck-trailer rental establishment	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
9.06	Vehicle fuel station	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
9.07	Vehicle repair shop	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
9.08	Vehicle sales and service	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
9.09	Vehicle service shop	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
10	**Recreation & Entertainment**													
10.01	Driving range	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
10.02	Golf course	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
10.03	Indoor entertainment	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
10.04	Indoor recreation	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
10.05	Indoor shooting range	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
11	**Government & Community Services**													
11.01	Administrative government center	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
11.02	Cemetery	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
11.03	Community center	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
11.04	Community cultural facility	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
11.05	Health care center	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
11.06	Health care clinic	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
11.07	Municipal garage	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
11.08	Park	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
11.09	Public safety facility	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
11.10	Recreation trail	SP,PO,ZP	P	P	P	P	P	P	P	P	P	P	P	P
11.11	School, K-12	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
11.12	School, post-secondary	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-		
11.13	Worship facility	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-

Series / Land Use	Secondary Review	RR-1	RR-2	RS-1	RS-1R	RS-1A	RS-1B	RS-2	RS-3	RS-4	RD-1	RD-2	PDD-01
12 Telecommunications and Utilities													
12.01 Public utility office and yard	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
12.02 Stormwater management facility	-	P	P	P	P	P	P	P	P	P	P	P	P
12.03 Telecommunication collocation (class 1)	ZP	WT	WT	WT	WT	WT	WT	WT	WT	WT	WT	WT	WT
12.04 Telecommunication collocation (class 2)	ZP	P	P	P	P	P	P	P	P	P	P	P	P
12.05 Telecommunication tower	SP,PO,ZP	WT	WT	WT	WT	WT	WT	WT	WT	WT	WT	WT	WT
12.06 Utility installation, major	SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
13 Transportation													
13.01 Bus storage facility	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
13.02 Bus terminal	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
13.03 Off-site parking lot	SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
13.04 Park-and-ride lot	SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
13.05 Parking structure	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
13.06 Railroad	-	-	-	-	-	-	-	-	-	-	-	-	-
13.07 Truck terminal	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
14 Storage and Warehousing													
14.01 Bulk fuel storage	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
14.02 Farm building for non-farm storage [**]	SP,PO,ZP	C	C	-	-	-	-	-	-	-	-	-	-
14.03 Personal storage facility	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
14.04 Warehouse	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
15 Industrial and Manufacturing													
15.01 Artisan shop	AR,SP,PO,ZP	C	C	-	-	-	-	-	-	-	-	-	-
15.02 Construction equipment sales and service	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
15.03 Contractor yard	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
15.04 Manufacturing	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
16 Other													
16.01 Adaptive reuse of institutional building	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
16.02 Berm	ZP	P	P	P	P	P	P	P	P	P	P	P	P
17 Accessory Uses													
17.01 Accessory building, nonresidential	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
17.02 Accessory building, residential	ZP	P	P	P	P	P	P	P	P	P	P	P	P
17.03 Adult family home	ZP	P	P	P	P	P	P	P	P	P	P	P	P
17.04 Bed and breakfast	SP,PO,ZP	P	P	P	P	P	P	-	-	-	-	-	-
17.05 Boat dock	-	P	P	P	P	P	P	P	P	P	P	P	-
17.06 Boathouse	ZP	P	P	P	P	P	P	P	P	P	P	P	-
17.07 Family day care home	ZP	P	P	P	P	P	P	P	P	P	P	P	P
17.08 Foster home and treatment foster home	ZP	P	P	P	P	P	P	P	P	P	P	P	P
17.09 Home occupation	ZP	P	P	P	P	P	P	P	P	P	P	P	P
17.10 Household livestock	ZP	C	C	C	-	-	-	-	-	-	-	-	-
17.11 Kennel, hobby	SP,PO,ZP	C	C	C	-	-	-	-	-	-	-	-	-
17.12 Kennel, private	-	P	P	P	P	P	P	P	P	P	P	P	P
17.13 Outdoor food and beverage service	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-		
17.14 Play structure	-	P	P	P	P	P	P	P	P	P	P	P	P

Series / Land Use	Secondary Review	RR-1	RR-2	RS-1	RS-1R	RS-1A	RS-1B	RS-2	RS-3	RS-4	RD-1	RD-2	PDD-01
17.15 Pond	SP,PO,ZP	P	P	P	P	-	-	-	-	-	-	-	-
17.16 Roadside stand, major	AR,SP,PO,ZP	P	P	-	-	-	-	-	-	-	-	-	-
17.17 Roadside stand, minor	ZP	P	P	P	-	-	-	-	-	-	-	-	-
17.18 Sales incidental to industrial use	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
17.19 Solar energy system, building-mounted	SP,PO,ZP	P	P	P	P	P	P	P	P	P	P	P	P
17.20 Solar energy system, ground-mounted	SP,PO,ZP	P	P	P	P	P	P	P	P	P	P	P	P
17.21 Swimming pool	SP,PO,ZP	P	P	P	P	P	P	P	P	P	P	P	P
17.22 Work/live dwelling unit	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
18 Temporary Uses													
18.01 Farmers market	SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
18.02 Nonmetallic mine, limited	SP,PO,ZP	C	C	-	-	-	-	-	-	-	-	-	-
18.03 Off-site construction yard	SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
18.04 Party tent	-	P	P	P	P	P	P	P	P	P	P	P	P
18.05 Portable storage container	-	P	P	P	P	P	P	P	P	P	P	P	P
18.06 Seasonal product sales **	ZP	C	C	-	-	-	-	-	-	-	-	-	-
18.07 Yard sale	-	P	P	P	P	P	P	P	P	P	P	P	P

**** Plan Commission to review in particular**

Zoning Districts
RR-1 Rural Residential
RR-2 Rural Residential
RS-1 Country Estates
RS-1R Country Estates Remnant
RS-1A Single-Family Residential and Rural Preservation
RS-1B Single-Family Cluster/Open Space Residential
RS-2 Single-Family Residential
RS-3 Single-Family Residential
RS-4 Single-Family Residential
RD-1 Two-Family Cluster/Open Space Residential
RD-2 Two-Family Residential
PDD-01 Refections Village

Key for Land Uses
"-" indicates that the use is not permitted in the zoning district.
"C" indicates that the use is permitted in the zoning district as a conditional use. In addition, secondary review procedures may apply as indicated in the matrix. When a use is allowed as a conditional use, the reviewing authority may require submission and approval of a building plan, site plan, and/or plan of operation even when not otherwise required.
"P" indicates that the use is permitted in the zoning district by right subject to secondary review procedures as indicated in the matrix.
"WT" indicates that the use is subject to the special review standards and procedures for Wireless Telecommunication Facilities.

Key for Secondary Review
"AR" indicates a building plan is required.
"PO" indicates a plan of operation is required.
"SP" indicates a site plan is required.
"ZP" indicates a zoning permit is required.

Note: As set forth more fully in s. 170.__, any use that is not listed is prohibited.

Appendix A
Land-Use Matrix
Non-Residential Zoning Districts

Series / Land-Use		Secondary Review	INST	P-1	B-1	B-2	B-3	B-4	B-5	B-6	B-7	I-1	I-2	I-3
1	**Agriculture**													
1.01	Aquaculture	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	C	C	-
1.02	General cultivation	-	-	-	-	-	-	-	-	-	-	-	-	-
1.03	Livestock raising	-	-	-	-	-	-	-	-	-	-	-	-	-
2	**Agri-Tourism**													
2.01	Bird hunting preserve	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
2.02	Farm education	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
2.03	Farm recreation	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
2.04	Fee fishing	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
2.05	Petting farm	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
2.06	Special event venue	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
2.07	U-Cut Christmas tree	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
2.08	U-Pick operation	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
3	**Resource-Based Uses**													
3.01	Forestry	-	P	P	P	P	P	P	P	P	P	P	P	-
3.02	Open land	-	P	P	P	P	P	P	P	P	P	P	P	-
3.03	Sportsmen's club	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
4	**Residential**													
4.01	Mixed-use housing	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
4.02	Single-family dwelling	ZP	-	-	-	-	-	-	-	-	-	-	-	-
4.03	Two-family residence (duplex)	ZP	-	-	-	-	-	-	-	-	-	-	-	-
5	**Special Care Facilities**													
5.01	Adult family home	ZP	-	-	-	-	-	-	-	-	-	-	-	-
5.02	Community living arrangement, 8 or fewer residents	ZP	-	-	-	-	-	-	-	-	-	-	-	-
5.03	Foster home and treatment foster home	ZP	-	-	-	-	-	-	-	-	-	-	-	-
5.04	Group day care center	AR,SP,PO,ZP	P	-	-	-	P	P	-	-	-	-	-	-
5.05	Group day care center (company)	AR,SP,PO,ZP	-	-	-	-	C	-	-	-	-	P	C	-
5.06	Hospice care center	AR,SP,PO,ZP	P	-	-	-	-	-	-	-	-	-	-	-
5.07	Nursing home	AR,SP,PO,ZP	P	-	-	-	-	-	-	-	-	-	-	-
5.08	Retirement home (assisted living)	AR,SP,PO,ZP	P	-	-	-	-	-	-	-	-	-	-	-
6	**Group Accommodations**													
6.01	Campground	SP,PO,ZP	-	C	-	-	-	-	-	-	-	-	-	-
6.02	Group recreation camp	SP,PO,ZP	-	C	-	-	-	-	-	-	-	-	-	-
6.03	Overnight lodging	AR,SP,PO,ZP	-	-	-	-	P	P	P	-	-	-	-	-
6.04	Resort	AR,SP,PO,ZP	-	C	-	-	-	-	-	-	-	-	-	-
7	**Food and Beverage Sales**													
7.01	Brewpub	AR,SP,PO,ZP	-	-	P	P	P	P	P	P	-	P	-	-
7.02	Restaurant, fast food	AR,SP,PO,ZP	-	-	-	-	-	P	-	-	-	-	-	-
7.03	Restaurant, standard	AR,SP,PO,ZP	-	-	P	P	P	P	P	P	-	-	-	-
7.04	Tavern	AR,SP,PO,ZP	-	-	C	C	C	P	P	C	-	-	-	-

Series / Land Use		Secondary Review	INST	P-1	B-1	B-2	B-3	B-4	B-5	B-6	B-7	I-1	I-2	I-3
8	**General Sales and Services**													
8.01	Commercial kennel	AR,SP,PO,ZP	-	-	-	-	-	C	-	-	-	C	-	-
8.02	Commercial stable	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
8.03	Financial services	AR,SP,PO,ZP	-	-	P	P	P	P	P	-	-	-	-	-
8.04	Funeral home	AR,SP,PO,ZP	-	-	P	P	P	P	P	-	-	-	-	-
8.05	General office	AR,SP,PO,ZP	-	-	P	P	P	P	P	-	-	-	-	-
8.06	General repair	AR,SP,PO,ZP	-	-	-	C	P	P	P	-	-	C	-	-
8.07	General retail, 15,000 square feet or less	AR,SP,PO,ZP	-	-	P	P	P	P	P	-	-	-	-	-
8.08	General retail, more than 15,000 square feet	AR,SP,PO,ZP	-	-	-	-	C	C	C	-	-	-	-	-
8.09	General services	AR,SP,PO,ZP	-	-	P	P	P	P	P	-	-	-	-	-
8.10	Instructional services	AR,SP,PO,ZP	-	-	P	P	P	P	P	-	-	C	-	-
8.11	Landscape business	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	P	C	-
8.12	Veterinary clinic	AR,SP,PO,ZP	-	-	-	-	P	P	P	-	-	C	-	-
9	**Vehicle Rental, Sales, and Service**													
9.01	Heavy vehicle sales and service	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	P	C	-
9.02	Marine sales and service	AR,SP,PO,ZP	-	-	-	-	-	P	-	-	-	P	C	-
9.03	Trailer sales or rental	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	P	C	-
9.04	Truck stop	AR,SP,PO,ZP	-	-	-	-	-	C	-	-	-	C	-	-
9.05	Truck-trailer rental establishment	AR,SP,PO,ZP	-	-	-	-	P	P	-	-	-	P	-	-
9.06	Vehicle fuel station	AR,SP,PO,ZP	-	-	-	-	P	P	-	-	-	-	-	-
9.07	Vehicle repair shop	AR,SP,PO,ZP	-	-	-	-	-	P	-	-	-	P	-	-
9.08	Vehicle sales and service	AR,SP,PO,ZP	-	-	-	-	-	P	-	-	-	C	-	-
9.09	Vehicle service shop	AR,SP,PO,ZP	-	-	-	-	P	P	-	-	-	C	-	-
10	**Recreation & Entertainment**													
10.01	Driving range	AR,SP,PO,ZP	-	C	-	-	-	-	-	-	-	-	-	-
10.02	Golf course	AR,SP,PO,ZP	-	C	-	-	-	-	-	-	-	-	-	-
10.03	Indoor entertainment	AR,SP,PO,ZP	-	-	-	C	P	P	P	-	-	-	-	-
10.04	Indoor recreation	AR,SP,PO,ZP	-	-	-	-	P	P	P	-	-	C	-	-
10.05	Indoor shooting range	AR,SP,PO,ZP	-	-	-	-	-	P	-	-	-	C	-	-
11	**Government & Community Services**													
11.01	Administrative government center	AR,SP,PO,ZP	P	-	-	-	P	P	P	-	-	P	-	-
11.02	Cemetery	AR,SP,PO,ZP	C	-	-	-	-	-	-	-	-	-	-	-
11.03	Community center	AR,SP,PO,ZP	P	-	P	P	P	P	P	-	-	-	-	-
11.04	Community cultural facility	AR,SP,PO,ZP	P	-	-	-	C	P	P	-	-	-	-	-
11.05	Health care center	AR,SP,PO,ZP	-	-	-	-	-	C	-	-	-	-	-	-
11.06	Health care clinic	AR,SP,PO,ZP	-	-	C	C	P	P	P	-	-	-	-	-
11.07	Municipal garage	AR,SP,PO,ZP	P	-	-	-	-	-	-	-	-	P	-	-
11.08	Park	AR,SP,PO,ZP	C	P	-	-	-	-	-	-	-	-	-	-
11.09	Public safety facility	AR,SP,PO,ZP	P	-	-	-	-	P	-	-	-	C	-	-
11.10	Recreation trail	SP,PO,ZP	P	P	P	P	P	P	P	P	P	P	P	-
11.11	School, K-12	AR,SP,PO,ZP	P	-	-	-	-	-	-	-	-	-	-	-
11.12	School, post-secondary	AR,SP,PO,ZP	P	-	-	-	-	-	-	-	-	-	-	-
11.13	Worship facility	AR,SP,PO,ZP	P	-	-	P	P	P	-	-	-	C	-	-

Series / Land Use	Secondary Review	INST	P-1	B-1	B-2	B-3	B-4	B-5	B-6	B-7	I-1	I-2	I-3
12 Telecommunications and Utilities													
12.01 Public utility office and yard	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	C	P	-
12.02 Stormwater management facility	-	P	P	P	P	P	P	P	P	P	P	P	-
12.03 Telecommunication collocation (class 1)	ZP	WT	WT	WT	WT	WT	WT	WT	WT	WT	WT	WT	-
12.04 Telecommunication collocation (class 2)	ZP	P	P	P	P	P	P	P	P	P	P	P	-
12.05 Telecommunication tower	SP,PO,ZP	WT	WT	WT	WT	WT	WT	WT	WT	WT	WT	WT	-
12.06 Utility installation, major	SP,PO,ZP	C	C	-	-	-	C	-	-	-	C	C	-
13 Transportation													
13.01 Bus storage facility	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	C	C	-
13.02 Bus terminal	AR,SP,PO,ZP	C	-	-	-	-	C	-	-	-	C	-	-
13.03 Off-site parking lot [**]	SP,ZP	-	-	-	-	-	-	C	-	-	-	-	-
13.04 Park-and-ride lot	SP,PO,ZP	C	-	-	-	-	-	-	-	-	-	-	-
13.05 Parking structure	AR,SP,ZP	P	-	-	-	-	-	P	-	-	-	-	-
13.06 Railroad	-	-	-	-	-	-	-	-	-	-	-	-	P
13.07 Truck terminal	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	C	C	-
14 Storage and Warehousing													
14.01 Bulk fuel storage	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	C	-
14.02 Farm building for non-farm storage	SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
14.03 Personal storage facility	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	C	-	-
14.04 Warehouse	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	P	P	-
15 Industrial and Manufacturing													
15.01 Artisan shop	AR,SP,PO,ZP	-	-	P	P	P	P	P	-	-	P	-	-
15.02 Construction equipment sales and service	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	C	P	-
15.03 Contractor yard	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	C	C	-
15.04 Manufacturing	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	C	P	-
16 Other													
16.01 Adaptive reuse of institutional building	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	C	-	-	-
16.02 Berm	ZP	P	P	P	P	P	P	P	P	P	P	P	-
17 Accessory Uses													
17.01 Accessory building, nonresidential	AR,SP,ZP	P	P	P	P	P	P	P	P	P	P	P	-
17.02 Accessory building, residential	ZP	-	-	-	-	-	-	-	-	-	-	-	-
17.03 Adult family home	ZP	-	-	-	-	-	-	-	-	-	-	-	-
17.04 Bed and breakfast	SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
17.05 Boat dock	-	-	-	-	-	-	-	-	P	-	-	-	-
17.06 Boathouse	ZP	-	-	-	-	-	-	-	P	-	-	-	-
17.07 Family day care home	ZP	-	-	-	-	-	-	-	-	-	-	-	-
17.08 Foster home and treatment foster home	ZP	-	-	-	-	-	-	-	-	-	-	-	-
17.09 Home occupation	ZP	-	-	-	-	-	-	-	-	-	-	-	-
17.10 Household livestock	ZP	-	-	-	-	-	-	-	-	-	-	-	-
17.11 Kennel, hobby	SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	-	-
17.13 Kennel, private	-	-	-	-	-	-	-	-	-	-	-	-	-
17.14 Outdoor food and beverage service	AR,SP,PO,ZP	-	-	C	C	C	C	C	C	-	-	-	-
17.15 Play structure	-	-	-	-	-	-	-	-	-	-	-	-	-

Series / Land Use		Secondary Review	INST	P-1	B-1	B-2	B-3	B-4	B-5	B-6	B-7	I-1	I-2	I-3
17.16	Pond	SP,PO,ZP	C	C	-	-	-	-	-	-	-	-	-	-
17.17	Roadside stand, major	AR,SP,PO,ZP	-	-	C	C	P	P	P	-	-	-	-	-
17.18	Roadside stand, minor	ZP	-	-	-	-	-	-	-	-	-	-	-	-
17.19	Sales incidental to industrial use	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	C	C	-
17.20	Solar energy system, building-mounted	SP,ZP	P	P	P	P	P	P	P	P	P	P	P	-
17.21	Solar energy system, ground-mounted	SP,ZP	P	P	P	P	P	P	P	P	P	P	P	-
17.22	Swimming pool	SP,ZP	-	-	-	-	-	-	-	-	-	-	-	-
17.23	Work/live dwelling unit	AR,SP,PO,ZP	-	-	P	P	P	-	P	-	-	-	-	-
18	**Temporary Uses**													
18.01	Farmers market	SP,PO,ZP	P	P	P	P	P	P	P	P	-	-	-	-
18.02	Nonmetallic mine, limited	SP,PO,ZP	C	C	-	-	-	-	-	-	-	-	-	-
18.03	Off-site construction yard	SP,PO,ZP	-	-	-	-	-	-	-	-	-	C	C	-
18.04	Party tent	-	P	P	P	P	P	P	P	P	-	-	-	-
18.05	Portable storage container	-	P	P	P	P	P	P	P	P	-	-	-	-
18.06	Seasonal product sales	ZP	-	-	C	C	C	C	C	C	-	-	-	-
18.07	Yard sale	-	-	-	-	-	-	-	-	-	-	-	-	-

** **Plan Commission to review in particular**

Zoning Districts
INST Institutional
P-1 Park and Recreation
B-1 Neighborhood Business
B-2 Community Business
B-3 General Business
B-4 Highway Business
B-5 Downtown Business
B-6 Destination Venue
B-7 Adaptive Reuse
I-1 Light Industry
I-2 General Industry
I-3 Railroad

Key for Land Uses
"-" indicates that the use is not permitted in the zoning district.
"C" indicates that the use is permitted in the zoning district as a conditional use. In addition, secondary review procedures may apply as indicated in the matrix. When a use is allowed as a conditional use, the reviewing authority may require submission and approval of a building plan, site plan, and/or plan of operation even when not otherwise required.
"P" indicates that the use is permitted in the zoning district by right subject to secondary review procedures as indicated in the matrix.
"WT" indicates that the use is subject to the special review standards and procedures for Wireless Telecommunication Facilities.

Key for Secondary Review
"AR" indicates a building plan is required.
"PO" indicates a plan of operation is required.
"SP" indicates a site plan is required.
"ZP" indicates a zoning permit is required.

Note: As set forth more fully in s. 170.__, any land use that is not listed is prohibited.

Appendix B

Land Use Summary (DRAFT 04-30-2020)

Series	Land Use	
1	**Agriculture**	
1.01	Aquaculture	**Description:** A place where aquatic plants and animals (e.g., fish and bait) are produced out of doors. **Parking Requirements:** 1 space for each employee on the largest work shift **Supplemental Standards:** This use is classified as a Type 1 conditional use in the fee schedule.
1.02	General cultivation	**Description:** A place where nursery stock, trees, sod, fruit, vegetables, flowers, agricultural crops and forage, and other plants typically grown by agricultural operations in the region are grown. The term does not include domestic gardens. **Parking Requirements:** On-site parking is not required **Supplemental Standards:** **A. Location**. The raising of crops may occur within building setback areas. **B. Buildings**. A building related to the raising of crops is only allowed in an agricultural zoning district.
1.03	Livestock raising	**Description:** An agricultural operation that raises livestock. The term does not include commercial feedlots and fur farms. **Parking Requirements:** 1 space for each employee on the largest work shift **Supplemental Standards:** There are no supplemental development standards that apply to this specific land use.
2	**Agri-Tourism**	
2.01	Bird hunting preserve	**Description:** A place where game birds are released into the wild for commercial hunting purposes. **Parking Requirements:** Determined on a case-by-case basis **Supplemental Standards:** **A. Minimum lot area**. The minimum lot area for bird hunting preserve is 60 acres. The acreage of adjoining parcels, which are part of a single farm entity as determined by the Plan Commission, may be combined for the purpose of meeting the minimum lot size requirements. **B. Other approvals**. The operator must obtain and maintain all approvals as may be required by the state of Wisconsin. **C. Location of hunting areas**. Areas open to hunting must be located and configured to minimize potential conflicts with surrounding properties. **D. Parking**. Parking areas must be located and configured to minimize potential conflicts with surrounding properties. **E. Buildings**. Any building associated with a bird hunting preserve shall not be located in a _____ overlay district. **F. Application fee**. This use is classified as a Type 1 conditional use in the fee schedule.

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Series	Land Use	
2.02	Farm education	**Description:** A place where farm tours and how-to clinics or classes are conducted which are directly related to farming, farm life, or food (e.g., gardening, cooking, canning produce, jam-making, candle making, soap making, flower arranging, quilting). **Parking Requirements:** Determined on a case-by-case basis **Supplemental Standards:** **A. Validity of use**. Farm education must be operated as an ancillary use in conjunction with an active farm operation. **B. Minimum lot area**. The minimum lot area for farm education is 10 acres. The acreage of adjoining parcels, which are part of a single farm entity as determined by the Plan Commission, may be combined for the purpose of meeting the minimum lot size requirements. **C. Subordinate to other farm uses**. Any buildings that are constructed to house clinics or classes must be clearly subordinate to the other farm buildings on the property. **D. Parking**. Parking areas must be located and configured to minimize potential conflicts with surrounding properties. **E. Sanitation**. The operator must provide suitable sanitation facilities. **F. Buildings**. Any building associated with farm education shall not be located in a _____ overlay district. **G. On-site access drive**. The facility shall be served by an on-site access drive that meets the design and construction standards for a village road (e.g., two lanes each 12 feet wide). The Plan Commission may waive the requirement for a two-lane drive and allow a single-lane drive when the commission deems the wider drive unnecessary given the location of the use on the subject property, the number and type of vehicles using the drive, and other related considerations. If the Plan Commission allows a single-lane drive, the commission reserves the right to require a two-lane drive at a later date and may require intermediate turnarounds/turnouts every 1,200 feet and impose other design features it deems necessary to ensure public safety. **H. Application fee**. This use is classified as a Type 2 conditional use in the fee schedule.
2.03	Fee fishing	 **Description:** An operation that provides the opportunity for anglers to pay a fee for the right to fish on a farm. **Parking Requirements:** Determined on a case-by-case basis **Supplemental Standards:** **A. Minimum lot area**. The minimum lot area for fee fishing is 5 acres. **B. Buildings**. Any building that is constructed for a fee fishing operation must be clearly subordinate to the other farm buildings on the property. **C. Activity areas**. Activity areas must be located and configured to minimize potential conflicts with surrounding properties. **D. Parking areas**. Parking areas must be located and configured to minimize potential conflicts with surrounding properties. **E. Sanitation**. The operator must provide suitable sanitation facilities. **F. Application fee**. This use is classified as a Type 1 conditional use in the fee schedule.

Series	Land Use	
2.04	Petting farm	**Description:** An operation where the public is invited to pet and touch farm animals, but not exotic animals. **Parking Requirements:** Determined on a case-by-case basis **Supplemental Standards:** **A. Validity of use.** A petting farm must be operated as an ancillary use in conjunction with an active farm operation. **B. Minimum lot area**. The minimum lot area for a petting farm is 10 acres. **C. Location of buildings**. A building that houses animals must be located at least 50 feet from any lot line. **D. Parking areas**. Parking areas must be located and configured to minimize potential conflicts with surrounding properties. **E. Sanitation**. The operator must provide suitable sanitation facilities. **F. On-site access drive**. The facility shall be served by an on-site access drive that meets the design and construction standards for a village road (e.g., two lanes each 12 feet wide). The Plan Commission may waive the requirement for a two-lane drive and allow a single-lane drive when the commission deems the wider drive unnecessary given the location of the use on the subject property, the number and type of vehicles using the drive, and other related considerations. If the Plan Commission allows a single-lane drive, the commission reserves the right to require a two-lane drive at a later date and may require intermediate turnarounds/turnouts every 1,200 feet and impose other design features it deems necessary to ensure public safety. **G. Application fee**. This use is classified as a Type 2 conditional use in the fee schedule.

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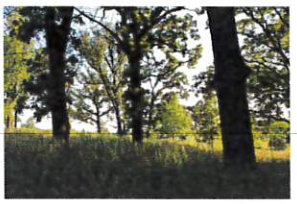
Series	Land Use	
2.05	Special event venue	**Description:** A facility for holding periodic events such as weddings, family reunions, parties, fundraisers, and corporate outings. Guests are normally invited and not charged a fee for entry. **Parking Requirements:** 1 space for each 3 patron seats or 1 space for each 300 square feet of gross floor area devoted to patron service, whichever is greater; plus 1 space for each employee on the largest work shift **Supplemental Standards:** **A. Minimum lot area.** The minimum lot area for a special event venue is 10 acres if the building is an existing farm building or 40 acres if the building is not an existing farm building. **B. Road access.** The primary access for this use must be off of a major road as depicted on the Village's zoning map. **C. Activity areas.** Activity areas must be located and configured so as to minimize potential conflicts with surrounding properties. **D. Parking areas.** Parking areas must be located and configured so as to minimize potential conflicts with surrounding properties. **E. Buildings.** This use is limited to existing buildings that were previously used for agricultural purposes (e.g., barns). **F. Number of events.** The number of events is limited to 18 in a calendar year, which shall be prorated for the first year with the first day corresponding to the date the conditional use approval is granted.Further, there shall be not more than one event at a time, and no more than one event per day. **G. Guests.** The number of guests at an event is limited to 250. The ways in which the petitioner will ensure compliance with this limitation must be addressed in the site plan/plan of operation. **H. Hours.** All events must end by 10:00 pm. **I. On-site access drive.** The facility shall be served by an on-site access drive that meets the design and construction standards for a village road (e.g., two lanes each 12 feet wide). The Plan Commission may waive the requirement for a two-lane drive and allow a single-lane drive when the commission deems the wider drive unnecessary given the location of the use on the subject property, the number and type of vehicles using the drive, and other related considerations. If the Plan Commission allows a single-lane drive, the commission reserves the right to require a two-lane drive at a later date and may require intermediate turnarounds/turnouts every 1,200 feet and impose other design features it deems necessary to ensure public safety. **J. Application fee.** This use is classified as a Type 2 conditional use in the fee schedule.

Series	Land Use	
2.06	U-Cut Christmas tree operation	**Description:** A place where customers can harvest their own Christmas tree. **Parking Requirements:** Determined on a case-by-case basis **Supplemental Standards:** **A. Minimum lot area**. The minimum lot area for a U-cut Christmas tree operation is 5 acres. **B. Parking areas**. Parking areas must be located and configured to minimize potential conflicts with surrounding properties. **C. Sanitation**. The operator must provide suitable sanitation facilities. **D. On-site access drive**. The facility shall be served by an on-site access drive that meets the design and construction standards for a village road (e.g., two lanes each 12 feet wide). The Plan Commission may waive the requirement for a two-lane drive and allow a single-lane drive when the commission deems the wider drive unnecessary given the location of the use on the subject property, the number and type of vehicles using the drive, and other related considerations. If the Plan Commission allows a single-lane drive, the commission reserves the right to require a two-lane drive at a later date and may require intermediate turnarounds/turnouts every 1,200 feet and impose other design features it deems necessary to ensure public safety. **E. Application fee**. This use is classified as a Type 1 conditional use in the fee schedule.
2.07	U-Pick operation	 **Description:** A farm operation where customers can pick or harvest fruits, flowers, and vegetables directly from the plants grown on the premises. **Parking Requirements:** Determined on a case-by-case basis **Supplemental Standards:** **A. Minimum lot area**. The minimum lot area for a u-pick operation is 5 acres. **B. Parking areas**. Parking areas must be located and configured to minimize potential conflicts with surrounding properties. **C. Sanitation**. The operator must provide suitable sanitation facilities. **D. On-site access drive**. The facility shall be served by an on-site access drive that meets the design and construction standards for a village road (e.g., two lanes each 12 feet wide). The Plan Commission may waive the requirement for a two-lane drive and allow a single-lane drive when the commission deems the wider drive unnecessary given the location of the use on the subject property, the number and type of vehicles using the drive, and other related considerations. If the Plan Commission allows a single-lane drive, the commission reserves the right to require a two-lane drive at a later date and may require intermediate turnarounds/turnouts every 1,200 feet and impose other design features it deems necessary to ensure public safety. **E. Application fee**. This use is classified as a Type 1 conditional use in the fee schedule.
3	Resource-Based Uses	

Series	Land Use	
3.01	Forestry	**Description:** The harvesting, thinning, and planting of trees and related forest management activities whether for commercial or noncommercial purposes. The term includes temporary skidding yards necessary to store and sort logs harvested on the premises. The term does not include on-site processing and permanent skidding yards. **Parking Requirements:** On-site parking is not required **Supplemental Standards:** **A. Generally**. Forest management operations shall be consistent with generally accepted forestry management practices as described in the most recent version of "Wisconsin Forest Management Guidelines," published by the Wisconsin Department of Natural Resources and identified as publication number PUB-FR-226. **B. Removal of a tree or shrub within a defined open space area in a development project**. Trees and shrubs within an area set aside as open space as part of a development project shall not be removed except as follows: A dead or dying tree or shrub may be removed when it poses a threat to public health and safety. The removal of trees and shrubs is done consistent with a landscape management plan as prepared by a registered landscape architect, an arborist, or a forester and as approved by the zoning administrator. Vegetation listed by the Wisconsin Department of Natural Resources as an invasive species under ch. NR 40, Wis. Admin. Code may be removed without prior approval.
3.02	Open land	**Description:** Land generally not in forestry or in agricultural production and may include wetland complexes, and land kept undeveloped for conservation purposes. Land may be enrolled in a federal agricultural commodity payment program or in a state or federal agricultural land conservation payment program, or a similar program. **Parking Requirements:** On-site parking is not required **Supplemental Standards:** There are no supplemental development standards that apply to this specific land use.
3.03	Sportsmen's club	**Description:** A place where club members are able to hunt and fish, pursuant to state laws and any local laws. This use may include a club house and buildings for maintenance shops. **Parking Requirements:** Determined on a case-by-case basis **Supplemental Standards:** This use is classified as a Type 1 conditional use in the fee schedule.
4	Residential	



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Series	Land Use	
4.01	Mixed-use housing	**Description:** One or more dwelling units located located on the second floor of commercial building with a retail use and/or a professional office on the first floor. **Parking Requirements:** 2 spaces for each dwelling unit **Supplemental Standards:** **A. Bedrooms**. A dwelling unit shall not have more than two bedrooms. **B. Minimum floor area**. A dwelling unit must have at least 750 square feet for an efficiency-type or one-bedroom and 900 square feet for a two-bedroom unit. **C. Application fee**. This use is classified as a Type 1 conditional use in the fee schedule.
4.02	Single-family dwelling	**Description:** A building containing one dwelling unit that is situated on one lot and is not attached to any other dwelling unit by any means. The term includes manufactured homes and other construction types including modular homes, panelized homes, pre-cut homes, and site-built homes. The terms does not include mobile homes. **Parking Requirements:** 2 spaces **Supplemental Standards:** ~~**A. Foundation.** The dwelling shall be set on a full basement or other permanent enclosed structure in accordance with the state uniform dwelling code. The structure shall not rest upon a metal frame where the foundation meets the sills or floor joists.~~ ~~**B. Measurements.**The dwelling shall have a minimum width of 24 feet and a core area of living space at least 24 feet by 24 feet.~~ ~~**C. Roof.** The dwelling shall have a pitched roof with a minimum slope of four to 12 and eaves extending beyond the nearest vertical wall a minimum of 12 inches.~~ ~~**D. Roof materials.** The roofing shall be asphalt shingles or comparable roofing, but excluding metal roofing.~~ Current code s. 70.187
4.03	Two-family residence (duplex)	**Description:** A building containing 2 dwelling units that is situated on one lot. The units may be rented or owned as in a condominium. The term includes various construction types including modular homes, panelized homes, pre-cut homes, and site-built homes. (Sometimes referred to as duplex.) **Parking Requirements:** 2 spaces for each dwelling unit **Supplemental Standards:** Forthcoming - but will mirror the requirements for a single-family residence.
5	Special Care Facilities	

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Series	Land Use	
5.01	Adult family home	**Description:** A place licensed by the state under s. 50.033(1m), Wis. Stats. **Note**: An adult family home can either be a principal use or an accessory use. If the operator does not live in the residence with the adults, it is considered a principal use. **Parking Requirements:** 1 space for each 2 adults the facility is licensed by the state to accommodate; plus 1 space for each employee on the largest work shift **Supplemental Standards:** **A. Occupancy**. All residents of the adult family home, other than the operator or care provider and the operator or care provider's immediate family, shall be disabled persons as indicated in the required state license application. **B. Location**. An adult family home described in s. 50.01(l)(b), Wis. Stats., shall not be established within 2,500 feet of another such facility or any community living arrangement. An agent of a proposed adult family home may apply for an exception to this requirement, and the Common Council at its discretion may grant the exception. [1] An adult family home certified under s. 50.032(1m)(b), Wis. Stats., is exempt from this provision. [2] [1] Commentary: See s. 56.69(15)(br)(1), Wis. Stats. [2] Commentary: See s. 59.69(15)(br)(2), Wis. Stats.
5.02	Community living arrangement, 8 or fewer residents	**Description:** Any one of the following with 8 or fewer residents (1) a residential care center for children and youth as defined in s. 48.02(15d), Wis. Stats., operated by a child welfare agency licensed under s. 48.60, Wis. Stats.; (2) a group home for children as defined in s. 48.02(7), Wis. Stats.; and (3) a community-based residential facility as defined in s. 50.01(lg), Wis. Stats. The term does not include adult family homes, as defined in s. 50.01, Wis. Stats. **Parking Requirements:** 3 spaces **Supplemental Standards:** **A. State license.** Prior to the establishment of a community living arrangement, the operator must obtain a license from the state as may be required by state law and maintain such license for the life of the use or until the state no longer requires such license. [1] **B. Occupancy**. All residents of the adult family home, other than the operator or care provider and the operator or care provider's immediate family, must be disabled persons as indicated in the required state license application. **C. Location**. A community living arrangement shall not be established within 2,500 feet of another such facility. An agent of a facility may apply for an exception to this requirement, and the Village Board at its discretion may grant the exception. Two community living arrangements may be adjacent if allowed by the Village Board and if both facilities comprise essential components of a single program. [2] A foster home and a foster treatment home that is the primary domicile of a foster parent or foster treatment parent and that is licensed under s. 48.62, Wis. Stats., are exempt from this requirement. **D. Advisory committee**. Prior to initial licensure of the community living arrangement by the state of Wisconsin, the applicant shall make a good faith effort to establish an ad hoc advisory committee consisting of representatives from the community living arrangement, the neighborhood in which the proposed facility will be located, and a local unit of government, in accordance with s. 48.68(4), Wis. Stats., or s. 50.03(4)(g), Wis. Stats., as applicable. [1] Commentary: See subch. VII of chapter 254, Wis. Stats., and ch. DHS 197, Wis. Admin. Code [2] Commentary: See s. 59.69(15)(a), Wis. Stats.

Series	Land Use	
5.03	Foster home and treatment foster home	**Description:** A place licensed by the state for the care of foster children and which is operated by a corporation, child welfare agency, church, or other such entity. **Note**: See s. 48.62, Wis. Stats. A foster home and treatment foster home can either be a principal use or an accessory use. If the operator lives in the residence with the children, it is considered an accessory use. **Parking Requirements:** 1 space for each employee on the largest work shift **Supplemental Standards:** **A. State license.** Prior to the establishment of a foster home or treatment foster home, the operator must obtain a license from the state as provided for in s. 48.75, Wis. Stats., and maintain such license for the life of the use or until the state no longer requires such license. **B. Proximity to other such facility**. A foster home or treatment foster home that is operated by a corporation, a child welfare agency, a religious association, as defined in s. 157.061(15), Wis. Stats., an association, or a public agency, shall not be established within 2,500 feet of another such facility. An agent may apply for an exception to this requirement, and the Common Council at its discretion may grant the exception. [1] --- [1] Commentary: See s. 59.69(15)(bm), Wis. Stats.
5.04	Group day care center	**Description:** A place licensed as a day care by the state where care is provided for 9 or more children. This use may include outdoor play areas, playhouses, and related recreational equipment, such as swings, slides, basketball hoops, and jungle gyms. Note: A family day care home (4-8 children) is considered an accessory use and is therefore listed in Series 16. Copyright © Civic Webware **Parking Requirements:** 1 space for each 2 children the facility is licensed by the state to accommodate; plus 1 space for each employee on the largest work shift **Supplemental Standards:** **A. Location**. All principal structures and outdoor activity areas must be located at least 40 feet from any lot line. **B. Access**. The primary access for this use must be off a major road as depicted on the Village's zoning map. **C. On-site access drive**. The facility shall be served by an on-site access drive that meets the design and construction standards for a village road (e.g., two lanes each 12 feet wide). The Plan Commission may waive the requirement for a two-lane drive and allow a single-lane drive when the commission deems the wider drive unnecessary given the location of the use on the subject property, the number and type of vehicles using the drive, and other related considerations. If the Plan Commission allows a single-lane drive, the commission reserves the right to require a two-lane drive at a later date and may require intermediate turnarounds/turnouts every 1,200 feet and impose other design features it deems necessary to ensure public safety. **D. Application fee**. This use is classified as a Type 2 conditional use in the fee schedule.

Series	Land Use	
5.05	Group day care center (company)	**Description:** A place licensed as a day care by the state where care is provided for 9 or more children and which is intended for families working at the business. This use may include outdoor play areas, playhouses, and related recreational equipment, such as swings, slides, basketball hoops, and jungle gyms. Note: A family day care home (4-8 children) is considered an accessory use and is therefore listed in Series 16. **Parking Requirements:** 1 space for each employee on the largest work shift **Supplemental Standards:** **A. Location.** All principal structures and outdoor activity areas must be located at least 40 feet from any lot line. **B. On-site access drive.** The facility shall be served by an on-site access drive that meets the design and construction standards for a village road (e.g., two lanes each 12 feet wide). The Plan Commission may waive the requirement for a two-lane drive and allow a single-lane drive when the commission deems the wider drive unnecessary given the location of the use on the subject property, the number and type of vehicles using the drive, and other related considerations. If the Plan Commission allows a single-lane drive, the commission reserves the right to require a two-lane drive at a later date and may require intermediate turnarounds/turnouts every 1,200 feet and impose other design features it deems necessary to ensure public safety. **C. Application fee.** This use is classified as a Type 2 conditional use in the fee schedule.
5.06	Hospice care center	**Description:** A place licensed by the state that provides palliative and supportive care and a place of residence to individuals with terminal illness and provides or arranges for short-term inpatient care as needed. Note: See s. 50.90(1), Wis. Stats. **Parking Requirements:** 1 space for each 2 residents at capacity; plus 1 space for each employee on the largest work shift **Supplemental Standards:** **A. State license.** Prior to the establishment of a hospice care center, the operator must obtain a license from the state as provided for in s. 50.92, Wis. Stats., and maintain such license for the life of the use or until the state no longer requires such license. **B. Required green space.** If a hospice care center is not located in a commercial zoning district, at least 30 percent of the parcel must be landscaped (e.g., lawn, plantings, etc.). **C. Application fee.** This use is classified as a Type 2 conditional use in the fee schedule.

Series	Land Use	
5.07	Nursing home	**Description:** A place where 5 or more persons who are not related to the operator or administrator reside, receive care or treatment and, because of their mental or physical condition, require 24-hour nursing services, including limited nursing care, intermediate level nursing care, and skilled nursing services. The term does not include (1) a convent or facility owned or operated exclusively by and for members of a religious order that provides reception and care or treatment of an individual, (2) a hospice as defined in state law, or (3) a residential care apartment complex as defined in state law. Note: See s. 50.01(3), Wis. Stats. **Parking Requirements:** 1 space for each 3 beds, plus 1 space for each day shift employee **Supplemental Standards:** **A. State license.** Prior to the establishment of a nursing home, the operator must obtain a license from the state as provided for in s. 50.02, Wis. Stats., and maintain such license for the life of the use or until the state no longer requires such license. **B. Required green space.** If a nursing home is not located in a commercial zoning district, at least 30 percent of the parcel must be landscaped (e.g., lawn, plantings, etc.). **C. Parking lot screening.** If an off-street parking lot is located within 50 feet of a parcel in a residential zoning district or a planned development district that allows residential uses, landscaping, fencing, a berm, or any combination thereof shall be used to effectively screen the parking area from the residential property. **D. Setbacks.** Principal buildings must be located at least 35 feet from a property in a residential zoning district or a planned development district that allows residential uses. **E. Access.** The primary access for this use must be off a major road as depicted on the Village's zoning map. **F. On-site access drive.** The facility shall be served by an on-site access drive that meets the design and construction standards for a village road (e.g., two lanes each 12 feet wide). The Plan Commission may waive the requirement for a two-lane drive and allow a single-lane drive when the commission deems the wider drive unnecessary given the location of the use on the subject property, the number and type of vehicles using the drive, and other related considerations. If the Plan Commission allows a single-lane drive, the commission reserves the right to require a two-lane drive at a later date and may require intermediate turnarounds/turnouts every 1,200 feet and impose other design features it deems necessary to ensure public safety. **G. Application fee.** This use is classified as a Type 2 conditional use in the fee schedule.

Series	Land Use	
5.08	Retirement home (assisted living)	**Description:** A place where individuals, generally 62 years of age or older, may occupy independent dwelling units. The units may be rented or owned as in a condominium. This use may include common areas for dining and entertainment and limited on-site commercial and medical facilities for the exclusive use of residents. **Parking Requirements:** 0.5 space for each dwelling unit, plus 1 space for each employee on the largest work shift **Supplemental Standards:** **A. Required green space**. If a retirement home is not located in a commercial zoning district, at least 30 percent of the parcel must be landscaped (e.g., lawn, plantings, etc.). **B. Parking lot screening**. If an off-street parking lot is located within 50 feet of a parcel in a residential zoning district or a planned development district that allows residential uses, landscaping, fencing, a berm, or any combination thereof must be used to effectively screen the parking area from the residential property. **C. Setbacks**. Principal buildings must be located at least 35 feet from a property in a residential zoning district or a planned development district that allows residential uses. **D. Density**. In the B-3 zoning district, densities shall not exceed one living unit per net acre. (VERIFY) **E. Access**. The primary access for this use must be off a major road as depicted on the Village's zoning map. **F. On-site access drive**. The facility shall be served by an on-site access drive that meets the design and construction standards for a village road (e.g., two lanes each 12 feet wide). The Plan Commission may waive the requirement for a two-lane drive and allow a single-lane drive when the commission deems the wider drive unnecessary given the location of the use on the subject property, the number and type of vehicles using the drive, and other related considerations. If the Plan Commission allows a single-lane drive, the commission reserves the right to require a two-lane drive at a later date and may require intermediate turnarounds/turnouts every 1,200 feet and impose other design features it deems necessary to ensure public safety. **G. Application fee**. This use is classified as a Type 2 conditional use in the fee schedule.

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6	Group Accommodations	
6.01	Campground	**Description:** A place where members of the general public may set up tents, campers, and trailers of all types, and recreational vehicles for camping and sleeping purposes. Accessory uses may include individual cabins, a dwelling unit for the manager of the campground, and one or more buildings to house a laundromat and retail sales for the convenience of campground guests, an office, maintenance equipment, supplies, and related materials. **Parking Requirements:** 1 space at each camping space; plus 1 space at the office, if one is provided, for each 15 camping spaces **Supplemental Standards:** **A. State permit**. Prior to the establishment of a campground, the operator must obtain a campground permit from the Wisconsin Department of Health Services, or the department's authorized agent, and maintain such permit for the life of the use or until the department no longer requires such permit. [1] **B. Minimum area**. The minimum size of a campground is 10 gross acres. **C. Density**. The maximum number of individual campsites is 12 per net acre. **D. Size of a campsite**. The minimum dimensions of a campsite is 50 feet wide by 70 feet long.

Series	Land Use	
		E. Access. Campsites must be arranged to permit the safe and practical placement and removal of vehicles from a private roadway internal to the development. **F. Separation**. Each campsite must be separated from other campsites within the campground by a yard area not less than 15 feet wide. **G. Setbacks**. A campsite shall be no closer than 50 feet to a road right-of-way, nor closer than 40 feet to any other property boundary. **H. Screening**. A campground must be completely enclosed except for permitted entrances and exits by either a temporary planting of fast-growing plant material, capable of reaching a height of 10 feet or more within two years, or a permanent evergreen planting, the individual trees to be of such a number and so arranged that within 10 years a dense screen will be formed. Such permanent planting shall be grown or maintained to a height of not less than 10 feet. **I. Accessory facilities**. Accessory facilities (e.g., laundry and food sales) may be allowed as a service to the occupants of the campground but must be designed, operated, and located to inhibit use by non-occupants. **J. Limitation on addition of features**. Storage sheds, decks, patios, and similar structures, whether permanent or temporary, are prohibited within a camping space. Structural additions to a recreational vehicle, whether permanent or temporary, are also prohibited. Raised tent platforms are permitted. **K. Solid waste collection**. An off-street area for the collection of solid waste (trash) must be provided within a campground. **L. Continuing maintenance**. The owner of the campground must maintain the campground in a clean and sanitary manner. **M. On-site access drive**. The facility shall be served by an on-site access drive that meets the design and construction standards for a village road (e.g., two lanes each 12 feet wide). The Plan Commission may waive the requirement for a two-lane drive and allow a single-lane drive when the commission deems the wider drive unnecessary given the location of the use on the subject property, the number and type of vehicles using the drive, and other related considerations. If the Plan Commission allows a single-lane drive, the commission reserves the right to require a two-lane drive at a later date and may require intermediate turnarounds/turnouts every 1,200 feet and impose other design features it deems necessary to ensure public safety. **N. Application fee**. This use is classified as a Type 2 conditional use in the fee schedule. [1] Commentary: See ch. DHS 178, Wis. Admin. Code
6.02	Group recreation camp	**Description:** A place where members of an association or other similar group, which operates the premises, and their invited guests may set up tents, campers and trailers of all types, and recreational vehicles for camping and sleeping purposes or stay overnight in a lodge, cabin, or other similar accommodation. Accessory uses may include a dwelling unit for the manager of the camp, sleeping accommodations for resident staff, and one or more buildings to house guest services, administrative offices, recreational facilities, maintenance equipment, supplies, and related materials. The term includes youth camps and church camps. **Parking Requirements:** 1 space at each camping space; plus 1 space at the office, if one is provided, for each 15 camping spaces **Supplemental Standards:** **A. State permit**. Prior to the establishment of a group recreation camp, the operator must obtain a permit from the Wisconsin Department of Health Services, or the department's authorized agent, and maintain such permit for the life of the use or until the department no longer requires such permit. [1] **B. Minimum area**. The minimum size of a group recreation camp is 10 gross acres.

C. Density. If campground spaces are provided, the maximum number of individual campsites is 12 per net acre.

D. Size of a campsite. The minimum dimensions of a campsite is 50 feet wide by 70 feet long.

E. Access. Campsites must be arranged to permit the safe and practical placement and removal of vehicles from a private roadway internal to the development.

F. Separation. Each campsite must be separated from other campsites within the group recreation camp by a yard area not less than 15 feet wide.

G. Setbacks. A campsite shall be no closer than 50 feet to a road right-of-way, nor closer than 40 feet to any other property boundary.

H. Screening. A group recreation camp must be completely enclosed except for permitted entrances and exits by either a temporary planting of fast-growing plant material, capable of reaching a height of 10 feet or more within two years, or a permanent evergreen planting, the individual trees to be of such a number and so arranged that within 10 years a dense screen will be formed. Such permanent planting must be grown or maintained to a height of not less than 10 feet.

I. Accessory facilities. Accessory facilities (e.g., laundry and food sales) may be allowed as a service to the occupants of the group recreation camp but must be designed, operated, and located to inhibit use by non-occupants.

J. Limitation on addition of features. Storage sheds, decks, patios, and similar structures, whether permanent or temporary, are prohibited within a camping space. Structural additions to a recreational vehicle, whether permanent or temporary, are also prohibited. Raised tent platforms are permitted.

K. Solid waste collection. An off-street area for the collection of solid waste (trash) must be provided within a group recreation camp.

L. Continuing maintenance. The owner of the group recreation camp must maintain the group recreation camp in a clean and sanitary manner.

M. On-site access drive. The facility shall be served by an on-site access drive that meets the design and construction standards for a village road (e.g., two lanes each 12 feet wide). The Plan Commission may waive the requirement for a two-lane drive and allow a single-lane drive when the commission deems the wider drive unnecessary given the location of the use on the subject property, the number and type of vehicles using the drive, and other related considerations. If the Plan Commission allows a single-lane drive, the commission reserves the right to require a two-lane drive at a later date and may require intermediate turnarounds/turnouts every 1,200 feet and impose other design features it deems necessary to ensure public safety.

N. Application fee. This use is classified as a Type 2 conditional use in the fee schedule.

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[1] Commentary: See ch. DHS 175, Wis. Admin. Code

Series	Land Use	
6.03	Overnight lodging	**Description:** A place where individual guest rooms with private bathrooms are offered to transient guests for rent. This use may also include (1) recreational/fitness rooms and a food service area for the exclusive use of guests and (2) banquet facilities for meetings and other gatherings. The term includes hotels and motels, but does not include bed and breakfasts or short-term rentals.

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Parking Requirements: 1 space for each guest room and 1 space for each employee on the largest work shift, plus any required spaces for other uses such as restaurants or banquet facilities

Supplemental Standards:

A. State permit. Prior to the establishment of overnight lodging, the operator must obtain a hotel/motel permit from the Wisconsin Department of Health Services, or the department's authorized agent, and maintain such permit for the life of the use or until the department no longer requires such permit. [1]

B. Location of entrance. A customer entrance to an overnight lodging facility that is located on the side or rear of the building shall not be located within 100 feet of a parcel in a residential zoning district or a planned development district that allows residential uses.

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[1] Commentary: See ch. DHS 195, Wis. Admin. Code

6.04	Resort	**Description:** A place with lodging facilities and on-site amenities primarily intended for the use of overnight guests. Guest rooms may be located in one or more buildings and may include kitchen facilities. In addition to lodging facilities and recreational amenities, such as golf, horseback riding, or lake/beach access, a resort may also include a lodge or other gathering place for guests, dining facilities, administrative facilities, and maintenance and storage facilities.

Parking Requirements: 1 space for each guest room; plus 1 space for each employee on the largest work shift

Supplemental Standards:

A. Minimum lot area. The minimum lot area for a resort in a non-business zoning district is 10 acres.

B. Special dimensional standards. Club houses and similar buildings, lodging facilities, and maintenance buildings with a floor area exceeding 1,200 square feet must be located at least 100 feet from a parcel in zoning district permitting a residential use.

C. Other uses. No such use shall include the operation of a commercial facility such as a bar or restaurant, except as may be specifically authorized in the grant of permit.

D. Development in EC. No more than 15 percent of the EC environmental corridor district may be disturbed or vegetation removed, as part of the development of the site for the proposed use, including areas for structures, parking, walkways, recreational uses, septic systems, and the like.

E. On-site access drive. The facility shall be served by an on-site access drive that meets the design and construction standards for a village road (e.g., two lanes each 12 feet wide). The Plan Commission may waive the requirement for a two-lane drive and allow a single-lane drive when the commission deems the wider drive unnecessary given the location of the use on the subject property, the number and type of vehicles using the drive, and other related considerations. If the Plan Commission allows a single-lane drive, the commission reserves the right to require a two-lane drive at a later date and may require intermediate turnarounds/turnouts every 1,200 feet and impose other design features it deems necessary to ensure public safety.

F. Application fee. This use is classified as a Type 2 conditional use in the fee schedule.

Series	Land Use
7	Food and Beverage Sales

7.01 Brewpub

Description: A place where fermented malt beverages are manufactured and those beverages, along with other beverages and food, are offered for retail sale and on-site consumption.

Parking Requirements: 1 space for each 3 patron seats or 1 space for each 300 square feet of gross floor area devoted to patron service, whichever is greater; plus 1 for each employee on the largest work shift

Supplemental Standards:

A. State permits. Prior to the establishment of a brewpub, the operator must obtain a restaurant permit from the Wisconsin Department of Health Services, or the department's authorized agent, and maintain such permit for the life of the use or until the department no longer requires such permit. [1] In addition, the operator must obtain a brewpub permit from the Wisconsin Department of Revenue, or the department's authorized agent, and maintain such permit for the life of the use or until the department no longer requires such permit. [2]

B. Location of entrance. A customer entrance to a brewpub that is located on the side or rear of the building shall not be located within 50 feet of a parcel in a residential zoning district or a planned development district that allows residential uses as the predominant land use.

C. Limitation on floor area devoted to production. No more than 40 percent of the floor area shall be devoted to the production of fermented malt beverages, including storage of raw materials and finished products.

D. Limitation on production. Not more than 10,000 barrels (310,000 gallons) of fermented malt beverages may be manufactured in a calendar year.

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[1] Commentary: See ch. DHS 196, Wis. Admin. Code

[2] Commentary: See ch. 125, Wis. Stats.

7.02 Restaurant, fast-food

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Description: A restaurant where (1) customers order food at a service counter and/or driveup window, (2) payment is made at the time the food and drink is received, and/or (3) food is predominantly served in disposable containers or receptacles. (In contrast see restaurant, standard)

Parking Requirements: 1 space for each 3 patron seats or 1 space for each 300 square feet of gross floor area devoted to patron service, whichever is greater; plus 1 for each employee on the largest work shift

Supplemental Standards: There are no supplemental development standards that apply to this specific land use.

Series	Land Use	
7.03	Restaurant, standard	**Description:** A restaurant where (1) an employee of the restaurant takes food orders and/or serves the food while customers are seated at a table, (2) payment is made after the food and drink has been consumed, and/or (3) food is predominantly served on non-disposable containers or receptacles. A standard restaurant may include take out service so long as this use is clearly subordinate to the overall character of the restaurant. (In contrast see restaurant, fast-food)

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Parking Requirements: 1 space for each 100 square feet of gross floor area

Supplemental Standards: There are no supplemental development standards that apply to this specific land use.

7.04 Tavern

Description: A place where fermented malt beverages, wine, or liquor are offered for retail sale for on-site consumption and where food consumption, if any, is clearly secondary and subordinate to the sale of alcoholic beverages. The term includes bars, drinking establishments, sports bar, and lounges.

Parking Requirements: 1 space for each 3 patron seats or 1 space for each 300 square feet of gross floor area devoted to patron service, whichever is greater; plus 1 for each employee on the largest work shift

Supplemental Standards:

A. Local license. Prior to the establishment of a tavern, the operator must obtain a license from the Village and maintain such license for the life of the use or until the license is no longer required.

B. Compliance with state requirements. A tavern must comply with requirements as may be adopted by the state of Wisconsin.

C. Location of entrance. A customer entrance to a tavern that is located on the side or rear of the building shall not be located within 50 feet of a parcel in a residential zoning district or planned development district that allows residential uses as the predominant land use.

8 General Sales and Services

8.01 Commercial kennel

Description: A place not qualifying as a private kennel or a hobby kennel where dogs, cats, or other domesticated animals over 6 months of age are housed for the purpose of boarding, breeding, training, or sale. The term includes animal day care, boarding kennels, dog motels, and dog training centers. The term does not include animal hospitals, animal grooming parlors, or pet shops.

Parking Requirements: 1 space for each 300 square feet of gross floor area

Supplemental Standards:

A. License. Prior to establishing a commercial kennel, the operator must obtain a permit as set forth in Section 118-9 of the municipal code and maintain such permit for the life of the use or until the permit is no longer required.

B. Application fee. This use is classified as a Type 2 conditional use in the fee schedule.

Series	Land Use	
8.02	Commercial stable	**Description:** A place where horses, donkeys, and other similar domesticated animals are kept for boarding, instructional purposes, or hire on trail rides. **Parking Requirements:** 1 space for each stable stall (or equivalent) **Supplemental Standards:** **A. Minimum lot area**. The minimum lot area for a commercial stable is 5 acres. **B. Buildings**. Nonresidential buildings and other structures, such as barns, stables, riding arenas, and sheds, necessary for the operation are allowed provided they comply with all other requirements of the zoning district in which the subject property is located. **C. Location of new buildings**. A building that houses livestock, shall not be located within a floodplain, or closer than 100 feet to the ordinary high-water mark of a navigable body of water, or closer than 50 feet to any property boundary line. **D. Manure management**. As part of the site plan/operation plan review process, the handling and disposal of animal waste generated by a commercial stable shall be addressed. **E. Number of animals**. The Plan Commission may establish a limitation on the maximum number of animals based on site conditions, surrounding land uses, and preparation of an acceptable manure management plan. **(VERIFY)** **F. Special events**. Special events related to a commercial stable, such as horse shows, exhibitions, and contests, may be permitted subject to the requirements in s. 70.____. **G. Application fee**. This use is classified as a Type 2 conditional use in the fee schedule.
8.03	Financial services	**Description:** A place where financial and banking services are offered. The term includes banks, savings and loan institutions, other lending institutions, auto title loan businesses, and payday loan businesses. **Parking Requirements:** 1 space for each 300 square feet of gross floor area **Supplemental Standards:** A payday loan business or auto title loan business shall not be located within 5,000 feet of another payday loan business or auto title loan business or within 150 feet of a residential zoning district or a planned development district that allows residential uses. For the purpose of this section, such distance is measured in a straight line, without regard to intervening structures or objects, from the nearest portion of the exterior wall of the building containing the payday loan business or auto title loan business to the outer wall of the building containing the other specified land use or, as appropriate, to the nearest lot line of a parcel in the specified zoning district. The presence of a city, county, or other political subdivision boundary is irrelevant for purposes of applying the separation requirements of this section. If a payday loan business or auto title loan business was operating on January 1, 2011 and does not comply with the locational standards in this section, such business may continue to operate at that location. [1]

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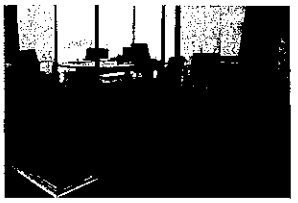
[1] Commentary: See s. 59.69(4h), Wis. Stats.

Series	Land Use	
8.04	Funeral home	**Description:** A place where the deceased may be prepared for burial or cremation and people may gather for visitation or funeral ceremonies. The indoor display of funeral equipment may also occur. The term includes mortuaries. **Parking Requirements:** 1 space for each 3 patron seats at the maximum capacity; plus 1 space for each employee on the largest work shift **Supplemental Standards:** There are no supplemental development standards that apply to this specific land use.
8.05	General office	**Description:** A place where employees primarily perform administrative functions and where customers are infrequent. Examples include real estate, insurance, accounting, architecture, engineering, and similar. **Parking Requirements:** 1 space per 200 square feet of gross floor area **Supplemental Standards:** There are no supplemental development standards that apply to this specific land use.
8.06	General repair	**Description:** A place where consumer goods such as shoes, bicycles, furniture, appliances, and business equipment are repaired. The term does not include repair of motor vehicles or industrial equipment. **Parking Requirements:** 1 space for each 450 square feet of gross floor area **Supplemental Standards:** All activities related to this use must occur within an enclosed building, except when the parcel of land is located in an industrial zoning district.
8.07	General retail, 15,000 square feet or less	**Description:** One or more establishments providing retail services in a single building with a floor area of 15,000 square feet or less. The goods offered for sale are primarily stored inside of an enclosed building. Examples include baked goods stores, candy/confectionary stores, clothing stores, pharmacies, florists, fruit and/or vegetable stores, bookstores, gift stores, grocery stores, hardware stores, hobby shops, meat, fish or poultry markets, optical stores, art studios, photo and film pickup stores, shoe stores, soda and ice cream stores, sporting goods stores, tobacco stores, and variety stores. **Parking Requirements:** 1 space for each 300 square feet of gross floor area **Supplemental Standards:** All retail operations shall comply with the prohibition of negative use agreements as set forth in s. 70.__.



Series	Land Use	
8.08	General retail, more than 15,000 square feet	**Description:** One or more establishments providing retail services in a single building with a floor area of more than 15,000 square feet. The goods offered for sale are primarily stored inside of an enclosed building. Examples include baked goods stores, candy/confectionary stores, clothing stores, pharmacies, florists, fruit and/or vegetable stores, bookstores, gift stores, grocery stores, hardware stores, hobby shops, meat, fish or poultry markets, optical stores, art studios, photo and film pickup stores, shoe stores, soda and ice cream stores, sporting goods stores, tobacco stores, and variety stores. **Parking Requirements:** 1 space for each 300 square feet of gross floor area **Supplemental Standards:** **A. Negative use agreement**. All retail operations shall comply with the prohibition of negative use agreements as set forth in s. 70.__. **B. Access requirements**. The primary access for a retail sales operation with more than 15,000 square feet of floor area must be off of a street classified as a major arterial or higher classification as depicted on the Village's official map.
8.09	General services	**Description:** A place where services not otherwise included in any other service type category are offered. The term includes photography studios, weight loss centers, commercial postal services, beauty shops, pet grooming shops, photocopying and printing services, linen services, dry cleaning services, and diaper services. **Parking Requirements:** 1 space for each 300 square feet of gross floor area **Supplemental Standards:** There are no supplemental development standards that apply to this specific land use.
8.10	Instructional studio	**Description:** A place where instruction, training, or tutelage is offered in such areas as gymnastics, dance, art, music, and martial arts. **Parking Requirements:** 1 space for each student during the largest period of attendance; plus 1 space for each employee on the largest work shift **Supplemental Standards:** There are no supplemental development standards that apply to this specific land use.
8.11	Landscape business	**Description:** A place where a landscape contractor may establish a base of operation, which may include one or more of the following: retail sale of plant and landscape materials; office space; indoor and outdoor storage of materials, equipment, and machinery, such as trucks and heavy equipment; and shops for the repair of machinery and equipment owned by the operator. (PC to determine if retail sales should be permissible or not.) **Parking Requirements:** 1 space for each employee on the largest work shift; plus 1 space for each fleet vehicle parked on site **Supplemental Standards:** Outdoor work areas, parking areas, and storage of equipment and materials related to a landscape business must not be located within the setbacks established for the zoning district in which the use is located.

Series	Land Use	
8.12	Veterinarian clinic	**Description:** A place where medical services for small and large animals are offered. This use may include office space, medical labs, appurtenant facilities, and indoor and outdoor enclosures for animals under the immediate medical care of a veterinarian. **Parking Requirements:** 1 space for each 300 square feet of gross floor area **Supplemental Standards:** **A. Minimum lot area**. The minimum lot area for a veterinary clinic that keeps large animals onsite for treatment and the clinic in a residential zoning district, is 5 acres. **B. Placement of features**. Any building used to house animals must be at least 50 feet from a residential zoning district. Any outdoor area where animals may be kept must be at least 100 feet from a residential zoning district or a planned development district that allows residential uses. **C.** When located in the B-3 district, all principal structures and uses must be 100 feet or more from any residential use. (VERIFY)

9	Vehicle Sales and Services	
9.01	Heavy vehicle sales and service	**Description:** A place where new and used large vehicles, such as recreational vehicles and campers, personal watercraft, and heavy trucks, are offered for rent, sale, lease, or exchange, or are taken on consignment. This use may include the repair of such vehicles as a subordinate use. **Parking Requirements:** 1 space for each 5,000 square feet of display area, plus 1 space for each employee on the largest work shift **Supplemental Standards:** Outdoor display areas and other activity areas must be located at least ~~50~~ 100 feet from a property in a residential zoning district or a planned development district that allows residential uses and 25 feet from a property in a commercial or mixed-use zoning district. (VERIFY DISTRICT CATEGORIES)
9.02	Marine sales and service	**Description:** A place where watercraft are offered for rent, sale, lease, or exchange, or are taken on consignment. This use may include the repair of watercraft as a subordinate use to the extent deemed appropriate by the Plan Commission. **Parking Requirements:** 1 space for each 5,000 square feet of display area, plus 1 space for each employee on the largest work shift **Supplemental Standards:** Outdoor display areas and other activity areas must be located at least ~~50~~ 100 feet from a property in a residential zoning district or a planned development district that allows residential uses and 25 feet from a property in a commercial or mixed-use zoning district. (VERIFY DISTRICT CATEGORIES)

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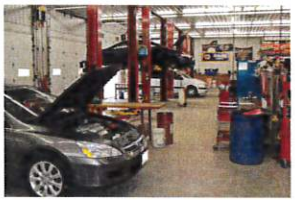
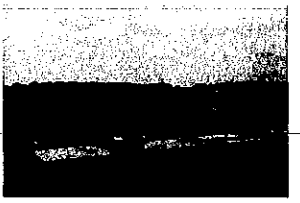
Series	Land Use	
9.03	Trailer sales or rentals	**Description:** A place where new and used trailers are offered for rent, sale, lease, or exchange, or are taken on consignment. This use may include the repair of such vehicles as a subordinate use to the extent deemed appropriate by the Plan Commission. **Parking Requirements:** 1 space for each 5,000 square feet of display area, plus 1 space for each employee on the largest work shift **Supplemental Standards:** Outdoor display areas and other activity areas must be located at least ~~50~~ 100 feet from a property in a residential zoning district or a planned development district that allows residential uses and 25 feet from a property in a commercial or mixed-use zoning district. (VERIFY DISTRICT CATEGORIES)
9.04	Truck stop	**Description:** A place where fuels primarily for tractor trucks are offered for retail sale. Ancillary uses are limited to retail sale of motor vehicle fuel for cars, motorcycles, and light trucks; retail sale of food and beverages; a restaurant; sleeping quarters; overnight parking; a truck wash; truck scales; tire repair and sales; light maintenance activities, such as engine tune-ups, lubrication, and minor repairs; and other incidental uses customarily associated with a truck stop. The term does not include transferring or off-loading of goods, or long-term storage or parking of vehicles. **Parking Requirements:** 1 space for each 300 square feet of gross floor area **Supplemental Standards:** **A. Site design**. Areas designated for daily parking of tractor trucks must not be located next to ~~be located away from~~ residential properties. **B. Access**. A truck stop must be located on a road classified as an arterial or higher classification.
9.05	Truck-trailer rental establishment	 **Description:** A place where trucks, utility trailers, and related items are kept and rented out, generally to those moving their personal and household belongings. This use may include the repair of such vehicles and trailers as a subordinate use to the extent deemed appropriate by the Plan Commission. **Parking Requirements:** 1 space for each 7 trucks and trailers potentially stored on site, plus 1 space for each employee on the largest work shift **Supplemental Standards:** **A. Restrictions in __.** When located in the ___ zoning district, trucks and trailers shall not be stored within the front yard setback, the side yard setback, or the rear yard setback. **B. Restrictions in __.** When located in the ___ zoning district, no more than a total of 15 trucks and trailers may be stored on site. **C. Restrictions in __.** When located in the ___ zoning district, trucks and trailers are limited to those that (i) have no more than two axles per unit, (ii) have a maximum box length of 17 feet, (iii) have a maximum height of 12 feet in height, and (iv) do not require a commercial driver's license to operate. **D. Site plan**. The location on the property where trucks and trailers may be stored must be clearly indicated on an approved site plan.

Series	Land Use	
9.06	Vehicle fuel station	**Description:** A place where fuels for cars, motorcycles, and light trucks are offered for retail sale. Ancillary uses are limited to the retail sale of food and beverages and light maintenance activities, such as engine tune-ups, lubrication, and minor repairs. The term does not include truck stops or similar uses. **Parking Requirements:** 1 space per 300 square feet of gross floor area, plus any required spaces for other uses such as repair garages or restaurants **Supplemental Standards:** **A. Restroom facilities.** If a vehicle fuel station provides restroom facilities, the door to each restroom must be accessed from within the interior of the building in which they are located. **B. Pump island canopies.** Pump island canopies shall not exceed 22 feet in height. **C. Special setbacks.** Service islands and pumps must comply with the building setback requirements for the zoning district. **D. Outdoor lighting.** Outdoor lighting shall not create a hazard to traffic or be a nuisance to surrounding property, as determined by the Plan Commission.
9.07	Vehicle repair shop	**Description:** A place where motor vehicles, such as cars, motorcycles, and light trucks, are typically left overnight for maintenance, service, or repair. Typical services include transmission repair, body work and painting, vehicle upholstery, engine repair and overhauls, and similar activities.  Copyright © Civic Webware **Parking Requirements:** 2.5 spaces for each service bay; plus 1 for each employee on the largest work shift **Supplemental Standards:** **A. Work area**. Motor vehicles shall not be serviced or repaired outside of the principal structure intended for such use, except when this use is located in an industrial zoning district, if otherwise allowed. **B. Vehicle storage**. When a vehicle repair shop is located in a commercial zoning district, no more than 15 motor vehicles shall be stored out-of-doors overnight. When located in an industrial zoning district, if otherwise allowed, there is no limitation on the number of motor vehicles that can be stored overnight. Storage of unlicensed vehicles is strictly prohibited.

Series	Land Use	
9.08	Vehicle sales and service	**Description:** A place where new and used cars, light trucks, motorcycles, mopeds, snowmobiles, and all-terrain vehicles (ATVs) are offered for rent, sale, lease, or exchange, or are taken on consignment. This use may include the repair of such vehicles as a subordinate use to the extent deemed appropriate by the Plan Commission. **Parking Requirements:** 1 space for each 300 square feet of gross floor area, plus 1 space for each employee on the largest work shift **Supplemental Standards:** **A. State license.** Prior to the establishment of this use, the operator must obtain a motor vehicle dealer license from the Wisconsin Department of Transportation and maintain such license for the life of the use or until the state no longer requires such license. [1] **B. Show room**. An indoor vehicle display area must be provided that is at least 12 feet by 20 feet. If only motorcycles are sold, the indoor vehicle display area must be large enough to display at least 3 motorcycles. [2] **C. Display of vehicles for sale**. A least 10 vehicles must be on display at all times. **D. Setback for display area.** Display areas and other activity areas shall be located at least 30 feet from a property in a residential zoning district or a planned development district that allows residential uses and 10 feet from a property in a commercial zoning district. **E. Junk vehicles**. Junk vehicles and inoperable vehicles shall not be kept out-of-doors. --- [1] Commentary: See s. ch. 218, Wis. Stats. [2] Commentary: See s. TRANS 138.03(a), Wis. Admin. Code
9.09	Vehicle service shop	**Description:** A place where motor vehicles, such as cars, motorcycles, and light trucks, are serviced while the owner waits and typically are not left overnight. Examples include quick lube/oil change facilities, tire stores, car washes, and vehicle detailing. **Parking Requirements:** 1 space for each service bay; plus 1 for each employee on the largest work shift **Supplemental Standards:** Motor vehicles shall not be serviced or repaired outside of the principal structure intended for such use, except when this use is located in an industrial zoning district, if otherwise allowed. Copyright © Civic Webware
10	Recreation and Entertainment	

Series	Land Use	
10.01	Driving range	**Description:** A place where golfers practice driving golf balls from a fixed central location. This use may include one or more buildings and other structures directly related to the operation of this use, such as an office, snack bar, and buildings for housing maintenance equipment, supplies, and related materials. **Parking Requirements:** 1 space for each driving station **Supplemental Standards:** **A. On-site access drive.** The facility shall be served by an on-site access drive that meets the design and construction standards for a village road (e.g., two lanes each 12 feet wide). The Plan Commission may waive the requirement for a two-lane drive and allow a single-lane drive when the commission deems the wider drive unnecessary given the location of the use on the subject property, the number and type of vehicles using the drive, and other related considerations. If the Plan Commission allows a single-lane drive, the commission reserves the right to require a two-lane drive at a later date and may require intermediate turnarounds/turnouts every 1,200 feet and impose other design features it deems necessary to ensure public safety. **B. Application fee.** This use is classified as a Type 1 conditional use in the fee schedule.
10.02	Golf course	**Description:** A place where individuals, for a fee or other consideration, play golf outdoors. This use may include one or more buildings and other structures directly related to the operation of this use, such as an office, game room with snack bar, and buildings for housing maintenance equipment, supplies, and related materials. **Parking Requirements:** 36 spaces for each 9 holes of golf; plus 1 space for each employee on the largest work shift. If a tavern or restaurant is also part of the golf course facility, the parking requirements of such use shall be 50 percent of the requirement. **Supplemental Standards:** **A. Minimum lot area.** The minimum lot area for a golf course is 25 acres. **B. Locational standards.** Club houses and maintenance buildings with a floor area exceeding 1,200 square feet must be located at least 300 feet from a property in a residential zoning district or a planned development district that allows residential uses. **C. On-site access drive.** The facility shall be served by an on-site access drive that meets the design and construction standards for a village road (e.g., two lanes each 12 feet wide). The Plan Commission may waive the requirement for a two-lane drive and allow a single-lane drive when the commission deems the wider drive unnecessary given the location of the use on the subject property, the number and type of vehicles using the drive, and other related considerations. If the Plan Commission allows a single-lane drive, the commission reserves the right to require a two-lane drive at a later date and may require intermediate turnarounds/turnouts every 1,200 feet and impose other design features it deems necessary to ensure public safety. **D. Application fee.** This use is classified as a Type 2 conditional use in the fee schedule.



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Series	Land Use	
10.03	Indoor entertainment	**Description:** A place where entertainment is offered within an enclosed building. The term includes theaters, movie theaters, dance halls, and theaters for performing arts. The term does not include adult-oriented establishments. **Parking Requirements:** 1 space for each 3 patron seats; plus 1 for each employee on the largest work shift **Supplemental Standards:** There are no supplemental development standards that apply to this specific land use.
10.04	Indoor recreation	**Description:** A place where recreational activities are offered within an enclosed building. The term includes bowling alleys, skating rinks, billiard and pool halls, and arcades. **Parking Requirements:** 1 space for each 3 patron seats; plus 1 for each employee on the largest work shift **Supplemental Standards:** There are no supplemental development standards that apply to this specific land use.

Series	Land Use	
10.05	Indoor shooting range	**Description:** An indoor area where patrons shoot guns and bow and arrows for target practice. **Parking Requirements:** 1 space per 150 square feet of gross floor area **Supplemental Standards:**

A. The building and method of operation must conform to all applicable State and Federal standards for environmental protection and occupational health and safety. The applicant must identify all such standards and demonstrate how the building and operation will comply including identification of any related state or federal reporting, inspection and permitting requirements.

B. The design and construction of the shooting range must completely confine all ammunition rounds within the building in a safe, controlled manner.

1. Compliance must be demonstrated by plans, certified by an architect or engineer license or certified by the State of Wisconsin with demonstrated experience in indoor shooting range design.
2. Compliance with the standards and recommendations of the most current versions of the Range Design Criteria of the U.S. Department of Energy, Office of Health, Safety and Security or the national Rifle Association Range Source Book is prima facie evidence of satisfaction of this condition. Under no circumstance shall the applicant be relieved of his obligation to comply with any requirement otherwise imposed by State, Federal or local law.
3. The plans must specify the type and caliber of ammunition the shooting range is designed to confine. No ammunition shall be used, stored, sold or possessed within the indoor shooting range that exceeds the certified design and construction specification for the shooting range.

C. The applicant must demonstrate that the operation will not be a nuisance to neighboring property or other likely neighboring property uses including nuisances related to air quality and noise.

D. A security plan must be established for the building securing the building from unauthorized entrants as well as security for any firearms stored on the premises. No firearms shall be stored on the premises unless they are stored in a gun safe or other secure storage facility or container approved by the Washington County Sheriff's Office.

E. The shooting range must establish clear rules and procedures for the health, safety and order of the operation, its employees and patrons consistent with accepted industry practices which must be conspicuously posted at the shooting range.

F. On-site supervision of the range must be provided at all times by an adult who is an experienced shooting range operator. The shooting range operator is responsible for taking all reasonable actions to assure the conduct of employees and patrons and the conditions of health, safety and order of the shooting range comply with all related rules and procedures.

G. No person under the age of 18 is permitted within the shooting range unless accompanied by an adult at all times. This condition shall not apply to prohibit minors from participating in firearms safety classes supervised by a qualified adult instructor.

H. Unless preempted by State or Federal law, the Plan Commission may establish additional conditions or requirement including reporting or inspection requirements if it determines such conditions or requirements are reasonably necessary to protect the public health safety and welfare of the residents. Consideration shall be given to the cost and burden of such additional requirements upon the operation and upon Village resources compared to the additional public benefit to be achieved, industry practices and evidence of experiences with similar operations in other communities.

Series	Land Use	
11	Governmental and Community Services	
11.01	Administrative government center	**Description:** A place where government employees perform administrative functions on behalf of the public. The term includes administrative offices, post offices, and courthouses. **Parking Requirements:** 1 space for each 300 square feet of gross floor area **Supplemental Standards:** There are no supplemental development standards that apply to this specific land use.
11.02	Cemetery	**Description:** A place where human remains may be buried or interned. Accessory uses may include columbariums, mausoleums, crematories, and mortuaries when operated in conjunction with and within the boundaries of such area. The sale of cemetery merchandise, including monuments, markers, nameplates, vases and urns, and any services that are associated with supplying or delivering those goods or with the burial of human remains is allowed when accessory to the principal use. Copyright © Civic Webware **Parking Requirements:** 1 space for each 3 patron seats at the maximum capacity for a funeral home; plus 1 space for each employee on the largest work shift **Supplemental Standards:** **A. Minimum size.** A cemetery shall be at least 10 acres without a public mausoleum or at least 20 acres with a public mausoleum. [1] **B. Location of burial plots.** Burial plots shall not be located within 20 feet of a property boundary line or a proposed right-of-way so designated on the Village's official map, in a designated floodplain, or in a wetland area; nor shall internment occur below the groundwater table. **C. Location of mausoleums.** Private mausoleums must be located at least 20 feet from a property boundary line. Public mausoleums must comply with the building setback requirements for principal buildings of the zoning district in which this use is located. **D. Marker required.** A permanent marker stating the name of the deceased and the birth and death dates, if known, shall identify the location of each occupied burial plot unless the zoning administrator allows an unmarked grave due to exceptional circumstances. **E. Name required.** The cemetery must have a formal name, which shall be placed on a permanent sign located by the main entrance to the cemetery. **F. Financial guarantee.** Prior to the establishment a cemetery, the property owner must submit a financial guarantee to the Village pursuant to the requirements in Article 4 consistent with any requirement the Village Board may adopt. This financial guarantee relates to the long-term upkeep of the cemetery. **G. Compliance with state law.** A cemetery must comply with all requirements set forth in subch. II of ch. 157, Wis. Stats. --- [1] Commentary: See s. 157.129, Wis. Stats.

Series	Land Use	
11.03	Community center	**Description:** A place where short-term and intermittent meetings or gatherings of individuals are held for purposes of sharing information, entertainment, social service, or similar activities. The term includes senior centers; neighborhood recreational centers; fraternal, social, or civic clubs; lodges; and union halls. **Parking Requirements:** 1 space for each 250 square feet of gross floor area or 1 space for each 4 patrons at design capacity, whichever is greater; plus 1 space for each employee on the largest work shift **Supplemental Standards:** **A. Access**. The primary access for a community center with 600 seats or more must be off of a street classified as a major arterial or a higher classification as depicted on the Village's official map. **B. Application fee**. This use is classified as a Type 2 conditional use in the fee schedule.
11.04	Community cultural facility	**Description:** A place where people may gather for studying, reading, personal education, or viewing the visual arts. The term includes libraries, museums, art galleries, and observatories. The term does not include performing arts. **Parking Requirements:** 1 space for each 3 seats **Supplemental Standards:** This use is classified as a Type 2 conditional use in the fee schedule. Copyright © Civic Webware
11.05	Health care center	**Description:** A place where medical treatment, or nursing, rehabilitative, or preventative care is offered. The term includes ambulatory surgical facilities, hospitals, kidney treatment centers, long-term care facilities, medical assistance facilities, mental health centers, outpatient facilities, public health centers, and rehabilitation facilities. Copyright © Civic Webware **Parking Requirements:** 1 space for each 3 patient beds; plus 1 space for each employee on the largest work shift; plus 1 space for each doctor on the largest work shift **Supplemental Standards:** **A. Access requirements**. The primary access for a health care center must be off of a street classified as a major arterial or a higher classification as depicted on the Village's official map. **B. Transition when allowed as a conditional use**. When a health care center is allowed as a conditional use and is located in a residential zoning district or abuts a residential zoning district or a planned development district that allows residential uses, the site must be designed so there is an appropriate transition to those adjoining residential uses which may be accomplished by providing additional landscaping and screening and through the design and placement of buildings and other improvements on the site. **C. Application fee**. This use is classified as a Type 2 conditional use in the fee schedule.

Series	Land Use	
11.06	Health care clinic	**Description:** A place where medical services are offered and patients do not stay overnight. The term includes dental clinics, medical offices, chiropractic offices, acupuncture centers, and sports medicine facilities. The term does not include those uses as classified as a health care center. **Parking Requirements:** 1 space for each examination room or equivalent; plus 1 space for each 300 square feet of gross floor area not devoted to examinations **Supplemental Standards:** There are no supplemental development standards that apply to this specific land use.
11.07	Municipal garage	**Description:** A place where a municipal government maintains administrative offices, equipment, and supplies necessary for maintaining public roadways, parks, and other types of public facilities. **Parking Requirements:** 1 space for each employee on the largest work shift **Supplemental Standards:** Outdoor storage areas and other activity areas must be located at least 50 feet from a property in a residential zoning district or a planned development district that allows residential uses and 25 feet from a property in a commercial zoning district. (VERIFY DISTRICT CATEGORIES)
11.08	Park	**Description:** A place set aside for active and passive recreation and leisure facilities and activities. Examples of features in a park include playgrounds, pavilions, community recreation centers, picnic areas with shelters, multi-purpose trails, ball and racquet fields and courts, swimming pools and beaches, boat launches, sledding hills, and ice-skating. A park may be operated by a public entity for the benefit of the general public or by a homeowners association for the benefit of its members. **Parking Requirements:** 1 space for each 3 patrons at the peak use period **Supplemental Standards:** There are no supplemental development standards that apply to this specific land use.
11.09	Public safety facility	**Description:** A place where public safety services are offered. The term includes ambulance services, fire stations, police stations, and jails. The term does not include correctional facilities. **Parking Requirements:** 1 space for each 500 gross square feet of office area; 1 space for each employee on the largest work shift; plus 1 space for each vehicle normally parked on the premises **Supplemental Standards:** This use is classified as a Type 2 conditional use in the fee schedule.
11.10	Recreation trail	**Description:** A linear path, not otherwise part of a public park, that is dedicated to a single recreational use or multiple uses. Examples include hiking trails, bike trails, cross-country ski trails, and horse trails. **Parking Requirements:** On-site parking is not required **Supplemental Standards:** There are no supplemental development standards that apply to this specific land use.

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Series	Land Use	
11.11	School, K-12	**Description:** A place where primary and secondary educational opportunities are offered. The term includes preschools, elementary schools, junior high schools, and high schools. **Parking Requirements:** 0.5 spaces for each student during the largest class attendance period; plus 1 space for each employee on the largest work shift **Supplemental Standards:** **A. Temporary classrooms.** A temporary building may used as a classroom when an existing facility is being renovated or when school enrollment exceeds the capacity of the existing facility, provided such building complies with all building code requirements. The maximum duration for a temporary building is no more than 2 years. **B. Access requirements.** The primary access for this use must be off of a street classified as a major arterial or a higher classification as depicted on the Village's official map. **C. On-site access drive.** The facility shall be served by an on-site access drive that meets the design and construction standards for a village road (e.g., two lanes each 12 feet wide). **D. Application fee.** This use is classified as a Type 1 conditional use in the fee schedule.
11.12	School, post-secondary	**Description:** A place where post-secondary educational opportunities are offered. The term includes colleges, universities, community colleges, and vocational schools. **Parking Requirements:** 0.5 space for each (K-8) classroom; 1 space for each 8 students (grades 9-12) at design capacity; plus 1 space for each employee on the largest work shift **Supplemental Standards:** **A. Access requirements.** The primary access for this use must be off of a street classified as a major road as depicted on the Village's zoning map. **B. On-site access drive.** The facility shall be served by an on-site access drive that meets the design and construction standards for a village road (e.g., two lanes each 12 feet wide). **C. Application fee.** This use is classified as a Type 12 conditional use in the fee schedule.

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Series	Land Use	
11.13	Worship facility	**Description:** A place where people can regularly assemble for religious worship and associated activities and which is operated by an entity with tax-exempt status. The term includes sanctuaries, chapels, cathedrals, churches, synagogues, and temples and other onsite accessory buildings such as parsonages, friaries, convents, fellowship halls, and rectories. The term does not include day care centers, community recreation facilities, dormitories, private educational facilities, emergency shelters, and health care facilities. Copyright © Civic Webware **Parking Requirements:** 1 space for each 4 patrons at design capacity; plus 1 space for each employee on the largest work shift **Supplemental Standards:** **A. Floor area ratio**. When located in an agricultural zoning district or a residential zoning district, the maximum floor area ratio for a worship facility is 35 percent. **B. Access requirements**. The primary access for this use with 600 seats or more must be off of a major road as depicted on the Village's zoning map. **C. On-site access drive**. The facility shall be served by an on-site access drive that meets the design and construction standards for a village road (e.g., two lanes each 12 feet wide). The Plan Commission may waive the requirement for a two-lane drive and allow a single-lane drive when the commission deems the wider drive unnecessary given the location of the use on the subject property, the number and type of vehicles using the drive, and other related considerations. If the Plan Commission allows a single-lane drive, the commission reserves the right to require a two-lane drive at a later date and may require intermediate turnarounds/turnouts every 1,200 feet and impose other design features it deems necessary to ensure public safety. **D. Application fee**. This use is classified as a Type 2 conditional use in the fee schedule.
12	Telecommunications and Utilities	
12.01	Public utility office and yard	**Description:** A place where a public or private entity maintains administrative offices, equipment, and supplies necessary for maintaining the infrastructure it provides. **Parking Requirements:** 1 space for each employee on the largest work shift **Supplemental Standards:** **A. Outdoor storage**. Outdoor storage areas and other activity areas must be located at least 100 feet from a parcel in a residential zoning district and 20 feet from a parcel in a business zoning district. (VERIFY DISTRICT CATEGORIES) **B. Control of fugitive dust**. As part of the site plan/operation plan review process, the control of fugitive dust generated by this use, if any, must be addressed to the satisfaction of the reviewing authority. **C. On-site access drive**. The facility shall be served by an on-site access drive that meets the design and construction standards for a village road (e.g., two lanes each 12 feet wide). The Plan Commission may waive the requirement for a two-lane drive and allow a single-lane drive when the commission deems the wider drive unnecessary given the location of the use on the subject property, the number and type of vehicles using the drive, and other related considerations. If the Plan Commission allows a single-lane drive, the commission reserves the right to require a two-lane drive at a later date and may require intermediate turnarounds/turnouts every 1,200 feet and impose other design features it deems necessary to ensure public safety. **D. Application fee**. This use is classified as a Type 2 conditional use in the fee schedule.

Series	Land Use	
12.02	Stormwater management facility	**Description:** A natural or manmade feature that collects, conveys, channels, holds, inhibits, or diverts the movement of stormwater. **Parking Requirements:** On-site parking is not required **Supplemental Standards:** ~~Stormwater management facilities may be located in open space areas or outlots approved by the Village provided all points of discharge are located not less than 50 feet from the perimeter boundary of the property subject to the subdivision plat or certified survey map~~.

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12.03	Telecommunication collocation (class 1)	**Description:** The placement of a new mobile service facility on an existing support structure which constitutes a substantial modification. Note: This definition is based on the corresponding definition in s. 66.0404, Wis. Stats. **Parking Requirements:** No additional parking is required if there is 1 space for an existing tower **Supplemental Standards:** There are no supplemental development standards that apply to this specific land use.
12.04	Telecommunication collocation (class 2)	**Description:** The placement of a new mobile service facility on an existing support structure which does not constitute a substantial modification. Note: This definition is based on the corresponding definition in s. 66.0404, Wis. Stats. **Parking Requirements:** No additional parking is required if there is 1 space for an existing tower **Supplemental Standards:** There are no supplemental development standards that apply to this specific land use.

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12.05	Telecommunication tower	**Description:** A free-standing tower with or without an equipment compound that is intended for the placement of one or more mobile service facilities. Note: This definition is based on the corresponding definition in s. 66.0404, Wis. Stats. **Parking Requirements:** 1 space **Supplemental Standards:** **A. Legislative findings**. The Village Board makes the following legislative findings with regard to telecommunication towers providing mobile telecommunication services: (1) The state legislature passed 2013 Wisconsin Act 20 (Section 1269(I)) that imposed limits on local municipalities with respect to regulating telecommunication facilities within their jurisdictions. (2) The federal government adopted the Telecommunications Act of 1996 which established various requirements relating to telecommunication facilities. [1] (3) The regulations in this section are intended to promote the public health, safety, and welfare, while at the same time not unduly restricting the development of needed telecommunications facilities. (4) The regulations in this section are intended to accomplish the following purposes, to the fullest extent permitted by law: protect the visual character of the Village from the potential adverse effects of telecommunication facilities; ensure that a competitive and broad range of telecommunications services and high quality telecommunications infrastructure are provided;

create and preserve telecommunication facilities that will serve as an important and effective part of the Village's emergency response network;
minimize the number of towers by requiring collocation; and
avoid damage to adjoining properties by establishing setback standards.

B. Federal requirements. A telecommunication tower must comply with all applicable requirements of the Federal Communications Commission, the Federal Aviation Administration, and any other federal agency with authority to regulate telecommunication facilities. In the event of a conflict between federal law and this section, federal law shall prevail.

C. Single parcel. The fall zone and all structures related to the telecommunication facility must be located on a single parcel, including the tower, equipment compound, and anchor points for a guyed tower.

D. Setbacks. The center of the tower shall not be located closer to a property boundary line than height of the tower. If an applicant submits an engineering certification with the application that show the fall zone is smaller than this distance, the fall zone shall be the smaller calculated area, unless the Village provides the applicant with substantial evidence that the engineering certification is flawed. [2] In all cases, the tower and equipment compound must be located no closer to a property boundary line than 50 feet or the setback requirements for the zoning district, whichever is greater. The fence around anchor points for a guyed tower must be located at least 25 feet from a property boundary line.

E. Security fencing. A tower and related equipment compound consisting of equipment buildings, shelters, and cabinets, must be enclosed by a security fence (height and material to be established through the site plan review process). If the tower is a guyed tower, each of the anchor points must be enclosed by a security fence.

F. Lighting. A tower or any attachment shall not be artificially lighted, except when specifically required by a state agency, the Federal Aviation Administration, or another federal authority. Such required lighting must be the least obtrusive to the surrounding views.

G. Equipment buildings. The exterior of equipment buildings, shelters, and cabinets exceeding 1,500 cubic feet must be covered with building materials typically used on buildings found in the area.

H. Emergency power system. A backup generator may be placed within the equipment compound. [3]

I. Identification sign. An identification sign no larger than 18 inches by 24 inches must be placed in a visible location near the base of the tower that lists (1) the name of the tower owner, (2) the Federal Communications Commission identification number, and (3) a telephone number to contact in case of an emergency.

J. Accommodation of other users on new towers (co-location). A tower over 150 feet in height, along with the tower site and all support facilities and appurtenances, must accommodate at least two additional users, unless the zoning administrator determines that evidence presented by the tower operator demonstrates it is not technically feasible to do so. Further, the tower operator and their successors in interest must allow other users to use the tower, the tower site, support facilities, and appurtenances at fair market rates as negotiated by those parties. If the Plan Commission determines the tower operator has made access to the tower and tower site unfeasible, the zoning administrator shall notify the tower operator via registered mail of such determination. If the tower operator does not take corrective action within 45 days of such determination, the permit for that tower shall become null and void and the tower shall be removed and the site restored within 90 days of such determination.

K. Requirement for collocation. A new tower shall only be permitted if the applicant demonstrates with a sworn statement that collocation on an existing or planned tower within the applicant's search ring would not result in the same mobile service functionality, coverage, and capacity; is technically infeasible; or is economically burdensome to the mobile service provider. [4]If the applicant does not

provide such analysis and sworn statement, the application for a new tower shall be denied. [5]

L. Collocation review. The collocation of an antenna or antenna array on an existing tower is permitted subject to site plan, building plan, and plan of operation review.

M. Landscaping. Landscaping must be placed around the equipment enclosure and anchor points for guyed towers consistent with a landscaping plan as approved by the Plan Commission. After reviewing the location of the facility and the visibility of the facility from public right-of-ways and adjoining properties, the Plan Commission may waive this landscape requirement or defer the requirement to a later date.

N. Lease agreement. If the operator of the telecommunication tower does not own the land where the facility is to be located, the property owner and the operator must execute a lease agreement prior to any land-disturbing activity. Such agreement shall be binding on future property owners and future operators and shall address the rights and responsibilities of each party with respect to subs. and of this section.

O. Ongoing maintenance. The subject property must be maintained and kept in a good condition, so as not to become a nuisance as determined by the Plan Commission. Proper maintenance includes regular lawn and landscaping care, and painting and regular care of building(s), fences, towers, and other improvements. Additionally, the site must be kept clear of junk and debris.

P. Termination of approval. If the zoning administrator determines that the tower is unsafe or otherwise defective or that the tower has not hosted an operational antenna for a continuous period of 12 months, the administrator shall follow the procedure outlined in Article 5 relating to termination of the approval. Within 90 days after the date of termination, the property owner shall remove the tower, equipment cabinets, and all related equipment and improvements that are part of its communication facilities and restore the site to the satisfaction of the zoning administrator. In the event such work is not done within the specified period, the Village shall have the right to use the financial guarantee as required by this section to pay for such work.

Q. Financial guarantee. Prior to issuance of a building permit authorizing construction of a tower, the applicant must submit a financial guarantee in the amount of $20,000.00 to the Village subject to the requirements in Article 5 of this chapter. [6] The financial guarantee shall be held until the tower and related improvements are removed and the site restored to the satisfaction of the zoning administrator.

R. Third-party consultant. The zoning administrator may, at the applicant's expense, hire a third-party consultant to conduct an objective analysis of the submitted materials including the application, calculation of the fall zone, and certification that collocation is not possible. The third-party consultant may not charge the applicant for any travel expenses incurred in such review. [7]

S. Duration of approval. The approval authorizing a telecommunication tower shall run with the land and shall be binding on successors in interest. [8]

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[1] Commentary: In particular see s. 704 of the act.

[2] Commentary: See s. 66.0404(2)(g), Wis. Stats.

[3] Commentary: See s. 66.0404(4)(j), Wis. Stats.

[4] Commentary: See s. 66.0404(2)(b)6, Wis. Stats.

[5] Commentary: See s. 66.0404(2)(e), Wis. Stats.

[6] Commentary: See s. 66.0404(4)(f), Wis. Stats.

[7] Commentary: See s. 66.0404(4)(f), Wis. Stats.

[8] Commentary: See s. 66.0404(4)(n), Wis. Stats.

Series	Land Use	
12.06	Utility installation, major	**Description:** A place, building and/or structure, or portion thereof, whether public or private, used or is intended for providing basic infrastructure or utility services and which could potentially have a moderate to high impact on neighboring property. The term includes pipeline pumping stations, sewage treatment plants, electric substations, water towers, electric transmission lines with a design capacity of 110kV or more, and underground pipelines. **Parking Requirements:** 1 space for each on-site employee on the largest work shift **Supplemental Standards:** **A. Building materials**. If a major utility installation involves a building of any type and is located in a residential zoning district or a planned development district that allows residential uses, such building must be compatible with residential buildings in regard to design and exterior materials. **B. Application fee**. This use is classified as a Type 2 conditional use in the fee schedule.

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13	Transportation	
13.01	Bus storage facility	**Description:** A place where buses are parked when not in use and may include administrative offices and a building for the storage, care, and maintenance of buses in the fleet. **Parking Requirements:** 1 space for each employee on the largest work shift **Supplemental Standards:** **A. Outdoor storage**. Outdoor storage areas and other activity areas must be located at least 50 feet from a property in a residential zoning district or a planned development district that allows residential uses and 20 feet from a property in a commercial zoning district. (VERIFY DISTRICT CATEGORIES) **B. Control of fugitive dust**. As part of the site plan and operation plan review process, the control of fugitive dust generated by this use, if any, must be addressed. **C. Road access**. The primary access to this use must be off a major road as depicted on the Village's zoning map. **D. On-site access drive**. The facility shall be served by an on-site access drive that meets the design and construction standards for a village road (e.g., two lanes each 12 feet wide). The Plan Commission may waive the requirement for a two-lane drive and allow a single-lane drive when the commission deems the wider drive unnecessary given the location of the use on the subject property, the number and type of vehicles using the drive, and other related considerations. If the Plan Commission allows a single-lane drive, the commission reserves the right to require a two-lane drive at a later date and may require intermediate turnarounds/turnouts every 1,200 feet and impose other design features it deems necessary to ensure public safety. **E. Application fee**. This use is classified as a Type 2 conditional use in the fee schedule.

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Series	Land Use	
13.02	Bus terminal	**Description:** A place where passengers can board mass transit. This use may include facilities for ticket sales and accessory food service areas primarily intended for passengers. **Parking Requirements:** 1 space for each 100 square feet of gross floor area devoted to a passenger waiting area; plus 1 space for each 300 square feet of gross floor area devoted to offices **Supplemental Standards:** The primary access for a bus terminal must be located in close proximity to a street classified as a major arterial or a higher classification as depicted on the Village's official map.
13.03	Off-site parking lot	**Description:** A surfaced area where motor vehicles associated with an off-site use may be parked for a short duration. It may be available to the public or reserved to accommodate parking for a specific purpose. **Parking Requirements:** On-site parking is not required **Supplemental Standards:** There are no supplemental development standards that apply to this specific land use.
13.04	Park-and-ride lot	**Description:** A designated place where people can park their motor vehicles for a short duration to board public transportation or to carpool or vanpool. **Parking Requirements:** On-site parking is not required **Supplemental Standards:** **A. Access requirements**. The primary access for this use must be located in close proximity to a street classified as a major road as depicted on the Village's zoning map. **B. On-site access drive**. The facility shall be served by an on-site access drive that meets the design and construction standards for a village road (e.g., two lanes each 12 feet wide). **C. Application fee**. This use is classified as a Type 1 conditional use in the fee schedule.
13.05	Parking structure	**Description:** A multi-level structure where motor vehicles associated with an on-site or an off-site use may be parked for a short duration. It may be available to the public or reserved to accommodate parking for a specific purpose. **Parking Requirements:** On-site parking is not required **Supplemental Standards:** **A. Location**. A parking structure must comply with all setback requirements of the zoning district in which it is located. **B. Application fee**. This use is classified as a Type 1 conditional use in the fee schedule.

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Series	Land Use	
13.06	Railroad	**Description:** A linear strip of land with rail tracks and auxiliary facilities for track operation such as signal bungalows that is used to transfer commodities and/or passengers over long distances. The term does not include passenger stations, freight terminals, loading platforms, train sheds, warehouses, car or locomotive maintenance shops, and switchyards.

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Parking Requirements: On-site parking is not required

Supplemental Standards: There are no supplemental development standards that apply to this specific land use.

13.07 Truck terminal

Description: A place where goods primarily carried by motor transport are received and temporarily stored until transferred to another truck for delivery and/or a place where a company stores its fleet of trucks. This use may include the following provided they are individually and collectively incidental and subordinate: repair, washing, refueling, and maintenance facilities for trucks using the terminal; administrative offices for the terminal; and rest facilities for truck drivers using the terminal. (PC needs to determine if rest facilities are permissible or not.)

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Parking Requirements: 1 space for each 300 square feet of display area; plus 1 space for each employee on the largest work shift

Supplemental Standards:

A. setback of outdoor storage area. Outdoor storage areas and other activity areas must be located at least 100 feet from a property in a residential zoning district or a planned development district that allows residential uses.

B. Control of fugitive dust. As part of the site plan/operation plan review process, the control of fugitive dust generated by this use must be addressed.

C. Access. The primary access for this use must be off of a major road as dpeticted on the Village's zoning map.

D. On-site access drive. The facility shall be served by an on-site access drive that meets the design and construction standards for a village road (e.g., two lanes each 12 feet wide). The Plan Commission may waive the requirement for a two-lane drive and allow a single-lane drive when the commission deems the wider drive unnecessary given the location of the use on the subject property, the number and type of vehicles using the drive, and other related considerations. If the Plan Commission allows a single-lane drive, the commission reserves the right to require a two-lane drive at a later date and may require intermediate turnarounds/turnouts every 1,200 feet and impose other design features it deems necessary to ensure public safety.

E. Application fee. This use is classified as a Type 1 conditional use in the fee schedule.

14 Storage and Warehousing

Series	Land Use	
14.01	Bulk fuel storage	**Description:** A place where liquid or compressed fuel products may be stored in bulk. **Parking Requirements:** 1 space for each employee on the largest work shift **Supplemental Standards:** **A. Additional standards**. Upon recommendation of the fire chief, the reviewing authority may impose additional development standards when needed to protect the public health, safety, and welfare. **B. Access**. The primary access for this use must have legal and physical access to a street designated by the Village as a truck route, as may be established. If a truck route map has not been established, then access must be off a major road depicted on the Village's zoning map. **C. On-site access drive**. The facility shall be served by an on-site access drive that meets the design and construction standards for a village road (e.g., two lanes each 12 feet wide). The Plan Commission may waive the requirement for a two-lane drive and allow a single-lane drive when the commission deems the wider drive unnecessary given the location of the use on the subject property, the number and type of vehicles using the drive, and other related considerations. If the Plan Commission allows a single-lane drive, the commission reserves the right to require a two-lane drive at a later date and may require intermediate turnarounds/turnouts every 1,200 feet and impose other design features it deems necessary to ensure public safety. **D. Application fee**. This use is classified as a Type 2 conditional use in the fee schedule.
14.02	Farm building for non-farm storage	**Description:** A building once used for agricultural purposes in which motor vehicles, construction equipment and vehicles, recreational vehicles, boats, and other related items not owned by the property owner may be stored, with or without a fee. **Parking Requirements:** 1 space for each 1,000 square feet of gross floor area, but not less than 1 **Supplemental Standards:** **A. Minimum lot area.** The minimum lot area for this use is 10 acres. **B. Not in subdivision.** The parcel with this use shall not be located in a platted subdivision. **C. Location.** A building housing this use must be at least 30 feet from side and rear lot lines. **D. Road access.** The parcel must have direct access to an arterial or collector street as designated on the Washington County highway width map. **E. Expansion.** The building housing this use may not be enlarged to increase the storage area. **F. Exterior storage prohibited.** All storage must occur within the farm building (i.e., no outside storage). **G. Alteration of building.** The building may not be altered to accommodate this use, except minor alterations may be specifically permitted by the reviewing authority as part of the review process (e.g., widen an exterior door). **H. Signs.** There shall be no signs associated with this use. **I. Offices prohibited.** There shall be no office permitted on such premises, nor shall the building be occupied for any reason other than periodic pickup and return of stored items. **J. Application fee**. This use is classified as a Type 1 conditional use in the fee schedule.

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Series	Land Use	
14.03	Personal storage facility	**Description:** A place where individual storage units are offered for rent, lease, sale, or other arrangement. **Parking Requirements:** 1 space for each 50 storage units when an office is provided; plus 1 space for each employee on the largest work shift **Supplemental Standards:** **A. Outside storage**. Storage of any kind outside of an enclosed building is strictly prohibited. **B. Design**. Each of the doors accessing a storage unit must be inside of the building (i.e., access doors are not visible from the exterior of the building). **C. Storage of prohibited substances**. No storage unit shall be used to store explosives, toxic substances, hazardous materials, or radioactive materials. **D. Prohibited activities**. No storage unit shall be used for fabrication, repair, or any similar use or for human habitation.
14.04	Warehouse	 **Description:** A place where goods, merchandise, and other materials are temporarily stored for eventual shipment. The term includes moving and storage facilities. The term does not include bulk fuel storage. **Parking Requirements:** 1 space for each 300 square feet of display area; plus 1 space for each employee on the largest work shift **Supplemental Standards:** **A. Setback of outdoor storage area**. Outdoor storage areas and other activity areas must be located at least 100 feet from a property in a residential zoning district or a planned development district that allows residential uses. **B. Fugitive dust**. As part of the site plan/operation plan review process, the control of fugitive dust generated by this use, if any, must be addressed. **C. Access**. A warehouse must have legal and physical access to a street designated by the Village as a truck route.
15	Industrial and Manufacturing	
15.01	Artisan shop	 Copyright © Civic Webware **Description:** A place where handmade craft items or works of art are made on a small-scale and offered for retail sale. Examples of such items include paintings, textiles, weaving, photography, sculptures, pottery, leather products, handmade paper, jewelry, hand-blown glass, small wooden items, candles, soaps, and lotions. **Parking Requirements:** 1 space for each 300 square feet of display area; plus 1 space for each employee on the largest work shift **Supplemental Standards:** **A. Generally**. When an artisan shop is located in a commercial zoning district, all materials and activities, except loading and unloading, must be conducted entirely within an enclosed building. **B. Demonstrations and workshops**. The operator may conduct demonstrations and workshops within the confines of the building provided attendance at the event or function does not create a demand for parking spaces that is greater than the number provided on site, unless parking is allowed on the public street fronting on the site. **C. Application fee**. This use is classified as a Type 1 conditional use in the fee schedule.

Series	Land Use	
15.02	Construction equipment sales and service	**Description:** A place where new and used construction equipment, such as dump trucks, excavators, graders, and scrapers, are offered for rent, sale, lease, or exchange, or are taken on consignment. This use may include the repair of such equipment. **Parking Requirements:** 1 space for each 5,000 square feet of display area, plus 1 space for each employee on the largest work shift **Supplemental Standards:** Outdoor display areas and other activity areas must be located at least ~~50~~ 100 feet from a property in a residential zoning district or a planned development district that allows residential uses and 25 feet from a property in a commercial or mixed-use zoning district. (VERIFY DISTRICT CATEGORIES)
15.03	Contractor yard	**Description:** A place where a contractor or builder may establish a base of operation, which may include one or more of the following: office space; indoor and outdoor storage of construction materials, equipment, and machinery, such as trucks and heavy equipment; and shops for the repair of machinery and equipment owned by the operator. **Parking Requirements:** 1 space for each employee working on site; plus 1 space for each fleet vehicle parked on site **Supplemental Standards:** **A. Type of outdoor storage**. Outside storage of construction equipment and fleet vehicles is allowed. Construction materials may be kept out of doors, provided such materials are being staged for a specific work project. The storage of construction debris, tree branches, wood chips, and the like is strictly prohibited. **B. Equipment repair and maintenance**. The repair and maintenance of construction equipment and vehicles must occur within an enclosed building, unless specifically permitted in the conditional use order authorizing the use. **C. Sales**. The on-premise sale, at retail or wholesale, of any material is strictly prohibited. **D. Incidental uses**. Fabrication and assembly of component parts for use in a building project is permitted inside of a building on the subject property, provided such activity is of an incidental nature. **E. Location of use areas**. Outdoor storage areas and other activity areas related to this use may not be located (1) in the front-yard building setback area; (2) within 30 feet of a side or rear lot line when the adjoining property is located in a residential zoning district, an agricultural zoning district, or a planned development district that allows residential uses; (3) within 20 feet of a side or rear lot line when the adjoining property is located in a commercial zoning district; and (4) 10 feet from a side or rear lot line when the adjoining property is located in any other zoning district. Employee parking areas may be located in those areas otherwise allowed in the zoning code. **F. Fencing**. Depending on the scale and nature of the contractor yard, the Plan Commission may on a case-by-case basis require a solid fence and/or other screening, as approved by the Plan Commission, in those areas where screening is needed in the judgment of the Plan Commission to mitigate potential impacts to adjoining properties. **G. Fugitive dust**. As part of the site plan and operation plan review process, the control of fugitive dust (e.g., dust from a gravel yard) generated by this use, if any, shall be addressed to the satisfaction of the Plan Commission. **H. Application fee**. This use is classified as a Type 2 conditional use in the fee schedule.

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Series	Land Use	
15.04	Manufacturing	**Description:** A place where products or goods are produced within an enclosed building and any smoke, dust, noise, or odor related to such activities are confined within the building. This use may include administrative offices and storage of raw materials and finished goods as a subordinate use. The term includes a tool and die maker, furniture production, metal fabrication, apparel manufacturing, printing, and publishing. **Parking Requirements:** 1 space for each employee on the largest work shift; plus 1 space for each fleet vehicle parked on site **Supplemental Standards:** **A. Restriction on location of manufacturing processes**. All manufacturing processes must be conducted entirely within an enclosed building. **B. Location of outdoor activity areas**. Outdoor activity areas must be located at least 100 feet from a property in a residential zoning district or a planned development district that allows residential uses. **C. Material storage**. Materials may be stored out of doors, provided such areas are screened as determined by the Plan Commission.
16	Other	
16.01	Adaptive reuse of institutional building	**Description:** An existing building that was previously used for an institutional use in an agricultural or residential zoning district, but is now used for multi-family residential, commercial, or light manufacturing as an adaptive reuse. Examples of such institutional uses include municipal building, fire station, school, hospital, nursing home, worship facility, and community center. **Parking Requirements:** Determined on a case-by-case basis using the standards for applicable land uses as a guide **Supplemental Standards:** There are no supplemental development standards that apply to this specific land use.
16.02	Berm	**Description:** A man-made mound of earth often used to shield, screen, or buffer undesirable views and sounds; separate incompatible land uses; or provide visual interest or privacy. **Parking Requirements:** On-site parking is not required **Supplemental Standards:** **A. Side slope/grade**. The maximum side slope on all sides of a berm must not be steeper than 3:1 (one-foot vertical increase in height over a three-foot horizontal length). **B. Crown/transition**. A berm must have a less steep and nearly flat top or crown with a minimum width equal to 1/2 the maximum height at that location. **C. Height**. The maximum height of a berm is ~~three~~ 4 feet as measured from the average predeveloped or natural grade elevation to the top or crown of the berm. Berms greater than ~~three~~ 4 feet shall not be permitted, unless the berm is expressly approved by the Village as part of another permit or approval (e.g., subdivision plat, certified survey map, site plan, mining permit or conditional use permit for the site). **D. Shape and uniformity**. Berms shall be sculptured, undulating, and non-uniform in height, width, side-slope, and appearance. **E. Setbacks**. Berms shall not be installed in any public right-of-way, in any vision triangles, or in any location that would further reduce or impair sight distances at any driveway/public road intersections. The nearest point of a berm shall be setback from all property lines and road rights-of-way a minimum distance of 2 feet for every one foot of the total berm height at that location, or, as may otherwise be

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required to meet other standards or limitations in this chapter.

F. Utility easements. A berm shall not be installed over utility easements that would hamper or preclude access to such easements nor be installed under overhead utility lines that would reduce the vertical clearance below that deemed acceptable by the utility company or operator.

G. Material. Berms must be composed and/or constructed of earth. Berms shall not contain nonearth fill materials such as concrete, asphalt, wood, garbage, metal, etc. A minimum of four inches of topsoil must be provided.

H. Drainage and erosion control. Berms shall not be installed in a manner that diverts, delays, increases, holds back, or otherwise impairs the control of erosion and the overland flow of stormwater run-off from that which is intended, planned, or needed to control water run-off safely and efficiently. Best management practices must be used during the period of construction and installation of a berm. Culverts or tiles may be required and/or installed through a berm (at right angles to the berm axis) consistent with standards set forth in the Village's stormwater and erosion control ordinance, chapters 57 and 58.

I. Vegetation. At a minimum, berms should be planted with a low maintenance ground cover consisting of native grasses and/or a prairie grass/flower mix (Note: taller grasses and flowers can provide a higher, natural screening that may allow a lower berm height). A combination of deciduous and evergreen trees and shrubs should be planted along the base and slightly up into a berm in nonuniform groupings or clusters and not along the top or crown in a continuous, uninterrupted, and uniform pattern. The placement of large, deciduous trees is discouraged in those areas of a berm that are comprised exclusively of fill material given the potential for wind resistance and toppling. Deciduous trees should be planted near or along the base of a berm and not within the side slopes beyond a vertical point that is more than one-third of the total berm height. Smaller, evergreen trees and shrubs having less wind resistance and chance for toppling should be planted along or near the base of a berm and not within the side slopes beyond a vertical point that is more than two-thirds of the total berm height.

J. Fences. Fences shall not be installed at the top or crown of a berm. Subject to any other fencing requirements and limitations, solid, privacy-type fencing should not be installed within fill areas or side slopes of a berm. Low, split-rail, or other open and decorative fencing should be installed along or near the base of a berm.

K. Time. A berm must be built and fully graded, seeded and/or landscaped in compliance with the specifications approved in the berm permit within one calendar year after the permit is issued.

17 Accessory Use

Series	Land Use	
17.01	Accessory building, non-residential	**Description:** A building intended to house motor vehicles, yard equipment, and/or items related to the principal use of the premises. A detached building customarily found with a non-residential use as an accessory use. The term includes detached garages, storage sheds, and the like. **Parking Requirements:** On-site parking is not required **Supplemental Standards:** ~~**A. Number and floor area.**~~ The number of residential accessory buildings and the floor area must comply with standards set forth in Appendix C. ~~**B. Separation between buildings**. Accessory residential buildings must be located at least 10 feet from any other building, except as set forth in this subsection. Upon written petition, the Zoning Administrator may allow a separation of 5 feet based on evidence presented and agreed to by the Building Inspector indicating that all other applicable state, federal, and Village zoning and building code regulations can be met; and the accessory structure is not designed nor intended to store or contain flammable liquid in amounts that exceed those considered incidental to the operation of yard, gardening, recreational or passenger vehicles or equipment; or the accessory building will be designed and constructed with a fire wall as if it were attached to the principal building or structure.~~
17.02	Accessory building, residential	**Description:** A detached building customarily found with a residential use as an accessory use. The term includes greenhouses, detached garages, sheds, gazebos, pool cabanas, and the like. **Parking Requirements:** On-site parking is not required **Supplemental Standards:** **A. Number and floor area**. The number of residential accessory buildings and the floor area must comply with standards set forth in Appendix _.. ~~**B. Separation between buildings**. Accessory residential buildings must be located at least 10 feet from any other building, except as set forth in this subsection. Upon written petition, the Zoning Administrator may allow a separation of 5 feet based on evidence presented and agreed to by the Building Inspector indicating that all other applicable state, federal, and Village zoning and building code regulations can be met; and the accessory structure is not designed nor intended to store or contain flammable liquid in amounts that exceed those considered incidental to the operation of yard, gardening, recreational or passenger vehicles or equipment; or the accessory building will be designed and constructed with a fire wall as if it were attached to the principal building or structure.~~ **B. Exterior materials**. The exterior building materials on a residential accessory building in the _____ zoning districts must be the same as, or substantially the same as the principal building. ~~Exterior building materials (excluding roof, windows and doors) for all accessory garage and vehicle storage buildings to be constructed in the Rs-1a, Rs-1b, Rs-1r, Rs-2, Rs-3, and Rs-4 residential zoning districts and exceeding 192 square feet must have good architectural character and detailing so as to be complimentary to the principal building to which it is accessory. The exterior materials for such structures must be the same as or comparable to that used for the principal structure or residence and, be comprised of not less than 75 percent wood (excluding wood sheathing, such as T1-11 plywood), brick, stone, textured concrete masonry, architectural precast concrete, and/or fiber cement, aluminum, or vinyl siding. The use of prefabricated steel panels or other similar materials is strongly discouraged; the use of prefabricated panels or wood sheathing on more than 25 percent of exterior building surfaces is prohibited.~~

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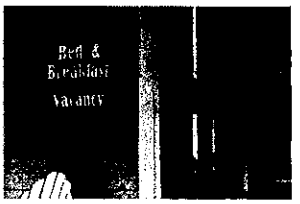
Series	Land Use	
17.03	Adult family home (accessory)	**Description:** A private residence licensed by the state under s. 50.032 (1m), Wis. Stats. Note: An adult family home can either be a principal use or an accessory use. If the operator lives in the residence with the adults, it is considered an accessory use. **Parking Requirements:** On-site parking is not required **Supplemental Standards:** Prior to the establishment of an adult family home, the operator must obtain a license from the state as required by state law and maintain such license for the life of the use or until the state no longer requires such license.
17.04	Bed and breakfast	**Description:** A single-family residence that offers overnight accommodations for a daily charge and that also serves as a primary residence of the operator or owner. **Parking Requirements:** 1 space for each guest room **Supplemental Standards:** **A. State permit**. Prior to the establishment of a bed and breakfast, the operator must obtain a permit from the state as may be required by state law and maintain such license for the life of the use or until the state no longer requires such permit. [1] **B. Display of permit**. The operator must display the current bed and breakfast permit in a conspicuous location inside the bed and breakfast. **C. Type of dwelling.** A bed and breakfast shall only occur within a single-family dwelling. **D. Number of guest rooms**. No more than 5 guest rooms shall be offered. **E. Residency requirement**. The operator of a bed and breakfast must reside within the single-family dwelling during the time period when guest rooms are offered. **F. Exterior character of the dwelling unit**. The exterior appearance of the building shall not be altered from its single-family appearance. **G. Food preparation**. No food preparation or cooking shall be allowed in guest rooms. **H. Meals**. Meals shall only be offered to overnight guests. **I. Maximum stay**. The maximum stay for any occupants is 14 consecutive days in any 30-day period. **J. Record of guests**. The operator must keep a listing showing the names of all guests. This list must be kept on file for a period of one year. Such list msut be available for inspection by village officials at any time upon request. **K. Accommodations tax**. Prior to the establishment of a bed and breakfast, the operator must obtain a permit from the Village, as may be required, for collecting any accommodations tax. **L. Compliance with applicable building codes.** Prior to the establishment of a bed and breakfast or the expansion of an existing bed and breakfast, the building inspector must certify that the dwelling meets all applicable building code requirements. [2] **M. Change in ownership.** When a bed and breakfast is approved as a conditional use, such approval is personal to the applicant. Thereafter, any change in ownership shall require issuance of a new conditional use approval pursuant to the procedures and requirements in effect at the time an application is made.



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[1] Commentary: See subch. VII of ch. 254, Wis. Stats., and ch. DHS 197, Wis. Admin. Code

[2] Commentary: Bed and breakfasts must comply with the residential building code requirements; the commercial building code does not apply because the dwelling is the operator's residence and the operator is residing in the residence when guests are present.

Series	Land Use	
17.05	Boat dock	**Description:** A pier or wharf. **Parking Requirements:** On-site parking is not required **Supplemental Standards:** A boat dock must comply with all rule and regulations established in state statutes and administrative rules established pursuant to those statutes.

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17.06	Boathouse	**Description:** A building placed above or near a waterbody that is used for the noncommercial storage of one or more watercraft and related equipment. **Parking Requirements:** On-site parking is not required **Supplemental Standards:** **A. Other permits**. The property owner must obtain all necessary permits from the Wisconsin Department of Natural Resources, United States Army Corps of Engineers, and other regulatory agencies as may be required. **B. Allowable uses**. The use of a boathouse is limited to the storage of watercraft and related equipment. A boathouse shall not be used for human habitation. **C. Yard setbacks**. A boathouse may be located within a shoreyard, but shall be no closer than 10 feet to the ordinary high-water mark of the stream, lake, pond, or wetland on which it fronts. A boathouse must not be closer than 3 feet to a side lot line. **D. Number**. No more than one boathouse shall be located on a parcel of land. **E. Floor area**. The boathouse must contain at least 200 square feet of floor area but not more than 450 square feet. **F. Height**. The boathouse shall not exceed 12 feet in height at the roof peak above the original grade or final grade as measured on the side facing the waterbody. **G. Slopes**. The boathouse shall not be constructed where the existing slope is more than 20 percent. **H. Access door requirement**. A boathouse must have a garage-type door on the side of the building facing the waterbody for the purpose of entry and exit for watercraft. French, patio, or glass doors are prohibited. **I. Plumbing fixtures**. A boathouse may contain plumbing for 2 sinks and one toilet, provided such fixtures are connected to an approved wastewater system. Showers and/or bath tubs are prohibited **J. Floodplain regulations.** If the boathouse is located, in whole or in part, within the floodplain overlay district, all applicable standards of that district shall apply.

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17.07	Family day care home	**Description:** A private residence licensed as a day care center by the state where care is provided for 4 to 8 children. Note: See s. 66.1017, Wis. Stats. A group day care (9 or more children) is considered a principal use and is therefore listed as a special care facility (4.0 series). **Parking Requirements:** On-site parking is not required **Supplemental Standards:** Prior to the establishment of a family day care home, the operator must obtain a license from the state as may be required by state law and maintain such license for the life of the use or until the state no longer requires such license.

Series	Land Use	
17.08	Foster home and treatment foster home (accessory)	**Description:** A facility licensed by the state for the care of foster children and which is operated by a foster parent who lives with the children. Note: See s. 48.62, Wis. Stats. A foster home and treatment foster home can either be a principal use or an accessory use. If the operator lives in the residence with the children, it is considered an accessory use. **Parking Requirements:** On-site parking is not required **Supplemental Standards:** Prior to the establishment of a foster home or treatment foster home, the operator must obtain a license from the state as set forth in s. 48.75, Wis. Stats., and maintain such license for the life of the use or until the state no longer requires such license.
17.09	Home occupation	 **Description:** An occupation, profession, enterprise, or similar commercial activity that is conducted by a person residing on the premises, and which by their nature, appearance, and inherent operational activities and characteristics, are compatible in a residential setting. **Parking Requirements:** On-site parking is not required (VERIFY) **Supplemental Standards:** **A. Operation**. Activities associated with a home occupation must be conducted entirely within a residential dwelling (including an attached garage, or one detached garage when no attached garage exists. **B. Storage**. The display, storage, or parking of materials, goods, supplies or equipment outside of the dwelling or within an accessory building (excluding an attached garage) is prohibited. **C. Employees**. The number of part-time or full-time nonresident employees working upon the residential property shall not exceed two employees at the same time.
17.10	Household livestock	 Copyright © Civic Webware **Description:** A place where livestock are kept as an accessory residential use for family enjoyment or consumption (i.e., no sales as part of a business operation). **Parking Requirements:** On-site parking is not required **Supplemental Standards:** **A. Minimum lot area**. The minimum lot area fo rhousehold livestock is 4 acres. **B. Number of animals**. The number of animals shall not exceed one livestock unit per whole net acre, where one unit is equal to one cow or steer, one horse or llama, two pigs or hogs, two sheep or goats, two ostrich or emu, or ten poultry. For example, a parcel that is 8.7 acres, can have 8 livestock, if otherwise allowed. **C. Housing of livestock**. Livestock must be kept in appropriate barns or stable facilities. **D. Additional requirements and limitations**. Additional requirements and limitations addressing the type and number of animals, structures, fencing, manure management, noise, odor, and other potential nuisances and impacts may be required as conditions of approval. (Current code - s. 70.241)

Series	Land Use	
17.11	Kennel, hobby	**Description:** A place where 4 or more, but less than [11] adult dogs or other pet animals are kept for the occupant's private, non-commercial purposes. The term also includes the sale and training of up to 2 litters in a calendar year. **Parking Requirements:** On-site parking is not required **Supplemental Standards:** **A. Licensing**. Prior to establishing a hobby kennel, the operator must obtain a permit as set forth in Section 118-9 of the municipal code and maintain such permit for the life of the use or until the permit is no longer required. **C. Application fee**. This use is classified as a Type 2 conditional use in the fee schedule.
17.12	Kennel, private	**Description:** A place where no more than 2 adult dogs or other cats more than five months of age per one acre are kept for the occupant's private, non-commercial purposes. (**verify**) **Parking Requirements:** On-site parking is not required **Supplemental Standards:** There are no supplemental development standards that apply to this specific land use.
17.13	Outdoor food and beverage service	**Description:** An outdoor area with tables and chairs located on the same lot as a brewpub, restaurant, or tavern where customers can consume food and drink. **Parking Requirements:** 1 space for each 3 patron seats or 1 space for each 300 square feet of area devoted to patron service, whichever is greater **Supplemental Standards:** **A. Maximum size of service area**. The size of the outdoor service area shall not be more than 50 percent of the floor area of the brewpub, restaurant, or tavern. **B. Location of service area**. The outdoor service area must be located on the same parcel of land as the brewpub, restaurant, or tavern or on an adjoining parcel. The outdoor service area shall not be located in a public right-of-way, a required landscape area, or the setback of a front yard, side yard, shore yard, or rear yard. **C. Consistency with state liquor license**. No alcohol beverages shall be served or consumed within the outdoor service area unless the liquor, beer, or wine license, whichever is applicable, as issued by the Village, explicitly states that consumption is permitted within the outdoor service area. **D. Entrance to service area if alcohol beverages are served**. If alcohol beverages are served, the entrance or entrances to the outdoor service area shall be exclusively through the brewpub, restaurant, or tavern, and a barrier such as a rope or fence must be erected to prevent entry to the outdoor service area by any other means. **E. Restroom requirements**. The restroom facilities in the brewpub, restaurant, or tavern must be of sufficient capacity to serve both the indoor and outdoor patrons. Temporary toilet facilities are not permitted.

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Series	Land Use	
17.14	Play structure	**Description:** A playhouse and recreational equipment, such as swings, slides, and jungle gyms, normally found in a residential setting or with a group day care center. **Parking Requirements:** On-site parking is not required **Supplemental Standards:** A play structure must comply with the setback requirements for accessory structures in the zoning district in which this use is located. Copyright © Civic Webware
17.15	Pond	**Description:** A manmade body of water with a surface area observed or recorded within the last ten years of at least 5,000 square feet that is not otherwise required to meet stormwater requirements of a development project. **Parking Requirements:** On-site parking is not required **Supplemental Standards:** **A. Minimum lot area**. The minimum lot area for a pond is 3 acres. **B. Pond design**. A pond shall not create the potential for flooding, concentrated runoff, inadequate drainage, or unfavorable topography. **C. Placement**. A pond must be located at least 75 feet from all property boundary lines.
17.16	Roadside stand, major	**Description:** An area (i.e., displayed out of doors or inside of a structure), greater than 150 square feet, where farm and nonfarm products are displayed for retail sale. **Parking Requirements:** Determined on a case-by-case basis **Supplemental Standards:** There are no supplemental development standards that apply to this specific land use.
17.17	Roadside stand, minor	**Description:** An area (i.e., displayed out of doors or inside of a structure), 150 square feet or less, where farm products produced on the premises are displayed for retail sale. **Parking Requirements:** 2 spaces **Supplemental Standards:** There are no supplemental development standards that apply to this specific land use. Copyright © Civic Webware
17.18	Sales incidental to industrial use	**Description:** A place where items manufactured on site are offered for sale as a subordinate use to the manufacturing operation. **Parking Requirements:** 1 space for each 300 square feet of gross floor area **Supplemental Standards:** **A. Maximum floor area**. The total floor area devoted to indoor sales shall not exceed 25 percent of the total floor area of the building. **B. Required separation**. The area devoted to wholesale/retail sales must be physically separated from those areas used for industrial purposes by a physical barrier such as a full-height interior wall or a half-wall. **C. Application fee**. This use is classified as a Type 1 conditional use in the fee schedule.

Series	Land Use	
17.19	Solar energy system, building-mounted	**Description:** An installation that is mounted on a building and uses sunlight to produce electricity or provide heat or hot water to a building. **Parking Requirements:** On-site parking is not required **Supplemental Standards:**

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A. Maximum surface area. No portion of a panel used to collect solar energy may extend beyond the roof perimeter or the wall perimeter to which it is attached.

B. Maximum height. A building-mounted solar energy system must comply with the maximum height requirements of the zoning district in which the building is located.

C. Placement on a flat roof. The panels of a solar energy system that are mounted on a flat roof may be either fixed or movable and may be placed at an angle to optimize efficiency of the system.

D. Placement on a pitched roof. A solar energy system mounted on a pitched roof must be designed and installed to match the shape, proportion, and slope of the roof.

E. Placement on a façade. A solar energy system may be mounted on the façade of a commercial building if integrated into the overall design of the building. Such installations shall not project more than 4 feet from the face of the wall.

F. Certification. A solar panel must be certified by one of the following: Underwriters Laboratories, Inc.; National Renewable Energy Laboratory; Solar Rating and Certification Corporation; or other recognized body as approved by the zoning administrator. The building inspector may approve the use of a homemade panel.

G. Approval by electric utility company. If the solar energy system is designed to produce electricity, the property owner must submit documentation acceptable to the building inspector indicating that the system meets all applicable regulations and requirements of the affected electric utility company.

H. Termination of use. If the zoning administrator determines that more than 50 percent of the panels (measured by total area) have not been operational for a continuous period of 12 months, the administrator shall follow the procedure outlined in Article 5 of this chapter relating to the termination of an approval.

I. Compliance with state law. The provisions in this section are intended to satisfy the requirements of s. 66.0401(1m), Wis. Stats. On a case-by-case basis, if the restrictions of this subsection are found not to comply with the authority of s. 66.0401(1m), Wisconsin Statutes, they shall not be required. The Plan Commission shall have the ability to add additional restrictions on a case-by-case basis, provided they are within the authority of the Village pursuant to s. 66.0401(1m), Wis. Stats., and in particular the restriction must satisfy one of the following conditions:

Serves to preserve or protect the public health or safety.

Does not significantly increase the cost of the system or significantly decrease its efficiency.

Allows for alternative system of comparable cost and efficiency.

Series	Land Use	
17.20	Solar energy system, ground-mounted	**Description:** An installation that is mounted on the ground and uses sunlight to produce electricity or provide heat or hot water to a building. **Parking Requirements:** On-site parking is not required **Supplemental Standards:** **A. Surface area**. The surface area of a free-standing solar energy system must not exceed 120 square feet when located in one of the following zoning districts: _____. The surface area of a free-standing solar energy system must not exceed 200 square feet when located in one of the following zoning districts: _____. **B. Number**. There shall be no more than one free-standing solar energy system on a parcel of land. **C. Maximum height**. A free-standing solar energy system must not exceed 15 feet in height as measured from the surrounding grade. **D. Setback**. A free-standing solar energy system in any position must not extend into the setback of a front yard, side yard, shore yard, or rear yard as established for the zoning district in which the parcel is located. Pursuant to the procedures and requirements in Article 5 of this chapter, the Plan Commission may approve a special exception to allow a free-standing solar energy system to extend into a setback, offset, or buffer yard when no other location on the parcel is acceptable and the encroachment is the least necessary to allow the system to operate. **E. Placement in yards**. A free-standing solar energy system located in a residential or business zoning district shall only be located in the rear or side yard. Pursuant to the procedures and requirements in Article 5 of this chapter, the Plan Commission may approve a special exception to allow a free-standing solar energy system in the front yard when no other location on the parcel is acceptable and the encroachment is the least necessary to allow the system to operate. A solar panel in an agricultural or manufacturing zoning may be located in any yard area. **F. Certification**. A free-standing solar energy system must be certified by one of the following: Underwriters Laboratories, Inc.; National Renewable Energy Laboratory; Solar Rating and Certification Corporation; or other recognized body as approved by the zoning administrator. The building inspector may approve the use of a homemade panel. **G. Approval by electric utility company**. If the solar energy system is designed to produce electricity, the property owner must submit documentation acceptable to the building inspector indicating that the system meets all applicable regulations and requirements of the affected electric utility company. **H. Termination of use**. If the zoning administrator determines that a free-standing solar energy system has not been operational for a continuous period of 12 months, the administrator shall follow the procedure outlined in Article 5 of this chapter relating to the termination of an approval. **I. Compliance with state law**. The provisions in this section are intended to satisfy the requirements of s. 66.0401(1m), Wis. Stats. On a case-by-case basis, if the restrictions of this subsection are found not to comply with the authority of s. 66.0401(1m), Wisconsin Statutes, they shall not be required. The Plan Commission shall have the ability to add additional restrictions on a case-by-case basis, provided they are within the authority of the Village pursuant to s. 66.0401(1m), Wis. Stats., and in particular the restriction must satisfy one of the following conditions: Serves to preserve or protect the public health or safety. Does not significantly increase the cost of the system or significantly decrease its efficiency. Allows for alternative system of comparable cost and efficiency.

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Series	Land Use	
17.21	Swimming pool	**Description:** An outdoor structure placed on the ground or below ground that is filled with water for swimming. The term does not include those pools with a maximum diameter of 15 feet and a maximum wall height of 15 inches and which are taken down and stored in the off-season. **Parking Requirements:** On-site parking is not required **Supplemental Standards:** ~~**A. Distance from property boundary lines.** A swimming pool and any related decks or aprons must be located at least 10 feet from all property lines.~~ ~~**B. Distance from septic systems.** A swimming pool must be located at least 15 feet from any septic tank or soil absorption field.~~ ~~**C. Distance from principal building.** A swimming pool must be located at least 10 feet from any principal building.~~
17.22	Work/live dwelling unit	**Description:** A dwelling unit located in a building also housing a business. The work/live dwelling unit is an accessory use to the business and its use is limited to the business operator or a household that includes the business operator. **Parking Requirements:** 2 spaces for the residential use **Supplemental Standards:** **A. Bedrooms**. A work/live dwelling unit shall have no more than 2 bedrooms. **B. Maximum floor area for dwelling**. The floor area of the living area shall not be more than 45 percent of the total floor area. **C. Application fee**. This use is classified as a Type 2 conditional use in the fee schedule.
18	Temporary Use	
18.01	Farmers market	**Description:** A place where agricultural producers gather on a regular basis to offer their agricultural products directly to retail consumers. **Parking Requirements:** 1.5 space for each vendor space when sufficient on street parking is not available **Supplemental Standards:** **A. Hours of operation**. The display of products and sales shall only occur between the hours of 7:00 a.m. and 30 minutes past sunset. **B. Removal and clean up**. All features solely associated with the farmers market must be removed and all trash and debris must be removed within 24 hours following the close of the farmers market. **C. Road accesss**. The primary access for this use must be off of a street classified as a major road as depicted on the Village's zoning map. **D. Application fee**. This use is classified as a Type 1 conditional use in the fee schedule.
18.02	Nonmetallic mine, limited	**Description:** A place where nonmetallic minerals (e.g., rock, slate, gravel, sand, topsoil, peat) are removed from the ground by any method for use on-site or off-site for no more than 5 years. Activities are limited to (1) the mining or extraction of rock, gravel, sand or topsoil; (2) the separation, crushing and washing of rock and gravel; (3) the processing and washing of sand; (4) the processing of topsoil; and (5) the temporary storage of processed materials.The term does not include (1) premining activities, such as site surveying, coring, mapping and other functions necessary solely for proper preparation of the permit application; (2) excavations in conjunction with a utility installation, which is

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to be backfilled; (3) excavations within the limits of a public right-of-way in conjunction with road construction or reconstruction, when construction plans have been approved by the Wisconsin Department of Transportation or other governmental authority; (4) excavations which by nature is of limited duration, such as graves, septic tanks, and swimming pools; (5) agricultural drainage work incidental to agricultural operations and irrigation/stock watering ponds, if no material is removed from the property; (6) excavations for structures and parking areas; (7) stripping of up to 1.5 feet of topsoil for the development of subdivisions, following subdivision approval; (8) regrading of property for aesthetic purposes that does not affect existing drainage, if no material is removed from the property; (9) dredging operations under the jurisdiction of the U.S. Army Corps of Engineers or other governmental authority; (10) ponds developed for wildlife purposes if no material is removed from the property; (11) excavation related to sod farming; (12) reclamation of an existing nonmetallic mine consistent with an approved reclamation plan; (13) activities conducted at a solid or hazardous waste disposal site required to prepare, operate, or close a solid waste disposal facility under ss. 144.435—144.445, Wis. Stats., or a hazardous waste disposal facility under ss. 144.60—144.74, Wis. Stats., for the exception of mineral extraction operations conducted for the purpose of lining, capping, or covering such disposal site; and (14) any other use determined to be exempt by the Plan Commission.

Parking Requirements: 1 space for each employee on the largest work shift

Supplemental Standards:

A. Minimum lot area. The minimum lot area for a limited non-metallic mine is 20 acres.

B. Additional factors for evaluating as a conditional use. In addition to the factors to be considered when reviewing this use as a conditional use, the review authority should also consider (1) the relationship of the proposed final grades to the surrounding terrain; (2) the proposed post-extraction use of the land; (3) the impact of the extraction activities upon surrounding properties and inhabitants in terms of sound, dust and sight; and (4) the effect of such activities upon roadways and traffic.

C. Adaptive reuse plan. The property owner must submit an adaptive reuse plan to the Plan Commission and obtain approval of the same before the start of any land-alerting activity. Such plan must be consistent with the reclamation plan, as approved by Washington County, and show how the property can be used for a residential, commercial, industrial, and/or civic purpose that is consistent with these zoning regulations.

D. Site plan/plan of operation. The site plan/plan of operation for a limited non-metallic mine must address (1) the physical limits of the extraction activity including setbacks, slopes and other grading features, all of which shall be set forth in an approved engineering plan; (2) the hours of operation; (3) the machinery and equipment to be used; (4) the location and height of temporary storage piles of extracted materials; (5) any required sound, dust or sight buffers, barriers, or control devices; (6) special safety measures; (7) additional landscaping that may be needed or required; (8) the nature and amount of financial guarantees; the date of completion of the activities, in stages, if applicable, and in total; and (8) any other condition deemed necessary to protect the public health, safety and general welfare.

E. Air quality. Particulate emissions must comply with ch. NR 415, Wis. Admin. Code.

F. Blasting. Blasting is specifically prohibited.

G. Minimization of noise, dust, and vibrations. Roads, machinery, and equipment must be located, constructed, and used in such a manner as to minimize noise, dust, and vibrations.

H. On-site access drive. The facility shall be served by an on-site access drive that meets the design and construction standards for a village road (e.g., two lanes each 12 feet wide). The Plan Commission may waive the requirement for a two-lane drive and allow a single-lane drive when the

commission deems the wider drive unnecessary given the location of the use on the subject property, the number and type of vehicles using the drive, and other related considerations. If the Plan Commission allows a single-lane drive, the commission reserves the right to require a two-lane drive at a later date and may require intermediate turnarounds/turnouts every 1,200 feet and impose other design features it deems necessary to ensure public safety.

I. Application fee. This use is classified as a Type 2 conditional use in the fee schedule.

18.03 Off-site construction yard

Description: A place where construction materials and equipment may be stored, prepped, or staged for an off-site construction project (e.g., highway reconstruction project or construction of an electric transmission line or pipeline).

Parking Requirements: 1 space for each employee on the largest work shift; plus 1 space for each fleet vehicle parked on site

Supplemental Standards:

A. Setback requirements. Outdoor storage areas and other activity areas must be located at least 40 feet from a parcel in a residential zoning district and 20 feet from a parcel in a business zoning district.

B. Site restoration. As part of the review process, the applicant must prepare and submit a restoration plan and obtain the approval of the same. Such restoration plan must identify those areas of the parcel that will be disturbed and how those areas will be restored following the cessation of this temporary use.

C. Financial guarantee. Prior to the establishment of an off-site construction yard, the property owner must submit a financial guarantee to the Village pursuant to the requirements in Article 4 of this chapter. The amound of the guarantee is 110 percent of the estimated cost of site restoration identified in the restoration plan that is approved for the project.

D. Access requirements. The primary access for this use must be off of a street classified as a major road as depicted on the Village's zoning map.

E. Application fee. This use is classified as a Type 2 conditional use in the fee schedule.

18.04 Party tent

Description: A nonpermanent tent that is associated with a temporary event that is permitted under this code.

Parking Requirements: On-site parking is not required

Supplemental Standards:

A. Duration. A party tent shall not be erected for more than 10 continuous days.

B. Not counted as a building. A party tent permitted under this code does not count as a building.

Series	Land Use	
18.05	Portable storage container	**Description:** An enclosed metal container that is used to temporarily store household items and similar goods. **Parking Requirements:** On-site parking is not required **Supplemental Standards:** **A. Duration.** A portable storage container shall not be located on a parcel of land for more than 90 days during any 9-month period. **B. Location.** A portable storage container shall not be located in the front or side yard setback established for the zoning district in which this use occurs, except when placed in a driveway. **C. Maximum floor area.** The cumulative floor area of one or more portable storage containers shall not exceed 250 square feet. [1] **D. Limitation on use.** When located in a residential zoning district, a portable storage container shall only be used to store household goods during an on-site construction/remodeling project or when used to move household goods to another location. [1] Commentary: Although portable storage containers come in different sizes, units are generally 10 feet by 10 feet and 10 feet by 15 feet.
18.06	Sale of vehicles/recreational equipment	**Description:** The intermittent sale of automobiles, trucks, vans, motorcycles, boats, snowmobiles, personal watercraft, self-contained motorized campers, and camping trailers as an accessory use to a principal use. **Parking Requirements:** **Supplemental Standards:** **A. Limits on what can be offered**. All items posted for sale must be owned and, where applicable, licensed or titled to one or more of the members of the household owning and/or occupying the property from which such items are for sale. **B. Number of items**. No more than 3 items may be available and advertised for sale at any one time. **C. Placement**. All items that are available and advertised for sale shall be located outside of all public road or highway rights-of-way and not closer than 10 feet from the perimeter boundaries of the subject property. **D. Time limits**. The time period during which a particular item is available and advertised for sale shall not exceed 20 consecutive days and not more than 6 such periods per year.

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Series	Land Use	
18.07	Seasonal product sales	**Description:** An outdoor area where merchandise typically associated with a seasonal holiday or festival is displayed and offered for sale at retail immediately before the event. Examples of such merchandise include Christmas trees and wreaths for Christmas and pumpkins for Halloween. **Parking Requirements:** Determined on a case-by-case basis **Supplemental Standards:** **A. Duration of use**. Merchandise shall not be sold any sooner than 30 days prior to the date of the seasonal event. Cleanup and removal of all related items must be completed within 2 days following the date of the seasonal event. **B. Removal and clean up**. Within 24 hours following the termination of the sale, all features associated with the sale and trash and debris of all kinds must be removed from the site. **C. Not counted as a building**. A tent used for the sales operation does not count as a building with regard to the maximum number of buildings allowed on a parcel. **D. Application fee**. This use is classified as a Type 1 conditional use in the fee schedule.
18.08	Yard sale	**Description:** A temporary event where used household items are offered for sale. Note: Also known as garage sale or rummage sale. **Parking Requirements:** On-site parking is not required **Supplemental Standards:** **A. Required principal use**. A yard sale shall only occur with a principal residential use or with a governmental or institutional use, such as a worship facility, library, or school. **B. Duration**. Yard sales may not exceed 4 consecutive days and occur more than 6 times in a calendar year.

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