

I. Detailed Summary of Proposed Changes by Section:

17.01 STATUTORY AUTHORIZATION

- No changes.

17.02 INTERPRETATION, PURPOSE, AND APPLICABILITY

- Minimal changes to wording/phrasing.

17.03 DEFINITIONS

- Definitions for 30 new terms to reduce the need for staff or PRD interpretation.
- Some new or updated terms from state statutes.
- “Professional Office” and “Home Occupation” differentiated in more detail.
- Basic zoning terms and terms in other ordinances to improve consistency with other chapters (8, 11, 18, & 28).

17.04 GENERAL PROVISIONS

- Clear language regarding basic zoning principles and how the chapter is administered in all districts.
- Language to prepare for Wisconsin’s new buildings, fixtures, and/or improvements (BFI) policy.
- Moved PUD standards to its own section, s. 17.19.
- Provided more clear standards for home occupations, which ensure all home occupations are subject to the same conditions.
- Listed more examples of uses that require parking. Adds clarity and reduces need for interpretation.
- New non-conforming structures to comply with updated state statutes regarding maintenance and repair.
- Some language rephrased to improve clarity and conciseness.
- Solar energy system standards to be proactive about utility-scale solar. Includes a financial assurance requirement to remove panels at the cost of the owner if panels are ever decommissioned. The state preempts local governments and significantly limits what can be regulated.
- Provisions clarifying authorization of accessory structures in various districts, including that industrial and commercial outbuildings are not subject to size limitations. Codifies common-sense provisions as they are already being administered.
- Removed 50% of value limitation on reinvestment into nonconforming structures. Statutes have preempted this restriction.

17.05 ZONING DISTRICTS

- Updated references.
- Minimal changes to wording/phrasing.
- Added “Purpose” section to assist PRD with findings at public hearings. Standard in zoning ordinances.

17.06 RESIDENTIAL DISTRICT A

- “Purpose” section to assist PRD with findings at public hearings. Standard in zoning ordinances.
- Reformatted to clarify that barber shops and beauty parlors at a residential parcel are considered home occupations.

- “Home occupation” was listed under authorized use and conditional use in error. Removed from authorized section.
- “Home schooling of residents of the property” now listed as authorized use.
- Accessory dwelling units are already a conditional use with no codified conditions. Proposing conditions that would ensure the ADU will remain an accessory use.
- Reduced lot width from 100’ to 80’ to reduce non-conforming uses, reduce need for variances, and provide more flexibility for landowners. Lot width further reduced from 75’ to 60’ if served by public sanitary sewer. This is intended to incentivize development near existing development, rather than in undeveloped farmland.
- Reference to parking standards in s. 17.04.

17.07 RESIDENTIAL DISTRICT B (includes same uses as allowed in Res. A)

- “Purpose” section to assist PRD with findings at public hearings. Standard in zoning ordinances.
- Language to allow zero-lot line setback for shared wall of duplex. Will encourage more owner-occupancy of duplexes, reduce condo plats, which subvert town and county review.
- Reduced lot area minimum for parcels served by public sanitary sewer.
- Reduced lot width minimum for parcels served by POWTS from 100’ to 80’.
- Reference to parking standards in s. 17.04.

17.08 RESIDENTIAL DISTRICT C (includes same uses as allowed in Res. B)

- “Purpose” section to assist PRD with findings at public hearings. Standard in zoning ordinances.
- PUD changed from authorized to conditional use.
- Reduced lot area minimum for parcels served by public sanitary sewer.
- Reduced lot width minimum for parcels served by POWTS from 100’ to 80’.
- Reference to parking standards in s. 17.04.

17.09 RURAL DISTRICT

- “Purpose” section to assist PRD with findings at public hearings. Standard in zoning ordinances.
- Rural is the lowest density residential district that still allows a lot of ag use. Clarifies that only a maximum of 500 animal units is authorized).
- Reference to parking standards in s. 17.04.
- Accessory aircraft hangars as a conditional use to remove non-conforming status from some of the hangars in the Holland Air Park. There has never been a legal basis for the County or Town regulate based up private covenants. County ordinance never allowed hangars in residential district, but it was allowed by covenants. Proposed standards are directly from the covenants.
- Reduces lot minimum lot width from 100’ to 80’ if served by public sanitary sewer.

17.10 EXCLUSIVE AGRICULTURAL DISTRICT

- “Purpose” section to assist PRD with findings at public hearings. Standard in zoning ordinances.
- Rearranged large chunks of text to increase clarity and improve formatting.
- Camping (primitive) cabins authorized. Non-primitive cabins are conditional and considered dwellings that are subject to farm preservation standards for new residences.
- More details about Administrative CUP process for new residences. New dimension standards for siting to homes to reduce loss of farmland. Reduces need for staff interpretation.
- Agritourism <10 days/yr and renewable energy as authorized uses. Agritourism >10 days/yr as conditional use.

- Increases agricultural building square footage allowed on parcels 10.01 acre to 34.9 acres in size as a conditional use. All ag. parcels under 35 acres are only allowed a maximum of 5,000 sq. ft. under the current ordinance. Could reduce non-conformities on as many as 2,400 parcels, which are mostly farmyards that have been split from fields.
- “Events, commercial event spaces, entertainment venues, and wedding venues” added as conditional. Several of these already exist, but there’s not a clear path for approval in the current ordinance. Special event camping <10 days/yr as a conditional use.
- Government, religious, and non-profit uses as conditional uses.
- Breweries, distilleries, and wineries producing ingredients onsite as a conditional use. Have received a few inquiries in the last few years.
- Reference to parking standards in s. 17.04.

17.11 GENERAL AGRICULTURAL DISTRICT (Uses as allowed in Exclusive Ag. but excludes large feedlots)

- “Purpose” section to assist PRD with findings at public hearings. Standard in zoning ordinances.
- Updates various references. Duplicated some language from the Exclusive Ag. Dist. for clarity.
- Removes a redundant provision regarding feedlots.
- Reference to parking standards in s. 17.04.

17.12 RECREATION AND NATURAL RESOURCE DISTRICT

- “Purpose” section to assist PRD with findings at public hearings. Standard in zoning ordinances.
- Removes “Commercial animal establishments” from authorized. These are animal clinics. None present in this district.
- Agritourism <10 days as authorized.
- Catch-all for other natural resource uses of similar intensity as authorized.
- Standards for campgrounds that are consistent with DATCP & Health Dept. standards. Distinguishes “camping cabins” from “campgrounds”.
- “Special event camping” as authorized, consistent with Health Dept. standards.
- Catch-all for other recreation uses of similar intensity as authorized.
- Clarification that existing residential outbuildings may continue use without nonconforming status.
- Accessory buildings associated with recreation use as authorized.
- “Events, commercial event spaces, entertainment venues, and wedding venues” as a conditional use.
- Minimum lot area standard for cabins which is consistent with Health Dept. size minimum.
- Reference to parking standards in s. 17.04.

17.13 COMMERCIAL DISTRICT

- “Purpose” section to assist PRD with findings at public hearings. Standard in zoning ordinances.
- Adds unlisted uses to reduce need for staff interpretation (ex. gas stations, vehicle maintenance, breweries, distilleries, hospitals, dental offices, clinics, event venues).
- PUD and special event camping as conditional use.
- Flexible mixed use dimensional standards (ex. Mindoro, St. Joe’s Ridge). Reduces non-conformities and allows for traditional town centers.
- Zero-lot line option for traditional town center mixed use buildings.
- Reference to parking standards in s. 17.04.

17.14 LIGHT INDUSTRIAL DISTRICT

- “Purpose” section to assist PRD with findings at public hearings. Standard in zoning ordinances.
- Reference to parking standards in s. 17.04.

17.15 INDUSTRIAL DISTRICT

- “Purpose” section to assist PRD with findings at public hearings. Standard in zoning ordinances.
- Adds unlisted uses to reduce need for staff interpretation.
- Reference to parking standards in s. 17.04.

17.16 MANUFACTURED HOME COMMUNITY DISTRICT

- “Purpose” section to assist PRD with findings at public hearings. Standard in zoning ordinances.
- Reference to parking standards in s. 17.04.

17.17 PUBLIC FACILITIES AND INSTITUTIONAL DISTRICT

- “Purpose” section to assist PRD with findings at public hearings. Standard in zoning ordinances.
- Non-renewable energy as conditional and renewable as authorized.
- Reference to parking standards in s. 17.04.

17.18 HIGHWAY SETBACKS

- Reduced vision clearance setback from 150’ to 100’ for corner lots on private roads and town roads. Provides more flexibility without causing any safety concerns.
- ADA ramps listed as allowed in highway setback with >50% transparent railings.
- Reference to Chapter 33, which already allows certain sign types in setbacks.

17.19 PLANNED UNIT DEVELOPMENT (PUD)

- Moved PUD standards from s. 17.04 General Provisions and expanded them significantly. Important that solid standards are in place. Otherwise, PUD should be removed or treated as its own zoning district. PUDs can be used as a tool to unique developments, like conservation subdivisions.
- Amendment and termination procedures added.

17.20 CONDITIONAL USE PROVISIONS

- Additional details about existing procedures.
- List of standards which may be applied to conditional uses, consistent with 2017 WI Act 67.
- Language from 2017 WI Act 67.
- Standards for review and approval or CUPs to assist with staff reports, PRD findings, and providing “substantial evidence” as required by 2017 WI Act 67.

17.21 PLANNING COMMITTEE PUBLIC HEARING PROCEDURES

- Standards for review and approval of rezonings to assist with staff reports, PRD findings.
- Rearranges a couple sections for better flow.

17.22 BOARD OF ADJUSTMENT PROVISIONS

- Language from statutes.
- Standards for review and approval of variances to assist with staff reports, PRD findings.
- Rearranges a couple sections for better flow.
- Extends approval of construction from 12 months to 24 months to provide more flexibility.
- BOA compensation procedure updated to match current practice.

17.23 ADMINISTRATION AND ENFORCEMENT

- Moves some text regarding zoning permit issuance that's more suitable in s. 17.24.
- Minimal changes to wording/phrasing.

17.24 ZONING PERMIT PROVISIONS

- Referring to "Zoning Occupancy Permits" as "Zoning Permits". "Zoning occupancy" vs. "building occupancy" has confused some.
- Receives some text regarding zoning permit issuance that's more suitable in this section.
- Minimal changes to wording/phrasing.

17.25 VIOLATIONS AND PENALTIES

- No changes.

17.26 VALIDITY

- No changes.

17.27 DEPARTMENT FEES

- No changes.

17.28 ORDINANCE TABLES (accessory building dimensions)

- Clarifying language about accessory structures and fences.
- Maximum height for new residential accessory buildings increased to 25' and not to exceed principal structure height for parcels 1.01 – 10 acres.
- Maximum residential accessory building square footage for parcels 1.01 – 3 acres increased from 1,008 to 1,200 sq. ft. Maximum quantity increased from 2 to 3.
- ADU dimension standards.
- Maximum height for new residential accessory buildings reduced from 40' to 35' for parcels 10.01+ acres.