

CHIPPEWA COUNTY
PLANNING & ZONING COMMITTEE
REGULAR MEETING
APRIL 24, 2025
CHIPPEWA COUNTY COURTHOUSE, RM 302
5:00 PM

1. CALL TO ORDER

2. ROLL CALL

Attendee Name	Organization	Title	Status	Arrived
Jason Bergeron	Chippewa County	District 7, Chair	Present	
Duane Shoebridge	Chippewa County	District 3, Vice-Chair	Present	
David Kelly	Chippewa County	District 14	Present	
Rocky Kempe	Chippewa County	District 16	Excused	
Chuck Hull	Chippewa County	District 19	Excused	

3. MEMBERS OF THE PUBLIC WISHING TO BE HEARD

Bob Sworski arrived late to meeting and wished to speak. Bob generally talked about violations occurring in the county and requested that enforcement actions be taken to curb the violations within increased penalty actions. He discussed fines, 90 day stop work orders, and ban of certain repeat violators from working in the county similar to professional individuals that violate and lose their licenses.

4. CONSENT AGENDA

Motion to Approve.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	David Kelly, District 14
SECONDER:	Duane Shoebridge, District 3, Vice-Chair
AYES:	Bergeron, Shoebridge, Kelly
EXCUSED:	Kempe, Hull

1. Approve the Agenda

2. Approve the Minutes

Planning & Zoning Committee - Regular Meeting - Mar 20, 2025 5:00 PM

5. BUSINESS ITEMS

1. Zoning Ordinance Amendments Package 2025

General discussion occurred with the following comments.

Section 70-71(a)(13) - Duane S. would like to know what weight of fireworks triggers this language requirement? An individual from the public (property owner wanting this change in Laf.) stated that the ATF is only triggered if a certain weight and grade of fireworks is proposed on a property. Committee wondered if we could reference State Statutes for that requirement so that not everyone who has fireworks on their property would have to follow these reg's. The property owner wanting this ordinance

Planning & Zoning Committee

Minutes
Regular Meeting

Chippewa County Courthouse, Rm 302

April 24, 2025
5:00 PM

change also stated that the ATF requires approval from the local Fire Dept. as part of their review. Board was OK not including the Town of Hallie language to notify the Town fire department based on proposed language requiring Town approval. Committee also wondered if the ATF does require the fire dept. approval separately from the Town approval?

Section(s) 70-72 & 70-73 - Committee was wondering about the 400 square foot number for the apartments. The concern by committee was whether that was too small and would that tend to bring in lower income developers for these type of apartments. If the apartment size was increased, would it lead to higher end development and renters? Committee would like maybe an email as follow-up to this one before the next meeting.

RESULT:	DISCUSSED
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2. Discussion on Planning & Zoning Committee meetings for May

Committee discussed Thursday as being fine, but Duane S said that Wednesday's are tough for him. He proposed Tuesday, May 20th at 5pm. Jason B. mentioned that executive meeting is at 4pm in the same room that day and had concerns if they ran late. Committee would like DC to reach out to all committee members and see what best fits and when a quorum would be available.

6. **AGENDA ITEMS FOR FUTURE CONSIDERATION**

None.

7. **ADJOURN**

Motion to Adjourn.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	David Kelly, District 14
SECONDER:	Duane Shoebridge, District 3, Vice-Chair
AYES:	Bergeron, Shoebridge, Kelly
EXCUSED:	Kempe, Hull

CHIPPEWA COUNTY
PLANNING & ZONING COMMITTEE
REGULAR MEETING
MARCH 20, 2025
CHIPPEWA COUNTY COURTHOUSE, RM 302
5:00 PM

1. CALL TO ORDER

2. ROLL CALL

Attendee Name	Organization	Title	Status	Arrived
Jason Bergeron	Chippewa County	District 7, Chair	Present	
Duane Shoebridge	Chippewa County	District 3, Vice-Chair	Present	
David Kelly	Chippewa County	District 14	Present	
Rocky Kempe	Chippewa County	District 16	Present	
Chuck Hull	Chippewa County	District 19	Present	

3. MEMBERS OF THE PUBLIC WISHING TO BE HEARD

4. CONSENT AGENDA

Motion to approve.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	David Kelly, District 14
SECONDER:	Duane Shoebridge, District 3, Vice-Chair
AYES:	Bergeron, Shoebridge, Kelly, Kempe, Hull

1. Approve the Agenda

2. Approve the Minutes

Planning & Zoning Committee - Regular Meeting - Feb 27, 2025 5:00 PM

3. Schedule Next Meeting Date - April 24, 2025 @ 5:00 PM

5. PUBLIC HEARINGS - FOR DISCUSSION AND ACTION

1. 2025-0001 Smiskey - CUP - Town of Wheaton
Cassie Smiskey, 11151 County Highway N: reviewed the proposal

Geralyn Sykora 6542 115th Street: Spoke against the request: wedding venue will be placed in the middle of 11 households, local establishments will not benefit from this, parking lot lighting, vehicle lights will affect adjacent properties, noise from the venue, surrounding property owners do work on the weekends, smoking can cause damage to the neighboring fields, portable toilets, serving of alcohol, property values will decrease, people move the country for peace and quiet, increase in traffic, trespassing on adjacent property,

Herb Steinmetz, 5083 40th Street: spoke in favor of the request,

Minutes Acceptance: Minutes of Mar 20, 2025 5:00 PM (Consent Agenda)

Planning & Zoning Committee

Minutes
Regular Meeting

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March 20, 2025
5:00 PM

Bob Swoboda, 11224 County Highway N: Spoke against the request: trespassing, trash in the fields, main concerns are the traffic, sound and lights shining into our property

Dick Sykora 6542 115th Street: Spoke against the request: Town Board just passed it along to the PZC, I work weekends, this is going to be my backyard and I work weekends, the property is zoned agricultural and they are not making any money from farming.

Geralyn Sykora, Plan Commission voted 2-4 for denial.

Doug Clary reviewed the staff report recommended conditions with the PZC. Alcohol is at the town level, no regulation of smoking

General Discussion on proposal by the PZC: Main concerns are with occupancy levels, health and safety and portable bathroom facilities. Clary reviewed the additional conditions: (1) Ample screening of the port-a-potties from CTH N and adjacent properties, (2) demarcation of the parking lot and (3) trees along the east and west property lines with a fast-growing species. These added conditions will be added to the identified conditions of the draft permit.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Rocky Kempe, District 16
SECONDER:	David Kelly, District 14
AYES:	Bergeron, Shoebridge, Kelly, Kempe, Hull

2. 2025-0001 Sidekick Real Estate Rezone - Town of Anson
Clary reviewed the petition. General discussion occurred. Motion to approve as presented.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Rocky Kempe, District 16
SECONDER:	Chuck Hull, District 19
AYES:	Bergeron, Shoebridge, Kelly, Kempe, Hull

6. AGENDA ITEMS FOR FUTURE CONSIDERATION

None Discussed

7. ADJOURN

Motion to adjourn.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	David Kelly, District 14
SECONDER:	Rocky Kempe, District 16
AYES:	Bergeron, Shoebridge, Kelly, Kempe, Hull

Minutes Acceptance: Minutes of Mar 20, 2025 5:00 PM (Consent Agenda)



**STATEMENT OF EXPLANATION
ZONING ORDINANCE AMENDMENTS PACKAGE 2025**

5.1

Review draft language for amendments to the zoning ordinance.

CHIPPEWA COUNTY DEPARTMENT OF PLANNING & ZONING

• 711 North Bridge Street, Chippewa Falls, WI 54729 • Phone: 715.726.7940 • Fax: 715.726.4596 • www.co.chippewa.wi.us •

Land Management

Land Planning

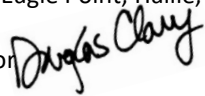
Land Records & G.I.S.

POWTS & Wells

Date: April 2, 2025

To: Town Chairs: Anson, Eagle Point, Hallie, Lafayette, Wheaton and Woodmohr

From: Douglas Clary, Director



Re: Zoning Ordinance Amendments (ZOA) - 2025

Dear Town Chairs,

Please find attached proposed amendments to the zoning ordinance (ZO). The red underlines (ex: added text) indicates text that is proposed to be added to the zoning ordinance. The red strikethrough (ex: ~~removed text~~) indicates text that is proposed to be removed from the zoning ordinance. This being said, in some situations, I have removed text from one section and then added it to another section.

Here is a very brief summary for some of the changes:

ZOA #1: 70-8 Definitions: I revised the hotel and motel definitions to align with Wis Stats Admin Code ATPC 72; updated definition for setback, setback lines and definitions for all yards (front, rear and side); and minor spelling corrections.

ZOA #2: 70-63 Zoning Schedule of Dimensional Requirements: Reduced the rear yard setback for accessory structures within the agricultural, local commercial, high commercial and industrial zoning districts to align with the side yard setback.

ZOA #3: 70-70 Residential 3 District (R3): I moved boarding houses from a to a conditional use permit; created a provision that requires a conditional use permit for five (5) or more units in a multi-family dwelling.

ZOA #4: 70-71 Agricultural District (AG): Created a provision for the Outdoor storage of low explosives with certain written approvals from the Town and the ATF.

Note: This provision was created after a request from a Town of Lafayette resident who is looking to store fireworks on a piece of agricultural land. In reviewing the steps necessary to obtain the ATF permit, it was determined that this could be an approved use under defined circumstances.

ZOA #5: 70-72 Local Commercial District (LC): Listed churches, public schools, private schools, animal hospitals, veterinary clinics and kenneling as an approved uses; listed hotels as a conditional use; listed two or more apartments as a secondary use on a non-ground floor level as a conditional use.

Note: The two or more apartments on a non-ground floor commercial structure was in relation to a request from a Town of Lafayette property owner. This would allow for the first floor to remain as commercial, while the upper floors could be utilized for apartments. I felt the most appropriate location for the request was a conditional use permit because this would be a completely new use that we have not seen yet in the zoned towns.

ZON #6: 70-73 Highway Commercial District (HC): Listed all conditional uses except for the two or more apartments as a secondary use as approved uses; listed two or more apartments as a secondary use on a non-ground floor level as a conditional use.

Note: See note under Local Commercial District above.

Attachment: 2025-04-01_Town Letter Regarding Proposed ZO Changes (8928 : Zoning Ordinance Amendments Package)

ZOA #7: 70-76 Planned Unit Development (PUD): This is the district that we would be able to allow more than one principal structure on the property. This section was modified after I reviewed the request for the commercial/residential structure in the Town of Lafayette. I am recommending additional information be submitted when reviewing a request for a PUD.

Miscellaneous: Spelling corrections within these sections

The following is a tentative schedule for these amendments:

1. April 2, 2025 – Released to Towns for April meetings.
2. April 24, 2025 – Planning & Zoning Committee – Review amendments,
3. Late April/Early May –Final Public Hearing Draft is released to Towns for May meetings.
4. May 22, 2025 – Public Hearing on Proposed Changes
5. June 10, 2025 – County Board First Reading (NOTE: We would request the second reading be waived, so the provisions are effective upon approval.)
6. July 8, 2025 – Second Reading at County Board Meeting. (NOTE: Only If needed)

If you have any questions, please contact me at (715) 726-7941.

Sec. 70-8 Definitions

For the purposes of this chapter, certain terms are defined as follows: words used in the present tense include the future, words in the singular number include the plural number, and words in the plural number include the singular number. The word "building" includes the word "structure" and the word "shall" is mandatory and not directory. The word "person" includes an individual, all partnerships, associations, and bodies politic and corporate. The word "lot" includes the word "plot" or "parcel." The word "used" or "occupied" as applied to any land or building shall be construed to include the words "intended," "arranged" or "designed to be used or occupied."

- (1) *Abutting* means having a common property line or district line.
- (2) *Accessory building* means a subordinate building, the use of which is purely incidental to the permitted use of the ~~principle~~principal building,
- (3) *Accessory use*. See *Use, accessory*.
- (4) *Administrator* means the Planning & Zoning Administrator or an agent designated by the Planning & Zoning Administrator.
- (5) *Adult Bookstore* means an establishment having as a predominant portion of its stock in trade, books, magazines and other periodicals, video cassettes, DVD's or other electronic media, which are distinguished or characterized by their emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas" (as defined herein).
- (6) *Adult Cabaret* means a nightclub, bar, theater, restaurant or similar establishment which frequently features live performances by topless or bottomless dancers, go-go dancers, exotic dancers, strippers or similar entertainers, where such performances are distinguished or characterized by an emphasis on specified sexual activities or by exposure of specified anatomical areas or which regularly feature films, motion pictures, video cassettes, slides or other photographic reproductions which are distinguished or characterized by an emphasis upon the depiction or description of "specified sexual activities" or "specified anatomical areas" (as defined herein) for observation by patrons. An adult cabaret does not include theaters, performing arts centers, civic centers and dinner theaters where live dance, ballet, music and dramatic performances of serious artistic merit are offered on a regular basis and in which the predominant business or attraction is not the offering to customers and where the establishment is not distinguished by an emphasis on, or the advertising or promotion of, employees engaging in nude erotic dancing.
- (7) *Adult Motion Picture Theater* means an enclosed building which is significantly or substantially used for presenting motion picture films, video cassettes, cable television, or any other such visual media, distinguished or characterized by an emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas" (as described herein) for observation by patrons therein.
- (8) *Agricultural-related business* means a business which is operated from a property located in an agricultural district which (a) services the local farm community through the repair or servicing of farm machinery or equipment or (b) the sale of products that are grown on the property and additional products as long as the home-grown products represent at least 50% or more of the sales.

- (9) *Airport* means any airport which complies with the definition contained in Wis. Stats. § 114.002(7), or any airport which serves or offers to serve any common carriers engaged in air transport.
- (10) *Alley* means a way which affords only a secondary means of access to abutting property.
- (11) *Animal unit* means a unit of measure used to determine the total number of single animal types or combination of animal types, as specified in Wis. Admin. Code NR § 243.11, table 2, which are fed, confined, maintained or stabled in an animal feeding operation. For the purposes of this chapter, one animal unit is equivalent to one head of beef or slaughter cattle weighing more than 1,000 pounds.
- (12) *Apartment* means a portion of a multiple dwelling used as a separate housing unit and having cooking facilities and a private bath.
- (13) *Apartment house*. See *Dwelling, multiple*.
- (14) *Approved use*. See *Use, approved*.
- (15) *Arterial street*. See *Street, arterial*.
- (16) *Automobile wrecking yard* means an establishment or place of business, which is maintained, used or operated for storing, keeping, buying or selling wrecked, scrapped, ruined or dismantled motor vehicles or motor vehicle parts. 2 or more such vehicles constitute an automobile wrecking yard.
- (17) *Basement* means a story whose floor line is below grade at any entrance or exit and whose ceiling is not more than five feet above grade at any such entrance or exit. The first floor is the floor next above the basement or the lowest floor if there is no basement. A basement shall not be counted as a story for the purposes of story restrictions.
- (18) *Billboard* means an advertising device, either freestanding or attached to a building which is used to display information not related to the use or ownership of the establishment on the property upon which it is located.
- (19) *Block* means a tract of land bounded by streets or by a combination of streets and public parks or other recognized lines of demarcation.
- (20) *Board* means the board of adjustment, as provided in section 70-35.
- (21) *Boardinghouse* means a building, other than a hotel, where meals or lodging and meals are provided for compensation for not more than six persons.
- (22) *Building* means a structure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of persons, animals or chattels; each portion of a building separated by a division of walls from the ground up, without openings in those walls, is a separate building for the purpose of this chapter.

- (23) *Building, alterations of*, means any change or rearrangement of the supporting members (such as bearing walls, beams, columns or girders) of a building, an addition to a building or movement of a building from one location to another.
- (24) *Building, height of*, means the vertical distance from the average elevation of the finished grade at the building line to the highest point of a flat roof, or the deck line of a mansard roof, or to the average height of the highest gable or gambrel, hip or pitch roof.
- (25) *Building, principal*, means a building in which is conducted the main use of the lot on which such building is located.
- (26) *Building line, front*, means a line parallel to the street, intersecting the foremost point of the building, excluding uncovered steps.
- (27) *Business* means a commercial establishment engaged in the purchase and sale of goods and services for a profit (not including manufacturing or industrial establishments).
- (28) *Camping grounds* means a parcel of land used or intended to be used, let or rented for occupancy by campers or for occupancy by or of trailers or movable or temporary dwellings, rooms or sleeping quarters of any kind.
- (29) *Carport* means a structure providing shelter, which consists of a roof and support posts with the potential of being either permanently or temporarily enclosed by walls. It may be free-standing or attached to an existing building.
- (30) *Clinic* means an establishment for medical examination and treatment of patients, but without provisions for keeping such patients overnight on the premises. For purposes of this chapter, a doctor's or dentist's office in a residence, when it complies with the requirements of this chapter relating to such office, shall not be considered a clinic; but any doctor's or dentist's office which is not a part of ~~his~~*-their* own home, or the office of two or more doctors or dentists, whether in a residence or not, shall be considered a clinic.
- (31) *Club* means an association of persons for some common purpose, but not including groups organized primarily to render a service which is customarily carried on as a business.
- (32) *Committee* means the Planning & Zoning Committee which is made up of county board members and oversees the policy for planning and zoning as outlined in Wis. Stats. §§ 59.69.
- (33) *Conforming use* means any lawful use of a building or lot which complies with the provisions of this chapter.
- (34) *Department* means the Chippewa County Department of Planning & Zoning.
- (35) *District* means a section or sections of the county for which the regulations governing the use of land and buildings are uniform.
- (36) *Dwelling, multiple*, means a building or portion thereof used or designated as a residence for three or more families as separate housekeeping units, including apartments, apartment hotels and townhouses.

- (37) *Dwelling, single-family*, means a detached building designed for and occupied exclusively by one family which is a minimum of 24 feet in width and 24 feet in length and has a roof with a minimum slope of 3:12. The dwelling shall be erected on a permanent, state code approved foundation.
- (38) *Dwelling, two-family*, means a detached building designed for and occupied exclusively by two families living independently of each other which is a minimum of 24 feet in width and 24 feet in length and has a roof with a minimum slope of 3:12. The dwelling shall be erected on a permanent, state code approved foundation.
- (39) *Dwelling unit* means any room or group of rooms located within a dwelling and forming a single habitable unit, with facilities which are used or intended to be used for living, sleeping, cooking and eating.
- (40) *Emergency shelter* means public or private enclosures designed to protect people from aerial, radiological, biological or chemical warfare; fire, flood, windstorm, riots or invasions.
- (41) *Environmental Pollution* has the meaning in Wis. Stats. § 295.22(2).
- (42) *Expressway* means a divided arterial highway with controls on public and private access and, generally, with interchanges at major intersections.
- (43) *Family* means any number of individuals related by blood, adoption or marriage, living together on the premises as a single housekeeping unit.
- (44) *Farm* means an area of land of indeterminate size where animals, produce, plants or bees are raised or maintained for sale or off premise consumption, or where animals are commonly associated with farming are maintained for pleasure.
- (45) *Forest industries* means the cutting and storing of forest products, the operation of portable sawmills, the production of maple syrup and sugar.
- (46) *Forest products* means products obtained from stands of forest trees which have been either naturally or artificially established.
- (47) *Freeway* means an expressway with full control of access and with grade separations at all intersections.
- (48) *Frontage, street*, means the smallest dimension of a lot abutting a public street measured along the street line.
- (49) *Fur farm* means any property comprising land or buildings or both, used for the purpose of raising or harboring fur-bearing animals including those defined in Wis. Stats. § 29.001(30), and also other fur-bearing animals, if any, whether the animals are kept for breeding, slaughtering or pelting purposes.
- (50) *Garage, private*, means an accessory building or accessory portion used, or intended to be used, for the storage of private motor vehicles and having a capacity of not more than three automobiles or not more than two automobiles per family housed in the building, whichever is greater. The capacity limitations shall not apply in the agricultural district.

- (51) *Garage, public*, means a building or portion thereof used for the housing or care of motor vehicles for the general public or where such vehicles are equipped or repaired for remuneration or kept for hire or sale. This may include premises commonly known as gasoline stations or service stations.
- (52) *Gasoline service station* means any area of land, including any structure thereon, that is used for the sale of gasoline or other motor vehicle fuel and oil or other lubricating substances, or motor vehicle accessories; and which may include facilities used or designed to be used for polishing, repairing, greasing, washing, spraying, dry cleaning or otherwise cleaning such vehicles.
- (53) *Hazardous Waste* means any solid waste as defined by the Wisconsin Department of Natural Resources, in Wis. Stats. § 291.01, and identified as hazardous under §§ 295.01(1), (2) or (4).
- (54) *Highway* means a public or private thoroughfare which affords a primary means of access to abutting property.
- (55) *Highway corridor* means an area of land marked by state or federal officials where potential highway development is being planned for construction.
- (56) *Home occupation* means any occupation for gain or support conducted entirely within a building by resident occupants, which is customarily incidental to the principal use of the premises, does not exceed 25% of the habitable floor area of the dwelling unit, unless a conditional use permit is issued, and no article is sold or offered for sale except such as is produced by such home occupation. A household occupation includes such uses as babysitting, millinery, dressmaking, canning, laundering and crafts, and does not include the display of any goods or products nor the storage or sale of explosives or fireworks.
- (57) *Hospital*, unless otherwise specified, shall be deemed to include sanitarium, sanatorium, preventorium, rest home, nursing home, convalescent home and any other place for the diagnosis, treatment or other care of ailments. It shall be limited to places for the diagnosis, treatment or other care of human ailments with provisions for keeping such patients overnight on the premises.
- (58) *Hotel* means ~~an establishment for transient guests having sleeping rooms without individual cooking facilities for more than six persons for compensation~~ all places wherein sleeping accommodations are offered for pay to transients, in 5 or more rooms, and all related rooms, buildings and areas.
- (59) *Impervious Surface* means an area that releases as runoff all or a large portion of the precipitation that falls on it, other than frozen soil. Examples of surfaces that typically are impervious are any paved, covered, compacted or structural surface that limits or impedes infiltration or otherwise causes additional runoff of surface water, including roofs of buildings, the surfaces of solid decks and patios, and gravel, paved and crushed stone driveways, parking areas and walkways.
- (60) *Inoperative Motor Vehicle* means any motor vehicle which satisfies one or more of the following criteria:
- a. That is partially dismantled or wrecked;

- b. That is not operable
 - c. That is not licensed;
 - d. That could not be safely or legally operated on a highway;
 - e. That has become a habitat for rodents, vermin or insects;
 - f. That in any other way constitutes a threat to the public health or safety.
- (61) *Interchange* means a grade-separated intersection with one or more direct connections for vehicular travel between the intersecting streets or highways.
- (62) *Junked Vehicle* means a vehicle or piece of equipment which is incapable of proper operation or use upon a highway or road.
- (63) *Junkyard* means an open space where waste, used or secondhand materials are bought, sold, exchanged, stored, baled, packed, disassembled or handled, including, but not limited to, scrap iron and other metals, paper, rags, rubber, tires and bottles. The term "junkyard" also includes an auto wrecking yard, but does not include uses established entirely within enclosed buildings.
- (64) *Licensed* means the proper display of the registration which includes the necessary plates, tags or decals issued by the authority having jurisdiction over such vehicle or equipment licenses.
- (65) *Livestock operation* means a feedlot or other facility or a pasture where animals are fed, confined, maintained or stabled.
- (66) *Loading area* means a completely off-street space or berth on the same lot for the loading or unloading of freight carriers, having adequate ingress and egress to a public street or alley.
- (67) *Lot* means a division of land occupied or designed to be occupied by one building and its accessory building or uses, including open spaces required by this chapter. A lot may be a parcel of land designated in a plat laid out prior to the effective date of the ordinance from which this chapter is derived or amendment thereof, or a division described in a conveyance recorded in the office of the register of deeds, or contained in, or a part of a certified survey, approved by the Committee and recorded in the office of the register of deeds, when such parcels comply with the requirements of this chapter as to width and area for the district in which it is located and have frontage on a public street or an approved private street. No land included in any street, highway or railroad right-of-way shall be included in computing lot area.
- (68) *Lot area* means the total area in a horizontal plane within the peripheral boundaries of a lot.
- (69) *Lot coverage* means the percent of the area of a lot occupied by buildings or structures, including accessory buildings or structures.
- (70) *Lot lines* means the peripheral boundaries of a lot as defined in this section.
- (71) *Lot width* means, for the purposes of this chapter, the width of a lot shall be the shortest distance between the side lines at the setback line.

- (72) *Meat locker* means an establishment which processes meat or meat food products for human consumption. Processes mean cutting, grinding, manufacturing, compounding, intermixing or preparing.
- (73) *Mobile home* means a vehicular structure manufactured and designed to be transported and towed upon a highway by a motor vehicle and equipped and used, or intended to be used, primarily for human habitation, including any additions, attachments, foundations and appurtenances.
- (74) *Mobile home park* means any lot on which two or more mobile homes are parked for the purpose of permanent habitation and including any associated service, storage, recreation and other community service facilities designed for the exclusive use of park occupants.
- (75) *Motel* means a ~~building or group of buildings containing rooms which are offered for compensation and the temporary accommodation of transients, and where there is no permanent occupancy of any unit, except by the owner or his agent or employees~~ hotel that furnishes on-premise parking for motor vehicles of guests as part of the room charge, without extra cost, and that is identified as a "motel" rather than a "hotel" at the request of the operator.
- (76) *Motor Vehicle* means any self-propelled land vehicle which can be used for towing or transporting people or materials, including but not limited to automobiles, trucks, buses, motorized campers, motorcycles, motor scooters, and tractors.
- (77) *Motor Vehicle Accessories* means any part or parts of any motor vehicle.
- (78) *Motor freight terminal* means a building or area in which freight brought by motor truck is assembled or stored for routing in intrastate and interstate shipment by motor truck.
- (79) *Nonconforming building or structure* means any building or structure which does not comply with all of the regulations of this chapter or of any amendment hereto governing bulk for the zoning district in which such building or structure is located.
- (80) *Nonconforming use* means any use of land, buildings or structures which does not comply with all of the regulations of this chapter or of any amendments thereto governing use for the zoning district in which such use is located. Also see subsection 70-7(c).
- (81) *Nonmetallic mineral* means a product, commodity or material consisting principally of natural occurring, organic or inorganic, nonmetallic, nonrenewable material. Nonmetallic minerals include, but are not limited to: stone, sand, gravel, asbestos, beryl, diamond, clay, coal, feldspar, peat, talc and topsoil
- (82) *Nonmetallic mining* means the following:
- a. Operations or activities at a nonmetallic mining site for the extraction from the earth of mineral aggregates or nonmetallic minerals for sale or use by the operator. Nonmetallic mining includes use of mining equipment or techniques to remove materials from the in-place nonmetallic mineral deposit, including drilling and blasting, as well as associated activities such as excavation, grading and dredging. Nonmetallic mining does

not include removal from the earth of products or commodities that contain only minor or incidental amounts of nonmetallic minerals, such as commercial sod, agricultural crops, ornamental or garden plants, forest products, Christmas trees or plant nursery stock.

- b. Processes carried out at a nonmetallic mining site that are related to the preparation or processing of the mineral aggregates or nonmetallic minerals obtained from the nonmetallic mining site. These processes include, but are not limited to: stockpiling of materials, blending mineral aggregates or nonmetallic minerals with other mineral aggregates or nonmetallic minerals, blasting, grading, crushing, screening, scalping and dewatering.
- (83) *Nonmetallic mining refuse* means waste soil, rock and mineral, as well as other natural site material resulting from nonmetallic mining. Nonmetallic mining refuse does not include marketable byproducts resulting directly from or displaced by the nonmetallic mining that are scheduled to be removed from the nonmetallic mining site within a reasonable period of time after extraction.
- (84) ~~Nonmetallic~~ *Nonmetallic mining site* means all contiguous areas of present or proposed mining described as:
- a. The location where nonmetallic mining is proposed or conducted.
 - b. Storage and processing areas that are in or contiguous to areas excavated for nonmetallic mining.
 - c. Areas where nonmetallic mining refuse is deposited.
 - d. Areas affected by activities such as the construction or improvement of private roads or haulage ways for nonmetallic mining
 - e. Areas where grading and regrading is necessary.
 - f. Areas where nonmetallic mining reclamation activities are carried out or structures needed for nonmetallic mining reclamation, such as topsoil stockpile areas, revegetation test plots or channels for surface water diversion are located.
- (85) *Nursery* means any building or lot, or portion thereof, used for the cultivation or growing of plants and including all accessory buildings.
- (86) *Nursery school* means any building used routinely for the daytime care and education of preschool age children and including all accessory buildings and play areas, other than the child's home or the homes of relatives or guardians.
- (87) *Park, public*, means an area owned and operated by the state, county or municipality within the county, operated for the convenience and recreation of the public and containing such facilities as the owning government may see fit.
- (88) *Parking lot* means a lot where automobiles are parked or stored temporarily for public use whether free, for compensation or as an accommodation for clients or customers but not

- including the wrecking of automobiles or other vehicles or storage for purposes of repair or wrecking.
- (89) *Parking space* means an off-street space available for the parking of a motor vehicle and which is held to be an area containing 200 square feet and nine feet wide (nine feet by 22 feet), exclusive of passageways and driveways appurtenant thereto and giving access thereto.
- (90) *Permanent Habitation* means more than 14 days of occupancy within a calendar year.
- (91) *Planned unit development* means a tract of land of at least five acres which contains or will contain two or more principal buildings, developed under single ownership or control; the development of which is unique and of substantially different character than that of surrounding areas.
- (92) *Professional home offices* means residences of doctors of medicine, practitioners, dentists, clergymen, architects, landscape architects, professional engineers, registered land surveyors, lawyers, artists, teachers, authors, musicians or other recognized professions, used to conduct their professions where the office does not exceed one-half the area of only one floor of the residence and only one nonresident person is employed.
- (93) *Property lines* means the lines bounding a tract of land in single ownership.
- (94) *Public way* means any sidewalk, street, alley, highway or other public thoroughfare.
- (95) *Railroad right-of-way* means a strip of land with tracks and auxiliary facilities for track operation, but not including freight depots or stations, loading platforms, train sheds, warehouses, car or locomotive shops or car yards.
- (96) *Recreational camp* means an area containing one or more permanent buildings used occasionally or periodically for the accommodation of members of associations or groups for recreational purposes.
- (97) *Recreational vehicle (RV)* means a vehicular portable structure designed as a temporary dwelling for travel, recreation and vacation use, which does not fall within the definition of mobile homes.
- (98) *Recreational vehicle (RV) camp* means any park, court, campsite plot or parcels or tracts of land used to park camping type units of any nature and not used as permanent residence.
- (99) *Recycling drop-off station* means a facility consisting of appropriate storage containers designed to accept a limited volume of recyclable materials from households, including aluminum food and beverage containers, glass food and beverage containers, magazines or other materials printed on similar paper, newspapers or other material printed on newsprint, kraft paper (e.g. grocery bags), corrugated cardboard, office paper, plastic food and beverage containers, steel or bimetal food or beverage containers, and waste tires, that are intended to be stored temporarily in the containers provided before being taken to a resource recovery facility or resource recovery processing facility. Sorting, shredding, crushing, baling or other separation, other than that required by residents using a municipal recycling drop-off station to separate recyclable materials for placement in appropriate containers, shall be prohibited.

- (100) *Registered geologist* means a person who is registered as a professional geologist pursuant to Wis. Stats. §§ 443.037 and 443.09.
- (101) *Registered professional engineer* means a person who is registered as a professional engineer pursuant to Wis. Stats. §§ 443.04 and 443.09.
- (102) *Rendering plant* means a plant for the reduction of dead animals, or slaughtered animals not suitable for human consumption to byproducts such as hide, skin, grease, bones, glue, soap and for the storage of such byproducts.
- (103) *Resource recovery facility* means a building in which collected recyclables from residential and commercial sources, including aluminum food and beverage containers, glass food and beverage containers, magazines or other materials printed on similar paper, newspapers or other material printed on newsprint, kraft paper (e.g. grocery bags), corrugated cardboard, office paper, plastic food and beverage containers, steel or bimetal food or beverage containers, or other incidental recyclable items that may be delivered from time to time provided no dismantling is necessary according to market requirements and in which the incoming recyclables are sorted, shredded, crushed, baled or otherwise separated using equipment, for later shipment to markets. All activities that take place at a resource recovery facility shall take place inside the building, including the storage of recyclables. Dismantling, salvaging, crushing, or storage of motor vehicles, machinery, or appliances, or the processing or storage of putrescible, hazardous or toxic wastes are prohibited.
- (104) *Restaurant* means a space within a suitable building provided with adequate and sanitary kitchen equipment, approved by the state board of health and a dining room of related capacity, having employees for preparing, cooking and servicing suitable food.
- (105) *Right-of-way line* means the dividing line between a highway and the abutting lots or other divisions of land.
- (106) *Roadside stand* means a structure having a ground area of not more than 300 square feet, not permanently fixed to the ground, readily removable in its entirety, not fully enclosed and to be used solely for the sale of farm or garden products produced on the premises.
- (107) *Rooming unit* means any room or group of rooms forming a single habitable unit used or intended to be used for living and sleeping but not for cooking or eating purposes.
- (108) *Rooming house, Tourist* as defined in Wis Stats. § 97.01 (15k) means any lodging place or tourist cabin or cottage where sleeping accommodations are offered for pay to tourists or transients. "Tourist rooming house" does not include: (a) a private boarding or rooming house, ordinarily conducted as such, not accommodating tourists or transients, (b) a hotel, or (c) bed and breakfast establishments.
- (109) Tourist or Transient means a person who travels to a location away from ~~his or her~~their permanent address for a short period of time for vacation, pleasure, recreation, culture, business or employment.
- (110) *School, commercial*, means a school limited to special instruction, such as business, art, music, trades, handicraft, dancing or riding.

- (111) *Setback* means the minimum horizontal distance, ~~measured at right-angles from the front line of the lot, the right-of-way lines, property lines or buildings or structures of the highway or the centerline of the highway, as designated, to the front wall of the building, exclusive of permitted projections. The setback shall be measured at right angles to such front lot line, right-of-way line or centerline of the highway.~~
- (112) *Setback lines* means lines established ~~adjacent to highways for the purpose of defining limits within which no building or structure or any part thereof shall be erected or permanently maintained, except as shown therein. The phrase "within a setback line" means between the setback line and the highway right-of-way~~ parallel to the right-of-way lines, lot lines or water bodies for the purpose of defining limits in which structures, buildings or uses must be constructed, maintained or confined.
- (113) *Shopping center* means a group of stores planned and designed for the site on which it is built, functioning as a unit, with off-street parking provided on the property as an integral part of the unit. (See *Planned unit development*)
- (114) *Sign* means anything erected, hung, suspended, painted or attached to any other structure, carrying words, letters, figures, phrases, sentences, names, designs, trade names or trademarks or any other devices placed so as to be visible from a street or highway and calling attention to a business, trade, profession, commodity, product, person, firm or corporation.
- (115) *Slaughterhouse* means any building or premises used commercially for the killing, processing or dressing of cattle, sheep, swine, goats or horses for consumption and the storage, freezing and curing of meat and the preparation of meat products.
- (116) *Story* means that portion of a building included between the surface of any floor and the surface of the floor next above it, or, if there is no floor above it, then the space between such floor and the ceiling next above it.
- (117) *Story, half*, means a story under a gable, hip or gambrel roof, the wall plates of which, on at least two opposite exterior walls, are not more than two feet above the floor of such story.
- (118) *Street* means a public or private thoroughfare which may either provide the principal means of pedestrian and vehicular access to abutting property or may provide for the movement of pedestrian or vehicular traffic or both.
- (119) *Street, arterial*, means a public street or highway intended to be used primarily for fast or heavy through traffic. Arterial streets and highways shall include freeways and expressways, as well as major thoroughfares, highways and parkways.
- (120) *Structural alterations* means any change in the supporting members of a structure such as bearing walls, columns, beams or girders, foundations and poles.
- (121) *Structure* means anything constructed or erected, the use of which requires location on the ground or that it be attached to something having a location on the ground but not including utility lines and their normal accessory equipment.

- (122) *Survey, certified* means a certified survey map of not more than four parcels of land which shall be recorded in the office of the register of deeds of the county and which shall meet the requirements of Wis. Stats. § 236.34.
- (123) *Temporary structure* means a movable structure not designed for human occupancy which may be used for protection of goods or chattels.
- (124) *Transportation Standards* means Wisconsin State Statutes, Wisconsin Administrative Codes, Wisconsin Department of Transportation Construction Standards and Facilities Design Manual, American Association of State Highway and Transportation Officials (AASHTO) publications and Institute of Transportation Engineers (ITE) publications.
- (125) *Use* means the use of property is the purpose or activity for which the land or building thereon is designed, arranged or intended, or for which it is occupied or maintained and shall include any manner of standards of this chapter.
- (126) *Use, accessory*, means a use subordinate in nature, extent or purpose to the principal use of a building or lot.
- (127) *Use, approved*, means a use which may be lawfully established in a particular district or districts, provided it conforms with all requirements, regulations and performance standards (if any) of such districts.
- (128) *Use, Conditional*, means the use of property, including the size, use and location of buildings, the size of lots and the dimensions of required yards, otherwise not allowable under the terms of this chapter, which is permissible by reasons of special provisions of the chapter, or for which a special permit may be issued by the Committee, under conditions specified in this chapter
- (129) *Use, principal*, means the main use of land or buildings as distinguished from a subordinate or accessory use. A principal use may be an approved use or a conditional use.
- (130) *Variance* means a departure from the terms of this chapter as applied to a specific building, structure or parcel of land, which the board of adjustment may permit, contrary to the regulations of this chapter for the district in which such building, structure or parcel of land is located, when the board of adjustment finds that a literal application of such regulation will affect a limitation on the use of the property which does not generally apply to other properties in the same district and for which there is no compensating gain to the public health, safety or welfare.
- (131) *Vision clearance* means an unoccupied triangular space at the intersection of highways or streets with other highways or streets or at the intersection of highways or streets with railroads. Such vision clearance triangle shall be bounded by the intersecting highway, street or railroad right-of-way lines by measurement from their intersection as specified in this chapter.
- (132) *Water quality management area* means any of the following:
- a. The area within 1,000 feet from the ordinary high-water mark of navigable waters that consists of a lake, pond or flowage, except that, for a navigable water that is a glacial pothole lake. The term "water quality management area" means the area within 1,000 feet from the high-water mark of the lake.

- b. The area within 300 feet from the ordinary high-water mark of navigable waters that consist of a river or stream.
 - c. A site that is susceptible to groundwater contamination or that has the potential to be a direct conduit for contamination to reach groundwater.
- (133) *Yard* means an open space on the same lot with a structure, unoccupied and unobstructed from the ground upward, except for vegetation as permitted, and except for permitted accessory buildings in rear yards.
- (134) *Yard, front*, means a yard extending across the full width of a lot, ~~having a depth equal to the minimum horizontal distance between the front property line and the nearest point of the principal structure building, excluding permitted projections~~ between the road right-of-way and the nearest point of a building or structure, excluding such projections as are permitted in the this chapter. A lot abutting two intercepting or intersecting streets shall have two front yards, one side yard and one rear yard.
- (135) *Yard, rear*, means a yard, ~~unoccupied except by accessory buildings,~~ extending ~~from the rear line of the main building to the rear lot line for the entire~~ the full width of the lot ~~between the rear lot line to the nearest part of a building or structure,~~ excluding such projections as are permitted in this chapter.
- (136) *Yard, side*, means a yard ~~or open space~~ on each side of the ~~main~~ building or structure extending from the side lot line to the side wall of the building or structure, ~~exclusive of permitted~~ excluding such projections ~~and from the front yard to the rear yard, when an accessory building is constructed as part of the main building or constructed on one side of the main building, the side yard requirements shall be the same for the accessory building as required for the main building~~ as are permitted in this chapter.
- (137) *Youth camps*. See *Recreational camps*.
- (138) *Zoning district* means an area or areas for which the regulations and requirements governing use, lot and bulk of buildings and premises are uniform.
- (139) *Zoning permit* means a permit stating that the purpose for which a building or land is to be used is in conformity with the uses permitted and all other requirements under this chapter for the zone in which it is located.

(Code 1980, § 17.07, Ord. 10-11, 01-10-12; Ord. 02-18, 06-12-18; Ord. No. 08-24, 07-09-2024)

Secs. 70-9--70-30. Reserved.

ARTICLE II. ADMINISTRATION AND ENFORCEMENT*

***Cross references:** General Government and Administration, ch. 2; floodplain zoning administration, § 32-41 et seq.

(Ord. No. 07-18, 08-14-2018)

- (d) Questions regarding the exact location of district boundaries shall be decided by the Administrator. Decisions may be reviewed on appeal to the Committee.
- (e) The Official Zoning Maps, Chippewa County, Wisconsin together with a copy of this chapter shall be kept at the county Administrator's office and shall be available for public inspection during office hours, Monday through Friday, excluding holidays.

(Code 1980, § 17.21) (Ord. 06-15, 01-12-2016)

Sec. 70-63 Zoning Schedule of Dimensional Requirements

For buildings hereafter erected, converted in use, enlarged, moved or structurally altered, the building height limit, minimum dimension of yards, minimum area and width of lots shall comply with the following requirements:

(TABLE ON NEXT PAGE)

Zoning Schedule of Dimensional Requirements – TABLE

Dimensional Requirements	CON	REC	R1	R2	R2-TH	R3	AG	LC	HC	IND
Building height	35 ft	35 ft	35 ft	35 ft	35 ft	45 ft	45 ft	45 ft	75 ft	75 ft
Minimum Lot Area										
Without public sewer	5 Acres	30,000 ft ²	20,000 ft ²	20,000 ft ²	10,000 ft ² per side	20,000 ft ²	1.5 acres	20,000 ft ²	20,000 ft ²	1 acre
With public sewer			10,000 ft ²	10,000 ft ²	10,000 ft ² per side	10,000 ft ²		10,000 ft ²	10,000 ft ²	
Minimum Lot Width										
Without public sewer	150 ft	150 ft	100 ft	100 ft	50 ft per side	100 ft	150 ft	100 ft	100 ft	150 ft
With public sewer			70 ft	70 ft	50 ft per side	70 ft		70 ft	70 ft	
Side Yard										
Principal Single side	20 ft	20 ft	10 ft	10 ft	10 ft	10 ft	20 ft	10 ft	10 ft	20 ft
Shared Property Line	NA	NA	NA	NA	0 ft	NA	NA	NA	NA	NA
Accessory building	20 ft	20 ft	10 ft	10 ft	10 ft	10 ft	15 ft	10 ft	10 ft	15 ft
Rear Yard										
Principal Building	40 ft	40 ft	25 ft	25 ft	25 ft	25 ft	40 ft	25 ft	25 ft	40 ft
Accessory Building	20 ft	20 ft	10 ft	10 ft	10 ft	10 ft	20 15 ft	45 10 ft	45 10 ft	20 15 ft

Note 1: Road setbacks are found in section 70-109.

Note 2: Non-conforming lot requirements are found in section 70-111.

Note 3: All of the setback requirements are in feet, while the required lot area is square feet, unless duly noted.

Note 4: See the individual zoning districts and 70-106 and 70-107 for additional height and setback restrictions and/or regulations.

See each district section for exceptions to the standards in this section.

(Code 1980, § 17.22) (Ord. 06-15, 01-12-2016)

Sec. 70-64 Conservancy District (CON)

In order to protect and preserve the natural character of the lands included within this district and their values for wildlife, water conservation, flood control, recreation, forestry and other public purposes, no land shall be used and no building shall be erected or moved after the effective date of the ordinance from which this chapter is derived except in accordance with the following regulations:

(a) *Approved uses.* The following are approved uses in the conservancy district:

(1) Production of forest products.

- (3) Accessory buildings shall be allowed in accordance with section 70-69(a)(4).
- (b) *Conditional Uses.* As listed in section 70-69(b).
- (c) *Dimensional requirements.* As listed in section 70-63.
- (d) *Highway setback lines.* See section 70-109.
- (e) *Off-street parking and load areas.* See section 70-110.

(Ord. No. 06-15, 01-12-2016)

Sec. 70-70 Residential 3 District (R3)

Specified uses. In the residential 3 district no building shall be erected, moved or structurally altered after the effective date of the ordinance from which this chapter is derived, unless otherwise provided in this chapter, except for one or more of the following specified uses:

- (a) *Approved use.* The following are approved uses in the residential 3 district.
 - (1) Any use permitted in the residential 2 district. The use shall be in keeping with the conditions, if any, set forth in section 70-69 for the residential 2 district.
 - (2) Multiple-family dwellings with a maximum of four (4) units. An additional 3,000 square feet of buildable land shall be required for each dwelling unit more than (2).
 - ~~a. An additional 3,000 square feet of land shall be provided for each dwelling unit above two.~~
 - ~~(3) Lodging houses and boardinghouses.~~
 - ~~(43)~~ Private clubs and fraternities, except those whose principal activity is a service customarily carried on as a business.
 - ~~(54)~~ Signs as permitted in article IV, division 3 of this chapter.
- (b) *Conditional Uses.* The following uses shall be conditional uses in the Residential 3 District when the location of each shall have been approved by the Committee following a public hearing pursuant to Section 70-108.
 - (1) Multiple-family dwellings with five (5) or more units. An additional 3,000 square feet of buildable land shall be required for each dwelling unit more than (2)
 - (2) Boarding Houses.
 - ~~(43)~~ Mobile home parks are permitted if approved by the Committee after public hearing and in keeping with subsection 70-71(b)(10)a.

(~~24~~) Hospitals may be permitted if the establishment, having up to ten patients, client or guest rooms, has a lot area of not less than 30,000 square feet and that all yards except the front yard shall be not less than two times the width or depth otherwise required by this section for residential buildings; provided further, that for each five such rooms in addition to the first ten, the area shall be increased by 4,000 square feet, but in no case shall a lot area of more than 100,000 square feet be required.

- (c) *Dimensional requirements.* See section 70-63.
- (d) *Highway setback lines.* See section 70-109.
- (e) *Off-street parking and loading areas.* See section 70-110.
- (f) *Substandard lots.* See section 70-111.

(Code 1980, § 17.27)

Sec. 70-71 Agricultural District (AG)

In the agricultural district no building or premises shall be used and no building shall be erected, moved or structurally altered after the effective date of the ordinance from which this chapter is derived, unless otherwise provided in this chapter, except for one or more of the following uses:

- (a) *Approved use.* The following are approved uses in the agricultural district:
 - (1) General farming, including dairying livestock and poultry raising, nurseries, greenhouses and other similar enterprises or uses, except fur farms and farms operated for the disposal or reduction of garbage, sewage and rubbish.
 - a. New or existing livestock operations which will house up to 649 animal units shall not require a zoning permit. However, the following requirements shall be met:
 - 1. Livestock operations shall be in conformance with provisions of chapter 62, article IV, division 4 of this Code.
 - 2. Livestock operations shall meet minimum statutory prohibitions for nonpoint source pollution control as follows:
 - 3. A livestock operation may have no overflow of manure storage structures.
 - 4. A livestock operation may have no unconfined manure pile in a water quality management area.
 - 5. A livestock operation may have no direct runoff from a feedlot or stored manure into the waters of the state.

(~~24~~) Hospitals may be permitted if the establishment, having up to ten patients, client or guest rooms, has a lot area of not less than 30,000 square feet and that all yards except the front yard shall be not less than two times the width or depth otherwise required by this section for residential buildings; provided further, that for each five such rooms in addition to the first ten, the area shall be increased by 4,000 square feet, but in no case shall a lot area of more than 100,000 square feet be required.

- (c) *Dimensional requirements.* See section 70-63.
- (d) *Highway setback lines.* See section 70-109.
- (e) *Off-street parking and loading areas.* See section 70-110.
- (f) *Substandard lots.* See section 70-111.

(Code 1980, § 17.27)

Sec. 70-71 Agricultural District (AG)

In the agricultural district no building or premises shall be used and no building shall be erected, moved or structurally altered after the effective date of the ordinance from which this chapter is derived, unless otherwise provided in this chapter, except for one or more of the following uses:

- (a) *Approved use.* The following are approved uses in the agricultural district:
 - (1) General farming, including dairying livestock and poultry raising, nurseries, greenhouses and other similar enterprises or uses, except fur farms and farms operated for the disposal or reduction of garbage, sewage and rubbish.
 - a. New or existing livestock operations which will house up to 649 animal units shall not require a zoning permit. However, the following requirements shall be met:
 - 1. Livestock operations shall be in conformance with provisions of chapter 62, article IV, division 4 of this Code.
 - 2. Livestock operations shall meet minimum statutory prohibitions for nonpoint source pollution control as follows:
 - 3. A livestock operation may have no overflow of manure storage structures.
 - 4. A livestock operation may have no unconfined manure pile in a water quality management area.
 - 5. A livestock operation may have no direct runoff from a feedlot or stored manure into the waters of the state.

6. A livestock operation may not allow unlimited access by livestock to waters of the state in a location where high concentrations of animals prevent the maintenance of adequate sod cover.
 7. Requirements of Wisconsin Administrative Code NR 151 and Wisconsin State Statutes 281.
- (2) Single Family Dwellings.
 - (3) Additional dwelling units for a parent or child of a farmer, or persons earning a substantial part of their livelihood on the farm. The additional dwelling(s) must meet all applicable setback, lot size and spacing requirements in case it is sold in the future.
 - (4) Telephone, power transmission towers, poles and lines including transformers, substations, relay stations, equipment and television stations and transmission towers and microwave relay towers.
 - (5) Roadside stands provided that there shall not be more than one stand on any single premises.
 - (6) Signs as permitted in article IV, division 3 of this chapter.
 - (7) Sawmills, provided that the location of any sawmill on the same premises is less than ten days, excluding portable sawmills.
 - (8) Single-family mobile homes. Such home shall be connected to an acceptable water supply and separate and individual private wastewater facilities. See section 70-101.
 - (9) Accessory structures utilized solely in the business of agriculture, farm or farming, including but not limited to barns, equipment storage sheds, plant greenhouses and stables.
 - (10) Any non-commercial activity, which does not last longer than 96 hours, such as but not limited to: graduation parties, family reunions and picnics, and weddings.
 - (11) Agricultural-related businesses
 - (12) Recycling drop-off Station this is maintained and operated by the township or county.
 - (13) Outdoor Storage of low explosives under the following requirements:
 - a. The outdoor storage is an accessory use to the principal residential structure on the property. The intent is to allow a property owner the ability to store fireworks on their property as long as they are "living" on the property. This provision is not meant to allow a property owner to have a vacant parcel of land whereby they can place a structure for the storage of low explosives.
 - b. Written approval from the town, in which the storage is proposed.

c. Written approval from the Bureau of Alcohol, Tobacco, Firearms & Explosives detailing the type of structure and the minimum setback requirements to structures and property lines.

d. Setbacks for the placement of any structure for the outdoor storage of low explosives shall follow the most restrictive regulations of local, county, state or federal law.

(b) *Conditional uses.* The following uses shall be conditional uses in the Agricultural District when the location of each such use has been approved by the Committee following a public hearing pursuant to Section 70-108).

- (1) Junk or salvage yards. See article IV, division 2 of this chapter.
- (2) Non-Metallic Mining. See Division 5 of this chapter.
- (3) Saw mills. See subsection 70-71(a)(7) of this section.
- (4) Aircraft landing fields. Including the location on such fields of buildings related to the operation, storage or maintenance of aircraft. All aircraft landing fields shall take into consideration safety zones as set forth in subsection 70-106(d).
- (5) Contractor's storage yards. Any such yard shall be placed or screened by plantings or fences as not to be visible from any public highway or any residential building other than that of the owner of such yard, ~~his~~their agent or employee.
- (6) Power plants and flowage areas. As allowed upon consideration of the Department of Natural Resources and the soil conservation service.
- (7) Drive-in theaters. Provided the following requirements are met:
 - a. There shall be no direct entrance to or exit from such drive-in theater and any federal, state or county highway.
 - b. No parking shall be permitted on any street or highway on which a drive-in theater abuts or on any street or highway connecting with an abutting street or highway anywhere within one-half mile of an entrance to or exit from such drive-in theater.
 - c. There shall be a distance of not less than one-quarter mile between the boundary of any residential district and the nearest point on the boundary of such drive-in theater site, measured in a straight line.
- (8) Fur farms and pea vineries. When located not less than 1,000 feet from any residential building, other than that of the owner of the premises, ~~his~~their agents or employees and not less than 500 feet from the right-of-way line of any federal, state and county trunk highway provided that this regulation shall not apply to portable pea vineries where there is no stacking of the vines.

- (9) Animal hospitals, veterinary clinics and kennels. When located not less than 500 feet from any residential building other than that of the owner of such kennels, ~~his~~their agent or employee.
- (10) Mobile home parks and recreational vehicle camps. The following requirements shall be met:
- a. Mobile home park provided as follows:
1. The minimum size of a mobile home park shall be five acres.
 2. The maximum number of mobile homes shall be eight per acre.
 3. The minimum dimensions of a mobile home site shall be 50 feet wide by 100 feet long.
 4. All drives, parking areas and walkways shall be hard surfaced or graveled, maintained in good condition, have natural drainage and all driveways shall be lighted at night.
 5. In addition to the requirements of highway setback of this chapter, there shall be a minimum setback of 40 feet from all other lot lines.
 6. The parks shall conform to the requirements of Wis. Admin. Code ATCP125, which shall apply until amended and then apply as amended.
 7. No mobile home site shall be rented for a period of less than 30 days.
 8. Each mobile home site shall be separated from other mobile home sites by a yard not less than 15 feet wide.
 9. There shall be two surfaced automobile parking spaces for each mobile home.
 10. Unless adequately screened by existing vegetation cover, the mobile home park shall be screened by a planting of fast-growing vegetation, capable of reaching a height of 15 feet or more, the individual trees to be such number and so arranged that within ten years they will have formed a screen equivalent in capacity to a solid fence or wall. Such permanent planting shall be grown or maintained to a height of not less than 15 feet.
- b. Recreational Vehicle (RV) camps provided as follows:
1. The minimum size of a RV camp shall be five acres.
 2. The maximum number of RVs shall be 15 per acre.
 3. Minimum dimensions of a RV site shall be 25 feet wide by 40 feet long.

4. Each RV site shall be separated from other RV sites by a yard not less than 15 feet wide.
 5. There shall be 1 1/2 automobile parking spaces for each RV site.
 6. In addition to the requirement of highway setback of this chapter, there shall be a minimum setback of 40 feet from all other exterior lot lines.
 7. It shall conform to the requirement of Wis. Admin. Code HFS ch. 178 which shall apply until amended and then apply as amended.
 8. The screening provisions for mobile home parks are met.
- (11) Garbage and refuse disposal sites provided as follows:
- a. The sites shall have clearly defined boundaries at the time of issuing a permit.
 - b. The site shall be screened so that the salvage materials are not visible from other property in the vicinity or from a public right-of-way such as roads, streets and highways or waterways.
 - c. The site shall not be located within 5 miles of the boundary of any residential district or any incorporated city or village, nor within 5 miles of any other residences, nor within 1,200 feet of the right-of-way of any federal, state, county or town highway.
 1. All such sites shall have minimum front, side and rear yards of 1,200 feet each.
 2. No location permit shall be issued without approval of the County and Town Board.
- (12) Sale barns. Provided that no sale barn be located within one-half mile of the boundary of any residence district or any incorporated city or village, nor within one-quarter mile of any other residence except that of the owner of the property on which such sale barn is located or ~~his~~their agent, nor within 500 feet of the right-of-way line of any federal, state or county trunk highway.
- (13) Slaughterhouses shall be located not less than 1,000 feet from any residential building other than that of the owner of the premises, ~~his~~their agent or employee.
- (14) Creameries, dairies, cheese factories.
- (15) Mixing construction materials. Mixing of concrete, asphalt hot mix or other related materials.
- (16) A new or existing livestock operation, which houses or expands to house 650 or more animal units.

- (17) Manmade ponds. Construction/use of manmade ponds over one acre or combined to be over one acre, except agricultural activities, including, but not limited to, cranberry bogs, commercial fish farming, livestock watering holes, and ponds established by non-metallic mining activities, are exempt. It shall be the responsibility of the petitioner to submit sufficient evidence to satisfy the following concerns: pollution to groundwater, drainage and flood protection, and depletion of groundwater, safety, aesthetics, traffic, noise and restoration of the site. The Committee may require documentation of other concerns which may be brought up during the public hearing.
- a. Facilities that are approved in stormwater management plans are exempt from the provisions of this section.
 - b. The property owner must retain ownership of a minimum of 10 adjacent acres of property for every one acre of water and the property required shall be located around the entire manmade pond.

(18) Hatcheries

- (c) *Dimensional requirements.* See section 70-63.
- (d) *Highway setback lines.* See section 70-109.
- (e) *Off-street parking and loading area.* See section 70-110.
- (f) *Substandard lots.* See section 70-111.

(Code 1980, § 17.29; Ord. No. 08-02, § 2(17.29), 07-09-2002; Ord. No. 01-04, § 1, 03-09-2004)

Sec. 70-72 Local Commercial District (LC)

In the local commercial district, no building or premises shall be used and no building shall be moved, erected or structurally altered after the effective date of the ordinance from which this chapter is derived unless otherwise provided in this chapter except for one or more of the following specified uses:

- (a) *Approved uses.* The following are approved uses in the local commercial district:
 - (1) One dwelling unit on the premises in connection with a permitted use for the owner or ~~his~~their agent.
 - (2) Small retail stores and shops such as: art shops, clothing, drug, grocery, fruit, meat, vegetables, confectionery, hardware, sporting goods, stationery, music, variety and notion stores, household appliances and small service businesses such as stores and shops for barbers, beauticians, florists, jewelers, watchmakers, locksmiths, painters, plumbers, shoemakers, tailors, dressmakers, pressers, photographers.
 - (3) Signs as permitted in article IV, division 3 of this chapter.
 - (4) Offices and office buildings for business and professional firms including banks, medical and dental offices and public and public utility offices.

- (17) Manmade ponds. Construction/use of manmade ponds over one acre or combined to be over one acre, except agricultural activities, including, but not limited to, cranberry bogs, commercial fish farming, livestock watering holes, and ponds established by non-metallic mining activities, are exempt. It shall be the responsibility of the petitioner to submit sufficient evidence to satisfy the following concerns: pollution to groundwater, drainage and flood protection, and depletion of groundwater, safety, aesthetics, traffic, noise and restoration of the site. The Committee may require documentation of other concerns which may be brought up during the public hearing.
- a. Facilities that are approved in stormwater management plans are exempt from the provisions of this section.
 - b. The property owner must retain ownership of a minimum of 10 adjacent acres of property for every one acre of water and the property required shall be located around the entire manmade pond.

(18) Hatcheries

- (c) *Dimensional requirements.* See section 70-63.
- (d) *Highway setback lines.* See section 70-109.
- (e) *Off-street parking and loading area.* See section 70-110.
- (f) *Substandard lots.* See section 70-111.

(Code 1980, § 17.29; Ord. No. 08-02, § 2(17.29), 07-09-2002; Ord. No. 01-04, § 1, 03-09-2004)

Sec. 70-72 Local Commercial District (LC)

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- (a) *Approved uses.* The following are approved uses in the local commercial district:
 - (1) One dwelling unit on the premises in connection with a permitted use for the owner or ~~his~~their agent.
 - (2) Small retail stores and shops such as: art shops, clothing, drug, grocery, fruit, meat, vegetables, confectionery, hardware, sporting goods, stationery, music, variety and notion stores, household appliances and small service businesses such as stores and shops for barbers, beauticians, florists, jewelers, watchmakers, locksmiths, painters, plumbers, shoemakers, tailors, dressmakers, pressers, photographers.
 - (3) Signs as permitted in article IV, division 3 of this chapter.
 - (4) Offices and office buildings for business and professional firms including banks, medical and dental offices and public and public utility offices.

(5) Churches, public and private schools.

~~(56)~~ Cleaning, dyeing and laundry pickup stations and self-service laundries and cleaning shops.

~~(67)~~ Bakeries, confectioneries, ice cream and soft drink shops, but with food preparation limited to that for on-site sale and consumption.

~~(78)~~ Restaurants.

~~(89)~~ Frozen food or meat lockers for service to families and individuals.

~~(910)~~ Liquor stores selling only packaged goods.

~~(1011)~~ Radio (AM or FM) or television broadcasting stations and transmitters and microwave radio relay structures.

~~(1112)~~ Clubs, lodges, and meeting rooms with seating capacities less than 300 persons.

~~(1213)~~ Telephone exchanges and accessory service garage and storage yards.

(14e) Animal Hospitals or Veterinary Clinics and kenneling for patients.

~~(1315)~~ Telephone, electric power and oil and gas distribution lines and necessary appurtenant equipment housings.

~~(1416)~~ Other retail stores and shops and small service businesses catering to neighborhood patronage, including only those deemed to be as appropriately located in local commercial districts as those enumerated above and only those not dangerous or otherwise detrimental to persons residing or working in the vicinity thereof, or to the public welfare and not impairing the use, enjoyment or value of any property.

(b) *Conditional Uses.* The following uses shall be conditional uses in the Local Commercial District when the location of each shall have been approved by the Committee following a public hearing pursuant to Section 70-108.

(1) Hotels and Motels.

(2) Drive-in restaurants and refreshment stands.

(3) Gasoline service stations, repair garages and shops for motor vehicles, including parking, storage, repair, maintenance and washing of vehicles and parts, but excluding sand or steam cleaning and manufacture of vehicles and parts.

(4) Auto-wash, except steam.

(5) Commercial recreation uses.

(6) Two (2) or more apartments as a secondary use on a non-ground floor level and providing each apartment has a minimum residential floor area of 400 square feet.

(c) *Dimensional requirements.* See section 70-63.

(1) Additional standards for side yards are as follows:

- a. There shall be a side yard of not less than 15 feet wide along the side of any lot in the local commercial district which abuts the side lot line of a lot in a residential district and is not separated there from by a street or alley.
- b. Buildings on abutting lots may be constructed with a common wall or with walls contiguous to one another.

(d) *Highway setback lines.* See section 70-109.

(e) *Off-street parking and loading areas.* See section 70-110.

(f) *Substandard lots.* See section 70-111.

(g) *Commercial Screening Regulations.* See section 70-113.

(h) *Commercial Lighting Regulations.* See section 70-114.

(Code 1980, § 17.30)

Sec. 70-73 Highway Commercial District (HC)

In the highway commercial district, no building or premises shall be used and no building shall be erected, moved or structurally altered after the effective date of the ordinance from which this chapter is derived, unless otherwise provided in this chapter, except for one or more of the following uses:

(a) *Approved uses.* The following are approved uses in the highway commercial district:

- (1) Uses permitted in the local commercial district, including ~~those requiring approval of the Committee in such district~~ the conditional uses as listed in 70-72 (B)(1) through (B)(5).
- (2) Automobile display and salesroom, parking lots and structures and when accessory thereto, the retail sale of automobile parts and accessories and the washing, cleaning, greasing and servicing of automobiles, including minor adjustments, repairs, overhauling and rebuilding, but not demolition.
- (3) Bars, taverns, nightclubs.
- (4) Boat and mobile home salesrooms and lots.
- (5) Cleaning, laundering and dyeing plants.
- (6) Department stores.
- (7) Engraving, photoengraving, photofinishing, lithographing, printing, publishing and bookbinding plants.

(c) *Dimensional requirements.* See section 70-63.

(1) Additional standards for side yards are as follows:

- a. There shall be a side yard of not less than 15 feet wide along the side of any lot in the local commercial district which abuts the side lot line of a lot in a residential district and is not separated there from by a street or alley.
- b. Buildings on abutting lots may be constructed with a common wall or with walls contiguous to one another.

(d) *Highway setback lines.* See section 70-109.

(e) *Off-street parking and loading areas.* See section 70-110.

(f) *Substandard lots.* See section 70-111.

(g) *Commercial Screening Regulations.* See section 70-113.

(h) *Commercial Lighting Regulations.* See section 70-114.

(Code 1980, § 17.30)

Sec. 70-73 Highway Commercial District (HC)

In the highway commercial district, no building or premises shall be used and no building shall be erected, moved or structurally altered after the effective date of the ordinance from which this chapter is derived, unless otherwise provided in this chapter, except for one or more of the following uses:

(a) *Approved uses.* The following are approved uses in the highway commercial district:

- (1) Uses permitted in the local commercial district, including ~~those requiring approval of the Committee in such district~~ the conditional uses as listed in 70-72 (B)(1) through (B)(5).
- (2) Automobile display and salesroom, parking lots and structures and when accessory thereto, the retail sale of automobile parts and accessories and the washing, cleaning, greasing and servicing of automobiles, including minor adjustments, repairs, overhauling and rebuilding, but not demolition.
- (3) Bars, taverns, nightclubs.
- (4) Boat and mobile home salesrooms and lots.
- (5) Cleaning, laundering and dyeing plants.
- (6) Department stores.
- (7) Engraving, photoengraving, photofinishing, lithographing, printing, publishing and bookbinding plants.

- (8) Household appliance and equipment repair shops.
 - (9) Laboratories; medical, dental and optical; other laboratories of non-hazardous or inoffensive operations when accessory to permitted uses.
 - (10) Loft buildings and mini-warehouses.
 - (11) Music conservatories, dancing studios.
 - (12) Paint shops, including sign and other painting.
 - (13) Retail, wholesale and jobbing businesses.
 - (14) Tire repair shops.
 - (15) Used car, farm implement sales lots.
 - (16) Signs as permitted in article IV, division 3 of this chapter.
 - (17) Other retail, wholesale or services considered to be as appropriate and desirable for inclusion within the highway commercial district as those permitted above and which will not be dangerous or otherwise detrimental to persons residing or working in the vicinity thereof or to the public welfare and will not impair the use, enjoyment or value of any property.
 - (18) Any of the following uses are excluded from the highway commercial district:
 - a. Any use permitted in only the industrial district, including uses permitted only with Committee approval.
 - b. Automobile wrecking yards, junkyards, public dumping grounds.
 - c. Manufacturing and processing other than accessory uses customarily incidental to permitted retail, wholesale and service uses.
 - d. Any use which is objectionable by reason of emission of odor, dust, smoke, gas, vibration or noise, or because of subjection of life, health or property to hazard.
- (b) *Conditional Uses.* The following uses shall be conditional uses in the Highway Commercial District only when the location of each shall have been approved by the Committee following a public hearing pursuant to Section 70-108.
- (1) Bottling works bottling nonalcoholic beverages.
 - (2) Bottle gas storage for local distribution.
 - (3) Bus, taxi and truck terminals, and storage; railroad lines, spurs and passenger terminals.
 - (4) Dairies, ice cream plants.

- (5) Drive-in movies.
- (6) Ice plants, cold storage plants.
- (7) Mortuaries.
- (8) Recycling drop-off station.
- (9) Resource Recovery Facility.

(10) Two (2) or more apartments as a secondary use on a non-ground floor level and providing each apartment has a minimum residential floor area of 400 square feet.

- (c) *Dimensional requirements.* See section 70-63.
- (d) *Highway setback lines.* See section 70-109.
- (e) *Off-street parking and loading area.* See section 70-110.
- (f) *Substandard lots.* See section 70-111.
- (g) *Commercial Screening Regulations.* See section 70-113.
- (h) *Commercial Lighting Regulations.* See section 70-114.

(Code 1980, § 17.31)

Cross references: Businesses, ch. 14.

Sec. 70-74 Industrial District (IND)

The industrial district is intended to provide for manufacturing and industrial operations which, on the basis of actual physical and operational characteristics, would not be detrimental to surrounding areas by reason of smoke, noise, dust, odor, traffic, physical appearance or similar factors relating to public health, welfare and safety. Those industries requiring outdoor storage for raw materials or finished products may be required to provide a fence or screen in accordance with subsection 70-127(d).

- (a) *Approved uses.* The following are approved uses in the industrial district:
 - (1) Plants and similar type industrial operation consistent with the purpose of the district including manufacturing, fabricating, processing, assembling, distributing and transporting of materials, goods and foodstuffs.
 - (2) General warehousing.
 - (3) Accessory uses clearly incidental to a permitted use.

- c. The rear yard shall be increased in depth by three feet for each additional five feet by which the principal building on the lot exceeds 35 feet in height.
- d. No rear yard shall be required when it abuts a railroad right-of-way.

- (d) *Highway setback lines.* See section 70-109.
- (e) *Off-street parking and loading areas.* See section 70-110.
- (f) *Substandard lot.* See section 70-111.
- (g) *Commercial Screening Regulations.* See section 70-113.
- (h) *Commercial Lighting Regulations.* See section 70-114.

(Code 1980, § 17.32)

Sec. 70-75 Highway Corridor District

The highway corridor district overlays the other districts and shows where otherwise permitted uses would require issuance of a special permit after the building permit application is referred to the division of highways for a report and recommendations within a period of 30 days. In addition to the highway department's approval, all requirements of the original district shall be met.

(Code 1980, § 17.33)

Sec. 70-76 Planned Unit Development District (PUD)

The PUD district is intended to provide for ~~large-scale a mixture of~~ residential or ~~residential/recreational commercial~~ development ~~on a parcel or parcels of land~~. This district shall have no definite boundaries until such are approved by the County Board on the recommendation of the Committee in accordance with ~~procedures prescribed for zoning amendments by Wis. Stats. § 59.69~~ section 70-36 of this ordinance. ~~Plans for the proposed development shall be submitted in duplicate, and shall show the location, size and proposed use of all structures and land included in the areas involved. The plans may provide for a combination of single and multifamily development as well as related commercial uses, provided that the plans indicate that:~~ All buildings and lots in the PUD district shall conform to the appropriate underlying zoning district requirements, including the requirement for applying for and receiving approval for conditional use permits.

- (a) To protect the value of neighboring buildings or uses, the Committee may attach reasonable conditions and safeguards in line with the general purpose and intent of this chapter when approving the Final Development Plan.
- (b) The approved zoning classification or classifications of the land included within the PUD shall be recognized by the addition of "PUD" to the applicable zoning classifications. As an example, the residential zoning districts of R1, R2 and R3, if included within a PUD, would be labeled as PUD-R1, PUD-R2 and PUD-R3. The commercial zoning districts of LC and HC, if included within the PUD, would be labeled as PUD-LC and PUD-HC. Each approved zoning classification shall be on individual lots within the PUD.

- (c) A Development plan shall be submitted a part of the request to rezone the parcel or parcels of land into a PUD. At a minimum, the Development Plans shall show the following:
- (a) A single area of at least five acres is involved.
- (b1) Each residential building and lot in the district shall conform to the appropriate residential district requirements and each commercial building and lot shall conform to the appropriate commercial district requirements. The location, size and proposed use of all structures and land to be included in the PUD district.
- (2) Sufficient information to indicate that all applicable zoning ordinance requirements shall be met.
- (e3) Adequate improvements to existing public streets as determined to serve the needs of the area involved shall be provided, if required.
- (d4) Adequate access to existing public streets and proper internal circulation shall be provided for the development and emergency services.
- (e5) Adequate sewer-septic, and drinking water, stormwater or other applicable facilities shall be provided.
- (6) Any additional items as requested by the town or the Committee to be incorporated into the Final Development Plan.
- (e) The property owner shall record the Final Approved Development Plan, including all approved conditions, in the Chippewa County Register of Deeds Office within 30 days of final approval. If the Final Development Plan is not recorded within said timeframe, the Final Development Plan shall be voided.
- (f) Amendments to Final Development Plan.
- (1) After approval of the Final Development Plan by the Committee, the property owner may seek amendments to the Final Development Plan as recorded, only if difficulties or significant changes in circumstances are encountered in constructing the PUD which could not have reasonably been foreseen, such as with terrain or soil conditions or other physical complications, or changing market conditions, new technologies or emerging design ideas.
- (2) Minor changes in the location, siting, and height of buildings and structures, or reductions in project density or intensity may be authorized by the Committee without additional public hearings if required by engineering or other circumstances not foreseen at the time the Final Development Plan was approved. No change authorized by this subsection may cause any of the following:
- a. A change in the use or character of the development.
- b. An increase in overall coverage of structures.
- c. An increase in the intensity of use.

d. An increase in the problems of traffic circulation and public utilities.

e. A reduction in approved open space.

f. A reduction of off-street parking and loading space.

g. A reduction in required pavement widths.

(3) All other changes in use, or rearrangement of lots, blocks, and building tracts, or any changes in the provision of common open spaces and changes other than listed above, must be made by the Committee subject to the procedures specified in section 70-36. Such amendments may be made only if they are shown to be required by changes in conditions that have occurred since the Final Development Plan was approved.

(g) Enforcement.

(1) Violations of the Final Development Plan shall follow the provisions of section 70-31.

(2) The property owner shall begin construction of the PUD within 12 months of the date of the recording of the Final Development Plan. The Committee may grant, in writing, an extension of this time period of up to 12 months upon demonstration of good cause by the property owner. If the property owner fails to commence construction of the PUD within the specified time, the Committee shall proceed with actions as specified in subsection 4. hereinbelow.

(3) If the PUD is to be developed in stages, then the property owner must begin the construction of each stage within the time limits specified in the Final Development Plan. Construction in each phase shall include all the elements of that phase specified in the Final Development Plan.

(4) The Administrator shall periodically monitor the construction of the PUD, with respect to conformance with the Final Development Plan, start of construction and development phasing. If the Administrator, finds that the property owner has failed or is failing to develop the PUD in conformance with the Final Development Plan; or that the property owner has failed to begin development within the specified time period; or that the property owner is not proceeding in accordance with the approved development phasing, with respect to either timing of construction or an approved mix of project elements, then the Administrator shall give written notice to the developer to appear before the Committee within 30 days to report on the status of the PUD. Upon review of the PUD, the Committee may extend the time for start of construction or the length of the time needed to complete a phase, recommend that the property owner amend the Final Development Plan subject to the procedures specified in section 70-36, or terminate the project and repeal the PUD.

(5) When the Committee deems it necessary to terminate the project and repeal the PUD Final Development Plan, it shall be subject to the procedures in section 70-36.

(Code 1980, § 17.34)

Secs. 70-77--70-100. Reserved.



**STATEMENT OF EXPLANATION
DISCUSSION ON PLANNING & ZONING COMMITTEE MEETINGS FOR
MAY**

5.2

Chris Straight, West Wisconsin Regional Plan Commission, is unavailable for the May 22, PZC meeting. He has asked if the meeting could be moved to May 21, 2025.