

Clerical Errors from Website

17.13(c)

Lot, Yard and Building Requirements (Am. Ord. #970). See also sec. 17.08 of this chapter.

Lot frontage at setback	Minimum 80 ft.
Lot area	Minimum 8,000 sq. ft.
Principal building	
Front setback	Minimum 25 ft.
Side setbacks	
Up to 1 ½ stories	Minimum total, 20 ft.
Minimum per side, 8 ft. 1 ½ to 2 ½ stories	Minimum total, 25 ft.
Minimum per side, 10 ft. rear setback	Minimum 25 ft.
Building height	Maximum 35 ft.
Building width	Minimum 24 ft.
Number of stories	Maximum 2 ½
Off-street parking	Minimum 2 spaces per dwelling unit
Accessory buildings	
Front setback	Minimum 25 ft.
Side setback	Minimum 5 ft.
Rear setback	Minimum 5 ft.
Garage(s) (attached, detached or in combination)	Maximum 900 ft. ² , Maximum height 15 ft.
(See also sec. 17.24 of this chapter)	

Clerical Errors From Website

17.14(c)

Lot frontage at setback	Minimum 80 ft.
Lot area per unit	Minimum 4,000 sq. ft.
Principal building	
Front yard	Minimum 30 ft.
Side yards	
Up to 2 stories	Minimum per side, 18 ft.
3 stories	Minimum per side, 21 ft.
Rear yard	Minimum 25 ft.
Building height	Maximum 45 ft.
Number of stories	Maximum 3
Off-street parking	Minimum 1 1/2 spaces per unit
(See also sec. 17.24 of this chapter)	
Accessory buildings	
Front yard	Minimum 30 ft.
Side yard	Minimum total, 10 ft.
Rear yard	Minimum 10 ft.
Garage (attached or detached)	Maximum 900 ft. ² , Maximum height 15 ft.

Clerical Errors From Website

17.145(c)(1) Multifamily Dwellings

Lot area per unit	Minimum 1,500 sq. ft.
Principal building	
Front setback	Minimum 25 ft.
Side setbacks	
Up to 2 stories	Minimum side, 18 ft.
3 stories	Minimum side, 21 ft.
More than 3 stories	Minimum side, 25 ft.
Rear setback	Minimum 25 ft.
Building height	Maximum 50 ft.
Number of stories	Maximum 5
Accessory buildings	
Front setback	Minimum 25 ft.
Side setback	Minimum 10 ft.
Rear setback	Minimum 10 ft.
Off-street parking	Minimum 1 1/2 spaces per unit
See also sec. 17.24 of this chapter	

Clerical errors From Website

17.145(c) (2) Business/Commercial Buildings and

Principal building	
Front setback	Minimum 30 ft.
Side setback	Minimum side, 20 ft.
Rear setback	Minimum 25 ft.
Building height	Maximum 35 ft.
Number of stories	Maximum 2
Off-street parking	Minimum 1 1/2 spaces per unit
See also sec. 17.24 of this chapter	
Accessory buildings	
Front setback	Minimum 30 ft.
Side setback	Minimum 20 ft.
Rear setback	Minimum 25 ft.

Clerical errors From Website

17.17(c) Neighborhood Business district

Lot frontage	Minimum 30 ft.
Side yards	Minimum total, 20 ft.
Rear yards	Minimum 25 ft.
Building height	Maximum 35 ft.
Number of stories	Maximum 2 ½

17.18 (b)Conditional Uses.

1. Farm machinery and equipment sales, repair and storage.
2. Painting businesses.
3. Other uses similar in character to the permitted uses, giving due consideration to such items as noise, odor, pollution, traffic and parking, safety, hours and type of operation.
4. (Cr. Ord. #1169) Churches and similar places of worship and instruction.
5. See sec. 17.26(a) of this chapter.

17.18 (c) B-H General Highway Business District

Lot frontage	Minimum 100 ft.
Lot area	Minimum 20,000 sq. ft.
Front yard	Minimum 50 ft.
Side yards	Minimum total, 20 ft.
Rear yard	Minimum 25 ft.
Building height	Maximum 35 ft.
Number of stories	Maximum 2 ½

Clerical errors from Website

17.19(c) Lot, Yard and Building Requirements.

Lot frontage	No minimum
Lot area	Minimum one acre
Front setback	Minimum 50 ft.
Side setbacks	Minimum total, 20 ft.
Rear setback	Minimum 25 ft.
Building height	Maximum 45 ft.
Number of stories	Maximum 3

Clerical errors not intended to change the Previous ordinance

17.13(c)

Previous ordinance had a minimum side setback of 8 feet and a minimum total of 20 feet for up to 1 ½ stories Lot, Yard and Building Requirements (Am. Ord. #970). See also sec. 17.08 of this chapter.

Lot frontage at setback	Minimum 80 ft.
Lot area	Minimum 8,000 sq. ft.
Principal building	
Front setback	Minimum 25 ft.
Side setbacks	
Up to 1 1/2 stories Minimum per side, 8 ft.	Minimum total, 20 ft.
1 1/2 to 2 1/2 stories Minimum per side, 10 ft.	Minimum total, 25 ft.
rear setback	Minimum 25 ft.
Building height	Maximum 35 ft.
Building width	Minimum 24 ft.
Number of stories	Maximum 2 1/2
Off-street parking	Minimum 2 spaces per dwelling unit
Accessory buildings	
Front setback	Minimum 25 ft.
Side setback	Minimum 5 ft.
Rear setback	Minimum 5 ft.
Garage(s) (attached, detached or in combination)	Maximum 900 ft. ² per dwelling unit, Maximum height 15 ft.
(See also sec. 17.24 of this chapter) this should reference 17.26	

Clerical errors not intended to change the Previous ordinance

17.14(c)

Lot frontage at setback	Minimum 80 ft.
Lot area per unit	Minimum 4,000 sq. ft.
Principal building	
Front yard	Minimum 30 ft.
Side yards	
Up to 2 stories	Minimum per side, 18 ft.
3 stories	Minimum per side, 21 ft.
Rear yard	Minimum 25 ft.
Building height	Maximum 45 ft.
Number of stories	Maximum 3
Off-street parking	Minimum 1 1/2 spaces per unit
(See also sec. 17.24 of this chapter) this should reference 17.26	
Accessory buildings	
Front yard	Minimum 30 ft.
Side yard	Minimum total , 10 ft. remove total
Rear yard	Minimum 10 ft.
Garage (attached or detached)	Maximum 900 ft. ² , Maximum height 15 ft.

Clerical errors not intended to change the Previous ordinance

17.145(e)

(1) *Multi-Family Dwellings.*

Lot area per unit	Minimum 1,500 sq. ft.
Principal building	
Front setback	Minimum 25 ft.
Side setbacks	
Up to 2 stories	Minimum side, 18 ft.
3 stories	Minimum side, 21 ft.
More than 3 stories	Minimum side, 25 ft.
Rear setback	Minimum 25 ft.
Building height	Maximum 50 ft.
Number of stories	Maximum 5
Accessory buildings	
Front setback	Minimum 25 ft.
Side setback	Minimum 10 ft.
Rear setback	Minimum 10 ft.
Off-street parking	Minimum 1 1/2 spaces per unit
See also sec. 17.24 of this chapter should reference 17.26	

Clerical errors not intended to change the Previous ordinance

17.145(c)(2)

Business/Commercial Buildings and Structures.

Principal building	
Front setback	Minimum 30 ft.
Side setback	Minimum side, 20 ft.
Rear setback	Minimum 25 ft.
Building height	Maximum 35 ft.
Number of stories	Maximum 2
Off-street parking	Minimum 1 1/2 spaces per unit What is a “unit”
See also sec. 17.24 of this chapter Should reference 17.26	
Accessory buildings	
Front setback	Minimum 30 ft.
Side setback	Minimum 20 ft.
Rear setback	Minimum 25 ft.

Clerical errors not intended to change the Previous ordinance

17.17 (c) B-N Neighborhood Business District

Lot frontage	Minimum 30 ft.
Side yards	Minimum total, 20 ft. Remove “total”
Rear yards	Minimum 25 ft.
Building height	Maximum 35 ft.
Number of stories	Maximum 2 1/2

17.18(b) *Conditional Uses.*

1. Farm machinery and equipment sales, repair and storage.
2. Painting businesses.
3. Other uses similar in character to the permitted uses, giving due consideration to such items as noise, odor, pollution, traffic and parking, safety, hours and type of operation.
4. (Cr. Ord. #1169) Churches and similar places of worship and instruction.
5. See sec. 17.26(a) of this chapter. Should reference 17.24

17.18 (c) B-H General Highway Business

Lot frontage	Minimum 100 ft.
Lot area	Minimum 20,000 sq. ft.
Front yard	Minimum 50 ft.
Side yards	Minimum total, 20 ft. Remove “total”
Rear yard	Minimum 25 ft.
Building height	Maximum 35 ft.
Number of stories	Maximum 2 1/2

Clerical errors not intended to change the Previous ordinance

17.19(c) Lot, Yard and Building Requirements.

Lot frontage	No minimum
Lot area	Minimum one acre
Front setback	Minimum 50 ft.
Side setbacks	Minimum total, 20 ft. Remove “total”
Rear setback	Minimum 25 ft.
Building height	Maximum 45 ft.
Number of stories	Maximum 3

Talking Points From Website

17.7(h) Definitions

“Building.” Any structure use, designed or intended for the protection, shelter, enclosure or support of persons, animals or property. When a building is divided into separate parts by unpierced walls extending from the ground up, each part shall be deemed a separate building.

17.7(bb) Definitions

“Vision Clearance.” An unoccupied triangular space at the street corner of a corner lot which is bounded by the street lines and a setback line connecting points specified by measurement from the corner on each street line.

17.8(j) General Provisions

Vision Clearance. No obstructions such as structures, parking or vegetation shall be permitted in any district other than the B-C Business District between the height of 2 1/2 and 10 feet above a plane through the mean curb grades within the triangular space formed by any 2 existing or proposed intersecting street or alley right-of-way lines and a line joining points on such lines, located a minimum of 15 feet from their intersection. Official signs and one utility pole or streetlight may be permitted within each segment of an intersection traffic visibility area.

17.8©(1)a. General Provisions

Accessory Uses. Accessory uses and structures are permitted in any district, but not until their principal structure is present or under construction. Residential accessory uses shall not involve the conduct of any business, trade or industry. Accessory uses include storage, garages or other parking facilities; gardening sheds; and private swimming pools. Accessory buildings which are not a part of the principal building shall not occupy more than 30 percent of the area of the required rear yard, shall not be more than 15 feet high and shall not be nearer than 5 feet to any lot line nor 5 feet to any alley line, and shall not extend into a front yard beyond the required setback.

17.8© General Provisions

Lot Occupancy. Every building hereafter erected, converted, enlarged or structurally altered shall be located on a platted lot and in no case shall there be more than one main building on one platted lot.

Talking Points from Website

17.13(c) R-1 One and Two -Family Residential District

Lot frontage at setback	Minimum 80 ft.
Lot area	Minimum 8,000 sq. ft.
Principal building	
Front setback	Minimum 25 ft.
Side setbacks	
Up to 1 1/2 stories	Minimum total, 20 ft.
Minimum per side, 8 ft. 1 1/2 to 2 1/2 stories	Minimum total, 25 ft.
Minimum per side, 10 ft. rear setback	Minimum 25 ft.
Building height	Maximum 35 ft.
Building width	Minimum 24 ft.
Number of stories	Maximum 2 1/2
Off-street parking	Minimum 2 spaces per dwelling unit
Accessory buildings	
Front setback	Minimum 25 ft.
Side setback	Minimum 5 ft.
Rear setback	Minimum 5 ft.
Garage(s) (attached, detached or in combination)	Maximum 900 ft. ² , Maximum height 15 ft.
(See also sec. 17.24 of this chapter)	

Talking Points From Website

17.30 (a) Signs and Billboards

Permit Required. No sign shall hereafter be located, erected, moved, reconstructed, extended, enlarged, converted or structurally altered without a permit, and without being in conformity with the provisions of this section. Application for such permit shall be made to the Clerk-Treasurer, to be acted upon by the Building Inspector. Except as specifically indicated to the contrary, there shall be a \$10.00 fee for such permit. A permit shall be granted when a sign is consistent with this Section 17.30. These regulations are not intended to and do not apply to signs erected, maintained or otherwise posted, owned, or leased by the state of Wisconsin, the federal government or this City. Official signs such as traffic control and parking restrictions and information and notices constitute government speech. Additionally, a government sign, constructed, placed or maintained by the federal, state or local government or a sign that is required to be constructed, placed or maintained by the federal, state or local government either directly or to enforce a property owner's rights constitutes government speech.

17.34(d) Changes and Amendments

Recommendations. The Plan Commission shall hold a public hearing as provided for in §62.23(7)(d), Wis. Stats., and review all proposed changes and amendments within the corporate limits and shall recommend that the petition be granted as requested, modified or denied. The recommendation shall be made at a meeting subsequent to the meeting at which the petition is first submitted and shall be made in writing to the Council.

Proposed changes from existing zoning ordinance

Talking Points pages

17.7(h)"Building." Any structure use, designed or intended for the protection, shelter, enclosure or support of persons, animals or property. When a building is divided into separate parts by unpierced walls extending from the ground up, each part shall be deemed a separate building.

Consider removing section in red in 17.7(h) since it somewhat conflicts with State code

Definition:

"Vision Clearance." An unoccupied triangular space at the street corner of a corner lot which is bounded by the street lines and a setback line connecting points specified by measurement from the corner on each street line.

General Provision:

Vision Clearance. No obstructions such as structures, parking or vegetation shall be permitted in any district other than the B-C Business District between the height of 2 1/2 and 10 feet above a plane through the mean curb grades within the triangular space formed by any 2 existing or proposed intersecting street or alley right-of-way lines and a line joining points on such lines, located a minimum of 15 feet from their intersection. Official signs and one utility pole or streetlight may be permitted within each segment of an intersection traffic visibility area.

We used to use the residential street setback of 25 feet to establish the vision triangle in a residential area, but somewhat confused now, by the definition and the General provision verbage.

17.8(c)Use Restrictions. The following use restrictions and regulations shall apply:

1. *Principal Uses.* Only those principal permitted and conditional uses, their essential services and the following shall be permitted in that district.
 1. *Accessory Uses.* Accessory uses and structures are permitted in any district, but not until their principal structure is present or under construction. Residential accessory uses shall not involve the conduct of any business, trade or industry. Accessory uses include storage, garages or other parking facilities; gardening sheds; and private swimming pools. Accessory buildings which are not a part of the principal building shall not occupy more than 30 percent of the area of the required rear yard, shall not be more than 15 feet high and shall not be nearer than 5 feet to any lot line nor 5 feet to any alley line, and shall not extend into a front yard beyond the required setback.

Consider removing the work "required"

Lot Occupancy. Every building hereafter erected, converted, enlarged or structurally altered shall be located on a platted lot and in no case shall there be more than one main building on one platted lot.

The PUD zoning and M-U zoning allow more than 1 principal building

Lot frontage at setback	Minimum 80 ft.
Lot area	Minimum 8,000 sq. ft.
Principal building	
Front setback	Minimum 25 ft.
Side setbacks	
Up to 1 1/2 stories	Minimum total, 20 ft.
Minimum per side, 8 ft. 1 1/2 to 2 1/2 stories	Minimum total, 25 ft.
Minimum per side, 10 ft. rear setback	Minimum 25 ft.
Building height	Maximum 35 ft.
Building width	Minimum 24 ft.
Number of stories	Maximum 2 1/2
Off-street parking	Minimum 2 spaces per dwelling unit
Accessory buildings	
Front setback	Minimum 25 ft.
Side setback	Minimum 5 ft.
Rear setback	Minimum 5 ft.
Garage(s) (attached, detached or in combination)	Maximum 900 ft. ² , Maximum height 15 ft.
(See also sec. 17.24 of this chapter)	

Discuss Garage size limits and clarify if the sq. footage allowed is per dwelling if a duplex

17.30 Signs and Billboards

Permit Required. No sign shall hereafter be located, erected, moved, reconstructed, extended, enlarged, converted or structurally altered without a permit, and without being in conformity with the provisions of this section. Application for such permit shall be made to the Clerk-Treasurer, to be acted upon by the Building Inspector. **Except as specifically indicated to the contrary, there shall be a \$10.00 fee for such permit.** A permit shall be granted when a sign is consistent with this Section 17.30. These regulations are not intended to and do not apply to signs erected, maintained or otherwise posted, owned, or leased by the state of Wisconsin, the federal government or this City. Official signs such as traffic control and parking restrictions and information and notices constitute government speech. Additionally, a government sign, constructed, placed or maintained by the federal, state or local government or a sign that is required to be constructed, placed or maintained by the federal, state or local government either directly or to enforce a property owner's rights constitutes government speech.

Consider removing fee from this section as it is in a different section 25.045

17.34(d) Changes and Amendments

Recommendations. The Plan Commission shall hold a public hearing as provided for in §62.23(7)(d), Wis. Stats., and review all proposed changes and amendments within the corporate limits and shall recommend that the petition be granted as requested, modified or denied. **The recommendation shall be made at a meeting subsequent to the meeting at which the petition is first submitted** and shall be made in writing to the Council.

Consider removing the highlighted section in order to allow the recommendation to be made at the initial meeting as that is the way we have been doing it, and is not contrary to State Statutes.