

- (3) Other Permissible Principal and Conditional Uses and Structures.
  - a. Lot area: 12,000 square feet;
  - b. Lot width: 100 feet minimum;
  - c. Front yard: 55 feet from center of the road;
  - d. Rear yard: 25 feet;
  - e. Side yards: 15 feet each.
  - f. Lot coverage: 25%;
  - g. Height: 35 feet (2-1/2 stories).
- (e) **Permitted Accessory Signs.**
  - (1) Temporary signs advertising the sale or lease of real estate or in connection with special events.

### **SEC. 13-1-25 RM MULTI-FAMILY RESIDENTIAL DISTRICT.**

- (a) **Permitted Principal Uses and Structures.**
  - (1) **Permitted principal uses and structures in Subsection (a)(1) through (3) in the RS District.**
  - (2) Two-family dwellings.
  - (3) Multiple family dwellings
- (b) **Permitted Accessory Uses and Structures.**
  - (1) **Permitted accessory uses and structures in Subsection (b)(1) and (2) in the RS District.**
- (c) **Conditional Uses and Structures.**
  - (1) **Special exception uses and structures in Subsection (c)(2) through (5) in the RS District.**
  - (2) Mobile home parks. Mobile homes shall only be allowed in approved mobile home parks that meet the requirements of this Chapter (see **Article L**).
- (d) **Dimensional Requirements.**
  - (1) **Single-Family Detached Dwellings.** Dimensions as specified in the RS District.
  - (2) **Two-Family Dwellings.** Dimensions as specified in the RS District.
  - (3) **Multiple Family Dwellings.**
    - a. Lot area: 12,000/2,000 square feet per dwelling;
    - b. Lot width: 80 feet minimum;
    - c. Front yard: 55 feet from center of the road;
    - d. Rear yard: 25 feet;
    - e. Side yards: 15 feet each.
    - f. Lot coverage: 20%;
    - g. Height: 45 feet (3 stories).
  - (4) **Other Permissible Principal Uses and Structures.** Dimensions as specified in the RS District.
- (e) **Permitted Accessible Signs -**
  - (1) **Permitted accessory signs in the RS District.**
- (f) **Replacement. An existing mobile home shall only be replaced with a single family dwelling or manufactured housing.**

**Amended: July 15, 1997**

**SEC. 13-1-26 C COMMERCIAL DISTRICT.****(a) Permitted Principal Uses and Structures.**

- (1) Retail department, grocery and specialty stores.
- (2) Personal and general service establishments, including banks, barbers, restaurants, photography studios, repair shops, laundries and uses of a similar nature.
- 3 Recreational establishments except drive-in theaters.
- 4 Offices, public buildings and clinics
- 5 Public and private institutional uses including churches, schools, libraries, museums, clubs and organizations.
- 6 Hotels and lodges.
- 7 Printing and publishing establishments.
- 8 Funeral homes.
- 9 Wholesale warehouse and building material supply establishments.
- (10) Automobile repair shops and filling stations.
- (11) Automobile, boat, construction and farm equipment sales and service establishments.
- (12) Drive-in restaurants.
- (13) Agricultural related business such as feedmills, farm coops, and uses of a similar nature.
- (14) Public utility installations.

**(b) Permitted Accessory Uses and Structures.**

- (1) Uses and structures customarily and clearly incidental to permissible principal uses and structures.

**(c) Dimensional Requirements.** There are no minimum lot area or lot width requirements. Any lot directly adjacent to a residential district shall have a yard at least twenty (20) feet in width if at the side or twenty (20) feet in depth if at the rear. No front or rear yard shall be less than the average depth for lots on the same side of the block, however, no yard depth need exceed the smaller of any two (2) adjoining buildings or twenty (20) feet.**(d) Permitted Accessory Signs.**

- (1) For each ten (10) lineal feet of frontage a maximum of one (1) flat detached or marquee sign and thirty (30) square feet of sign area.
- (2) The sign area may be used in a fewer number of signs than permitted but the maximum number of signs shall not be exceeded even though the total area permitted is not used. Projecting signs shall be prohibited.

**SEC. 13-1-27 I INDUSTRIAL DISTRICT.****(a) Permitted Principal Uses and Structures.**

- 1 Printing and publishing establishments.
- 2 Wholesale, warehouse and building supply establishments.
- 3 Automobile repair shops and filling stations.
- 4 Automobile, boat, construction and farm equipment sales and service establishments.
- 5 Agricultural related businesses such as feedmills, farm coops, and the like.
- 6 Public utility installations.
- 7 Offices and office buildings.
- 8 Light manufacturing, including bottling, packaging, laboratories, storage facilities and uses of a similar nature.

(9) Manufacturing uses including production, processing, cleaning, testing and the distribution of materials and goods provided:

- a. No activity of operation shall transmit any noise exceeding a sound level of seventy-five (75) dBA when measured within a property boundary outside of the Industrial District. (Noises not directly under the control of the property use, from temporary construction or maintenance and from emergency, safety or warning devices shall be exempt).
- b. No operation or activity shall emit any hazardous substances in such quantity, concentration or duration as to be injurious to human health or property and all emissions shall not exceed the limitations established in Ch. NR154.19, Wis. Adm. Code.
- c. Where practical, all primary production activities shall be conducted within completely enclosed buildings. Outside production activities and the storage or the preparation of materials for processing may be required to be appropriately screened from adjoining residential districts by a fence, wall or shrubs. (Storage shall not be deemed to include the parking of licensed vehicles.) All outside storage areas shall be kept clean and orderly.

(h) **Permitted Accessory Uses and Structures.** Uses and structures customarily accessory and clearly incidental to permissible principal uses and structures.

(c) **Conditional Uses and Structures.**

(1) Storage or warehousing of volatile substances.

(d) **Dimensional Requirements.**

- a. Lot area: 12,000 square feet;
- b. Lot width: 80 feet;
- c. Front yard: 10 feet from right of way;
- d. Rear yard: 10 feet;
- e. Side yards: 10 feet..

(t) **Permitted Accessory Signs.**

(1) As specified in the C District.

## SEC. 13128 AG AGRICULTURAL DISTRICT.

(a) **Permitted Principal Uses and Structures.**

(1) Agricultural uses including general farming, pasture, grazing, outdoor plant nurseries, horticulture, viticulture (grape growing), truck farming, sod farming, forestry, feedlots where the operation involves fewer than three hundred (300) animal units, poultry raising when the operation involves fewer than three hundred (300) animal units, game management and other agricultural uses of similar nature.

(2) One (1) agricultural related single family detached dwelling or two-family detached dwelling excluding mobile homes which are to be occupied by a person who, or a family at least one (1) member of which, earns a **substantial part of his or her livelihood from farm operation on the farm parcel.**

(b) **Permitted Accessory Uses and Structures.**

(1) Uses and structures customarily and clearly incidental to permissible principal uses and structures.

(c) **Conditional Uses and Structures.**

(1) One (1) additional single-family residence which is to be occupied by a person who, or a family at least one (1) member of which, earns a substantial part of his or her livelihood from farm operations on the principal use farm parcel, or a parent or child of the operator of the farm.

**(d) Dimensional Requirements.**

- (1) All Permissible Principal Uses and Structures.
  - a. Lot area: 15 acres;
  - b. Lot width: 90 feet;
  - c. Front yard: 37 feet;
  - d. Rear yard: 25 feet;
  - e. Side yard: 12 feet each.
- (2) All Conditional Uses and Structures if Separated From the Principal Use Farm Parcel.
  - a. Lot area: 18,000 square feet;
  - b. Lot maximum: lot area -- 1 acre;
  - c. Width: 90 feet;
  - d. Front yard: 37 feet;
  - e. Rear yard: 25 feet;
  - f. Side yards: 12 feet each and 25 feet from other residences.
- (3) All Accessory Farm Structures and Uses.
  - a. Side yard: 50 feet from the nearest lot line, except structures used for the housing of animals, must be 100 feet from lot lines;
  - b. Rear yard: 25 feet from nearest lot line;
  - c. Front yard: 37 feet.

**(e) Permitted Accessory Signs.**

- (1) Accessory identification signs limited in area to forty (40) square feet.
- (2) Temporary signs advertising the sale or lease of real estate or in connection with special events.

**SEC. 13-1-29 CD CONSERVANCY DISTRICT.****(a) Permitted Principal Uses and Structures (Provided No Filling, Grading, Draining, Lagoon<sup>1</sup>ing, or Dredging Involved.)**

- (1) Harvesting of any wild crop such as tree fruits, tree seeds, ferns, wild rice, berries, moss.
- 2 Agricultural cultivation.
- 3 Forestry.
- 4 Recreational uses such as public and private parks, picnic areas, hiking trails and bridle paths.

**(b) Conditional Uses and Structures.**

- 1 Filling, grading, draining, lagoon<sup>1</sup>ing or dredging.
- 2 Utilities.
- 3 Flowages, ponds, dams.
- 4 Relocation of watercourse.
- 5 Removal of topsoil or peat.

**(c) Conditional Use Requirements.**

- (1) A permit from the U.S. Army Corps of Engineers, Section 404, where required by Sections 30.11, 30.12, 30.19, 30.195 and 31.05, Wis. Stats.
- (2) A plan showing proposal location characteristics, and specifications for areas of proposed filling, grading, lagoon<sup>1</sup>ing, or dredging.

**SEC. 13-1-30 THROUGH SEC. 13-1-49 RESERVED FOR FUTURE USE.**

**ARTICLE D**

## Planned Unit Development (PUD) Conditional Use

**SEC. 13-1-50 PLANNED UNIT DEVELOPMENT CONDITIONAL USE — INTENT.**

- (a) The planned unit development conditional use is intended to permit developments that will, over a period of time, be enhanced by coordinated area site planning, diversified location of structures and/or mixing of compatible uses. Such developments are intended to provide a safe and efficient system for pedestrian and vehicle traffic; to provide attractive recreation and open spaces as integral parts of the developments; to enable economic design in the location of public and private utilities and community facilities; and to ensure adequate standards of construction and planning. The planned unit development under this Chapter will allow for flexibility of overall development design with benefits from such design flexibility intended to be derived by both the developer and the community, while, at the same time, maintaining insofar as possible, the land use density and other standards or use requirements as set forth in the underlying basic zoning district.
- (b) The unified and planned development of a site in a single, partnership or corporate ownership or control or in common ownership under the Unit Ownership Act set forth in Chapter 703 of the Wisconsin Statutes (condominiums) may be permitted by the Village upon specific petition under Section 13-1-57 of this Chapter and after public hearing, with such development encompassing one (1) or more principal uses or structures and related accessory uses or structures when all regulations and standards as set forth in this Section of the Chapter have been met.

**SEC. 13-1-51 TYPES OF PLANNED UNIT DEVELOPMENTS.**

This Article contemplates that there may be a Residential, Commercial, Industrial Planned Unit Developments and Mixed Compatible Use Developments.

**SEC. 13-1-52 GENERAL REQUIREMENTS FOR PLANNED UNIT DEVELOPMENTS.**

A planned unit development shall be consistent in all respects to the expressed intent of this Article and to the spirit and intent of this Chapter; shall be in conformity with the adopted master plan (comprehensive land use and thoroughfare plan), neighborhood plan or any adopted component thereof; and shall not be contrary to the general welfare and economic prosperity of the community.

**SEC. 13-1-53 PHYSICAL REQUIREMENTS FOR PLANNED UNIT DEVELOPMENTS.**

- (a) **Minimum Area Requirements.** Areas designated as planned unit developments shall contain a minimum development area as follows: