

2 New language = yellow

3 Removed language = green and strike through

4 Grey = comment/note/question

5 Footnotes:

6 --- (1) ---

7 **Editor's note**— Res. No. 2018-16, adopted June 5, 2018, repealed the former Ch. 30, §§ 30-1—30-756,
8 and enacted a new Ch. 30 as set out herein. The former Ch. 30 pertained to similar subject matter and
9 derived from Land Use Pamphlet, §§ 1.1—1.3, 2.1, 3.1, 3.2, 3.3(2)(a), (b), 3.5(1)—(9), 4.1, 4.2(1)—
10 (5)(a)—(e), 4.2(6), 4.3(1)—(3), 5.0(A)—(F), (6)(a)—(d), 6.1—6.6, (7)(a), (b), 7.1, (8)(a),(b), (8)(1), 8.2,
11 (9)(a),(b), 9.1—9.3, (10)(a),(b), 10.1, (11)(a),(b), 11.0, (12)(a),(b), 12.1, 12.2, (13)(b), 13.1, 13.2, (14)(a),
12 (16)(a),(b), (17)(a),(b); Ord. No. 2010-03, § 5, 3-18-2010; Res. No. 2012-10, 4-17-2012; Res. No. 2013-
13 10, 4-16-2013; Res. No. 2014-10, 5-22-2014; Res. No. 2014-11, 5-22-2014; Res. No. 2016-28, 9-22-
14 2016; Res. No. 2016-29, 9-22-2016; Res. No. 2018-12, 4-17-2018.

15 **State Law reference**— Land use, planning and zoning, Wis. Stats. § 59.69(5)(e)

16 ARTICLE I. - IN GENERAL

17 Sec. 30-1. - Authority.

18 Pursuant to the authority granted in Wis. Stats. §§ 59.69, 59.694, 87.30, and 91.30, the county board
19 does ordain and enact this chapter regulating and restricting the location, construction and use of buildings,
20 structures, and the use of land in the unincorporated portions of the county and dividing the county into
21 districts.

22 (Res. No. 2018-16, 6-5-2018)

23 Sec. 30-2. - Applicability.

24 All of the towns of the county are subject to county shoreland and floodplain zoning within floodplain
25 and shoreland areas described in chapter 22 and chapter 45. Where a county zoning ordinance enacted
26 under a statute other than Wis. Stats. § 59.692 is more restrictive, that ordinance shall continue in full force
27 to the extent of the greater restrictions.

28 (Res. No. 2018-16, 6-5-2018)

29 Sec. 30-3. - Interpretation and severability.

30 The provisions of this chapter shall be held to be minimum requirements, adopted for the promotion
31 and protection of the public health, morals, safety, or the general welfare. Whenever the requirements of
32 this chapter are in contrast with the requirements of any other lawfully adopted regulations, ordinances, or
33 private covenants, the most restrictive, or that imposing the higher standards, shall govern. If any section,
34 clause, provision or portion of this chapter is adjudged unconstitutional or invalid by a court of competent
35 jurisdiction, the remainder of this chapter shall not be affected thereby.

36 (Res. No. 2018-16, 6-5-2018)

1 Sec. 30-4. - Definitions.

2 For the purposes of administering and enforcing this chapter, the terms or words used herein shall be
3 interpreted as follows: Words used in the present tense include the future; words in the singular number
4 include the plural number; and words in the plural number include the singular number. The word "shall" is
5 mandatory, not permissive. All distances unless otherwise specified shall be measured horizontally.

6 *Accessory structure* means a subordinate structure on the same parcel as the principal structure which
7 is devoted to a use incidental to the principal use of the parcel. Accessory structures include, but are not
8 limited to, detached garages, sheds, barns, gazebos, patios, decks, swimming pools, hot tubs, fences,
9 doghouses, swing sets, wood sheds, tool sheds, retaining walls, driveways, parking lots, sidewalks,
10 detached stairways and lifts. Non-habitable accessory structures which are detached and independent of
11 any other structure and which are less than 100 square feet in footprint (except for those which require
12 permits per other sections of the county ordinances) will not require a land use permit provided that such
13 structures meet the dimensional and setback requirements of this chapter and Chapter 22 floodplain
14 requirements. Any addition to a non-habitable accessory structure which results in the structure being larger
15 than 100 square feet will require a land use permit.

16 *Accessory use* means a use subordinate to and serving the principal use on the same lot, and
17 customarily incidental thereto.

18 *Addition* means a new, contiguous, weatherproof, roofed structure connected to an existing structure.

19 *Adult entertainment facility* means any facility, store or structure used in the distribution or viewing of
20 sexually-explicit or graphic material designed for adult viewing.

21 *Adult themed store/premise* means a business that sells or displays items related to sexual
22 gratification, such as sex toys, erotica, pornographic material, adult movies and adult magazines. This also
23 includes adult massage parlors, adult tanning salons and nudist camps/campgrounds.

24 *Attached building* means there are contiguous, weatherproof roof and walls between two or more
25 structures at least six feet wide at any point.

26 *Average lot width for non-riparian lots* is calculated by averaging the measurements of the shortest
27 horizontal distance between side lot lines at the following locations:

28 (a) The front lot line. For lot width averaging only, the definition of front lot line is the line which abuts
29 a road. For corner lots the higher ranking road will be considered the front. Ranking highest to
30 lowest is: Federal Road, State Road, County Road, Town/Village Road, Private Road. For corner
31 lots where each road has the same ranking then the shortest side shall be used for averaging
32 purposes. When the lot has no road frontage, or the road frontages are equal in ranking and
33 length, then the front will be considered the side which contains the access point to the lot.

34 (b) The building setback line (from the front lot line or road right-of-way whichever is greater).

35 (c) The rear lot line. For lot width averaging purposes only on non-riparian lots, the definition of rear
36 lot line is the line opposite the front lot line. When there are two or more lines opposite of the front
37 lot line the shortest line will be used for averaging purposes. When there is no line opposite of the
38 front lot line then a value of zero will be used for averaging purposes.

39 *Building* see definition of "Structure".

40 *Building envelope* means the three-dimensional space within which a structure is built.

41 *Bunkhouse/temporary guest quarters* means an accessory structure or part of an accessory structure
42 with or without plumbing which is used as temporary sleeping quarters only.

43 *Campground* means a parcel or tract of land owned by a person, business, state or local government
44 that is designed, maintained, intended, or used for the purpose of providing campsites offered with or
45 without charge, for temporary overnight sleeping accommodations which meets the requirements in section
46 30-543(b)(1)m.

1 *Camping unit* means any portable device, no more than 400 square feet in area, used as a temporary
2 shelter, including but not limited to a camping trailer, motor home, bus, van, pickup truck or tent that is fully
3 licensed, if required, and ready for highway.

4 *Camping – seasonal* means camping where the unit is allowed to be stored on the campsite during
5 periods when the unit is not occupied or when the campground is not in operation. This type of camping is
6 only allowed in the following situations:

- 7 1- In the RR-RC zoning district with a conditional use permit.
- 8 2- On a private parcel in areas outside the shoreland zone as defined in 45-21 and under the number
9 of campsites per ATCP 79-05(1)(a).
- 10 3- One unit on a private parcel within the shoreland zone per land use permit or conditional use
11 permit, in the RR-1, RR-2, RR-3, A-2 or F-1 districts.
- 12 4- One unit on a private parcel within the shoreland zone for less than 30 cumulative calendar days
13 per year.

14 *Camping – temporary* means camping where the unit is removed when the unit is not occupied. ATCP
15 79.03(35) has wording similar to “park a privately owned camping unit for 30 or less consecutive days” –
16 do we want to have this type of language included in our definition for temporary? This type of camping is
17 only allowed in the following situations:

- 18 1- In the RR-RC zoning district with a conditional use permit.
- 19 2- Up to 25 units in the RR-3, A-2 or F-1 districts with a conditional use permit.
- 20 3- On a private parcel in areas outside the shoreland zone as defined in 45-21 and under the number
21 of campsites per ATCP 79-05(1)(a).
- 22 4- One unit on a private parcel within the shoreland zone per land use permit or conditional use
23 permit, in the RR-1, RR-2, RR-3, A-2 or F-1 districts.
- 24 5- One unit on a private parcel within the shoreland zone for less than 30 cumulative calendar days
25 per year.

26 *Camping – rustic/primitive* means camping as defined in ATCP 79.27. This type of camping is only
27 allowed in the following situations:

- 28 1- In the RR-RC zoning district with a conditional use permit.
- 29 2- Up to 25 units in the RR-3, A-2 or F-1 districts with a conditional use permit.
- 30 3- On a private parcel in areas outside the shoreland zone as defined in 45-21 and under the number
31 of campsites per ATCP 79-05(1)(a).
- 32 4- One unit on a private parcel within the shoreland zone per land use permit or conditional use
33 permit, in the RR-1, RR-2, RR-3, A-2 or F-1 districts.
- 34 5- One unit on a private parcel within the shoreland zone for less than 30 cumulative calendar days
35 per year.

36 *Camping unit - cabin* means a building or other structure as defined in ATCP 79.03(4). These are used
37 for temporary living quarters or shelter during periods of recreation, vacation or leisure time. This type of
38 camping unit is only allowed in the following situations:

- 39 1- In the RR-RC zoning district with a conditional use permit.
- 40 2- In the F-1 district when not served by electricity and plumbing, and with a conditional use permit.

41 *Camping unit - mobile* means a tent, tent trailer, travel trailer, camping trailer (ATCP 79.03(5)), pickup
42 camper, motor home (ATCP 79.03(20)) or any other portable device or vehicular type structures as may be
43 developed, marketed or used for temporary living quarters or shelter during periods of recreation, vacation,
44 leisure time or travel. This type of camping unit is only allowed in the following situations:

- 1- In the RR-RC zoning district with a conditional use permit.
- 2- Up to 25 units in the RR-3, A-2 or F-1 districts with a conditional use permit.
- 3- On a private parcel in areas outside the shoreland zone as defined in 45-21 and under the number of campsites per ATCP 79-05(1)(a).
- 4- One unit on a private parcel within the shoreland zone per land use permit or conditional use permit, in the RR-1, RR-2, RR-3, A-2 or F-1 districts.
- 5- One unit on a private parcel within the shoreland zone for less than 30 cumulative calendar days per year.

Camping unit - park model means a camping unit that is built on a single chassis mounted on wheels that has a gross trailer area of not more than 400 square feet in setup mode, and bears a label, symbol or other identifying mark indicating construction to nationally recognized standards ANSI 119.5 (ATCP 79.03(23)). Typically these have the tongue and wheels removed after set-up and/or is skirted and not meant to be mobile. A park model camping unit is not considered a mobile camping unit due to the fact of its limited mobility. These are used for temporary living quarters or shelter during periods of recreation, vacation or leisure time. These type of camping units are required to be connected to a POWTS; unless it is located at a facility licensed to sell this type of camping unit and only located there for the purpose of sale. This type of camping unit is only allowed in the following situations:

- 1- In the RR-RC zoning district with a conditional use permit.
- 2- On a private parcel in areas outside the shoreland zone as defined in 45-21 and under the number of campsites per ATCP 79-05(1)(a).
- 3- One unit on a private parcel within the shoreland zone per conditional use permit in the RR-1, RR-2, RR-3, A-2 or F-1 districts.

Camping unit - yurt means a building or other structure as defined in ATCP 79.03(42). These are used for temporary living quarters or shelter during periods of recreation, vacation or leisure time. This type of camping unit is only allowed in the following situations:

- 1- In the RR-RC zoning district with a conditional use permit.
- 2- In the F-1 district when not served by electricity and plumbing, and with a conditional use permit.

Chimney means as defined in SPS 320.07(13) Wis. Adm. Code.

Common open space means undeveloped land within a planned residential development that has been designated, dedicated, reserved or restricted in perpetuity from further development, and is set aside in the interest of the residents of the development. Common open space shall not be part of individual residential lots. It shall be substantially free of structures, but may contain historic structures and archeological sites including Indian mounds, and/or such recreational facilities for residents as indicated on the approved development plan.

Conservation easement means the grant of a property right or interest from the property owner to a unit of government or nonprofit conservation organization stipulating that the described land shall remain in its natural, scenic, open or wooded state, precluding future or additional development.

Conditional use means a use that is specifically listed in a local zoning ordinance as a conditional use, and that can only be permitted if the Burnett County Land Use and Information Committee determine that the conditions specified in the ordinance for that use are satisfied.

Corner lot means a parcel that has public right-of-way frontage on two or more sides of the lot. This would include both easement and fee roads.

County zoning agency means the committee or commission created or designated by the county board under Wis. Stats. § 59.69(2)(a) to act in all matters pertaining to county planning and zoning. In Burnett County this committee is called the land use and information committee.

Department means the department of natural resources.

1 *Development* means any artificial change to improved or unimproved real estate, including, but not
2 limited to, the construction of buildings, structures or accessory structures; the repair of any damaged
3 structure or the improvement or renovation of any structure, regardless of the percentage of damage or
4 improvement; the construction of additions or substantial improvements to buildings, structures or
5 accessory structures; the placement of buildings and structures; mining, dredging, filling, grading, paving,
6 excavation, or drilling operations; the storage, deposition or extraction of materials or equipment, and the
7 installation, repair or removal of public or private sewage disposal systems or water supply facilities.

8 *Development envelopes* means areas within which grading, lawns, pavement and buildings will be
9 located.

10 *Drainage system* means one or more artificial ditches, tile drains or similar devices which collect
11 surface runoff or groundwater and convey it to a point of discharge.

12 *Dwelling* means a building designed or used as the living quarters for one family. A dwelling includes
13 manufactured homes. Manufactured homes are built to meet standards established for manufactured
14 housing construction and safety standards as administered by the U.S. Department of Housing and Urban
15 Development (H.U.D.). This H.U.D. code took effect on June 15, 1976.

16 *Dwelling, duplex* means a dwelling on one parcel containing separate living units for two families which
17 may have joint services and must share a common wall and roof.

18 *Dwelling, multifamily* means a dwelling or group of dwellings on one parcel containing separate living
19 units for three or more families which may have joint services and must share a common wall and roof.

20 *Eave* means the part of a roof that overhangs the wall of a building or for items like a covered porch
21 the eave is that portion that overhangs the roof support post(s) and header.

22 *Essential services* means services provided by public and private utilities necessary for the exercise
23 of the principal use or service of the principal structure. These services include underground, surface or
24 overhead gas, electrical, steam, water, sanitary sewerage, stormwater drainage and communications
25 systems and accessories thereto such as poles, towers, wires, mains, drains, vaults, culverts, laterals,
26 sewers, pipes, catch basins, water storage tanks, conduits, cables, fire alarm boxes, police call boxes,
27 traffic signals, pumps, lift stations, and hydrants, but not including buildings and telecommunication towers.

28 *Expansion* means an addition to an existing structure regardless of whether the addition is vertical or
29 horizontal or both.

30 *Facility* means any property or equipment of a public utility, as defined in Wis. Stats. §§ 196.01 (5), or
31 a cooperative association organized under Wis. Stats. §§ 185 for the purpose of producing or furnishing
32 heat, light, or power to its members only, that is used for the transmission, delivery, or furnishing of natural
33 gas, heat, light, or power.

34 *Family* means one or more persons living, sleeping, cooking and eating on the same premises as a
35 single housekeeping unit.

36 *Farm* means all land under common ownership that is primarily devoted to agricultural use.

37 *Farm residence* means any of the following structures that is located on a farm:

38 (A) A single-family or duplex residence that is the only residential structure on the farm or is occupied
39 by any of the following:

- 40 1. An owner or operator of the farm.
- 41 2. A parent or child of an owner or operator of the farm.
- 42 3. An individual who earns more than 50 percent of his or her gross income from the farm.

43 (B) A migrant labor camp that is certified under Wis. Stats. § 103.92.

44 *Farming, general* means the production of crops or the raising of livestock or livestock products for
45 commercial gain.

1 *Farmland preservation area* means an area that is planned primarily for agricultural use or agriculture-
2 related uses, or both, and that is one of the following:

3 A. Identified as an agricultural preservation area or transition area in a farmland preservation plan
4 described in Wis. Stats. § 91.12(1).

5 B. Identified under Wis. Stats. § 91.10(1)(d) in a farmland preservation plan described in Wis. Stats.
6 § 91.12(2).

7 *Floodplain* means the land that has been or may be hereafter covered by flood water during the
8 regional flood. The floodplain includes the floodway and the flood fringe as those terms are defined in ch.
9 NR 116, Wis. Adm. Code.

10 *Floor Area* means the square foot measurement of all area within the outside of the exterior walls or
11 windows of the structure.

12 *Footprint* means the land area covered by a structure at ground level measured on a horizontal plane.
13 The footprint of a building includes the horizontal plane bounded by the furthest exterior wall and eave if
14 present, projected to natural grade. For structures without walls (decks, stairways, patios, carports) - a
15 single horizontal plane bounded by the furthest portion of the structure projected to natural grade. Note: For
16 the purposes of replacing or reconstructing a nonconforming building with walls, the footprint shall not be
17 expanded by enclosing the area that is located within the horizontal plane from the exterior wall to the eaves
18 projected to natural grade. This constitutes a lateral expansion.

19 *Foundation* means the underlying base of a building or other structure, including, but not limited to,
20 pillars, footings and concrete and masonry walls.

21 *Generally accepted forestry management practices* (NR 1.25(2)(b), Wis. Adm. Code) means forestry
22 management practices that promote sound management of a forest. Generally accepted forestry
23 management practices include those practices contained in the most recent version of the department
24 publication known as Wisconsin Forest Management Guidelines and identified as PUB FR-226.
25 <http://dnr.wi.gov/topic/forestmanagement/documents/guidelines/foreword.pdf>

26 *Guest cabin* means the same as dwelling. See definition of "Dwelling".

27 *Habitable* means any room used for sleeping, living or dining purposes.

28 *Home occupation* means a gainful occupation conducted by a member of the family within his or her
29 place of residence where the space used is incidental to residential use and no article is sold or offered for
30 sale except such as is produced by such home occupation.

31 *Hospital*. Unless otherwise specified, the term "Hospital" shall be deemed to include sanitarium, clinic,
32 rest home, convalescent home and any other place for the diagnosis, treatment or other care of ailments,
33 and shall be deemed to be limited to places for diagnosis, treatment or other care of human ailments.

34 *Junkyard*. See "Salvage Yard".

35 *Livestock* means bovine animals, equine animals, goats, poultry, sheep swine, farm-raised deer, farm-
36 raised game birds, camelids, ratites, and farm-raised fish.

37 *Lot* means a parcel of land occupied or capable of being occupied by structures and/or uses consistent
38 with the provisions of this chapter and the Burnett County Subdivision Ordinance. Adjoining lands of
39 common ownership shall be considered a contiguous parcel even if divided by a public or private road,
40 easement or navigable rivers or streams.

41 *Lot area* means the horizontal projection of a parcel of land, exclusive of any portion of public right-of-
42 way or any portion of a lot 33 feet or less in width. Measurements are to be made by standard surveying
43 methods. This area shall be exclusive of lakebeds and easements. (This excludes blanket easements.)

44 *Lot of record* means any lot, the description of which is properly recorded with the Register of Deeds,
45 which at the time of its recordation complied with all applicable laws, ordinances, and regulations.

46 *Lot lines* means any line dividing one lot from another.

1 *Maintenance and repairs* means any work done on a structure, including such activities as interior
2 remodeling, painting, decorating, paneling, plumbing, insulation, and replacement of windows, doors,
3 wiring, siding, roof and other nonstructural components; and repair of cracks in foundations, sidewalks,
4 walkways, and the application of waterproof coatings to foundations.

5 *Manufactured home* means the same as dwelling. See definition of "Dwelling".

6 *Mitigation* means balancing measures that are designed, implemented and function to restore natural
7 functions and values that are otherwise lost through development and human activities.

8 *Mobile home* means any structure originally designed to be capable of transportation by motor vehicle
9 upon public highway which does not meet standards established for manufactured housing construction
10 and safety standards as administered by the U.S. Department of Housing and Urban Development (H.U.D.).
11 This HUD code took effect on June 15, 1976. A mobile home is considered built before June 15, 1976, or
12 not built to a uniform construction code.

13 *Nonconforming structure* means an existing lawful structure or building which is not in conformity with
14 the provisions of the applicable zoning ordinance for the area which it occupies. If a nonconforming structure
15 is not used for a period of 12 months, any future use of the structure shall conform to this chapter.

16 *Nonconforming use* means a lawful use that existed immediately prior to adoption of a zoning
17 ordinance which prohibits or restricts said use. If a nonconforming use is discontinued for a period of 12
18 months, any future use shall conform to this chapter.

19 *Nonfarm residence* means a single-family or multi-family residence other than a farm residence.

20 *Nonprofit conservation organization* means any charitable corporation, charitable association or
21 charitable trust (such as a land trust), the purposes or powers of which include retaining or protecting the
22 natural scenic or open-space values of real property, assuring the availability of real property for agricultural,
23 forest, recreational or open-space use, protecting natural resources, maintaining or enhancing air or water
24 quality, or preserving the historical, architectural, archaeological or cultural aspects of real property.

25 *Non-riparian lot* means a lot or parcel of land which does not abut navigable water.

26 *Non-riparian owner* means someone who owns land which does not abut navigable water.

27 *Overlay district* means a zoning district that is superimposed on one or more other zoning districts and
28 imposes additional restrictions on the underlying districts.

29 *Parcel*. See "Lot".

30 *Planned residential development* means a housing development in a rural setting that is characterized
31 by compact lots and common open space, and where the natural features of the land are maintained to the
32 greatest extent possible. (Also known as a conservation subdivision).

33 *Planned unit development* means a zoning district which permits smaller non-riparian lots and
34 preserves open space preferably on the shoreland in perpetuity.

35 *POWTS* means a private onsite wastewater treatment system as defined in SPS 381 Wis. Admin.
36 Code.

37 *Previously developed* means a lot or parcel that was developed with a structure legally placed upon it.

38 *Principal structure* means a building or structure in which the principal use of the lot on which it is
39 located is conducted.

40 *Quarry* includes, but is not limited to; sand, gravel and marl pits.

41 *Reconstruction* means replacement of all, or substantially all (50 percent or more) of the components
42 of a structure or to the point when reconstruction of a principal structure will require the construction to be
43 done in accordance with the Uniform Dwelling Code, SPS 320-325 Wis. Admin. Code, or the Commercial
44 Building Code, SPS 361 Wis. Admin. Code.

1 *Regional flood* means a flood determined to be representative of large floods known to have occurred
2 in Wisconsin. A regional flood is a flood with a one percent chance of being equaled or exceeded in any
3 given year.

4 *Renovation of a principle structure* means the process of improving a structure by alteration,
5 refurbishment and/or restoration, including the replacement of less than 50 percent of the structural
6 members, but not to the point of requiring compliance as a new structure under the Uniform Dwelling Code,
7 SPS 320-325 Wis. Admin. Code, or the Commercial Building Code, SPS 361 Wis. Admin. Code.

8 *Routine maintenance of vegetation* means normally accepted horticultural practices that do not result
9 in the loss of any layer of existing vegetation and do not require earth disturbance.

10 *Salvage yard* means a lot, land or structure, or part thereof, used for the collecting, storage or sale of
11 waste paper, rags, scrap metal or discarded material; or for the collecting, dismantling, storage or salvaging
12 of machinery or vehicles not in running condition or for the sale of parts thereof.

13 *Salvageable material* means discarded material no longer of value as intended, but which is stored or
14 retained for salvage, sale or future reuse.

15 *Setback, front* means an open, unoccupied space on the same lot with the building between the front
16 line of the building and the front line of the lot and extending the full width of the lot. Front is considered the
17 side for which the site address of the lot is determined from and which is used to access the parcel. This
18 access must be maintained and meet the driveway requirements of this chapter.

19 *Setback, rear* means an open, unoccupied space on the same lot with the building between the rear
20 line of the building and the rear line of the lot and extending the full width of the lot. Rear is considered the
21 side opposite of the front lot line, road or driveway for which the site address of the lot is determined from
22 and which is used to access the parcel. This access must be maintained and meet the driveway
23 requirements of this chapter.

24 *Setback, side* means an open, unoccupied space on the same lot with the building situated between
25 the building and the side line of the lot and extending from the front yard to the rear yard.

26 *Sign* means any structure or natural object or part thereof or device attached thereto or printed or
27 represented thereon which is intended to attract attention to any object, product, place, activity, person,
28 institution, organization, or business, or which shall display or include any letter, word, banner, flag,
29 pennant, insignia, device, or representation used as or which is in the nature of an announcement, direction,
30 or advertisement.

31 *Special exception* see definition of "Conditional use".

32 *Structure* means a principal structure or any accessory structure including but not limited to a garage,
33 shed, sidewalk, walkway, patio, deck, retaining wall, porch or fire pit, either permanently or temporarily
34 attached to, placed upon, or set into the ground, lakebed or streambed or upon another structure.

35 *Structural alteration* means the replacement of or alteration of one or more of the structural
36 components of any structure.

37 *Structural component* means any part of the framework of a building or other structure. A structural
38 component may be non-load bearing, such as the gable end of a one-story house. Wall coverings, such as
39 siding on the exterior or drywall on the interior, are not included in the definition of structural component.

40 • The structural components of a building's exterior walls include the vertical studs, top and bottom
41 plates, sheathing and window and door sills and headers.

42 • The structural components of a building's roof include the ridge board, rafters, rafter ties, or roof
43 trusses, and roof sheathing.

44 • The structural components of a building's floors and ceilings include girder(s), joist, bridging,
45 subfloor(s), and posts.

1 • The structural components of a building's foundation include footings, foundation walls and concrete
2 slabs.

3 *Structure height:* See Chapter 45 of the Burnett County ordinance for how this is determined.

4 *Substandard lots* means a legally created lot or parcel that met the minimum area and minimum width
5 requirements when created but does not meet current requirements for a new lot.

6 *Temporary living quarters* means for seasonal or temporary use for 180 cumulative days or less per
7 year.

8 *Unnecessary hardship* means that circumstance where special conditions, which were not self-
9 created, affect a particular property and make strict conformity with restrictions governing area, setbacks,
10 frontage, height, or density unnecessarily burdensome or unreasonable in light of the purposes of this
11 chapter.

12 *Use* means the specific purpose for which land or a building is designed, arranged, intended, or for
13 which it is or may be occupied or maintained. The term "permitted use" or its equivalent shall not be deemed
14 to include any nonconforming use.

15 *Variance* means an authorization granted by the board of adjustment for land use variances or the
16 land use and information committee for subdivision variances to construct, alter or use a building or
17 structure, or reconfigure a parcel in a manner that deviates from the dimensional standards of this chapter.

18 *Wetlands* means those areas where water is at, near, or above the land surface long enough to be
19 capable of supporting aquatic or hydrophytic vegetation and which have soils indicative of wet conditions.

20 (Res. No. 2018-16, 6-5-2018)

21 Sec. 30-5. - Adoption of comprehensive plan.

22 The county board does, by the enactment of Ordinance No. 2010-03, formally adopt the two
23 documents composing the "Burnett County Year 2030 Comprehensive Plan" (including Volume 2: Plan
24 Recommendations Report, and Volume 1: Inventory and Trends Report) pursuant to Wis. Stats. §
25 66.1001(4)(c).

26 (Res. No. 2018-16, 6-5-2018))

27 Sec. 30-6. - Adoption of farmland preservation plan.

28 The county board does, by enactment of Ordinance No. 2016-28, formally adopt the farmland
29 preservation plan as part of the "Burnett County Year 2030 Comprehensive Plan" (including Volume 2: Plan
30 Recommendations Report, and Volume 1: Inventory and Trends Report) pursuant to Wis. Stats. §
31 66.1001(4)(c).

32 (Res. No. 2018-16, 6-5-2018))

33 Secs. 30-7—30-26. - Reserved.

34 ARTICLE II. - ZONING DISTRICTS

35 DIVISION 1. - GENERALLY

36 Sec. 30-27. - Establishment of districts.

1 For the purposes of this article, the unincorporated areas of the county are hereby divided into the
 2 following types of districts:

Zoning Districts		
(1)	RR-1	Residential-Recreation District
(2)	RR-2	Residential-Recreation District
(3)	RR-3	Residential-Recreation District
(4)	A	Exclusive Agricultural District
(5)	A-1	Agricultural-Transition District
(6)	A-2	Agricultural-Residential District
(7)	A-4	AG/Forestry/Residential District
(8)	C-I	Commercial District
(9)	I-1	Industrial District
(10)	F-1	Forestry District
(11)	W-1	Resource Conservation District
(12)	PUD	Planned Unit Development District
(13)	UVOD	Unincorporated Village Overlay District
(14)	FPOD	Farm Preservation Overlay District
(15)	AP	Airport District
()	RR-RC	Residential Recreational – Recreational Commercial
(See permitted district uses and conditional uses in section 30-83 et seq.)		

3

1 (Res. No. 2018-16, 6-5-2018)

2 Sec. 30-28. - Zoning map and district boundaries.

3 For purpose of this chapter, the county, outside the incorporated villages and cities, is hereby divided
4 into the zoning districts identified and described in section 30-27. The boundaries of districts are established
5 as shown upon the maps designated as the "Zoning Map of Burnett County, Wisconsin," and the "Wisconsin
6 Wetlands Inventory Maps" for the county as depicted on the Department of Natural Resources Surface
7 Water Data Viewer. The wetland maps can be viewed at
8 <http://dnrmaps.wi.gov/SL/Viewer.html?Viewer=SWDV&runWorkflow=Wetland>. These maps are hereby
9 adopted and made a part of this chapter. All notations, references and other information shown upon the
10 zoning and wetland maps shall be as much a part of this chapter as if the matter and things set forth by
11 said maps were fully described herein. The zoning maps are on display in the office of the zoning
12 administrator.

13 (Res. No. 2018-16, 6-5-2018)

14 Secs. 30-29—30-82. - Reserved.

15 DIVISION 2. - RR-1, RR-2 and RR-3 RESIDENTIAL-RECREATION DISTRICTS

16 Sec. 30-83. - Purpose.

- 17 (a) The RR-1 district is intended to provide for year around residential development and essential
18 recreation-oriented services in areas of high recreational value where soil conditions and other
19 physical features will support such development without depleting or destroying natural resources. The
20 minimum average lot width is 150 feet with a 30,000 square foot minimum area.
- 21 (b) The RR-2 district is intended to provide medium size lots for residential-recreational development as
22 a means of preserving estate living and allowing lot size sufficient enough for recreational value. The
23 minimum average lot width is 200 feet with a minimum lot area of 1½ acres.
- 24 (c) The RR-3 district is intended to provide for large size lots for residential-recreational development as
25 a means to preserve the space characteristics of country living. The minimum average lot width is 300
26 feet with a minimum lot area of five acres.

27 (Res. No. 2018-16, 6-5-2018)

28 Sec. 30-84. - Permitted uses.

29 The following are the permitted uses in the RR-1, RR-2 and RR-3 Residential-Recreation Districts:

- 30 (1) One single-family dwelling.
- 31 (2) Private garages and carports.
- 32 (3) Horticulture and gardening.
- 33 (4) Essential services and utilities to serve the principal permitted use.
- 34 (5) Customary accessory uses provided such uses are clearly incidental to the principal permitted
35 use.
- 36 (6) Forest management programs.
- 37 (7) Private residence for recreational rentals requiring state licensing under Wis. Admin. Code ch.
38 ATCP 72, subject to county licensing requirements as listed in 30-455.

1 (Res. No. 2018-16, 6-5-2018)

2 Sec. 30-85. - Conditional permit.

3 The following are the uses authorized by conditional permit in RR-1, RR-2 and RR-3 Residential-
4 Recreation Districts:

5 (1) Manufactured home parks and campgrounds subject to the provisions of article V of this chapter.
6 Campgrounds are prohibited in the RR-1 and RR-2 districts. Campgrounds in the RR-3 district
7 are limited to 25 sites, with only temporary camping units and/or rustic/primitive sites. One unit
8 per site.

9 (2) Telephone and power transmission towers, poles and lines, substations, relay and repeater
10 stations, equipment housing and other necessary appurtenant equipment and structures. (See
11 article VI of this chapter for tower communication facilities.)

12 (3) Recreational service oriented uses such as resorts and motels, restaurants and cocktail lounges,
13 marinas, sport shops and bait sales, and other recreational services, which in the opinion of the
14 land use and information committee are of the same general character or clearly incidental to a
15 permitted use, or use authorized by conditional permit.

16 (4) Livestock or other agricultural practices, subject to conditions set by the land use and information
17 committee.

18 (5) Mini-storage rental buildings or storage rental buildings for storage of personal property. Allowed
19 by conditional permit in the RR-2 and RR-3 districts only. Such buildings are considered
20 accessory structures.

21 (6) Two-family dwelling units also known as duplexes. A two-family dwelling unit cannot be separate
22 structures and must share a common wall and roof.

23 (7) Home occupations or professional offices provided no such use occupies more than 25 percent
24 of the total floor area of the dwelling, not more than one nonresident person is employed on the
25 premises, and such use will not include an operational activity that would create a nuisance to be
26 otherwise incompatible with the surrounding land uses. Expanded home occupations which may
27 be carried on other than within the confines of the home and which may involve persons other
28 than the resident family may be authorized where such activity will not be incompatible to the
29 surrounding uses.

30 (8) Public and semi-public uses including but not limited to the following: public and private schools,
31 churches, public parks and recreational areas, hospitals, rest homes and homes for the aged, fire
32 and police stations, historic sites, except that sewage treatment and solid waste disposal facilities
33 shall not be allowed.

34 (9) Operate an animal control facility, animal shelter, animal boarding facility, domesticated animal
35 breeding facility or have more than 15 domesticated animals.

36 (Res. No. 2018-16, 6-5-2018)

37 Secs. 30-86—30-113. - Reserved.

38 DIVISION 3. - A EXCLUSIVE AGRICULTURAL DISTRICT

39 Sec. 30-114. - Purpose.

40 This district is intended to preserve productive agricultural land for food and fiber production, preserve
41 productive farms by preventing land use conflicts between incompatible uses and controlling public service
42 costs, maintain a viable agricultural base to support agricultural processing and service industries, prevent

1 conflicts between incompatible uses, reduce costs of providing services to scattered nonfarm uses, space
2 and shape urban growth, implement the provisions of the county agricultural plan when adopted and
3 periodically revised, to permit eligible landowners to receive tax credits under Wis. Stats. § 71.09(11).

4 (Res. No. 2018-16, 6-5-2018)

5 Sec. 30-115. - Lands included within this district.

6 This district is generally intended to apply to lands which are limited to exclusive agricultural use
7 including: lands historically exhibiting good crop yields, land capable of such yields, lands which have been
8 demonstrated to be productive for dairying, livestock raising and grazing, other lands which are integral
9 parts of such farm operations, land used for the production of specialty crops such as cranberries, ginseng,
10 mint, sod, fruits and vegetables, and lands which are capable of productive use through economically
11 feasible improvements such as irrigation or drainage.

12 (Res. No. 2018-16, 6-5-2018)

13 Sec. 30-116. - Permitted uses.

14 The following are the permitted uses in the A Exclusive Agricultural District:

15 (1) One single-family dwelling. These must meet the definition of farm residence or have existed
16 prior to January 1, 2014.

17 (2) Manufactured homes:

18 a. One manufactured home used for habitation that is not the primary place of residence shall
19 be permitted as an accessory building on an operating farm, providing:

20 1. A determination is made in writing by the land use and information committee, that one
21 or more of the occupants of the manufactured home derives a substantial portion of
22 their livelihood from the farm operation and/or substantially participates in the
23 operations of the farm, and provided with proper skirting or a foundation.

24 2. More than one manufactured home on the property may be permitted if needed for help
25 in conjunction with the farm operation upon county board approval and a conditional
26 permit from the land use and information committee.

27 b. The temporary use of a manufactured home, not to exceed one year unless an extension is
28 authorized in writing by the county board shall be permitted while a permanent dwelling is
29 under construction, providing the manufactured home and the permanent dwelling are
30 located on the same lot or parcel of land and providing a county sanitary permit has been
31 obtained for the permanent dwelling and that an approved private sewage system is utilized
32 by the temporary manufactured home.

33 (3) Pole buildings, garages, and any other buildings necessary to the farm operation or permitted
34 residential uses.

35 (4) General farming, including dairying, livestock and poultry raising, nurseries, greenhouses,
36 beekeeping, vegetable warehouses, seasonal sale of seed and fertilizer and other similar
37 enterprises or uses, except fur farms and farms operated for the disposal or reduction of garbage,
38 sewage, rubbish or offal; provided that no greenhouse or building for the housing of livestock or
39 poultry shall be located within 100 feet of any boundary of a residential lot other than that of the
40 owner or lessee of such greenhouse or building containing such livestock or poultry. Buildings
41 housing animals, barnyards, or feedlots for less than 250 animals shall be at least 100 feet from
42 any navigable water and shall be so located that manure will not drain into any navigable water.

- 1 (5) One roadside stand per farm, of not more than 300 square feet, used solely for the sale of
2 products more than 50 percent of which were produced on the premises provided sufficient off-
3 street parking space for customers is furnished and all setbacks are met.
- 4 (6) Forest management.
- 5 (7) Hunting, fishing and trapping.
- 6 (8) Maple syrup processing plant.
- 7 (9) Signs. Signs not to exceed 32 square feet used exclusively to advertise sale of agricultural
8 products produced on the premises, signs giving the name of the farm owner, and rural directory
9 signs.
- 10 (10) A transportation, utility, communication or other use that is required under state or federal law
11 to be located in a specific place or that is authorized to be located in a specific place under state
12 or federal law that preempts the requirement of a conditional use permit for that use may be a
13 permitted use. All other transportation, utility, or communication uses must meet Wis. Stats. §
14 91.46(4). (See article VI of this chapter for tower communication facilities).
- 15 (11) Logging shelters used for the purpose of temporarily storing logging equipment at the logging
16 site or for the production of maple syrup.
- 17 (12) For purposes of farm consolidation, farm residences or structures that existed prior to
18 December 31, 2013, may be separated from a larger farm parcel.
- 19 (13) And all other uses as allowed under Wis. Stats. §§ 91.01(2) and (19).

20 (Res. No. 2018-16, 6-5-2018)

21 Sec. 30-117. - Conditional uses.

22 The following are special uses permitted when the location of the use has been approved and a
23 conditional permit has been granted by the land use and information committee after a public hearing. Such
24 approval shall be consistent with the general purposes and intent of this chapter and shall be based upon
25 such evidence as may be presented at such public hearing. The land use and information committee, in
26 passing upon applications for these conditional use permits, shall consider the following factors:

- 27 (1) The statement of purposes of this chapter and the A district.
- 28 (2) The need of the proposed use for a location in an agricultural area.
- 29 (3) The availability of alternative locations.
- 30 (4) Compatibility with existing or permitted uses on adjacent lands.
- 31 (5) The productivity of the lands involved.
- 32 (6) The location of the proposed use so as to reduce to a minimum the amount of productive
33 agricultural land converted.
- 34 (7) The need for public services created by the proposed use.
- 35 (8) The availability of adequate public services and the ability of affected local units of government
36 to provide them without an unreasonable burden.
- 37 (9) The effect of the proposed use on water or air pollution, soil erosion and rare or irreplaceable
38 natural resources.

39 (Res. No. 2018-16, 6-5-2018)

40 Sec. 30-118. - Conditional permits.

1 The following are the uses authorized by conditional permit in the A agricultural district:

2 (1) Single-family dwellings, in addition to permitted residences in subsection 30-116(1), providing
3 one or more of the occupants is a parent or child of the operator of the farm, or when the dwelling
4 is to be the retirement home of the present farm operator.

5 (2) Canneries.

6 (3) Cheese factories.

7 (4) Condenseries.

8 (5) Commercial feedlots and buildings housing 250 or more animals units.

9 (6) Creameries.

10 (7) Facilities used for the centralized bulk collection, storage and distribution of agricultural products
11 to wholesale and retail markets.

12 (8) Facilities used to provide veterinarian services for livestock.

13 (9) Facilities used in processing of agricultural products.

14 (10) Fur farms when located not less than 1,000 feet from any residential building other than that of
15 the owner of the premises, his agent or employee.

16 (11) Public utility substations, power plants, relay stations and microwave receivers and transmitters,
17 semi-public and private utility towers, receivers, transmitters and other similar necessary
18 appurtenant facilities (see article VI of this chapter for tower communication facilities) as per Wis.
19 Stats. § 91.46(4).

20 (12) Airstrips when they are agriculture-related or governmental as per Wis. Stats. § 91.46(5).

21 (13) Sawmills, when located 500 feet minimum distance from any residence other than that of the
22 owner.

23 (14) Mineral extraction for governmental and agricultural use only with an approved reclamation plan
24 as per Wis. Stats. § 91.46(6).

25 (15) Home occupations. When established in the agricultural zone district, the home occupation
26 office shall be incidental to the primary use as an agricultural or residential use. No more than 25
27 percent of the floor area of a dwelling unit shall be occupied by such a use. The home occupation
28 may be in the home or an outbuilding. There shall be no outside storage of goods, nor any
29 additions exclusively for this use. Only one lighted nameplate not exceeding two square feet in
30 area is allowed.

31 (Res. No. 2018-16, 6-5-2018)

32 Sec. 30-119. - Conditions attached to conditional permits.

33 Upon a consideration of information supplied at the public hearing and a review of the standards
34 contained in section 30-117, the following conditions may be attached to the granting of a conditional use
35 permit: increased setbacks and yards; specifications for water supply, liquid waste, and solid waste disposal
36 facilities; landscaping and planting screen, sureties, operational controls and time of operation; air pollution
37 controls; erosion prevention measures; location of the use; and similar requirements found necessary to
38 fulfill the purpose and intent of this division. Violation of these conditions shall constitute a violation of this
39 chapter as provided in section 30-659.

40 (Res. No. 2018-16, 6-5-2018)

41 Sec. 30-120. - Height, yards, area and access requirements.

- 1 (a) *Lot area.*
- 2 (1) The minimum lot size to establish a residence farm operation is 35 contiguous acres, except as
3 provided in subsections (a)(2) and (a)(3) of this section.
- 4 (2) The minimum lot size shall be one acre and the maximum shall be five acres to establish a
5 separate parcel for an additional residence for parents or children of the farm operator, or for
6 persons earning a substantial part of their livelihood from the farm operation.
- 7 (3) Where an additional residence for persons specified in subsection (a)(2) of this section is located
8 on a farm without creating a separate parcel, the residence shall be at least 100 feet from other
9 residences.
- 10 a. For purposes of farm consolidation, farm residences or structures that existed prior to
11 December 31, 2013, may be separated from a larger farm parcel.
- 12 b. Lots or parcels having less than 35 acres but not less than one acre, that legally existed prior
13 to December 31, 2013, that are not a part of and contiguous to a larger farm unit, or which
14 have been granted a variance pursuant to section 30-698 et seq. by the board of adjustment,
15 may be utilized as residential sites and structures may be rebuilt in the event of damage or
16 destruction without the need for a variance provided that a building permit is obtained, and
17 all minimum setback requirements and the terms of the county private sewage system
18 ordinance codified in chapter 70, article II, are met. These would also need to comply with
19 Wis. Stats. § 91.46(2)(c).
- 20 (b) *Front yards.* There shall be a front yard provided between each building and front property lines as
21 required in article III, division 2 of this chapter.
- 22 (c) *Side yards.* There shall be a side yard provided each building and the property line of no less than ten
23 feet.
- 24 (d) *Rear yard.* The minimum depth of any rear yard shall be 40 feet.
- 25 (e) *Floor area.* Buildings used in whole or in part for residential purposes which are hereafter erected,
26 moved or structurally altered shall have a minimum floor area of 500 square feet.
- 27 (f) *Access.* Access shall be provided as required in article III, division 3 of this chapter.

28 (Res. No. 2018-16, 6-5-2018)

29 Sec. 30-121. - Standards for rezoning.

- 30 (a) The state department of agriculture, trade and consumer protection shall be mailed a copy of the
31 notice of a public hearing on a petition for a rezone and following the hearing a copy of the findings
32 upon which the decision to deny or grant the petition was based.
- 33 (b) Decision on petitions for rezoning areas zoned for exclusive agricultural use shall be based on findings
34 that consider the following:
- 35 (1) Adequate public facilities to serve the development are present or will be provided.
- 36 (2) Provisions of these facilities will not be an unreasonable burden to local government.
- 37 (3) The land is suitable for development.
- 38 (4) Development will not cause unreasonable air or water pollution, soil erosion or adverse effects
39 on rare or irreplaceable natural areas.
- 40 (5) The potential for conflict with remaining agricultural uses in the area.
- 41 (6) The need of the proposed development location in an agricultural area.
- 42 (7) The availability of alternative locations.

- 1 (8) The productivity of the agricultural lands involved.
2 (9) The location of the proposed development to minimize the amount of agricultural land converted.
3 (10) And all other considerations as per Wis. Stats. §§ 91.48(1), (2) and (3).

4 (Res. No. 2018-16, 6-5-2018)

5 Secs. 30-122—30-140. - Reserved.

6 DIVISION 4. - A-1 AGRICULTURAL-TRANSITION DISTRICT

7 Sec. 30-141. - Purpose.

8 This district is intended to provide for the orderly transition of agricultural land to other uses in areas
9 planned for eventual urban expansion; defer urban development until the appropriate local government
10 bodies determine that adequate public services and facilities can be provided at a reasonable cost; ensure
11 that urban development is compatible with local land use plans and policies; provide periodic review to
12 determine whether all or part of the lands should be transferred to another zoning district. Such review shall
13 occur:

14 (1) Upon completion or revision of the county agricultural preservation plan or municipal land use
15 plan which affects lands in the district; or

16 (2) Upon extension of public services such as sewer and water, necessary to serve urban
17 development.

18 (Res. No. 2018-16, 6-5-2018)

19 Sec. 30-142. - Lands included within this district.

20 This district is generally intended to apply to lands located adjacent to incorporated municipalities or
21 urbanized areas where such lands are predominantly in agricultural or related open space use but where
22 conversion to nonagricultural use is expected to occur in the foreseeable future. Lands indicated as
23 transition areas in the agricultural plan and similar lands are to be included.

24 (Res. No. 2018-16, 6-5-2018)

25 Sec. 30-143. - Permitted uses.

26 The following are the permitted uses in the A-1 Agricultural-Transition District: Same as section 30-
27 116 A Exclusive Agricultural District.

28 (Res. No. 2018-16, 6-5-2018)

29 Sec. 30-144. - Conditional uses.

30 The following are the uses authorized by conditional permit in the A-1 Agricultural-Transition District:
31 Same as sections 30-117, 30-118 and 30-119 A Exclusive Agricultural District.

32 (Res. No. 2018-16, 6-5-2018)

33 Sec. 30-145. - Lot size, height, yards and access.

1 The following are the minimum lot size, height, yards and access in the A-1 Agricultural-Transition
2 District: Same as section 30-120 A Exclusive Agricultural District.

3 (Res. No. 2018-16, 6-5-2018)

4 Sec. 30-146. - Rezoning.

5 The following are the standards for rezoning in the A-1 Agricultural-Transition District: Same as section
6 30-121 A Exclusive Agricultural District.

7 (Res. No. 2018-16, 6-5-2018)

8 Secs. 30-147—30-169. - Reserved.

9 DIVISION 5. - A-2 AGRICULTURAL-RESIDENTIAL DISTRICT

10 Sec. 30-170. - Purpose.

11 This district is intended to primarily provide for the continuation of general farming and related activities
12 in areas currently being used for such development and to additionally provide for limited residential
13 development.

14 (Res. No. 2018-16, 6-5-2018)

15 Sec. 30-171. - Permitted uses.

16 The following are the permitted uses in the A-2 Agricultural-Residential District:

17 (1) A one-family dwelling.

18 (2) All agricultural land uses, buildings and activities, including the growing of field crops, dairying,
19 livestock-raising, poultry farming, hog-raising, and so on.

20 (3) One roadside stand per farm, of not more than 300 square feet, used solely for the sale of
21 products more than 50 percent of which were produced on the premises provided sufficient off-
22 street parking space for customers is furnished and all setbacks are met.

23 (4) Cemeteries and mausoleums.

24 (5) Essential services and utilities intended to serve a permitted principal use on the premises.

25 (6) Customary accessory uses provided such uses are clearly incidental to a principal permitted use.

26 (7) A two-family dwelling provided the lot area and setback requirements of this district are met.

27 (8) Forest management programs.

28 (9) Private residence for recreational rentals requiring state licensing under Wis. Admin. Code ch.
29 ATCP 72, subject to county licensing requirements as listed in 30-455.

30 (10) Any use permitted under section 30-116 A Exclusive Agricultural District.

31 (Res. No. 2018-16, 6-5-2018)

32 Sec. 30-172. - Conditional permit.

33 The following are the uses authorized by conditional permit in the A-2 Agricultural-Residential District:

- 1 (1) Manufactured home parks and campgrounds subject to the provisions of article V of this chapter.
2 Campgrounds in this district are limited to 25 sites, with only temporary camping units and/or
3 rustic/primitive sites. One unit per site. Campgrounds in this district are to be in conjunction with,
4 or accessory to, other permitted or conditionally permitted uses.
- 5 (2) Vacation farms and other farm-oriented recreational uses such as riding stables, game farms
6 and fishing ponds intended and used for commercial use.
- 7 (3) Agricultural processing industries, warehouses, slaughterhouses, rendering and fertilizer plants.
- 8 (4) Public and semi-public uses including but not limited to the following: public and private schools,
9 churches, public parks and recreation areas, hospitals, rest homes and homes for the aged, fire
10 and police stations, historic sites, except that sewage disposal plants and garbage incinerators
11 shall not be permitted.
- 12 (5) Telephone and power transmission towers, poles and lines, substations, relay and repeater
13 stations, equipment housing and other necessary appurtenant equipment and structures. (See
14 article VI of this chapter for tower communication facilities).
- 15 (6) Quarrying, mining, and processing of products from these activities, subject to the provisions of
16 article V of this chapter.
- 17 (7) Airports.
- 18 (8) Home occupations or professional offices provided no such uses occupies more than 25 percent
19 of the total floor area of the dwelling, not more than one nonresident person is employed on the
20 premises, and such use will not include an operational activity that would create a nuisance or be
21 otherwise incompatible with the surrounding land uses. Expanded home occupations which may
22 be carried on other than within the confines of the home and which may involve persons other
23 than the resident family may be authorized where such activity will not be incompatible with the
24 surrounding land uses.
- 25 (9) Mini-storage rental buildings or storage rental buildings for storage of personal property. Such
26 buildings are considered accessory structures.
- 27 (10) Recreational/tourism-oriented uses such as resorts, sport shops, bait sales, gift/novelty shops,
28 agricultural production, retail and other recreational/tourism services/activities, which in the
29 opinion of the land use and information committee are of the same general character or clearly
30 incidental to a permitted use, or use authorized by conditional permit.
- 31 (11) Winery for manufacturing and warehousing of wine and spirits with associated retail and
32 wholesale sales. Wine theme-related retail shops, restaurant, lounge, and event facilities as
33 approved by conditional permit.
- 34 (12) Operate an animal control facility, animal shelter, animal boarding facility, domesticated animal
35 breeding facility or have more than 15 dogs.
- 36 (13) Any which are the same as sections 30-117, 30-118 and 30-119 A Exclusive Agricultural
37 District.

38 (Res. No. 2018-16, 6-5-2018)

39 Secs. 30-173—30-197. - Reserved.

40 DIVISION 6. - A-4 AG/FORESTRY/RESIDENTIAL DISTRICT

41 Sec. 30-198. - Purpose.

42 The purpose of the A-4 district is to allow limited rural residential development on lands in
43 predominantly agriculture or forestry. Residential lots are limited to minimize impacts associated with

1 agricultural, forestry and open space development. Residents of this district may experience conditions
2 associated with farming or forestry that are not necessarily compatible with residential use.

3 (Res. No. 2018-16, 6-5-2018)

4 Sec. 30-199. - Permitted uses.

5 The following are the permitted uses in the A-4 district:

- 6 (1) One single-family dwelling, as defined in Wis. Stats. § 91.01(19).
- 7 (2) All agricultural land uses, buildings and activities, including the growing of field crops, truck crops,
8 dairying, livestock raising, poultry farming, as defined in Wis. Stats. § 91.01(2).
- 9 (3) One roadside stand per farm, of not more than 300 square feet, used solely for the sale of
10 products more than 50 percent of which were produced on the premises provided sufficient off-
11 street parking space for customers is furnished and all setbacks are met.
- 12 (4) Cemeteries limited to family plots only.
- 13 (5) Essential services and utilities intended to serve a permitted principal use on the premises.
- 14 (6) Customary accessory uses provided such uses are clearly incidental to a principal permitted use.
- 15 (7) Forest management programs.
- 16 (8) Any use permitted under section 30-116 A Exclusive Agricultural District.

17 (Res. No. 2018-16, 6-5-2018)

18 Sec. 30-200. - Conditional permit. Should campgrounds be here via CUP like A-2? Vacation farms, riding
19 stables, game farms, etc seem to fit with a campground.

20 The following are the uses authorized by conditional permit in the A-4 district:

- 21 (1) Vacation farms and other farm-oriented recreational uses such as riding stables, game farms
22 and fishing ponds intended and used for commercial or private residential use, as defined in Wis.
23 Stats. § 91.01(1).
- 24 (2) Slaughterhouses, rendering and fertilizer plants.
- 25 (3) Public and semi-public uses, as defined in Wis. Stats. § 91.46(5), including, but not limited to,
26 the following: public and private schools, churches, public parks and recreation areas, hospitals,
27 rest homes and homes for the aged, fire and police stations, historic sites, except that sewage
28 disposal plants and garbage incinerators shall not be permitted, as defined in Wis. Stats. §
29 91.46(5).
- 30 (4) Telephone and power transmission towers, poles and lines, substations, relay and repeater
31 stations, equipment housing and other necessary appurtenant equipment and structures (see
32 article VI of this chapter for tower communication facilities) as defined in Wis. Stats. § 91.46(4).
- 33 (5) Quarrying, mining, and processing of products from these activities, subject to the provisions of
34 article V of this chapter as defined in Wis. Stats. § 91.46(6).
- 35 (6) Airports, as defined in Wis. Stats. §§ 91.46(4), (5) and 91.01(1).
- 36 (7) Home occupations or professional offices provided no such use occupies more than 25 percent
37 of the total floor area of the dwelling, not more than one nonresident person is employed on the
38 premises, and such use will not include an operational activity that would create a nuisance to be
39 otherwise incompatible with the surrounding land uses. Expanded home occupations which may
40 be carried on other than within the confines of the home and which may involve persons other

1 than the resident family may be authorized where such activity will not be incompatible to the
2 surrounding land uses, as defined in Wis. Stats. §§ 91.01(b) and (d).

3 (8) Any which are the same as sections 30-117, 30-118 and 30-119 A Exclusive Agricultural District.
4 Same as sections 30-117, 30-118 and 30-119 A Exclusive Agricultural District.

5 (Res. No. 2018-16, 6-5-2018)

6 Sec. 30-201. - Conditions attached to conditional permits.

7 Upon a consideration of information supplied at the public hearing and a review of the standards
8 contained in section 30-117, the following conditions may be attached to the granting of a conditional use
9 permit: increased setbacks and yards; specifications for water supply, liquid waste, and solid waste disposal
10 facilities; landscaping and planting screen, sureties, operational controls and time of operation; air pollution
11 controls; erosion prevention measures; location of the use; and similar requirements found necessary to
12 fulfill the purpose and intent of this division. Violation of these conditions shall constitute a violation of this
13 chapter as provided in section 30-659.

14 (Res. No. 2018-16, 6-5-2018)

15 Sec. 30-202. - Height, yards, area and access requirements.

16 (a) *Lot area.*

17 (1) The minimum lot size to establish a residence farm operation is 35 contiguous acres, except as
18 provided in subsections (a)(2) and (a)(3) of this section.

19 (2) The minimum lot size shall be one acre and the maximum shall be five acres to establish a
20 separate parcel for an additional residence for parents or children of the farm operator, or for
21 persons earning a substantial part of their livelihood from the farm operation.

22 (3) Where an additional residence for persons specified in subsection (a)(2) of this section is located
23 on a farm without creating a separate parcel, the residence shall be at least 100 feet from other
24 residences.

25 a. For purposes of farm consolidation, farm residences or structures that existed prior to
26 December 31, 2013, may be separated from a larger farm parcel.

27 b. Lots of parcels having less than 35 acres but not less than one acre, that legally existed prior
28 to December 31, 2013, that are not a part of and contiguous to a larger farm unit, or which
29 have been granted a variance pursuant to section 30-698 et seq. by the board of adjustment,
30 may be utilized as residential sites and structures may be rebuilt in the event of damage or
31 destruction without the need for a variance provided that a building permit is obtained, and
32 all minimum setback requirements and the terms of the county private sewage system
33 ordinance codified in chapter 70, article II, are met.

34 (b) *Front yards.* There shall be a front yard provided between each building and front property lines as
35 required in article III, division 2 of this chapter.

36 (c) *Side yards.* There shall be a side yard provided [between] each building and the property line of no
37 less than ten feet.

38 (d) *Rear yard.* The minimum depth of any rear yard shall be 40 feet.

39 (e) *Floor area.* Buildings used in whole or in part for residential purposes which are hereafter erected,
40 moved or structurally altered shall have a minimum floor area of 500 square feet.

41 (f) *Access.* Access shall be provided as required in article III, division 3 of this chapter.

1 (Res. No. 2018-16, 6-5-2018)

2 Sec. 30-203. - Standards for rezoning.

3 (a) The state department of agriculture, trade and consumer protection shall be mailed a copy of the
4 notice of a public hearing on a petition for a rezone and following the hearing a copy of the findings
5 upon which the decision to deny or grant the petition was based.

6 (b) Decision on petitions for rezoning areas zoned for exclusive agricultural use shall be based on findings
7 that consider the following:

8 (1) Adequate public facilities to serve the development are present or will be provided.

9 (2) Provisions of these facilities will not be an unreasonable burden to local government.

10 (3) The land is suitable for development.

11 (4) Development will not cause unreasonable air or water pollution, soil erosion or adverse effects
12 on rare or irreplaceable natural areas.

13 (5) The potential for conflict with remaining agricultural uses in the area.

14 (6) The need of the proposed development location in an agricultural area.

15 (7) The availability of alternative locations.

16 (8) The productivity of the agricultural lands involved.

17 (9) The location of the proposed development to minimize the amount of agricultural land converted.

18 (10) And all other considerations as per Wis. Stats. §§ 91.48(1), (2) and (3).

19 (Res. No. 2018-16, 6-5-2018)

20 Secs. 30-204—30-223. - Reserved.

21 DIVISION 7. - C-1 COMMERCIAL DISTRICT

22 Sec. 30-224. - Purpose.

23 This district is intended to provide for the orderly and attractive grouping, at appropriate locations, of
24 retail stores, shops, offices and similar commercial establishments.

25 (Res. No. 2018-16, 6-5-2018)

26 Sec. 30-225. - Permitted uses.

27 The following are the permitted uses in the C-1 Commercial District; facilities such as, but not limited
28 to, the following:

29 (1) Retail stores and shops offering convenience goods and services.

30 (2) Business and professional offices and studios.

31 (3) Banks and savings and loan offices.

32 (4) Public and semi-public buildings and institutions.

33 (5) Commercial entertainment facilities; such as a dance hall, wedding venue or convention center.

34 (6) Laundromats.

- 1 (7) Restaurants.
- 2 (8) Taverns.
- 3 (9) Medical and dental clinics.
- 4 (10) Auto service stations and maintenance facilities.
- 5 (11) Public and private marinas.
- 6 (12) Recreation service oriented facilities as stated in the RR-1, RR-2 and RR-3 districts.
- 7 (13) Motels and tourist homes.
- 8 (14) Roominghouses and boardinghouses.
- 9 (15) Farm implement sales firms.
- 10 (16) Dwelling of owner or employee of a commercial establishment on the same parcel which is
- 11 physically attached to a commercial establishment; or if not physically attached then it must be
- 12 on one parcel that is at least 60,000 square feet and 150 feet in average lot width.
- 13 (17) Essential services and utilities intended to serve a permitted principal use on the premises.
- 14 (18) Adult themed stores/premises; however these must be located at least 1,320 feet from any
- 15 residential zoning district (RR-1, RR-2, RR-3, A-2, A-3 and A-4), at least 1,320 feet from any
- 16 single family, duplex, or multi-family dwelling, and at least 1,320 feet from any church, park,
- 17 licensed daycare or school.
- 18 (19) Adult entertainment facility; however these must be located at least 1,320 feet from any
- 19 residential zoning district (RR-1, RR-2, RR-3, A-2, A-3 and A-4), at least 1,320 feet from any
- 20 single family, duplex, or multi-family dwelling, and at least 1,320 feet from any church, park,
- 21 licensed daycare or school.
- 22 (20) Gas stations, convenience stores, truck stops and car washes.
- 23 (21) Drive-in establishments offering in-car service to customers.
- 24 (22) Licensed daycare facility.

25 (Res. No. 2018-16, 6-5-2018)

26 Sec. 30-226. - Conditional uses.

27 The following are the uses authorized by conditional permit in the C-1 commercial district:

- 28 (1) Public and semi-public conditional uses as stated in the RR-1, RR-2 and RR-3 districts.
- 29 (2) New and used car sales establishments.
- 30 (3) Wholesaling establishments.
- 31 (4) Transportation terminals.
- 32 (5) Outdoor theaters.
- 33 (6) Miniature golf, go-karts and amusement parks.
- 34 (7) Telephone and power transmission towers, poles and lines, substations, relay and repeater
- 35 equipment and structures. (See article VI of this chapter for tower communication facilities.)
- 36 (8) Manufactured home and camper sales establishments.
- 37 (9) Mini-storage rental buildings or storage rental buildings for storage of personal property. Such
- 38 buildings are considered accessory structures.

- 1 (10) Any outdoor retail or commercial activity that is not listed under permitted or conditional uses
2 and which in the opinion of the land use and information committee is of the same general
3 character of said permitted or conditional uses or clearly incidental to the districts uses (e.g., flea
4 markets, outdoor retail, curio or souvenir business). Outdoor retail activities in conjunction with
5 an existing commercial business operated less than seven calendar days per year are exempt.
- 6 (11) Light manufacturing/industrial (see article VII of this chapter).
- 7 (12) Operate an animal control facility, animal shelter, animal boarding facility, domesticated animal
8 breeding facility or have more than 15 dogs.

9 (Res. No. 2018-16, 6-5-2018)

10 Secs. 30-227—30-245. - Reserved.

11 DIVISION 8. - I-1 INDUSTRIAL DISTRICT

12 Sec. 30-246. - Purpose.

13 This district is intended to provide for manufacturing and industrial operations which on the basis of
14 actual physical and operational characteristics would not be detrimental to surrounding areas by reason of
15 smoke, noise, dust, odor, traffic, physical appearance or similar factors relating to public health, welfare
16 and safety. Those industries requiring outdoor storage for raw materials and/or finished products may be
17 required to provide fence or screen in accordance with the provisions of article VII of this chapter.

18 (Res. No. 2018-16, 6-5-2018)

19 Sec. 30-247. - Permitted uses.

20 The following are the permitted uses in the I-1 Industrial District:

- 21 (1) Manufacturing, assembly, fabricating and processing plants and similar type industrial operations
22 consistent with the purposes of this district.
- 23 (2) General warehousing.
- 24 (3) Accessory uses clearly incidental to a permitted use.
- 25 (4) Essential services and utilities intended to serve a permitted principal use on the premises.

26 (Res. No. 2018-16, 6-5-2018)

27 **Editor's note**— Any use determined to be objectionable by the land use and information
28 committee on the basis of pollution, noise, dust, smoke, vibration, odor, flashing lights, or danger
29 of explosion may be permitted only upon the issuance of a conditional use permit setting forth
30 dimensional and site requirements, performance standards, aesthetic controls, and pollution
31 standards for that particular use. See article VII of this chapter.

32 Sec. 30-248. - Conditional uses.

33 The following are the uses authorized by conditional permit in the I-1 Industrial District:

- 34 (1) Salvage yards subject to the provisions of article V of this chapter.

- 1 (2) Quarrying, mining and processing of products from these activities subject to the provisions of
2 article V of this chapter.
- 3 (3) Telephone, telegraph and power transmission towers, poles and lines including transformers,
4 substations, relay and repeater stations, equipment housing and other necessary appurtenant
5 equipment and structures. (See article VI of this chapter for telecommunication facilities.)
- 6 (4) Transfer stations used for garbage, recycling, rubbish or offal, subject to the applicable provisions
7 of the Wisconsin Administrative Code and the provisions of article VIII of this chapter.

8 (Res. No. 2018-16, 6-5-2018)

9 Secs. 30-249—30-274. - Reserved.

10 DIVISION 9. - F-1 FORESTRY DISTRICT

11 Sec. 30-275. - Purpose.

12 This district provides for the continuation of forest programs and related uses in those areas best suited
13 for such activities. It is intended to encourage forest management programs and also to recognize the value
14 of the forest as a recreational resource by permitting as a conditional use certain recreational activities
15 which when adequately developed, are not incompatible to the forest.

16 (Res. No. 2018-16, 6-5-2018)

17 Sec. 30-276. - Permitted uses.

18 The following are the permitted uses in the F-1 Forestry District:

- 19 (1) Forest management programs.
- 20 (2) Harvesting of wild crops such as marsh hay, ferns, moss, berries, tree fruits and tree seeds.
- 21 (3) Multiple use recreational trails and wildlife refuges.
- 22 (4) One single-family dwelling.
- 23 (5) Horticulture and gardening.
- 24 (6) Essential services and utilities intended to serve a permitted principal use on the premises.
- 25 (7) Accessory uses clearly incidental to a permitted use.
- 26 (8) Private residence for recreational rentals requiring state licensing under Wis. Admin. Code ch.
27 ATCP 72, subject to county licensing requirements as listed in 30-455.
- 28 (9) Any use permitted under section 30-116 A Exclusive Agricultural District.

29 (Res. No. 2018-16, 6-5-2018)

30 Sec. 30-277. - Conditional uses.

31 The following are the uses authorized by conditional permit in the F-1 Forestry District:

- 32 (1) Public and private parks, playgrounds and winter sports area.
- 33 (2) Dams, plants for production of electric power and flowage areas.
- 34 (3) Campgrounds subject to the provisions of article V of this chapter. **Campgrounds in this district**
35 **are limited to 25 sites, with only temporary camping units and/or rustic/primitive sites; except that**

1 camping cabin/yrts, not served by plumbing or electricity, may be permitted by conditional use
2 permit on rustic/primitive sites. One unit per site.

- 3 (4) Forest-connected industries such as sawmills, debarking operations, chipping facilities and
4 similar operations.
- 5 (5) Recreation and youth camps.
- 6 (6) Riding stables.
- 7 (7) Shooting ranges.
- 8 (8) Quarrying and mining operations subject to the provisions of article V of this chapter.
- 9 (9) Year around residences for caretakers of recreational areas and caretakers of plants used for
10 production of electric power.
- 11 (10) Telephone and power transmission towers, poles and lines, substations, relay and repeater
12 stations, equipment housing and other necessary appurtenant equipment and structures, radio
13 and television stations and transmission towers, fire towers and microwave radio relay towers.
14 (See article VI of this chapter for tower communication facilities.)
- 15 (11) Airports.
- 16 (12) Operate an animal control facility, animal shelter, animal boarding facility, domesticated animal
17 breeding facility or have more than 15 dogs.
- 18 (13) Any which are the same as sections 30-117, 30-118 and 30-119 A Exclusive Agricultural
19 District.

20 (Res. No. 2018-16, 6-5-2018)

21 Secs. 30-278—30-302. - Reserved.

22 DIVISION 10. - W-1 RESOURCE CONSERVATION DISTRICT

23 Sec. 30-303. - Purpose.

24 This district is intended to be used to prevent the destruction of natural or manmade resources and to
25 protect watercourses including the shorelands of navigable waters, and areas which are not adequately
26 drained, or which are subject to periodic flooding, where developments would result in hazards to health or
27 safety; would deplete or destroy resources; or be otherwise incompatible with the public welfare.

28 (Res. No. 2018-16, 6-5-2018)

29 Sec. 30-304. - Permitted uses.

30 The following are the permitted uses in the W-1 Resource Conservation District:

- 31 (1) Fish hatcheries and fish and wildlife ponds.
- 32 (2) Soil and water conservation programs.
- 33 (3) Forest management programs.
- 34 (4) Wildlife preserves.

35 (Res. No. 2018-16, 6-5-2018)

36 Sec. 30-305. - Conditional uses.

- 1 (a) The following are the uses authorized by conditional permit in the W-1 Resource Conservation District:
2 (1) Drainage where such activity will not be in conflict with the stated purpose of this district.
3 (2) Public and private parks.
4 (3) Dams, plants for the production of electric power and flowage areas.
5 (4) Grazing where such activities will not be in conflict with the stated purposes of this district.
6 (5) Orchards.
7 (6) Telephone and power transmission towers, poles and lines, substations, relay and repeater
8 stations, equipment housing and other necessary appurtenant equipment and structures, radio
9 and television stations and transmission towers, fire towers, and microwave radio relay towers.
10 (See article VI of this chapter for tower communication facilities.)
11 ~~(7) Campgrounds subject to the provisions of article V of this chapter.~~ Are their rustic/primitive
12 campsites in this district – along St. Croix or Namekagon? Could possibly clean up this zoning
13 district on the various map updates.
14 (8) Quarrying and mining operations subject to the provisions of article V of this chapter and when
15 not in conflict with the stated purposes of this district.
16 (b) No use shall involve dumping or filling, or mineral, soil or peat removal or any other use that would
17 disturb the natural fauna, flora, watercourses, water regimen, or topography.

18 (Res. No. 2018-16, 6-5-2018)

19 Secs. 30-306—30-350. - Reserved.

20 DIVISION 11. - PUD PLANNED UNIT DEVELOPMENT DISTRICT

21 Sec. 30-351. - Purpose.

- 22 (a) The PUD district is intended to provide for large scale residential or residential-recreation
23 development. This district shall have no definite boundaries until such are approved by the county
24 board on the recommendation of the land use and information committee in accordance with
25 procedures prescribed for zoning amendments by Wis. Stats. § 59.69. Plans for the proposed
26 development shall be submitted in duplicate, and shall show the location, size and proposed use of all
27 structures and land included in the areas involved.
28 (b) The plans may provide for a combination of single-family and multi-family development as well as
29 related commercial uses, provided that the plans conform to section 30-352.
30 (c) The Planned Unit Development is intended to permit smaller non-riparian lots where the physical
31 layout of the lots is so arranged as to better assure the control of pollution and preservation of ground
32 cover than would be expected if the lots were developed with the normal lot sizes and setbacks and
33 without special conditions placed upon the Planned Unit Development at the time of its approval. A
34 condition of all Planned Residential Unit Development is the preservation of certain open space,
35 preferably on the shoreland, in perpetuity.

36 (Res. No. 2018-16, 6-5-2018)

37 Sec. 30-352. - Minimum requirements.

38 The following are the minimum requirements in the PUD planned unit development district:

- 39 (1) A single area of at least five acres is involved.

- 1 (2) Each residential building and lot in the district will conform to the RR-1 district requirements, and
2 each commercial building and lot will conform to the C-1 district requirements.
- 3 (3) Adequate streets and sidewalks as determined to serve the needs of the area involved will be
4 provided.
- 5 (4) Adequate access to public streets and proper internal circulation will be provided.
- 6 (5) Adequate sewer and water facilities are possible and will be provided if deemed necessary by
7 the land use and information committee. Each commercial or residential lot must include such
8 physical features necessary as to provide for sewage and water facilities in accordance with the
9 county sanitary code and SPS 383, Wis. Admin. Code.
- 10 (6) The development will constitute a reasonable extension of the living areas in the county and will
11 be compatible with surrounding land uses.
- 12 (7) Erosion control shall be designed/planned to minimize pollution and to follow the standards
13 outlined in article XII of chapter 45.
- 14 (8) The area proposed for home sites is located in a district that permits residential use.
- 15 (9) The project area may include lands in more than one zoning district.
- 16 (10) All structures must have minimum setbacks of ten feet to side lot lines, 30 feet to front lot lines,
17 40 feet to rear lot lines and 40 feet to wetlands.
- 18 (11) Open space. At least 50 percent of the project area shall be undivided and restricted in
19 perpetuity from further development. Open space shall be deed and plat restricted to
20 nonstructural agricultural, forestry, recreational or environmental protection uses except that
21 accessory structures essential to the open space uses may be approved. A private on-site
22 wastewater treatment system may be located in such an area provided no suitable site is available
23 on the lot served by the system. Open space shall be contiguous. In this section contiguous shall
24 mean at least 33 feet in width. Any restriction placed on use of lands, which is required by this
25 chapter, or which was placed as a condition of approval of a planned residential development
26 shall vest in the county the right to enforce the restriction against anyone who has or acquires an
27 interest in the land subject to the restriction. If the open space is to be held in common by owners
28 of lots in the development, a homeowner's association or similar legally constituted body shall be
29 created to maintain it. Open space may be:
- 30 A. Dedicated to the public. Land dedicated to the public must be accepted by action of the
31 governing body of the accepting unit of government.
- 32 B. Retained by the former owner, or held in individual ownership, while a nonprofit conservation
33 organization or other qualified organization holds a conservation easement prescribing the
34 acceptable uses for the common open space.
- 35 C. Held in common by the residents of the planned residential development.
- 36 D. Held as individual outlots by owners of the planned residential development.
- 37 E. Held by a nonprofit conservation organization acceptable to the county. The conveyance to
38 the nonprofit conservation organization must contain appropriate provisions for reversion in
39 the event that the organization becomes unwilling or unable to uphold the terms of the
40 conveyance.
- 41 (12) Density. The number of platted home sites shall not exceed 125 percent of those which would
42 have been possible if the same land were platted in accordance with the minimum lot sizes,
43 setbacks, widths and water frontage provided by the applicable provisions of this chapter, chapter
44 10, chapter 22, chapter 45, chapter 58 and chapter 70 of the Burnett County Ordinances. This
45 figure shall be determined by use of the development yield analysis provided in the application
46 and approval process of the applicable chapters.
- 47 (13) Design guidelines for approval.

- 1 A. Roadways, lots and building envelopes shall be located in areas where they will have the
2 least effect on forests, environmentally sensitive areas, crop land, pasture, meadow, farm
3 buildings and historic structures, and where they will retain or enhance the visual character
4 of the rural landscape. However, in resolving conflicts between these interests, priority shall
5 be given to protection of waterways and their buffers, steep slopes, regulated floodplains
6 and avoidance of a fragmented landscape.
- 7 B. All residential lots and dwellings shall be encouraged into clusters. Residential clusters
8 shall be located to minimize negative impacts on the natural, scenic and cultural resources
9 of the site, and conflicts between incompatible uses.
- 10 (14) Site development and land disturbing.
- 11 A. Existing natural drainage ways shall be retained to the greatest extent possible.
- 12 B. Existing natural vegetation shall be preserved in areas where disturbance outside the
13 building envelope is not essential.

14 (Res. No. 2018-16, 6-5-2018)

15 Secs. 30-353—30-391. - Reserved.

16 DIVISION 12. - UVOD UNINCORPORATED VILLAGE OVERLAY DISTRICT

17 Sec. 30-392. - Purpose.

- 18 (a) The UVOD Unincorporated Village Overlay District is created to accommodate the land use patterns
19 of those established unincorporated villages where, in order to ensure development consistent with
20 the intent of this chapter, special provisions shall be applied.
- 21 (b) The UVOD Unincorporated Village Overlay District shall include all the area indicated on the official
22 county land use/zoning maps designated as UVOD Unincorporated Village Overlay District.

23 (Res. No. 2018-16, 6-5-2018)

24 Sec. 30-393. - Permitted uses.

25 The following are the permitted uses in the UVOD unincorporated village overlay district: Any use
26 permitted in the underlying district.

27 (Res. No. 2018-16, 6-5-2018)

28 Sec. 30-394. - Conditional uses.

29 The following are the uses authorized by conditional permit in the UVOD Unincorporated Village
30 Overlay District: Any conditional use authorized in the underlying districts.

31 (Res. No. 2018-16, 6-5-2018)

32 DIVISION 13. - FPOD FARM PRESERVATION OVERLAY DISTRICT

33 Sec. 30-395. - Purpose.

1 The FPOD Farm Preservation Overlay District provides for the conservation and protection of lands
2 planned for farmland preservation in the Burnett County Farmland Preservation Plan. This district is an
3 overlay district applying the provisions of the Exclusive Agricultural District (A District) in addition to the
4 underlying district requirements. This overlay will only be applied within areas planned for farmland
5 preservation in the Burnett County Farmland Preservation Plan and zoned Exclusive Agriculture (A),
6 Agricultural-Transition (A-1), Agricultural-Residential (A-2), Ag/Forestry/Residential (A-4), Forestry (F-1),
7 and Resource Conservation (W-1).

8 (Res. No. 2018-16, 6-5-2018)

9 Sec. 30-396. - Permitted uses.

10 The following are the permitted uses in the FPOD Farm Preservation Overlay District:

- 11 (1) Any permitted use authorized in the Exclusive Agriculture District (A).

12 (Res. No. 2018-16, 6-5-2018)

13 Sec. 30-397. - Conditional uses.

14 The following are the uses authorized by conditional permit in the FPOD Farm Preservation Overlay
15 District:

- 16 (1) Any conditional use authorized in the Exclusive Agriculture District (A).

17 (Res. No. 2018-16, 6-5-2018)

18 Sec. 30-398. - Conditions attached to conditional permits.

19 Upon a consideration of information supplied at the public hearing and a review of the standards
20 contained in section 30-117, the following conditions may be attached to the granting of a conditional use
21 permit: increased setbacks and yards; specifications for water supply, liquid waste, and solid waste disposal
22 facilities; landscaping and planting screen, sureties, operational controls and time of operation; air pollution
23 controls; erosion prevention measures; location of the use; and similar requirements found necessary to
24 fulfill the purpose and intent of this division. Violation of these conditions shall constitute a violation of this
25 chapter as provided in section 30-659.

26 (Res. No. 2018-16, 6-5-2018)

27 Sec. 30-399. - Height, yards, area and access requirements.

- 28 (1) Same as those listed in the Exclusive Agricultural District (A).

29 (Res. No. 2018-16, 6-5-2018)

30 Sec. 30-400. - Standards for rezoning.

- 31 (1) Same as those listed in the Exclusive Agricultural District (A).

32 (Res. No. 2018-16, 6-5-2018)

33 Secs. 30-401—30-405. - Reserved.

1 DIVISION 14. - AP AIRPORT DISTRICT

2 Sec. 30-406. - Purpose.

3 The AP Airport District is intended for municipal and private airports, providing service for passengers
4 and/or cargo.

5 (Res. No. 2018-16, 6-5-2018)

6 Sec. 30-407. - Permitted uses.

7 The following are the permitted uses in the AP Airport District:

- 8 (1) Municipal or private airports.
- 9 (2) Public or private hangar.
- 10 (3) Terminals.
- 11 (4) Facilities for passengers, cargo, and supply or repair of airplanes and aviation related
12 businesses.

13 (Res. No. 2018-16, 6-5-2018)

14 Sec. 30-408. - Conditional uses.

15 The following are the uses authorized by conditional permit in the AP airport district:

- 16 (1) Commercial and light industrial uses compatible with the airport facility plan and permitted uses.
- 17 (2) Government facilities, structures, or buildings. All uses are subject to the county airport ordinance
18 and any/all federal and state regulations.
- 19 (3) Campgrounds with only temporary camping units. One unit per site. Campgrounds in this district
20 are to be in conjunction with, or accessory to, other permitted or conditionally permitted uses.

21 (Res. No. 2018-16, 6-5-2018)

22 DIVISION __. – RR-RC RESIDENTIAL RECREATION-RECREATIONAL COMMERCIAL DISTRICT

23 Sec. 30-___. - Purpose.

24 The RR-RC Residential Recreation-Recreational Commercial District is intended to provide for a mixed
25 use of seasonal and year round residential development in close proximity to essential recreation-oriented
26 services in areas of high recreational value. Residential users should expect relatively high intensity
27 recreation-oriented commercial uses to be ongoing within this district. Recreational Commercial uses
28 should be directly supporting the recreational uses of the immediate area and district. This “floating” district
29 is available to rezone to for uses appropriate within it, subject to consistency and compatibility with the
30 Town and County’s Comprehensive Land Use Plans, and approval by the Town Board (where applicable).
31 The minimum parcel size for rezoning to this district is 10 acres. Minimum lot size within the district is an
32 average of 150 feet in width, and with a 30,000 square foot minimum area.

33 Sec. 30-___. - Permitted uses.

34 The following are the permitted uses in the RR-RC Residential Recreation-Recreational Commercial
35 district:

- 1 (1) One single family dwelling.
- 2 (2) Private garages and carports.
- 3 (3) Horticulture and gardening.
- 4 (4) Essential services and utilities to serve the permitted uses.
- 5 (5) Customary accessory uses provided such uses are clearly incidental to the principal permitted
- 6 use.
- 7 (6) Private residence for recreational rentals requiring state licensing under Wis. Admin. Code ch.
- 8 ATCP 72, subject to county licensing requirements as listed in 30-455.
- 9 (7) Home occupations or professional offices provided no such uses occupies more than 25 percent
- 10 of the total floor area of the dwelling, not more than one nonresident person is employed on the
- 11 premises, and such use will not include an operational activity that would create a nuisance or be
- 12 otherwise incompatible with the surrounding land uses.
- 13 (8) Convenience stores.
- 14 (9) Licensed daycare facility.

15 Sec. 30-____. - Conditional uses.

16 The following are the uses authorized by conditional use permit in the RR-RC Residential Recreation-

17 Recreational Commercial district:

- 18 (1) Campgrounds subject to the provisions of article V of this chapter.
- 19 (2) Recreational service oriented uses such as resorts and motels, restaurants and cocktail lounges,
- 20 marinas, sport shops and bait sales, and other recreational services, which in the opinion of the
- 21 land use and information committee are of the same general character or clearly incidental to a
- 22 permitted use, or use authorized by conditional permit. Should a restaurant/bar still need a CUP
- 23 in this district or just be a permitted use?
- 24 (3) Two-family dwelling units also known as duplexes. A two-family dwelling unit cannot be separate
- 25 structures and must share a common wall and roof.
- 26 (4) Mini-storage rental buildings or storage rental buildings for storage of personal property when in
- 27 conjunction with, and accessory to, a campground approved by a conditional use permit.
- 28 (5) Expanded home occupations or professional offices, provided such use will not include an
- 29 operational activity that would create a nuisance and/or be determined incompatible or
- 30 inconsistent with the existing or historical uses of the parcel by the land use and information
- 31 committee. Expanded home occupations may be carried on other than within the confines of the
- 32 home and may involve persons other than the resident family.
- 33 (6) Drive-in establishments offering in-car service to customers.
- 34 (7) Telephone and power transmission towers, poles and lines, substations, relay and repeater
- 35 stations, equipment housing and other necessary appurtenant equipment and structures. (See
- 36 article VI of this chapter for tower communication facilities.)
- 37 (8) Public and semi-public uses including but not limited to the following: public and private schools,
- 38 churches, public parks and recreational areas, hospitals, rest homes and homes for the aged, fire
- 39 and police stations, historic sites, except that sewage treatment and solid waste disposal facilities
- 40 shall not be allowed.

41 Secs. 30-409—30-412. - Reserved.

42 DIVISION 15. - ZONING SCHEDULE

43 Sec. 30-413. - Dimensional requirements.

1 SCHEDULE OF MINIMAL DIMENSIONAL REQUIREMENTS ^{(1), (3)}

	RR-1 and RR-RC	RR-2	RR-3	A	A-1	A-2	A-4	C-1	I-1	F-1
Minimum required lot area (square feet and acres)	30,000 ⁽²⁾	1½ Acres	5 Acres ⁽⁸⁾	35 Acres ⁽⁶⁾	35 Acres ⁽⁶⁾	10 Acres ⁽⁸⁾	35 Acres ⁽⁶⁾	30,000	1 Acre	20 Acres ⁽⁸⁾
Minimum required average lot width	150	200	300 ⁽⁸⁾	300	300	300 ⁽⁸⁾	300	150	200	300 ⁽⁸⁾
Setback required										
Front	30 ⁽⁵⁾	30 ⁽⁵⁾	30 ⁽⁵⁾	30 ⁽⁵⁾	30 ⁽⁵⁾	30 ⁽⁵⁾	30 ⁽⁵⁾	30 ⁽⁵⁾	50 ⁽⁵⁾	30 ⁽⁵⁾
Side	10	10	10	10	10	10	10	10	10	10
Rear	40	40	40	40	40	40	40	20	40	40
Minimum floor area, dwelling (square feet)										
3 Bedrooms	700	700	700	700	700	700	700	700	700	700
2 Bedrooms	600	600	600	600	600	600	600	600	600	600
1 Bedroom	500	500	500	500	500	500	500	500	500	500
Building height limit	40 ⁽⁷⁾	40 ⁽⁷⁾	40 ⁽⁷⁾	40 ⁽⁴⁾⁽⁷⁾	40 ⁽⁴⁾⁽⁷⁾	40 ⁽⁴⁾⁽⁷⁾	40 ⁽⁴⁾⁽⁷⁾	40 ⁽⁷⁾	60 ⁽⁷⁾	40 ⁽⁷⁾

2

3 Notes:

4 ⁽¹⁾ Unless specified elsewhere in this chapter or on the official zoning map the dimensional
5 requirements of this schedule shall apply to the respective listed districts. A planned residential
6 development may be approved by the land use and information committee as a conditional use
7 in any zoning district that permits residential use, but not A and A-1 zoning districts. Requirements
8 for the W-1 resource conservation and PUD planned unit development are contained on the
9 official zoning maps.

- 1 (2) Minimum for one-family dwellings: Add 5,000 for each additional unit over one.
- 2 (3) Plus any additional area required by Wisconsin Administrative Code.
- 3 (4) Farm buildings are exempt from building height limit unless restricted in other sections or
- 4 chapters. See section 30-658(d)(1) for the definition of farm buildings.
- 5 (5) See section 30-443 et seq. for additional setback requirements.
- 6 (6) Minimum lot size 40 acres (nominal ¼, ¼ section) with one-time additional split of a one to five
- 7 acre parcel per 40 acres.
- 8 (7) Shoreland areas and Airport District may have different height restrictions.
- 9 (8) Density development allows for flexibility in the size and number of parcels to be created within
- 10 a nominal 1/4, 1/4 of a section (40 acres), based on zoning district. The maximum development
- 11 density credits shall be calculated by using the density development formula and rounding down
- 12 to the nearest whole number. Development credits represent the total parcels into which the
- 13 original zoned parcel may be divided, provided they meet all other applicable zoning and
- 14 subdivision ordinances. Development credits are assigned to the existing parcel and parcels
- 15 created based on the density development formula. These credits will determine whether created
- 16 parcels can be further divided under the density standard. Persons purchasing or proposing to
- 17 develop parcels should contact the Burnett County Land Services Department to determine if
- 18 development credits are available for the parcel. Density development is only allowed in the
- 19 following districts; RR-3, A-2 and F-1.

20 Condominium-type development, per WI § 703, may be permitted by conditional permit using

21 density development standards. The maximum density will be determined with the method used

22 for standard development. Condominium development in the RR-1 zoning district may also be

23 permitted using minimum standards of 30,000 feet ² area; 150 foot average lot width.

24 Density Development Formula

25 Number of acres divided by density standard for district equals number of total development

26 credits (rounded to nearest whole number).

27 For example: Forty acres divided by five acres (Density Standard for RR-3) equals eight

28 maximum development credits * for original parcel.

29 * (Preliminary survey required to demonstrate developable parcels exist)

30 **SCHEDULE OF DENSITY AND MINIMUM LOT SIZE ^{(1),(7)}**

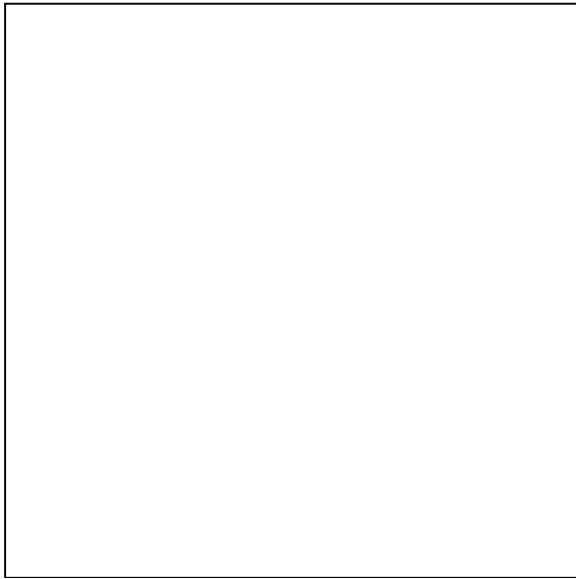
	RR-3	A-2	F-1
Density Standard (DS)	5	10	20
Maximum Development Density - Using Formula	Maximum 8 development credits	Maximum 4 development credits	Maximum 2 development credits
Minimum lot size using DS	1 acre *	1 acre *	1 acre *

Minimum lot width using DS	150 *	150 *	150 *
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1

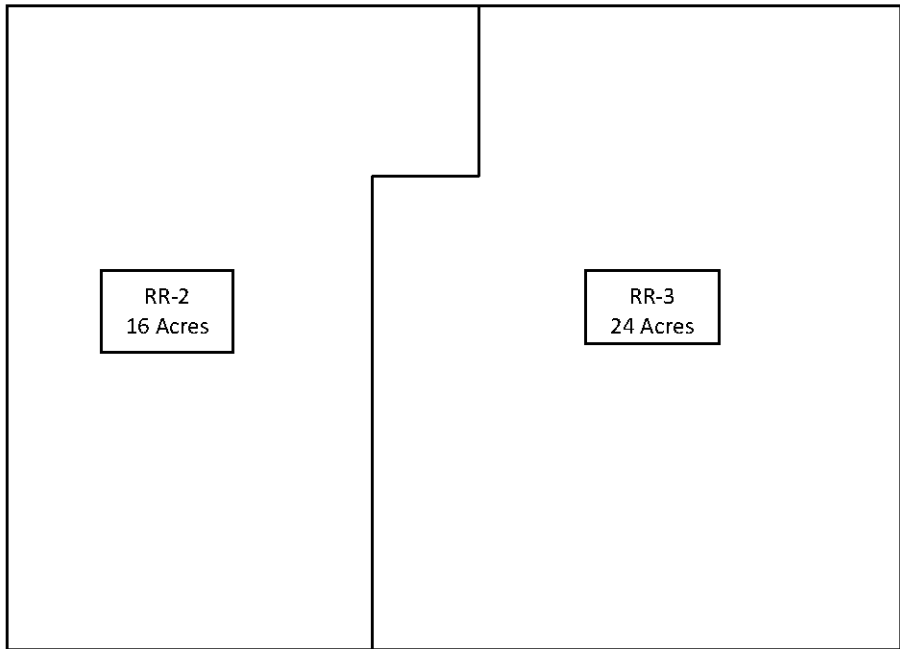
2 * Riparian parcels must meet minimum average lot width per zoning district.

3 Below is an example of how density development would be applied.



4

←————— Nominal 1/4, 1/4 Section —————→



5

6 *A 24 acre parcel zoned RR-3*

1 *Step 1:* The maximum development density shall be calculated by dividing the acres of a zoned parcel
2 by the zoning district density standard and rounding down to the nearest whole number to determine
3 the total development credits.

4 RR-3: 24 acres divided by 5 density standard = 4.8 or 4 development credits.

5 *Step 2:* Development credits represent the total parcels upon which the original zoned parcel may be
6 divided and meeting all other applicable zoning requirements.

7 A total of four development credits are available for the 24 acre lot. As a result, one development
8 credit is applied to the existing lot and three other lots could be created. All lots must be a
9 minimum of one acre and at least 150 feet in width.

10 *Step 3:* The land owner of the 24 acre parcel could create one lot at time or all three new lots at one
11 time. Development credits will be tracked within the land services department.

12 (Res. No. 2018-16, 6-5-2018)

13 Secs. 30-414—30-419. - Reserved.

14 DIVISION 16. - PRD PLANNED RESIDENTIAL DEVELOPMENT

15 Sec. 30-420. - Purpose.

16 A PRD Planned Residential Development is intended to permit smaller lots where the physical layout
17 of the lots is so arranged as to better control pollution, preserve ground cover and promote the objectives
18 of this chapter than would be possible if normal development standards were applied. This may be
19 accomplished by increasing shoreline setbacks and by clustering structures on one or more portions of the
20 parcel. A condition of all planned residential developments is the preservation of open space in perpetuity,
21 preferably along the shoreline, and, in nonshoreland areas, the maintenance of the natural features of the
22 land to the greatest extent possible.

23 (Res. No. 2018-16, 6-5-2018)

24 Sec. 30-421. - Requirements.

25 The land use and information committee may at its discretion, upon its own motion or upon petition,
26 authorize a planned residential development as a conditional use application as provided under article VIII
27 of this chapter. The committee may authorize a specific project upon finding after a public hearing that the
28 following facts exist:

29 (1) *Location and area.* The area proposed for home sites is located in a district that permits
30 residential use. Gross project area shall include total project area less any areas below the
31 ordinary high-water mark of navigable waters and may include lands in more than one zoning
32 district.

33 (2) *Pollution and erosion control.* The location and nature of the private on-site wastewater treatment
34 systems, which will serve the home sites individually or collectively, is in compliance with the
35 county sanitary code and Wis. Admin. Code ch. SPS 383.

36 (3) *Open space.* At least 50 percent of the project area shall be undivided and restricted in perpetuity
37 from further development. Open space may be:

38 a. Dedicated to the public.

- 1 b. Retained by the former owner, or held in individual ownership, while a nonprofit conservation
2 organization or other qualified organization holds a conservation easement prescribing the
3 acceptable uses for the common open space.
- 4 c. Held in common by the residents of the planned residential development.
- 5 d. Held as individual outlots by owners of the planned residential development.
- 6 e. Held by a nonprofit conservation organization acceptable to the county. The conveyance to
7 the nonprofit conservation organization must contain appropriate provisions for reversion in
8 the event that the organization becomes unwilling or unable to uphold the terms of the
9 conveyance.

10 (Res. No. 2018-16, 6-5-2018)

11 Sec. 30-422. - Dedication.

12 Land dedicated to the public must be accepted by action of the governing body of the accepting unit
13 of government. If the open space is to be held in common by owners of lots in the development, a
14 homeowner's association or similar legally constituted body shall be created to maintain it. Any restriction
15 placed on use of lands, which is required by this article, or which was placed as a condition of approval of
16 a planned residential development shall vest in the county the right to enforce the restriction against anyone
17 who has or acquires an interest in the land subject to the restriction.

18 (Res. No. 2018-16, 6-5-2018)

19 Sec. 30-423. - Open space.

20 Open space shall be deed- and plat-restricted to nonstructural agricultural, forestry, recreational or
21 environmental protection uses except that accessory structures essential to the open space uses may be
22 approved. A private on-site wastewater treatment system may be located in such an area provided no
23 suitable site is available on the lot served by the system. Open space shall be contiguous.

24 (Res. No. 2018-16, 6-5-2018)

25 Sec. 30-424. - Density.

26 The number of platted home sites shall not exceed 125 percent of those which would have been
27 possible if the same land were platted in accordance with the minimum lot sizes, setbacks and widths
28 provided by the applicable provisions of this chapter and chapter 58, pertaining to subdivisions. This figure
29 shall be determined by use of the development yield analysis provided in the application and approval
30 process of this section.

31 (Res. No. 2018-16, 6-5-2018)

32 Sec. 30-425. - Lot sizes, widths, setbacks, and vegetation protection.

33 The minimum lot size for such development shall be 30,000 square feet with a 150-foot minimum
34 average lot width and side yard setbacks of ten feet minimum, and 40 feet in total. Front yard setback shall
35 be 30 feet, and rear yard setback shall be 40 feet.

36 (Res. No. 2018-16, 6-5-2018)

1 Sec. 30-426. - Design guidelines for approval.

2 (a) Roadways, lots and building envelopes shall be located in areas where they will have the least effect
3 on forests, environmentally sensitive areas, crop land, pasture, meadow, farm buildings and historic
4 structures, and where they will retain or enhance the visual character of the rural landscape. However,
5 in resolving conflicts between these interests, priority shall be given to protection of waterways and
6 their buffers, steep slopes, regulated floodplains and avoidance of a fragmented landscape.

7 (b) All residential lots and dwellings shall be encouraged into clusters. Residential clusters shall be
8 located to minimize negative impacts on the natural, scenic and cultural resources of the site, and
9 conflicts between incompatible uses.

10 (Res. No. 2018-16, 6-5-2018)

11 Sec. 30-427. - Site development and land disturbing guidelines.

12 (a) Existing natural drainageways shall be retained to the greatest extent possible.

13 (b) Existing natural vegetation shall be preserved in areas where disturbance outside the building
14 envelope is not essential.

15 (Res. No. 2018-16, 6-5-2018)

16 Sec. 30-428. - Application procedure and approval process for a planned residential development.

17 (a) *Initial conference.* Before submitting a conditional use application for a planned residential
18 development, the subdivider shall schedule an appointment with the land services department staff to
19 discuss the procedure for approval of a planned residential development, including submittal
20 requirements and design standards.

21 (b) *Initial application.* After the initial conference, the subdivider shall submit a conditional use application
22 and a series of maps and descriptive information to the land services department according to the
23 following. Mapping for the initial application can be done in any combination of features as long as
24 individual map components can be distinguished and the relationship between map components can
25 be determined.

26 (1) *Inventory and mapping of existing resources including the following mapped at a scale of no less*
27 *than one inch equals 50 feet.*

28 a. Land contours based at a minimum upon the most recent Burnett County Lidar data.

29 b. United States Department of Agriculture Natural Resource Conservation Service soil type
30 locations and characteristics. Location of bedrock and areas of high potential for
31 groundwater contamination should also be noted.

32 c. Hydrological characteristics, including surface water bodies, floodplains, wetlands,
33 groundwater recharge and discharge areas, natural swales, drainageways and steep slopes.

34 d. Land cover on the site, according to general cover type, including comments on the health
35 and condition of trees and other vegetation.

36 e. Current and past land use, all buildings and structures on the land, cultivated areas, paved
37 areas, and all encumbrances, such as easements and covenants. Any waste sites,
38 brownfields or waste disposal practices should also be disclosed.

39 f. Known critical habitats for rare, threatened or endangered species.

40 g. Views of the site from surrounding roads, and/or nearby elevated areas, indicating on the
41 map where photographs were taken.

- 1 h. Unique geological resources, such as rock outcrops or glacial features.
- 2 i. Cultural resources, if applicable, such as historic buildings, archaeological sites, and burial
3 sites.
- 4 (2) *Development yield analysis.* The subdivider shall submit a table showing the maximum number
5 of dwelling units that would be permitted under this chapter, consistent with the minimum lot size,
6 lot widths, setbacks and other provisions of this chapter and compare it to the number of dwellings
7 proposed. Land that is undevelopable because of other laws and ordinances that prohibit
8 development in certain areas (e.g., floodways) shall be excluded from the development yield
9 analysis.
- 10 (3) *Site analysis and concept plan.* Using the inventory provided in subsection (b)(1) of this section,
11 the development yield analysis provided in subsection (b)(2) of this section, and the design
12 standards in sections 30-425 through 30-427, the subdivider shall submit a concept plan including
13 at least the following information at a scale of no less than one inch equals 50 feet:
- 14 a. Open space areas indicating which area is to remain undeveloped.
- 15 b. Boundaries of areas to be developed and proposed general roadway and lot layout.
- 16 c. Number and type of housing units proposed.
- 17 d. Proposed methods for and location of water supply, stormwater management and sewage
18 treatment.
- 19 e. Inventory of preserved and disturbed natural features and prominent views.
- 20 f. Preliminary development envelopes showing areas for lawns, pavement, buildings and
21 grading.
- 22 g. Proposed methods of ownership and management of open space.
- 23 (4) *General location map.* The subdivider shall submit a map showing the general outlines of existing
24 buildings, land use, and natural features such as water bodies, wetlands or wooded areas within
25 500 feet of the tract. This information may be presented on an aerial photograph at a scale of no
26 less than one inch equals 400 feet.
- 27 (c) *Review of initial application.* Within 30 days following the filing of a complete application for conditional
28 use, the land services department shall meet with the subdivider to review the application. Staff from
29 appropriate state agencies may also be requested by the county to review the conditional use
30 application. The land services department shall make the determination of whether the application is
31 complete. (For the purpose of this chapter, a complete application accepted by the land use and
32 information committee may include a preliminary plat as provided for in the subdivision control
33 ordinance codified in chapter 58, which may be subject to modification through the public hearing
34 process.) Upon determination that the application is complete, the application will be scheduled for a
35 public hearing for a conditional use permit as provided under article VIII of this chapter. (This public
36 hearing may include review of the preliminary plat.)
- 37 (d) *Review of conditional use.* The conditional use application for a planned residential development shall
38 be reviewed in accordance with the provisions of article VIII of this chapter, and the requirements of
39 this section. Approval of the conditional use application is required prior to the filing of the preliminary
40 plat as required under the subdivision control ordinance codified in chapter 58.

41 (Res. No. 2018-16, 6-5-2018)

42 Secs. 30-429—30-434. - Reserved.

43 ARTICLE III. - SUPPLEMENTARY REGULATIONS

44 DIVISION 1. - GENERALLY

1 Sec. 30-435. - Application of regulations.

2 The use of any land or water; the size, shape, and placement of lots; the use, size, height, type, and
3 location of structures thereon; and the provisions for open spaces shall be in compliance with the
4 regulations set forth on the "Official Zoning Map, Shoreland-Wetland Map and Floodplain Maps, Burnett
5 County, Wisconsin," and in the text of this chapter.

6 (Res. No. 2018-16, 6-5-2018)

7 Secs. 30-436—30-442. - Reserved.

8 DIVISION 2. - STANDARD DISTRICT REGULATIONS

9 Sec. 30-443. - Setback requirements on highways and roads.

10 (a) All state and U.S. numbered highways are hereby designated class A highways. The setback line for
11 class A highways and for any other roads designated as major roads on official maps in effect in the
12 county shall be 66 feet from road right-of-way as established by a Wisconsin licensed professional
13 land surveyor or 130 feet from centerline when no survey exists.

14 (b) All county trunk highways not otherwise designated as class A highways are hereby designated class
15 B highways. The setback for class B highways and for roads designated as arterial roads on official
16 maps in effect in the county shall be 42 feet from road right-of-way as established by a Wisconsin
17 licensed professional land surveyor or 75 feet from centerline when no survey exists.

18 (c) All town roads not otherwise designated class A or class B highways are hereby designated class C
19 highways. The setback for class C highways and for streets other than major and arterial roads
20 designated as such on official maps in effect in the county shall be 30 feet from road right-of-way as
21 established by a Wisconsin licensed professional land surveyor or 63 feet from centerline when no
22 survey exists.

23 (d) A setback equal to the average setback of all existing principal buildings located within 300 feet of a
24 proposed building site and on the same side of the road for class A, class B and class C highways,
25 shall be permitted where three of these buildings do not conform to the appropriate setback line. The
26 proposed principal building shall not be constructed closer than 25 feet to the right-of-way unless
27 allowed per subsection (h).

28 (e) When deemed necessary by the county land use and information committee in connection with
29 development such as highway improvement programs, property owners and public utilities may be
30 required to remove, at their own expense and without right of compensation, any structures erected
31 within setback lines.

32 (f) Any proposed or planned roads (e.g., frontage roads, service roads, access roads, etc.) indicated in
33 the county land use/zoning maps shall require all buildings to meet the required setbacks designated
34 above. Any proposed or planned roads not designated shall be considered class C highways for
35 setback purposes.

36 (g) Structural setbacks from privately constructed roads (except individual driveways) shall be 40 feet
37 from the centerline of the physical road or center of the easement when applicable.

38 (h) Within the unincorporated village overlay district a minimum structural setback distance of ten feet
39 from the right-of-way line of any street, road or alley shall be maintained. Special structural setback
40 reductions will be permitted within the unincorporated village overlay if there are at least three existing
41 principal buildings, built to less than the required setback (ten feet), within 300 feet on either side of
42 the proposed site, the reduced setback may be equal to but no closer than the setback of the closest
43 adjacent principal building.

1 (i) Public utility equipment without permanent foundations are allowed, such as; overhead telephone,
2 overhead electric, open fences less than ten feet in height, underground telephone, underground
3 electric, underground fiber optic, underground gas, underground public sewer, underground public
4 water as long as they have approval from the department/agency who has oversight of the
5 highway/road that it will not be a safety hazard. Public utility equipment with foundations and roofed or
6 enclosed buildings must be at least ten feet from any property line and must have approval from the
7 department/agency that has oversight of the highway/road that it will not be a safety hazard. No roofed
8 or enclosed building shall be more than ten feet in height. When deemed necessary by the county land
9 use and information committee in connection with development such as highway improvement
10 programs, property owners and public utilities may be required to remove, at their own expense and
11 without right of compensation, any such structures erected within setback lines. No public/private utility
12 pole, tower or structure located within any road right-of-way shall exceed a height of 75 feet.

13 (Res. No. 2018-16, 6-5-2018)

14 Sec. 30-444. - Principal structure density.

15 Only one principal structure is allowed per parcel. In commercial and industrial districts more than one
16 principal structure is allowed provided that the maximum potential density, as demonstrated by survey, is
17 not being exceeded.

18 (Res. No. 2018-16, 6-5-2018)

19 Sec. 30-445. - Excessive height permitted.

20 Heights of the following structures may exceed chapter limits for the district in which they are to be
21 located with the approval of the county land use and information committee via conditional use permit:
22 cooling towers, stacks, lookout towers, utility towers, water towers, spires, commercial radio and
23 commercial television aerials, masts, antennas and necessary mechanical appurtenances.

24 (Res. No. 2018-16, 6-5-2018)

25 Sec. 30-446. - Lot sizes.

26 (a) After adoption of this chapter, no lot area shall be so reduced that the dimensional and yard
27 requirements required by this chapter cannot be met. Lots existing and of record prior to adoption of
28 this chapter, but of substandard size, may be devoted to uses permitted in the district in which located.

29 (b) Substandard lots. A legally created lot or parcel that met minimum area and minimum average width
30 requirements when created, but does not meet current lot size requirements, may be used as a building
31 site if all the following apply:

32 (1) The substandard lot or parcel was never reconfigured or combined with another lot or parcel by
33 plat or survey pursuant to Wis. Stats. § 236.

34 (2) The substandard lot or parcel has never been developed with one or more of its structures placed
35 partly upon an adjacent lot or parcel. Removing a structure or structures placed partly upon
36 adjacent lot or parcel does not make the lots/parcels separate.

37 (3) The substandard lot or parcel is developed to comply with all other ordinance requirements.

38 (c) Lots created after adoption of this chapter and which are not served by public sewer systems shall
39 meet minimum requirements of the Burnett County Ordinances.

40 (Res. No. 2018-16, 6-5-2018)

1 Sec. 30-447. - Accessory uses and structures.

2 (a) Any permanent structure serving as an accessory use, if attached to the principal building, shall be
3 considered a part of the principal building. If such structure is not attached to the principal building, it
4 shall conform to the setback and other dimensional requirements of the district within which it is
5 located.

6 (b) A single (one per lot/parcel) bunkhouse/temporary guest quarters will be permitted by land use permit
7 where:

8 (1) The bunkhouse/temporary guest quarters shall be located within or as part of an accessory
9 structure.

10 (2) The bunkhouse/temporary guest quarters shall not exceed 50 percent of the gross floor area of
11 the accessory structure with a maximum of 499 square feet of habitable floor area. Square
12 footage is measured as all area within the exterior walls of the habitable area and all area within
13 the exterior walls of the entire area of the structure. Enclosed porches will be included in these
14 amounts, decks will not be included in these amounts. Although not habitable by definition
15 bathrooms, utility rooms, kitchens, entry ways, closets and interior stairwells will be included in
16 the square footage not to exceed 499. Storage area must be separate and segregated from any
17 habitable area (can have a door from the habitable area to the storage area).

18 (3) All setback requirements are met including road, property line and wetland.

19 (4) Minimum average lot width of 100 feet and minimum lot area of 30,000 square feet are provided.

20 (5) Plumbing, if installed, conforms to the county sanitary code.

21 (6) Leasing, rental or use as a residence is strictly prohibited.

22 (7) A document is recorded outlining use restrictions.

23 (8) The lot/parcel does not exceed the principal building density allowed.

24 (9) Not allowed in commercial or industrial districts.

25 (10) The POWTS on the lot must be sized to handle the number of occupants in the principal
26 structure.

27 (c) A single (one per lot/parcel) independent bunkhouse/temporary guest quarters will be permitted by
28 land use permit where:

29 (1) The structure does not exceed 250 square feet of footprint. Square footage is measured as the
30 exterior wall area of the structure. Enclosed porches will be included in this amount, decks will
31 not be included in these amounts. Entry ways and interior stairwells will be included in the square
32 footage not to exceed 250.

33 (2) Plumbing of the structure would be prohibited.

34 (3) All setback requirements are met including road, property line and wetland.

35 (4) Minimum average lot width of 100 feet and minimum lot area of 20,000 square feet are provided.

36 (5) Leasing, rental or use as a residence is strictly prohibited.

37 (6) A document is recorded outlining use restrictions.

38 (7) The lot/parcel does not exceed the principal building density allowed.

39 (8) Not allowed in Commercial or Industrial districts.

40 (9) The height limit shall not exceed 20 feet as measured in Chapter 45 of the Burnett County
41 ordinances.

42 (10) The POWTS on the lot must be sized to handle the number of occupants in the principal
43 structure.

1 (Res. No. 2018-16, 6-5-2018)

2 Sec. 30-448. - Drainage, sanitation and water supply.

3 (a) No principal building intended for human use or occupancy shall be erected, structurally altered, or
4 relocated on a lot, unless provision is made for safe and adequate facilities for water supply and
5 disposal of sewage in accordance with the regulations of the county sanitary code and the appropriate
6 requirements of the Wisconsin Administrative Code.

7 (b) The county zoning administrator shall not hereafter authorize a building to be erected, structurally
8 altered, or relocated which has a POWTS unless the plans for the system have been reviewed in
9 accordance with the provisions of the county sanitary code and the Wisconsin Administrative Code,
10 and a sanitary permit has been issued, if required. POWTS for dwelling units shall meet the location
11 requirements of the county sanitary code and the applicable minimum standards of the Wisconsin
12 Administrative Code.

13 (c) Planned unit developments shall be served by POWTS facilities that meet the requirements of the
14 county sanitary code and the applicable minimum standards of the Wisconsin Administrative Code.

15 (Res. No. 2018-16, 6-5-2018)

16 Secs. 30-449. - Contiguous parcels.

17 Contiguous parcels which are platted by either a Certified Survey Map, State Plat, or County Plat will
18 be treated as individual parcels. Ownership by the same individual of the contiguous lots does not make
19 the lots combined. Tax roll listing does not make platted lots combined. Setbacks must be met for each
20 individual parcel. The contiguous lots shall not be treated as a single parcel for Land Use/Zoning purposes
21 until the requirements of Burnett County Ordinance 58-29(c) or (d) have been met.

22 (Res. No. 2018-16, 6-5-2018)

23 Sec. 30-450. - Setbacks for structure eaves.

24 Up to a two foot wide eave will be allowed within any setback. Eaves greater than two feet wide will
25 need to meet the setbacks. No deck, platform, sidewalk, lean-to, overhang, walking surface or other
26 structure or structural component will be allowed within the setback unless permitted by other ordinances,
27 state law, federal law or variance.

28 (Res. No. 2018-16, 6-5-2018)

29 Sec. 30-451. - Setbacks for deposition of human remains.

30 The site for the deposition of human remains shall meet all setbacks including, but not limited to; lake,
31 stream, pond, river, wetlands, side line, front line, rear line and road right-of-way. This includes any above
32 or below ground items and/or structures such as; grave, cremation ashes, casket, vault, crypt, mausoleum,
33 columbarium, headstone, plaque, marker, urn or monument.

34 (Res. No. 2018-16, 6-5-2018)

35 Sec. 30-452. - Wetlands.

36 (a) A setback of 40 feet from the wetland to the nearest part of a building or structure shall be required
37 for all buildings and structures, except for those structures exempt under other provisions.

- 1 (b) Locating wetland boundaries. Where an apparent discrepancy exists between the wetland district
2 boundary shown on the Wisconsin Wetland Inventory Maps (as referenced in section 30-28 of this
3 chapter) and actual field conditions, the county shall contact the department to determine if the map is
4 in error. If the department determines that a particular area was incorrectly mapped as wetland or
5 meets the wetland definition but was not shown as wetland on the map, the county shall have the
6 authority to immediately grant or deny a permit in accordance with the applicable regulations based
7 on the department determination as to whether the area is wetland.
- 8 (c) Purpose to protect wetlands. Wetlands should be protected to prevent water pollution, protect aquatic
9 life and wildlife habitat, to preserve natural beauty, to reduce flood hazards to life and property. When
10 development is permitted in a wetland, the development should occur in a manner that minimizes
11 adverse impacts upon the wetland.
- 12 (d) Permitted uses. The following uses shall be allowed subject to the general zoning regulations:
- 13 (1) Activities and uses which do not require the issuance of a land use permit but which must be
14 carried out without filling, flooding, draining, dredging, ditching, tiling or excavating:
- 15 a. Hiking, fishing, trapping, hunting, swimming, boating, snowmobiling and skiing.
16 b. The harvesting of wild crops, such as marsh hay, ferns, moss, wild rice, berries, tree fruits
17 and tree seeds, in a manner that is not injurious to the natural reproduction of such crops.
18 c. The practice of silviculture, including the planting, thinning, and harvesting of timber, except
19 as regulated under chapter 45.
20 d. The pasturing of livestock.
21 e. The cultivation of agricultural crops.
22 f. The construction and maintenance of duck blinds that comply with state and federal hunting
23 regulations.
- 24 (2) Permitted uses which do not require a land use permit and which may involve filling, flooding,
25 draining, dredging, ditching, tiling or excavating but only to the extent specifically provided below:
- 26 a. Temporary water level stabilization measures necessary to alleviate abnormally wet or dry
27 conditions that would have an adverse impact on silvicultural activities if not corrected.
28 b. The cultivation of cranberries including flooding, dike and dam construction or ditching
29 necessary for the growing and harvesting of cranberries.
30 c. The maintenance and repair of existing agricultural drainage systems including ditching,
31 tiling, dredging, excavating and filling necessary to maintain the level of drainage required to
32 continue the existing agricultural use. This includes the minimum filling necessary for
33 disposal of dredged spoil adjacent to the drainage system provided that dredged spoil is
34 placed on existing spoil banks where possible.
35 d. The construction or maintenance of fences for the pasturing of livestock, including limited
36 excavating and filling necessary for such construction and maintenance.
37 e. The construction or maintenance of piers, docks or walkways built on pilings, including limited
38 excavating and filling necessary for such construction and maintenance.
39 f. The maintenance, repair, replacement or reconstruction of existing town and county highways
40 and bridges, including limited excavating and filling necessary for such maintenance, repair,
41 replacement or reconstruction.
- 42 (3) Uses which require the issuance of a land use permit and which may include limited filling,
43 flooding, draining, dredging, ditching, tiling or excavating, but only to the extent specifically
44 provided below:
- 45 a. The construction and maintenance of roads which are necessary to conduct silvicultural
46 activities or agricultural cultivation provided that:

- 1 1. The road cannot as a practical matter be located outside the wetland;
- 2 2. The road is designed and constructed to minimize the adverse impact upon the natural
- 3 functions of the wetland enumerated in this section;
- 4 3. The road is designed and constructed with the minimum cross-sectional area practical
- 5 to serve the intended use;
- 6 4. Road construction activities are to be carried out in the immediate area of the roadbed
- 7 only.
- 8 b. The construction and maintenance of nonresidential buildings provided that:
 - 9 1. The building is essential for and used solely in conjunction with raising of waterfowl,
 - 10 minnows, or other wetland or aquatic animals; or some other use permitted in a wetland;
 - 11 2. The building cannot, as a practical matter, be located outside the wetland;
 - 12 3. Such building is not designed for human habitation and does not exceed 500 square
 - 13 feet in floor area; and
 - 14 4. Only the limited filling or excavating necessary to provide structural support for the
 - 15 building is authorized.
- 16 c. The establishment and development of public and private parks and recreation areas, natural
- 17 and outdoor education areas, historic and scientific areas, wildlife refuges, game bird and
- 18 animal farms, fur animal farms, fish hatcheries and public boat launching ramps and
- 19 attendant access roads, provided that:
 - 20 1. Any private development is used exclusively for the permitted use and the applicant has
 - 21 received a permit or license under Wis. Stats. ch. 29, where applicable.
 - 22 2. Filling or excavating necessary for the construction or maintenance of public boat
 - 23 launching ramps or attendant access roads is allowed only where such construction or
 - 24 maintenance meets the criteria in subsections 30-452(d)(3)a.1.-4.; and
 - 25 3. Ditching, excavating, dredging, or dike and dam construction in public and private parks
 - 26 and recreation areas, natural and outdoor education areas, wildlife refuges, game bird
 - 27 and animal farms, fur animal farms, and fish hatcheries is allowed only for the purpose
 - 28 of improving wildlife habitat and to otherwise enhance wetland values.
- 29 d. The construction or maintenance of electric, gas, telephone, fiber optic, water and sewer
- 30 transmission and distribution facilities, by public utilities and cooperative associations
- 31 organized for the purpose of producing or furnishing heat, light, power or water to their
- 32 members provided that:
 - 33 1. The transmission and distribution lines and related facilities cannot as a practical matter
 - 34 be located outside the wetland; and
 - 35 2. Such construction or maintenance is done in a manner designed to minimize adverse
 - 36 impact upon the natural functions of the wetland enumerated in this section.

37 (Res. No. 2018-16, 6-5-2018)

38 Sec. 30-453. - Wetland prohibited uses.

39 Any use not listed in section 30-452 is prohibited.

40 (Res. No. 2018-16, 6-5-2018)

41 Sec. 30-454. - Resorts and condominiums.

1 The construction of additional rental cabins/dwellings within an existing resort or the construction of
2 additional dwelling units within a recorded condominium shall meet the minimum average lot width and
3 parcel size requirements of the zoning district standards. To determine the number of total cabins/dwelling
4 units allowed, take the total lot or parcel size and divide by the zoning district requirement. No principal
5 structure shall be located less than 20 feet from an existing principal structure and shall meet all road, lot
6 line, wetland and POWTS setbacks.

7 (Res. No. 2018-16, 6-5-2018)

8 Sec. 30-455. - Short-term rental.

9 Any person who maintains, manages, or operates a short-term rental, as defined in Wis. Stats.
10 66.0615(1)(dk), for more than ten nights each year shall obtain a Short-Term Rental License from the
11 county.

- 12 1. The license must be renewed annually. Once all the requirements listed below have been satisfied
13 and agreed to by the parcel owner, the Land Services Department will issue a license.
 - 14 a. Private On-Site Wastewater Sanitary System (POWTS) shall accommodate design flow for
15 number of occupants being rented to and for the number of occupants being advertised for.
 - 16 b. The use of camping units in conjunction with the rental of the parcel(s) is prohibited.
 - 17 c. State license, as defined in Wis. Stats. 97.01(15k), shall be obtained and presented to the
18 Land Services Department prior to obtaining county license.
 - 19 d. Applicant shall provide a local contact located within 50 miles of driving distance of the rental
20 parcel(s).
 - 21 e. Property line(s) must be identified and designated so it will be clear to the tenant.
 - 22 f. All current zoning violations must be fully resolved and corrected before a license will be
23 issued/renewed by the county.
 - 24 g. County has permission to inspect the entire parcel during normal working hours before and
25 during license period to investigate any complaints or possible violations.
 - 26 h. Private On-Site Wastewater Sanitary System (POWTS) shall be serviced/inspected per
27 Wisconsin Administrative Code requirements and reported to the county per requirements.
 - 28 i. No parking allowed on road(s), in the road right-of-way, in ingress/egress easements, or on
29 top of Private On-Site Wastewater Sanitary System (POWTS) components.
 - 30 j. The annual county license shall commence on February 1st and expire on January 31st. A
31 new license shall be obtained with any change of ownership, and shall be obtained prior to
32 operation by the new owner. Licenses not renewed by March 1st will be charged up to three
33 times the fee as the late fee.
 - 34 k. Applicant shall provide a document that outlines rental guidelines. Items to be included in the
35 rental guidelines are: occupancy limit, parking requirements, garbage collection/service,
36 local contact name with phone number, emergency contact information (911, police, fire,
37 etc), state license # with state contact information, county contact information and a blank
38 area for the county license number.
 - 39 l. A weather proof placard with a display area of at least five inches x seven inches with a font
40 size of at least 12 Times New Roman listing the guidelines from item (k) shall be posted on
41 an exterior wall of each habitable structure within two feet of the main entrance door. The
42 bottom of the placard shall be located five feet above the height of the sill plate of the main
43 entrance.
 - 44 m. Additional rental guidelines can be required by the owner; however they are not required for
45 item (k) or (l).

- 1 n. Applicant can't be delinquent on property taxes or local room taxes.
- 2 o. Applicant shall pay the required county annual license fee.
- 3 2. Once the license is approved by the county, the county will send a copy of the license to all
- 4 adjacent property owners and to the town clerk.
- 5 3. If a conditional use permit (CUP) has been obtained in the past (and is still active, valid and
- 6 all CUP conditions have been satisfied), a license from the county is still required, the 2018
- 7 year license will be issued with no fee, in the 2019 year those will need to pay the renewal
- 8 fee.

9 (Res. No. 2018-16, 6-5-2018)

10 Secs. 30-456—30-479. - Reserved.

11 DIVISION 3. - OFF-STREET PARKING

12 Sec. 30-480. - Parking.

13 Any building hereafter erected or placed on a lot shall be provided with off-street parking spaces for
14 those using such building.

- 15 (1) Each parking space required must be at least 180 square feet of usable parking area.
- 16 (2) Residential uses shall be provided with at least one parking space for each dwelling unit.
- 17 (3) Commercial and industrial uses as listed and permitted in the zoning districts, shall be provided,
18 except as noted below, with one parking space for each 200 square feet of retail floor area for
19 commercial uses and one parking space for each 400 square feet of useable floor area for
20 industrial uses. However, restaurants, taverns and similar establishments shall be provided with
21 at least one space for each three seats devoted to patron use; motels, tourist cabins and similar
22 establishments, shall be provided with at least one space for each unit; drive-in eating stands
23 offering in-car service shall be provided with at least five spaces for each person employed to
24 serve customers.
- 25 (4) Public gathering uses shall be provided with at least one space for each three patrons to be
26 accommodated on the premises.
- 27 (5) Off-street parking will not be required in the unincorporated village overlay district (UVOD) where
28 parking is allowed and provided for on public right-of-way.

29 (Res. No. 2018-16, 6-5-2018)

30 Sec. 30-481. - Off-street loading and unloading.

31 Any commercial or industrial building hereafter erected or placed on a lot, shall be provided with
32 sufficient off-street loading and unloading space so that no public streets or alleys need be blocked by such
33 activities. In the industrial district such buildings shall be provided with a minimum of 400 square feet of off-
34 street loading and unloading space.

35 (Res. No. 2018-16, 6-5-2018)

36 Sec. 30-482. - Driveways and private roads.

- 1 (a) Private roads are described as those serving more than one parcel. All private roads serving multiple
2 parcels shall be a minimum width of 33 feet. All private roads which serve new agricultural, industrial,
3 residential or commercial buildings shall meet the following within 60 days of land use permit issuance:
- 4 (1) Private roads shall have a minimum clearance width of 20 feet. Any curves in private roads must
5 not be less than 100-foot radius.
- 6 (2) Overhead clearance shall be established at a minimum height of 13 feet.
- 7 (3) Private roads must provide an adequate turnaround area that will accommodate a 30-foot long
8 fire truck. The turnaround space can be provided by one of the following methods:
- 9 a. If a circle private road is constructed, it must have a radius of no less than 35 feet to the
10 centerline; or
- 11 b. A turnaround space free of trees and other obstructions may be provided if it has the
12 dimensions of not less than 60 feet by 50 feet.
- 13 (b) Driveways are described as serving only one parcel. All driveways which serve new agricultural,
14 industrial, residential or commercial buildings that are greater than 75 feet from a public or private road
15 shall meet the following within 60 days of land use permit issuance:
- 16 (1) Driveways shall have a minimum clearance width of 20 feet. Any curves in driveways must not
17 be less than 100-foot radius.
- 18 (2) Overhead clearance shall be established at a minimum height of 13 feet.
- 19 (3) Driveways exceeding 150 feet in length must provide an adequate turnaround area that will
20 accommodate a 30-foot long fire truck. The turnaround space can be provided by one of the
21 following methods and shall be within 75 feet of the principal building:
- 22 a. If a circle drive is constructed, it must have a radius of no less than 35 feet to the centerline;
- 23 b. A turnaround space free of trees and other obstructions may be provided if it has the
24 dimensions of not less than 60 feet by 50 feet; or
- 25 c. A turnout may be provided with the following dimensions: the length shall be a minimum of
26 30 feet. The width at the entrance shall also be a minimum of 30 feet. The turnout may be
27 trapezoidal in shape, thereby tapering down to a minimum of 20 feet at the rear. In addition,
28 a minimum of 40 feet of driveway must be provided between the building and the turnout to
29 allow enough room to back a 30-foot long fire truck into the turnout.
- 30 (c) Exemptions from the provisions of this section would include:
- 31 (1) New buildings that are 75 feet or less from a public or private road.
- 32 (2) Those portions of both private roads and driveways that are restricted by existing easement.
- 33 (d) In the interest of public safety and better delivery of emergency services, the county board encourages
34 and recommends that existing private roads and driveways be upgraded to these minimum standards.

35 (Res. No. 2018-16, 6-5-2018)

36 Secs. 30-483—30-489. - Reserved.

37 DIVISION 4. - FENCES AND RETAINING WALLS

38 Sec. 30-490. - Fences.

- 39 (a) Solid fences. A solid fence is considered to be wood panels, wood boards, metal panels, glass panels,
40 or any other type of fence structure besides chain link, wood rail, or wire.

- 1 (b) Agricultural/livestock open type fences might be exempt under other statutes. These are only allowed
2 in zoning districts which allow livestock or via a conditional use permit in other districts.
- 3 (c) Open fences. An open fence is considered to be a chain link, wood rail or wire.
- 4 (d) Fence height is measured from the lowest original grade at the fence location perpendicular to the
5 slope to the highest point of any fence component.
- 6 (e) Any open or solid fence ten feet or less in height is allowed to be placed on the side, front, or rear lot
7 line with a setback of zero feet and a wetland setback of five feet. Lake setbacks still apply in this case.
- 8 (f) Any open or solid fence ten feet or less in height is allowed to be placed on the road right-of-way line
9 with a setback of zero feet and a wetland setback of five feet. Lake setbacks still apply in this case.
- 10 (g) No county land use permit will be required for open or solid fences if they comply with the above
11 criteria.
- 12 (h) Any open or solid fence over ten feet in height will be treated as an accessory structure and must
13 meet all accessory structure setback requirements and requires a land use permit.

14 (Res. No. 2018-16, 6-5-2018)

15 Sec. 30-491. - Retaining walls.

- 16 (a) Any retaining wall three feet or less in height is allowed to be placed on the road right-of-way line with
17 a setback of zero feet. These retaining walls will also have a side, front and rear setback of zero feet.
18 These retaining walls will have a wetland setback of ten feet. Lake/river setbacks must be met. No
19 land use permit is required for these.
- 20 (b) Any retaining wall with a height greater than three feet and less than six feet is allowed to be placed
21 with a road right-of-way setback of ten feet. These retaining walls will also have a side, front and rear
22 setback of ten feet. These retaining walls will have a wetland setback of 20 feet. A land use permit will
23 be required for any retaining wall with a height greater than three feet. Lake/river setbacks must be
24 met.
- 25 (c) Any retaining wall with a height greater than six feet and less than ten feet must meet road right-of-
26 way setbacks. These retaining walls will also be required to meet all side, front and rear setbacks.
27 These retaining walls will have a wetland setback of 40 feet. A land use permit is required for any
28 retaining wall with a height greater than three feet. Lake/river setbacks must be met.
- 29 (d) Any retaining wall ten feet or greater in height will require engineered drawings and must be certified
30 by a Wisconsin professional engineer within one month of construction completion. The certification
31 must be submitted to the county land services department within one month of construction
32 completion. A land use permit is required for these and all setbacks must be meet. Lake/river setbacks
33 must be met.

34 (Res. No. 2018-16, 6-5-2018)

35 Secs. 30-492—30-520. - Reserved.

36 ARTICLE IV. - SIGN REGULATIONS

37 Sec. 30-521. - Definitions.

38 The following words, terms and phrases, when used in this article, shall have the meanings ascribed
39 to them in this section, except where the context clearly indicates a different meaning:

40 *Commercial speech* means any sign wording, logo or other representation advertising a business,
41 profession, commodity, service or entertainment for business purposes.

1 *Noncommercial speech* means any message that is not commercial speech, which includes, but is not
2 limited to, messages concerning political, religious, social, ideological, public service and informational
3 topics.

4 *Nonconforming sign* means any sign which was lawful prior to but which does not comply with the
5 terms of this article (or its amendment).

6 *Ordinary high-water mark* means the point on the bank or shore up to which the presence and action
7 of surface water is so continuous as to leave a distinctive mark such as erosion, destruction or prevention
8 of terrestrial vegetation, predominance of aquatic vegetation or other easily recognized characteristic.

9 *Sign* means a display, illustration, structure or device that directs attention to an idea, object, product,
10 place, activity, person, institution, organization or business.

11 *Sign, area*, means the total size of the sign including all components.

12 *Sign, banner*, means any sign of lightweight fabric or similar material that is permanently mounted to
13 a pole or a building at one or more edges. Flags that comply with section 30-523(d)(3) shall not be
14 considered banners.

15 *Sign, beacon*, means any light with one or more beams directed into the atmosphere or directed at
16 one or more points not on the same zone lot as the light source; also, any light with one or more beams
17 that rotate or move.

18 *Sign, building*, means any single-faced sign painted on, attached to or erected against the exterior wall
19 of a building, structure, marquee, canopy or awning. Also including any sign placed on the interior of a
20 window or painted on a window such that it can be read from the outside of the building.

21 *Sign component* means any element of a sign or its source of support (excluding a building), including
22 but not limited to support structure, accessories, wiring, framing. Paint, vinyl, paper, fabric, light bulbs,
23 diodes, or plastic copy panels on a sign do not constitute components.

24 *Sign, freestanding*, means any sign supported by structures or supports that are placed on or anchored
25 in the ground and that are independent from any building or other structure, including, but not limited to, a
26 ground-mounted sign, detached sign, pole sign, pylon sign or monument sign.

27 *Sign, incidental*, means a sign that is not legible to a person of ordinary eyesight with vision adequate
28 to pass a state driver's license exam standing at ground level at a location on the public right-of way or on
29 other private property.

30 *Sign, monument*, means a freestanding sign where the base of the sign structure is on the ground.

31 *Sign, off-premises*, means a sign, which displays a commodity, product, service, activity or any other
32 person, place, thing or idea other than noncommercial speech, which is not located, found or sold on the
33 premises upon which such sign is located.

34 *Sign, off-premises directional*, means a sign displayed for the sole purpose of assisting wayfinding
35 through disclosure of no more than the name of a place, its distance from the sign and one directional
36 arrow.

37 *Sign, on-premises*, means a sign which only displays a commodity, product, service, activity or any
38 other person, place, thing or idea, which is located, found or sold on the premises upon which such sign is
39 located, or a noncommercial speech.

40 *Sign, on-premises directional*, means a sign at the exit or entrance of premises that have two or more
41 driveways.

42 *Sign, portable*, means any sign not permanently attached to the ground or other permanent structure,
43 or a sign designed to be transported, including, but not limited to, signs designed to be transported by
44 means of wheels; signs converted to A- or T-frames; balloons used as signs; umbrellas used for advertising;
45 and signs attached to or painted on vehicles parked and visible from the public right-of-way, unless said
46 vehicle is used for transportation in the normal day-to-day operations of the business.

1 *Sign, projecting*, means any sign affixed to a building or wall in such a manner that its leading edge
2 extends more than six inches beyond the surface of such building or wall.

3 *Sign, property address*, means a sign as provided for in section 54-40 et seq., the county uniform rural
4 numbering system.

5 *Sign, roof*, means any sign erected and constructed wholly on and over the roof of a building, supported
6 by the roof structure and extending vertically above the highest portion of the roof.

7 *Sign, special event*, means a sign that is temporary in nature and is not permanently mounted or
8 attached to the ground or sign surface, and is used for special events, such as but not limited to, grand
9 openings, promotions, seasonal sales, garage sales, craft sales, graduation or birthday parties, festivals or
10 fairs.

11 *Sign, temporary*, means any sign that is used only for a limited period of time and is not permanently
12 mounted.

13 (Res. No. 2018-16, 6-5-2018)

14 Sec. 30-522. - Findings and purpose.

15 (a) *Findings of fact*. The county board hereby finds as follows:

16 (1) Exterior signs have a substantial impact on the character and quality of the environment.

17 (2) Signs provide an important medium through which individuals may convey a variety of messages.

18 (3) Signs can create safety hazards that threaten the public health, safety or welfare. Such a safety
19 threat is particularly great for signs that are structurally inadequate, or that may confuse or distract
20 drivers or pedestrians, or that may interfere with official directional or warning signs.

21 (4) Signs can also threaten the public welfare by creating aesthetic concerns and detriments to
22 property values. Such aesthetic concerns and detriments to property values are particularly great
23 when an accumulation of signs results in visual clutter, or when one or more signs spoil vistas or
24 views, or when one or more signs add or increase commercialism in noncommercial areas.

25 (5) The ability to erect signs serving certain functions, such as an address sign or a sign announcing
26 that the property on which it sits is for sale or for lease is an integral part of nearly every property
27 owner's ability to realize the fundamental attributes of property ownership. The same cannot be
28 said for signs serving other functions, such as billboards erected so as to be visible from public
29 rights-of-way. Such signs are primarily designed to take advantage of an audience drawn to that
30 location by the public's substantial investment in rights-of-way and other public property.

31 (6) Signs serving certain other functions, such as small signs that serve a purely directional function,
32 are necessary to enable visitors or residents to efficiently reach their intended destinations.
33 Experience teaches that citizens often plan as if such signs will be present in those settings, so
34 in the absence of such signs, frustration and disorientation will result, and time and fuel will be
35 wasted.

36 (7) With one narrow exception, only static signs (which change, if at all, only on rare occasions when
37 they are repainted or covered with a new picture) constitute a customary use of signage in the
38 county. The only nonstatic signs that constitute a customary use of signage in the county are
39 components of on-premises signs for which frequent changes are necessary for the purpose of
40 updating numerical hour-and-minute, date, or temperature information. Such signs are unique
41 because their accuracy depends upon their ability to frequently change, and because in their
42 customary use such signs are less apt to distract drivers or pedestrians to a dangerous degree
43 than other types of nonstatic signs. In Commercial zoning districts a digital sign is allowed to
44 change its message once every six seconds. Each change of message shall be accomplished in
45 one second or less.

- 1 (8) No signs that exceed the size or spacing limitations of this section constitute a customary use of
2 signage in the county.
- 3 (9) The county's land use regulations have included the regulation of signs in an effort to foster
4 adequate information and means of expression and to promote the economic viability of the
5 community, while protecting the county and its citizens from a proliferation of signs of a type, size,
6 location and character that would adversely impact upon the aesthetics of the community or
7 threaten health, safety or the welfare of the community. The appropriate regulation of the physical
8 characteristics of signs in the county and other communities has had a positive impact on the
9 safety and the appearance of the community.
- 10 (b) *Purpose.* The purpose of this section is to:
- 11 (1) Regulate signage in a manner that does not create an impermissible conflict with statutory,
12 administrative, or constitutional standards, or impose an undue financial burden on the county.
- 13 (2) Provide for fair and consistent enforcement of the sign regulations set forth herein under the
14 zoning authority of the county.
- 15 (3) Improve the visual appearance of the county while providing for effective means of
16 communication and orientation, particularly in those settings in which the need for such
17 communication or orientation is greater, consistent with constitutional guarantees and the
18 county's findings and other purposes.
- 19 (4) Maintain, enhance and improve the aesthetic environment of the county, including its scenic
20 views and rural character consistent with the county land use plan purpose of each zoning district,
21 by preventing visual clutter that is harmful to the appearance of the community, protecting vistas
22 and other scenic views from spoliation, and preventing or reducing commercialism in
23 noncommercial areas.
- 24 (5) Regulate the number, location, size, type, illumination and other physical characteristics of signs
25 within the county in order to promote the public health, safety and welfare.
- 26 (c) *Effective date.* This article shall be effective on January 21, 2009.

27 (Res. No. 2018-16, 6-5-2018)

28 Sec. 30-523. - Provisions applicable to all signs.

- 29 (a) *Applicability.* The following regulations and standards are applicable to all signs in all zoning districts,
30 including permanent, temporary, on-premises and off-premises signs, unless otherwise provided by
31 this section:
- 32 (b) *Substitution clause and sign content.*
- 33 (1) Subject to the landowner's consent, noncommercial speech of any type may be substituted for
34 any duly permitted or allowed commercial speech; provided, that the sign structure or mounting
35 device is legal without consideration of message content. Such substitution of message may be
36 made without any additional approval or permitting. This provision prevails over any provision to
37 the contrary in this article. The purpose of this provision is to prevent any inadvertent favoring of
38 commercial speech over noncommercial speech, or favoring of any particular noncommercial
39 message over any other noncommercial message. This provision does not create a right to
40 increase the total amount of signage on a lot or parcel, nor does it affect the requirement that a
41 sign structure or mounting device be properly permitted.
- 42 (2) All noncommercial speech is considered on-premises signage and is entitled to the privileges
43 that on-premises signs receive under this section.
- 44 (3) No commercial speech is allowed on a sign, other than a message drawing attention to a
45 business or service legally offered on the premises, except as allowed in section 30-525(c) and
46 (e).

- 1 (c) *Signs in the public right-of-way.*
- 2 (1) No sign or its structural components shall be erected or temporarily placed within any road,
3 highway, right-of-way, public easement or upon any public property, except for the following,
4 which may be placed without a permit:
- 5 a. Public signs erected by or on behalf of a government body for the purpose of carrying out an
6 official duty or responsibility, including but not limited to posting legal notices, identifying
7 property, or to direct or regulate pedestrian or vehicular movements or pertaining to traffic
8 control or safety.
- 9 b. Property address signs per chapter 54, article II, division 2, the county uniform rural
10 numbering system.
- 11 c. Information signs of a public utility regarding its poles, lines, pipes or facilities.
- 12 d. Signs erected by a governmental agency, a public utility company or a contractor doing
13 authorized or permitted work within the public right-of-way, for the purpose of ensuring
14 safety.
- 15 (2) Unauthorized signs erected or temporarily placed within any road, highway, right-of-way, public
16 easement or upon any public property may be removed by the county or town in which the sign
17 is located at the sign owner's expense.
- 18 (d) *Signs exempt from regulation.* The following signs shall be exempt from regulation under this section:
- 19 (1) Governmental signs erected by or on behalf of a government body for the purpose of carrying
20 out an official duty or responsibility, including but not limited to posting legal notices, identifying
21 public property and indicating a public use except any of these signs larger than 32 square feet
22 must meet setback, size, placement and illumination requirements.
- 23 (2) Signs that are traffic control devices and are permitted or allowed by the state manual on uniform
24 traffic control devices published by the state department of transportation.
- 25 (3) Up to three flags on a single lot or parcel containing only noncommercial speech the combined
26 area of which is less than 100 square feet in size. Flags not within this definition are deemed
27 banners and freestanding signs subject to permit. For purposes of this subsection, a single lot
28 includes but is not limited to an area to which a member of a condominium association,
29 cooperative association, or residential real estate management association has a separate
30 ownership interest or a right to exclusive possession or use.
- 31 (4) Interior signs located completely within a building and not visible from outside the building.
- 32 (5) Incidental signs.
- 33 (6) Temporary freestanding signs, containing no commercial speech, two square feet or less in size
34 in farm fields.
- 35 (7) Temporary freestanding signs, containing no commercial speech, 36 square inches or less in
36 size in any lawn.
- 37 (e) *Suspension of certain size, shape, placement and content restrictions of signs during an election*
38 *campaign period.*
- 39 (1) Subject only to the exceptions in subsection (e)(5) of this section, during an election campaign
40 period, signs containing noncommercial speech may be placed upon residential property
41 notwithstanding any other restriction in this section of the size, shape, placement or content of
42 any sign.
- 43 (2) For purposes of this subsection, the term "election campaign period" means:
- 44 a. In the case of an election for office, the period beginning on the first day for circulation of
45 nomination papers by candidates, or the first day on which candidates would circulate
46 nomination papers were papers to be required, and ending on the day of the election.

- 1 b. In the case of a referendum, the period beginning on the day on which the question to be
2 voted upon is submitted to the electorate and ending on the day on which the referendum is
3 held.
- 4 (3) If the owner of the property has rented some or all of the property to another, the renter may
5 exercise the right in any area of the property that he or she occupies exclusively, and the owner
6 of residential property may exercise the right in any portion of the property not occupied
7 exclusively by a renter.
- 8 (4) If another part of this section, including the substitution clause provisions of section 30-523(b)
9 creates a right to erect or display a particular type of sign, this subsection does not in any way
10 limit the exercise of that right, whether or not the sign is erected or displayed during an election
11 campaign period.
- 12 (5) Exceptions.
- 13 a. No owner or renter may place a sign that is contrary to a size, shape, or placement regulation
14 of this section if:
- 15 1. Such regulation is necessary to ensure traffic or pedestrian safety; or
16 2. The sign has an electrical, mechanical or audio auxiliary.
- 17 b. This section shall not affect the county's authority to enforce any regulation against a sign
18 that is prohibited from being erected or displayed under Wis. Stats. § 12.035 or 84.30.
- 19 (f) *Prohibited signs.* All signs, other than those permitted herein, shall be prohibited, including but not
20 limited to:
- 21 (1) Signs that fail to satisfy one or more of the applicable regulations set forth in sections 30-523
22 and 30-524.
- 23 (2) Beacons except those associated with emergencies and aircraft facilities.
- 24 (3) Bench signs.
- 25 (4) Bus shelter signs.
- 26 (5) Flying signs, such as blimps or kites, designed to be kept aloft by mechanical, wind, chemical or
27 hot air means that are attached to the property, ground or other permanent structure.
- 28 (6) Inflatable signs that are attached to the property, ground or other permanent structure, including
29 but not limited to balloons.
- 30 (7) Signs and components and elements of faces of signs that move, shimmer, or contain reflective
31 devices.
- 32 (8) Signs which emit any odor, noise or visible matter other than light.
- 33 (9) Signs painted directly on a building, fence, tree, and stone or similar object, except those on
34 windows or buildings as allowed in sections 30-525(a) and 30-525(b)(5).
- 35 (10) Off-premises signs, except as allowed in sections 30-523(e), 30-525(c) and (e), and 30-526(a).
- 36 (11) Pennants.
- 37 (12) Portable signs in excess of 32 square feet. Each parcel is allowed one portable sign up to 32
38 square feet in size. This sign must meet all other requirements such as setbacks, height,
39 placement and illumination standards.
- 40 (13) Projecting signs.
- 41 (14) Roof signs.
- 42 (15) Signs on utility poles (except for utility company signs for safety and informational concern).
- 43 (16) No advertising message or sign shall be affixed to any transmission facility.

1 (17) A vehicle used as a sign or as the base for a sign where the primary purpose of the vehicle in
2 that location is its use as a sign.

3 (Res. No. 2018-16, 6-5-2018)

4 Sec. 30-524. - Standards.

5 (a) *Placement standards.*

6 (1) Signs shall not be placed on any property without the property owner's written approval.

7 (2) Building signs shall be placed below the roofline.

8 (3) No person shall place a sign which will obstruct or interfere with a driver or pedestrian's ability to
9 see a road, highway, traffic sign, signal, railway crossing, crossroad or crosswalk. No sign or its
10 structural components shall be erected or temporarily placed within the vision triangle of a road
11 or highway.

12 (4) Double-faced signs shall be placed back-to-back (parallel) with not more than 18 inches between
13 facings.

14 (b) *Dimensional standards.*

15 (1) Every portion of any sign and its structural components and mounting devices must meet the
16 specified setbacks.

17 (2) Signs shall be setback at least ten feet from any right-of-way.

18 (3) Signs shall be setback at least 20 feet from all side and rear yard lot lines.

19 (4) Freestanding signs shall be separated from other structures by a minimum of ten feet, measured
20 from edge of roof overhang to sign.

21 (5) The maximum height of any freestanding sign shall be 20 feet above the average elevation at
22 the site of the sign.

23 (6) Sign area or size will be measured by the smallest square, rectangle or combination thereof
24 which will encompass the entire sign, including the writing, representation, emblem or other
25 display, together with any material or color forming an integral part of the background of the
26 display or used to differentiate the sign from the backdrop or structure against which it is placed.
27 It will not include the base, apron, supports, structural members, framework, poles, roof,
28 embellishments or decorative base when such area meets the other regulations of this article.

29 (7) Multifaced signs shall not exceed two times the allowed square footage of single-faced signs.

30 (c) *Illumination standards.*

31 (1) Externally illuminated signs shall have a shielded light source, which is downwardly directed.

32 (2) Illuminated signs shall be designed so as not to direct any light or produce glare onto adjacent
33 properties or toward navigable waters.

34 (3) The county may specify the hours a sign may be illuminated and limit its brightness while
35 illuminated. The hours of illumination or brightness limitations may be established at any time,
36 including during the life of the sign.

37 (4) The lighted portions of an auxiliary canopy shall be backlit and considered sign area, which will
38 be limited by the wall sign regulations of the underlying zoning district.

39 (5) Signs and sign components and elements of faces of signs shall not flash, move, travel or use
40 animation. In Commercial zoning districts a digital sign is allowed to change its message once
41 every six seconds. Each change of message shall be accomplished in one second or less.

- 1 (6) Unless a sign's only illumination is external and uncolored, the following additional regulations
2 shall also apply to that sign:
- 3 a. No illuminated off-premises sign which changes in color or intensity of artificial light at any
4 time while the sign is illuminated shall be permitted.
- 5 b. No illuminated on-premises sign which changes in color or intensity of artificial light at any
6 time while the sign is illuminated shall be permitted, except one for which the changes are
7 necessary for the purpose of correcting hour-and-minute, date, temperature information or
8 in Commercial zoning districts a digital sign is allowed to change its message once every six
9 seconds. Each change of message shall be accomplished in one second or less.
- 10 c. A sign that regularly or automatically ceases illumination for the purpose of causing the color
11 or intensity to have changed when illumination resumes shall fall within the scope of the
12 prohibitions of subsections (a) and (b) of this section.
- 13 d. The scope of prohibitions of subsection (c)(6) of this section include, but are not limited to,
14 any sign face that includes a video display, LED lights that change in color or intensity,
15 "digital ink," and any other method or technology that causes the sign face to present a series
16 of two or more images or displays.
- 17 (d) *Construction and maintenance standards.*
- 18 (1) All signs, supports and accessories and construction shall meet applicable state building codes
19 and the Uniform Sign Code and the Uniform Building Code as published by the International
20 Conference of Building Officials, to ensure that the signs and their construction are structurally
21 sound and safe.
- 22 (2) Sign display surfaces shall be properly coated or covered, attached and maintained.
- 23 (3) Off-premises signs shall contain the sign owner's name, address and phone number in the lower
24 left corner on the back of the sign. It must be visible and readable by a person standing on the
25 ground without using magnification.
- 26 (4) All signs using electric power shall have a cutoff switch on the outside of the sign and on the
27 outside of the building or structure to which the sign is attached.
- 28 (5) All signs, supports and accessories shall be maintained in good repair.
- 29 (6) When any use is discontinued for a period of 180 consecutive days, all signs and sign supports
30 relating to that use shall be removed.
- 31 (7) Signs that do not carry fully readable messages are in structural disrepair or damaged and are
32 left without repair for 60 consecutive days shall be removed.
- 33 (e) *Sign maintenance and repair.*
- 34 (1) Signs and their structural components may be maintained or repaired with a land use permit for
35 sign maintenance and repair, provided there is no enlargement or alteration to the sign, mounting
36 devices or structural components of the sign.
- 37 (2) A permit is not required if the only change is to a sign's message or copy, provided there is no
38 enlargement or alteration to the sign or structural components of the sign. This does not relieve
39 the owner of the need to comply with every applicable legal requirement other than the duty to
40 obtain a permit.
- 41 (f) *Overlay districts.*
- 42 (1) Signs in the overlay districts are allowed subject to the standards and permitting requirements of
43 the underlying zoning district.
- 44 (2) An on-premises sign in the shoreland overlay districts under chapter 45, pertaining to shoreland
45 regulations, is allowed subject to the following additional standards:
- 46 a. A land use permit for signage is required for all permanent signs.

- 1 b. Any sign visible from the water shall be setback to meet the setbacks from the ordinary high-
 2 water mark (OHWM).
 3 c. Maximum area of any such sign on a riparian lot shall be 32 square feet, unless in a
 4 Commercial zoning district then the maximum sign area shall be determined based on other
 5 standards in this chapter.
 6 (3) An on-premises sign in the floodplain district is allowed subject to the following additional
 7 standards:
 8 a. A land use permit for signage is required for all permanent signs.
 9 b. Any sign in a designated floodplain boundary shall be subject to all provisions of the county
 10 floodplain ordinance codified in chapter 22.

11 (Res. No. 2018-16, 6-5-2018)

12 Sec. 30-525. - Sign types.

- 13 (a) *Signs permitted by zoning district.* The following tables identify the signs allowed in each zoning
 14 district, and the circumstances in which certain types of signs are permitted if those signs are not
 15 prohibited as set forth in section 30-523(f), satisfy all other applicable regulations set forth in sections
 16 30-523 and 30-524 and satisfy the specific requirements that are identified by sign type in subsections
 17 (b), (c), (d) and (e) of this section.

Sign Type =		On-Premises							Off-Premises	
Zoning District		Freestanding	On Building	Area or Neighborhood	Agricultural	Home Occupation	Directional	Directional	Additional Standards May Apply	
A	Exclusive Agriculture	A/P	P	N	A	A	P	P	Yes	
A-1	Agricultural-Transition	A/P	P	N	A	A	P	P	Yes	
A-2	Agricultural-Residential	A/P	N	P	A	A	P	P	Yes	
A-4	Agriculture/Forestry/Residential	A/P	N	P	A	A	P	P	Yes	
AP	Airport	P	P	P	N	N	P	P	Yes	

C-1 and RR-RC	Commercial and RR-RC	P	P	P	N	N	P	P	Yes
F-1	Forestry	P	P	P	N	N	P	P	Yes
I-1	Industrial	P	P	P	N	N	P	P	Yes
RR-1, 2, 3	Residential-Recreational	A/P	N	P	A	A	P	P	Yes
S W -1	Shoreland-Wetland (See chap 45 for definition of this district)	P	N	N	N	N	P	P	Yes
W -1	Resource Conservation	P	N	N	N	N	P	P	Yes

1

2 A = Allowed without permit but subject to compliance with all other applicable regulations of this section.

3 P = Land use permit for signage required but subject to compliance with all other applicable regulations of this section.

5 A/P = Either allowed without a land use permit or allowed with a land use permit subject to compliance with all other applicable regulations of this section.

7 N = Not permitted.

8

TABLE 2. TEMPORARY SIGNS PERMITTED BY ZONING DISTRICT

Sign Type =	On-Premises	Off-Premises
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Zoning District		Constructi on	Developm ent	Real Estat e	Employ ment	Speci al Event	Directio nal	Electi on	Additio nal Standar ds May Apply
A	Exclusive Agriculture	A	A	A	N	A	A	A	Yes
A- 1	Agricultural- Transition	A	A	A	A	A	A	A	Yes
A- 2	Agricultural- Residential	A	A	A	A/N	A	A	A	Yes
A- 4	Agriculture/Forestry /Residential	A	A	A	A/N	A	A	A	Yes
AP	Airport	A	A	A	A	A	A	A	Yes
C-1 and RR- 1- RC	Commercial and RR- RC	A	A	A	A	A	A	A	Yes
F-1	Forestry	A	A	A	A	A	A	A	Yes
I-1	Industrial	A	A	A	A	A	A	A	Yes
RR -1, 2, 3	Residential- Recreational	A	A	A	A	A	A	A	Yes
SW -1	Shoreland-Wetland (See chap 45 for definition of this district)	A	A	A	A	A	A	N	Yes

W-1	Resource Conservation	A	A	A	A	A	A	N	Yes
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1

2 A = Allowed without permit but subject to compliance with all other applicable regulations of this section.

3 N = Not permitted.

4 A/N = Either allowed without a permit or not permitted subject to compliance with all other applicable regulations of this section.

6

TABLE 3. PERMANENT SIGN STANDARDS

	On-Premises									Off-Premises
	Freestanding									
Standard	Residential	Nonresidential	Commercial and RR-RC	Industrial	On Building	Area or Neighborhood	Agricultural	Home Occupation	Directional	Directional
Number	1/lot or Parcel	1/frontage	1/frontage - parcels with over 800 ft of road frontage are allowed one additional sign	1/frontage	Unlimited on 3 faces	1/Entrance	1/frontage	1/lot or parcel	2/place	2/place
Size	6 s.f.	32 s.f./sign 64 s.f. total	80 s.f./sign 120 s.f. total	80 s.f./sign 120 s.f. total	80 s.f./sign 240 s.f. total for	32 s.f./sign	32 s.f./sign 64 s.f. total	2 s.f./sign Minor 6	2-4 s.f./sign 4-8 s.f. total	2-4 s.f./sign 4-8 s.f. total

					buildings with a footprint up to 20,000 s.f. 120 s.f./sign 360 s.f. total for building with a footprint 20,000 s.f. or larger			s.f./sign Major		
Height	6 ft.	6-12 ft.	6-20 ft.	20 ft.	N/A	20 ft.	12 ft.	6 ft.	6-12 ft.	12 ft.
Type	Freestanding	Monument	Freestanding or monument	Wall/Window	Freestanding	Freestanding	Freestanding	Freestanding	Freestanding	Freestanding
Permit	A	PP	PP	PP	P	P	A	A/PP	P	P
Additional Standards May Apply	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

1

2 A = Allowed without permit but subject to compliance with all other applicable regulations of this section.

3 P = Land use permit for signage required but subject to compliance with all other applicable regulations of

1 this section.
 2 PP = These uses may also require a special exception permit.

3 TABLE 4. TEMPORARY SIGN STANDARDS

	On-Premises					Off-Premises
Standard	Construction	Development	Real Estate	Employment	Special Event	Directional
Number	2/site	1/frontage	1/frontage	1/frontage	1/residential 2/nonresidential	3/activity
Size	80 s.f. total	64 s.f.	6 s.f./sign residential 32 s.f./sign nonresidential	6 s.f.	32 s.f./Freestanding 32 s.f. /Banner	6 s.f. per sign
Height	12 ft.	12 ft.	6 ft. (res.) 12 ft. (nonres.)	6 ft.	12 ft. (freestand) 20 ft. (banner)	6 ft.
Type	Freestanding	Freestanding	Freestanding	N/A	Freestanding Banner	Freestanding
Permit	A	A	A	A	A	A
Timeframe	Yes	Yes	Yes	Yes	15 Days/Event or 45 Days/Year	48 hours + Event + 24 hours

4
 5 A = Allowed without permit but subject to compliance with all other applicable regulations of this section.

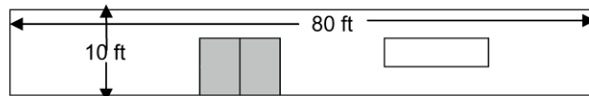
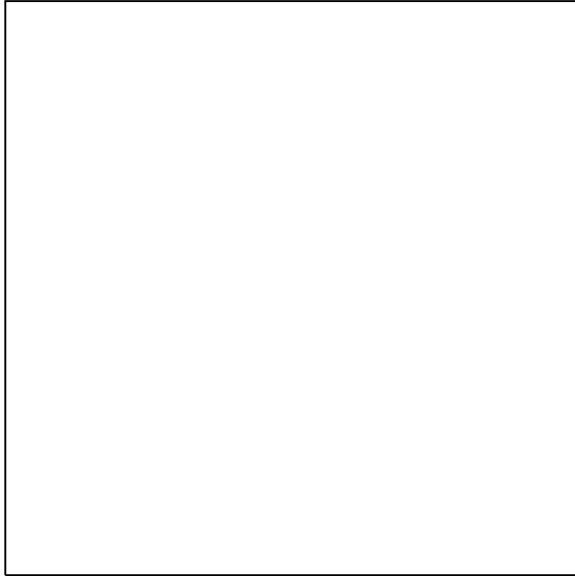
6 (b) *Permanent on-premises signs.*

7 (1) Permanent on-premises signs that are not prohibited as defined in section 30-523(f) are
 8 permitted subject to the standards in this section, if those signs satisfy all other applicable
 9 regulations set forth in section 30-524, and standards specific to the zoning district in which they
 10 are located as set forth in subsection (a) of this section and below.

11 (2) A permanent on-premises sign is allowed on residential property in the A exclusive agriculture,
 12 A-1 agricultural-transition, A-2 agricultural-residential, A-4 agriculture/forestry/residential, and
 13 RR-1, 2, 3 residential-recreational zoning districts subject to the following additional standards:

- 14 a. No permit is required.
- 15 b. One sign per lot or parcel.

- 1 c. Maximum area of any such sign shall be six square feet.
- 2 d. Maximum height shall be six feet.
- 3 e. Any such sign shall be a freestanding design.
- 4 f. Any such sign shall not be illuminated.
- 5 (3) A permanent on-premises sign is allowed on property used for nonresidential uses legally
6 allowed or permitted in the A exclusive agriculture, A-1 agricultural-transition, A-2 agricultural-
7 residential, A-4 agriculture/forestry/residential, and RR-1, 2, 3 residential-recreational zoning
8 districts subject to the following additional standards:
 - 9 a. A land use permit for signage is required.
 - 10 b. One sign per road or highway frontage.
 - 11 c. Maximum area of any such sign shall be 32 square feet per sign.
 - 12 d. Any such sign area shall not exceed 64 square feet in aggregate.
 - 13 e. Maximum height shall be six feet in the residential and 12 feet in the agricultural zoning
14 districts.
 - 15 f. Any such sign shall be a monument or freestanding design.
- 16 (4) A permanent on-premises sign is allowed in the AP airport, C-1 commercial, F-1 forestry, I-1
17 industrial, RR-RC residential recreation-recreation commercial, SW-1 shoreland-wetland, and W-
18 1 resource conservation zoning districts subject to the following additional standards:
 - 19 a. A land use permit for signage is required.
 - 20 b. One sign per road or highway frontage. Except parcels that have over 800 ft of road frontage,
21 in the commercial zoning district only, are allowed one additional sign.
 - 22 c. Maximum area of any such sign shall be 80 square feet per sign.
 - 23 d. Any such sign area shall not exceed 120 square feet in aggregate.
 - 24 e. Maximum height shall be 20 feet.
 - 25 f. Any such sign shall be a freestanding design.
- 26 (5) A permanent on-premises building sign on a building used for agricultural, commercial or
27 industrial purposes is allowed subject to the following additional standards:
 - 28 a. A land use permit for signage is required.
 - 29 b. Any number of signs may be installed on a building wall or window.
 - 30 c. The total area of all building signs on any face shall not exceed ten percent of the area of the
31 facade, including wall and window, with a maximum allowable sign area of 80 square feet
32 per face and 240 square feet in total for buildings with a footprint under 20,000 square feet.
33 For buildings with a footprint of 20,000 square feet or larger the total area of all building signs
34 on any face shall not exceed ten percent of the area of the facade, including wall and window,
35 with a maximum allowable sign area of 240 square feet per face and 360 square feet in total.



80ft x 10 ft = 800 sq ft
 x10%
 80 sq ft
 of wall and/or window
 signage

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- d. The allowable area of building signs for multitenant buildings with individual entrances from the outside shall be calculated based on the exterior wall/window area of the space the tenant occupies. Each tenant frontage shall be considered a separate wall/window.
- e. The allowable area of building signs for a parcel with multiple buildings shall not exceed 240 square feet in total if all buildings have a total footprint under 20,000 square feet and shall not exceed 360 square feet in total if all buildings have a total footprint of 20,000 square feet or larger.
- f. Auxiliary canopies are allowed building signs based on the surface area of the canopy (vertical surface below the roof line).
- g. Location.
 - 1. Building signs may be placed on not more than three walls/windows of rectangular shaped structures or not more than 75 percent of the major walls/windows on nonrectangular shaped structures.
 - 2. Signs may be attached flat against or pinned away from a building wall/window, but shall not extend or protrude more than 18 inches from the wall/window.
 - 3. Signs may be attached to the facade of a building, but shall not extend above the roofline.
 - 4. Signs may be on a building canopy, awning or marquee. Such sign will be considered a building sign on the wall, canopy, marquee or awning on which it is attached.
- (6) A permanent area or neighborhood sign on property used for residential, commercial or industrial uses is considered an on-premises sign under this section if it does no more than identify that area or neighborhood, and is allowed subject to the following additional standards:
 - a. A land use permit for signage is required.
 - b. No more than one sign is allowed for every road or highway entrance to a development.
 - c. The maximum area of any such sign shall be 32 square feet per sign.

- 1 d. Any such sign shall be setback at least ten feet from the right-of-way, unless incorporated
2 into a county-approved entrance design.
- 3 e. Any such sign shall be a freestanding design.
- 4 f. Any such sign shall not be internally lighted.
- 5 (7) A permanent sign on property on which agricultural products are legally grown and legally offered
6 for sale is considered an on-premises sign under this section if it does no more than draw attention
7 to a product legally offered on the premises, and is allowed subject to the following additional
8 standards:
- 9 a. One sign per road or highway frontage.
- 10 b. Maximum area of any such sign shall be 32 square feet per sign.
- 11 c. Maximum cumulative sign area per sale location shall be 64 square feet.
- 12 d. Maximum height shall be 12 feet.
- 13 e. Any such sign shall be a freestanding design.
- 14 f. Any such sign shall not be illuminated.
- 15 g. Agricultural products shall be produced on the site.
- 16 h. Signs for seasonal roadside stands shall be placed when products are available.
- 17 (8) A permanent sign on property on which a home occupation is taking place is considered an on-
18 premises sign under this section if it does no more than draw attention to a product or service
19 lawfully offered on the premises, and is allowed subject to the following additional standards:
- 20 a. One sign per home occupation, exterior or interior visible from the outside.
- 21 b. Home occupation sign maximum area shall be six square feet.
- 22 c. Maximum height shall be six feet.
- 23 d. Any such sign shall be a freestanding design.
- 24 e. Any such sign shall not be illuminated.
- 25 (9) A permanent on-premises directional sign is allowed in any zoning district subject to the following
26 additional standards:
- 27 a. A land use permit for signage is required.
- 28 b. A maximum of two signs for each place with two driveways may be displayed. For purposes
29 of this subsection, one business, farm or organization shall constitute only one place.
- 30 c. Maximum area of any such sign shall be two square feet per sign at a controlled intersection
31 or on a two-lane road or highway or four square feet per sign on a multilane highway.
- 32 d. Maximum height shall be six feet for the residence and agricultural residential zoning districts
33 and 12 feet for any other zoning district.
- 34 e. Any such sign shall be a freestanding design.
- 35 f. Signs shall be placed outside the right-of-way. In no case shall any part of the sign or its
36 structural components be located within the right-of-way.
- 37 g. To ensure that the sign serves only a directional purpose, it shall contain only the name of a
38 place and direction arrow to the place and may not also be used to advertise.
- 39 (c) *Permanent off-premises directional signs.*
- 40 (1) A permanent off-premises directional sign is allowed in any zoning district subject to the following
41 additional standards:

- 1 a. A land use permit for signage is required for each sign pole or support structure.
- 2 b. There shall be no more than one sign pole or support structure per each 500 linear feet of
3 frontage on a road or highway.
- 4 c. Signs shall be co-located and stacked on a single support structure where possible.
- 5 d. A maximum of two signs for each place may be displayed per sign structure. For purposes
6 of this subsection, one business, farm, residence or organization shall constitute only one
7 place.
- 8 e. Maximum area of any such sign shall be two square feet per sign at a controlled intersection
9 or on a two-lane road or highway or four square feet per sign on a multilane highway.
- 10 f. Maximum height shall be 12 feet.
- 11 g. Maximum width of any such sign shall be four feet per sign.
- 12 h. Signs shall be placed outside and may abut the right-of-way. In no case shall any part of the
13 sign or its structural components are located within the right-of-way.
- 14 i. To ensure that the sign serves only a directional purpose, it shall contain only the name of a
15 place, business or facility, distance and direction arrow to the place, business or facility and
16 may not also be used to advertise. See examples in this subsection.
- 17 j. Any such sign shall be a freestanding design.
- 18 k. All signs on a pole or support structure shall have a similar background with white or black
19 text.
- 20 l. All sign designs shall maintain consistency in design standards.
- 21 m. All signs shall have a minimum side setback of two feet.
- 22 (2) All signs placed off-premises shall have the property owner's permission.

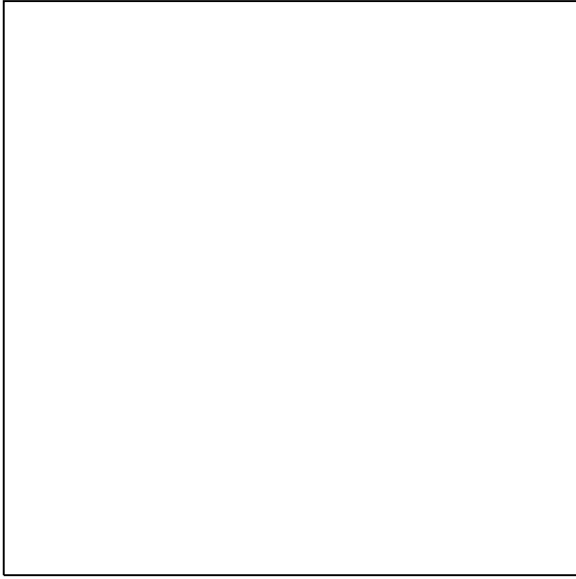
23 **STACKED DIRECTIONAL SIGNAGE**

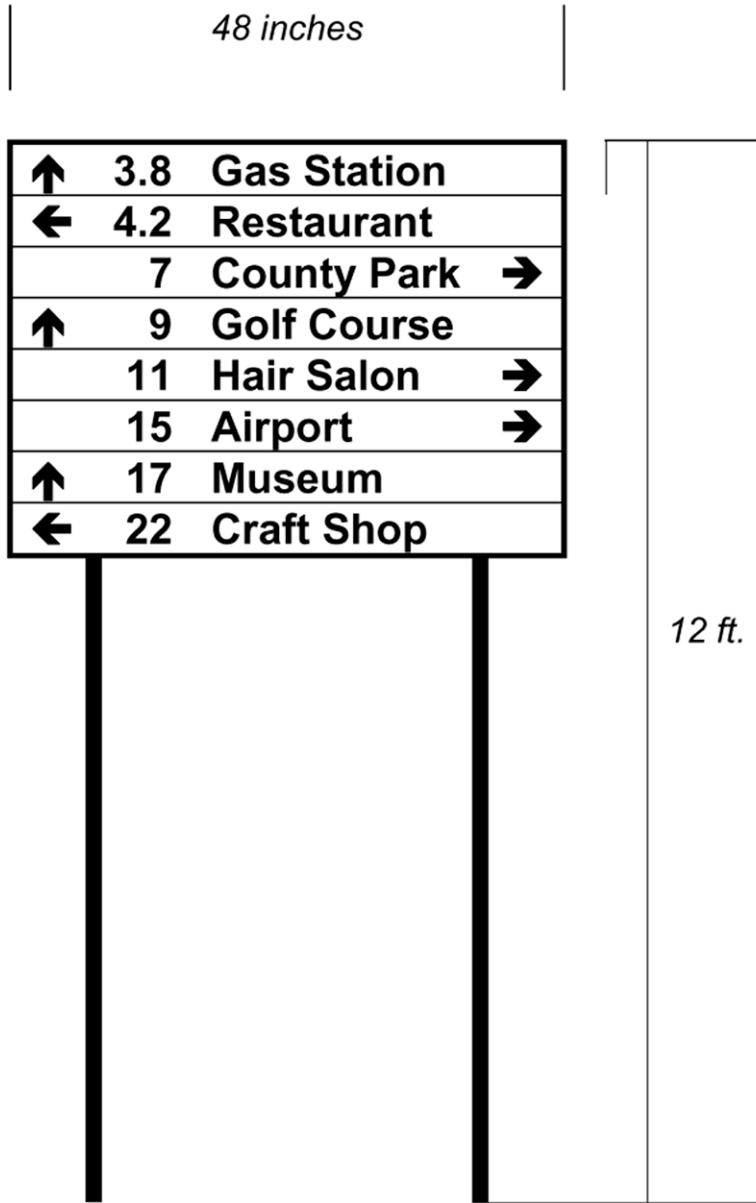
24 **ILLUSTRATIVE DIAGRAMS**

25 (not to scale)

26 **Sample A. Stacked 6-inch by 48-inch signs**

1

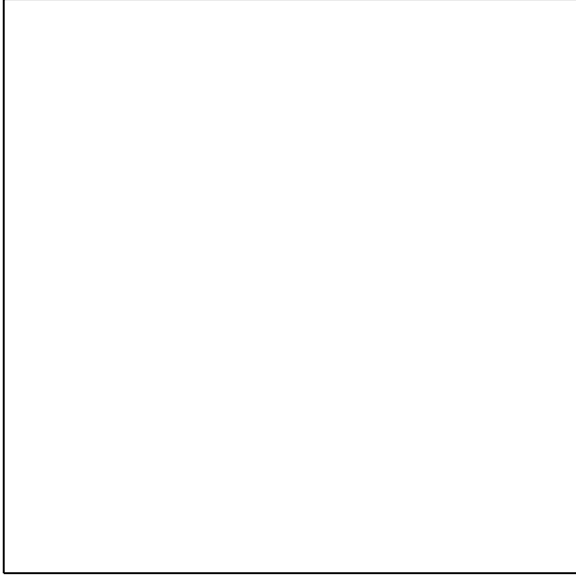


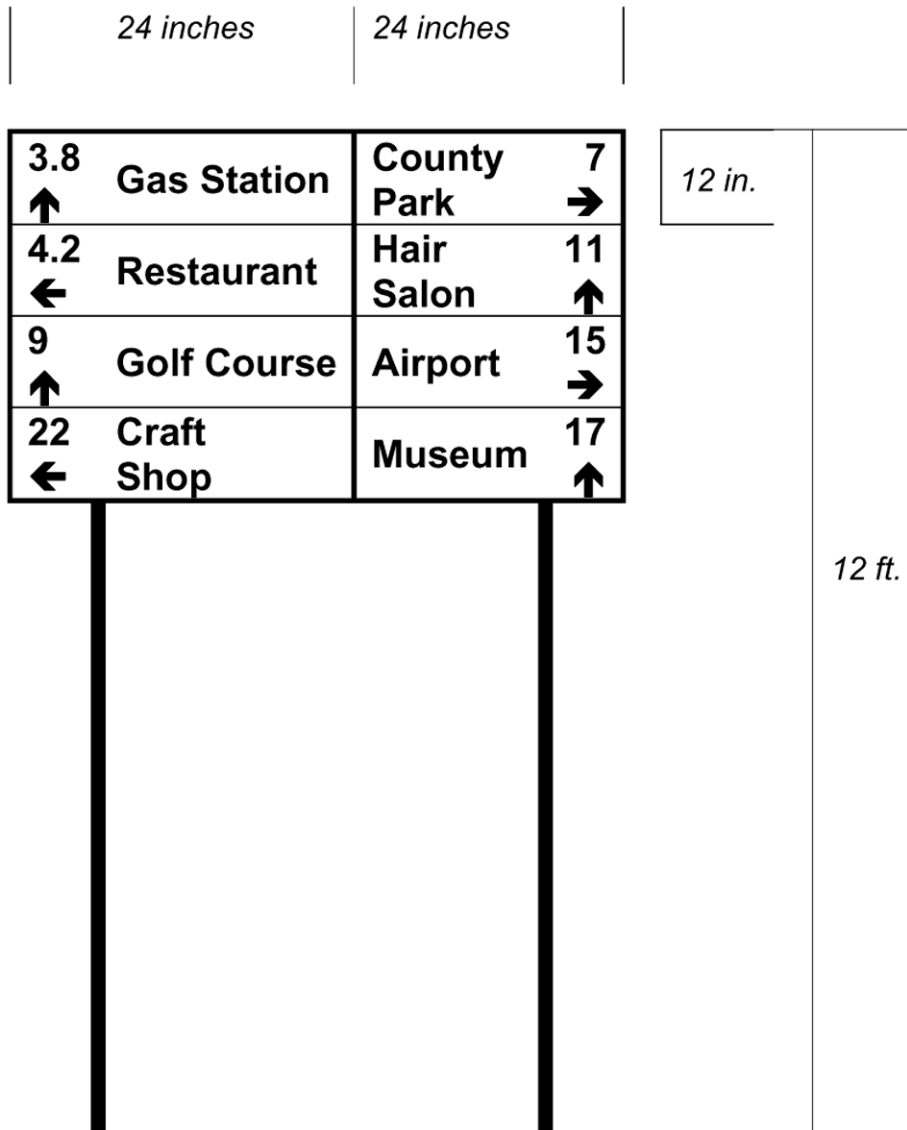


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2 Sample B. Stacked 12-inch by 24-inch signs

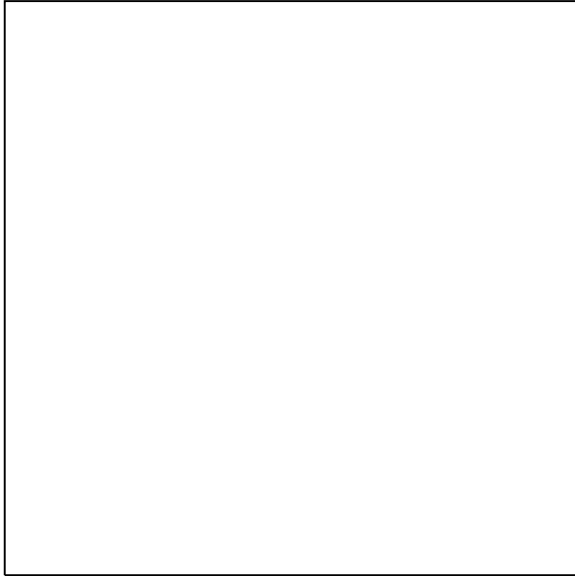
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- 1
- 2 Sample C. Mixed stacked signs.

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24 inches

24 inches

3.8 ↑	Gas Station	County Park	7 →
4.2 ←	Restaurant	Hair Salon	11 ↑
↑ 9	Golf Course		
	Airport	15	→
	Museum	17	↑
← 22	Craft Shop		

12 in.

6 in.

12 ft.

2

3 (d) Temporary on-premises signs.

- 1 (1) Any sign that will exceed the permitted timeframe will require a land use permit for signage.
- 2 (2) The following temporary signs are permitted to be placed on the lot or parcel to which they refer
3 without a land use permit for signage, subject to the applicable standards:
- 4 a. A temporary on-premises sign on a construction site is allowed in any zoning district, subject to
5 the following additional standards:
- 6 1. Maximum of two signs per construction site.
- 7 2. Any such sign area shall not exceed 80 square feet in aggregate.
- 8 3. Maximum height shall be 12 feet.
- 9 4. Any such sign shall be a freestanding design.
- 10 5. Any such sign shall be removed within seven days of when construction is completed.
- 11 b. A temporary on-premises sign erected on a nonresidential development project, or erected
12 on a residential development project at the time that the development includes ten or more
13 dwelling units for sale or lease, is allowed in any zoning district subject to the following
14 additional standards:
- 15 1. One sign per road or highway frontage for each project.
- 16 2. Maximum area of any such sign shall be 64 square feet
- 17 3. Maximum height shall be 12 feet.
- 18 4. Any such sign shall be a freestanding design.
- 19 5. A sign shall be at least 200 feet from any preexisting residence.
- 20 6. A sign shall not be installed until construction has started or the project is approved by
21 the county.
- 22 7. Sign shall be removed when the project is 80 percent completed, sold or leased.
- 23 c. A temporary on-premises real estate sign for the sale, rent or lease of property is allowed in
24 any zoning district subject to the following additional standards:
- 25 1. One sign per road or highway frontage.
- 26 2. For residential property, the maximum sign area shall be six square feet and maximum
27 sign height shall be six feet.
- 28 3. For residential property, the maximum sign area for a parcel including a model home
29 shall be 32 square feet and the maximum sign height shall be 12 feet.
- 30 4. For nonresidential property, the maximum sign area shall be 32 square feet and
31 maximum sign height shall be 12 feet.
- 32 5. Any such sign shall be a freestanding design.
- 33 6. Any such sign shall be removed within seven days following the sale or lease of the
34 property.
- 35 d. A temporary on-premises sign on nonresidential property for which one or more positions of
36 employment are open is allowed subject to the following additional standards:
- 37 1. One sign per road or highway frontage.
- 38 2. Maximum area of any such sign shall be six square feet.
- 39 3. Maximum height shall be six feet.
- 40 4. Any such sign shall be removed when all positions of employment on the property have
41 been filled.

- 1 e. A temporary on-premises sign on property to be used for a special event is allowed in any
2 zoning district, subject to the following additional standards:
- 3 1. One sign per road or highway frontage.
 - 4 2. Maximum height shall be 12 feet in the residence and agricultural residential zoning
5 districts and 20 feet in any other zoning districts.
 - 6 3. Maximum area of any such sign shall be 32 square feet.
 - 7 4. Signs may be displayed for not more than 15 days per event or 45 days per calendar
8 year.
 - 9 5. If a sign is displayed on residential property one banner or one freestanding sign is
10 allowed for each event.
 - 11 6. If a sign is displayed on nonresidential property, any combination of two banners or
12 freestanding signs, with a total sign area of 64 square feet, is allowed for each event.
 - 13 7. Signs shall only be placed before and during event and shall be removed 24 hours after
14 completion of the event.

15 (e) *Temporary off-premises signs.* A temporary off-premises directional sign is allowed in any zoning
16 district, subject to the following additional standards:

- 17 (1) A maximum of three signs for each event or activity may be displayed.
- 18 (2) All signs placed off-premises shall have the property owner's permission.
- 19 (3) Maximum area of any such sign shall be six square feet.
- 20 (4) Maximum height shall be six feet.
- 21 (5) Signs shall be placed outside and may abut the right-of-way.
- 22 (6) Signs shall only be placed during the event and up to 48 hours before and 24 hours after the
23 completion of the event.
- 24 (7) Any such sign shall be a freestanding design.
- 25 (8) To ensure that the sign serves only a directional purpose, it shall contain only the name of a
26 place, date, time, distance and direction arrow to the place and may not also be used to advertise.

27 (Res. No. 2018-16, 6-5-2018)

28 Sec. 30-526. - Administration.

29 (a) *Nonconforming signs.*

- 30 (1) Nonconforming permanent freestanding signs larger than 80 square feet, lawfully existing on
31 January 21, 2009, shall be allowed to continue in use, but shall not be altered other than to change
32 the message, relocated, added to, or repaired in excess of 50 percent of the assessed value of
33 the sign, without being brought into compliance with this section.
- 34 (2) Nonconforming permanent building signs lawfully existing on January 21, 2009, shall be allowed
35 to continue in use, and may be repaired provided the repair does not increase the nonconforming
36 aspect of the sign, but shall not otherwise be altered other than to change the message, relocated,
37 or added to, without being brought into compliance with this section.
- 38 (3) After a nonconforming sign has been removed, it shall not be replaced by another nonconforming
39 sign.
- 40 (4) Nonconforming temporary signs lawfully existing on January 21, 2009, shall be removed no later
41 than three years after January 21, 2009, or by an earlier date if so required by a regulation in

- 1 place when the sign was erected. Nonconforming temporary signs shall not be rebuilt, relocated
2 or altered other than to change a message.
- 3 (5) If a nonconforming permanent sign's use is discontinued for a period of 12 months, the
4 nonconforming sign shall be removed or brought into compliance with this section within 60 days
5 of notification by the zoning administrator.
- 6 (6) If a nonconforming temporary sign's use is discontinued for 60 consecutive days, the
7 nonconforming sign shall be removed or brought into compliance with this section within 60 days
8 of notification by the zoning administrator.
- 9 (7) Nonconforming permanent freestanding signs 80 square feet or smaller, lawfully existing on
10 January 21, 2009, can be allowed to be reconstructed, or repaired, without being brought into
11 compliance with this section. However the sign shall not increase in size and height, the sign must
12 not be within a road right-of-way, and the property owner must obtain a county permit prior to
13 reconstruction or repair. Any other required permits must also be obtained prior to reconstruction
14 or repair. If no county sign permit is obtained prior to reconstruction then the sign is not allowed.
- 15 (b) *Permit required.* A land use permit for signage is required prior to the improvement, erection,
16 construction, reconstruction, enlargement or alteration of any sign, structural component or mounting
17 device unless otherwise provided by this section.
- 18 (c) *Land use permit for signage.* A properly completed application for a land use permit for signage shall
19 be made to the zoning administrator upon forms furnished by the county. The following information
20 shall be provided:
- 21 (1) Applicant contact information.
- 22 (2) Property owner contact information.
- 23 (3) Property information, site address, legal description, tax identification number, zoning district.
- 24 (4) Project information including a description of the sign plan for the site and total proposed signage,
25 including all permanent and temporary signage.
- 26 (5) A site plan, drawn to scale, to include:
- 27 a. Dimensions and area of the lot or parcel.
- 28 b. Location of all existing and proposed structures and signs with distances measured from the
29 lot lines and right-of-way of all abutting roads or highways.
- 30 c. In the shoreland and floodplain districts, location of the OHWM of any abutting navigable
31 waterways, floodplain, floodway and flood-fringe limits as determined from floodplain zoning
32 maps used to delineate floodplain areas
- 33 d. Location of existing or future access driveways and roads or highways.
- 34 e. Location of all existing and proposed structures and signs with distances measured from any
35 wetlands within 100 feet of the site.
- 36 (6) Conceptual drawings of all proposed signs with dimensions.
- 37 (7) Information on all lighting and electrical components.
- 38 (8) Method of construction and/or attachment to a building or in the ground shall be explained in the
39 plans and specifications.
- 40 (9) Contact information for whoever will be erecting the signs.
- 41 (10) Attach all related permits or permit applications.
- 42 (11) Calculations for compliance with the Uniform Building Code and the Uniform Sign Code for
43 construction.

1 (12) Additional relevant information deemed necessary by the zoning administrator to apply all
2 applicable ordinance requirements and standards, such as photos, cross section drawings,
3 specialized engineering plans and landscaping.

4 (13) If additional information is requested, the application shall not be considered a properly
5 completed application and timeframes for processing shall not commence until the additional
6 information is received.

7 (d) *Permit decision and appeal process.*

8 (1) A land use permit for signage applicant or permit holder may appeal a determination or an order.
9 Appeal procedures are established in article XI of this chapter, pertaining to the board of
10 adjustment.

11 (2) When a permit of any kind is required for a sign, the zoning administrator shall deny, approve
12 with conditions, or approve without conditions such permit in an expedited manner no more than
13 30 days from the receipt of a complete application for such a permit, including the applicable fee.

14 a. If the permit is denied or approved with conditions, the county shall prepare a written
15 decision, stating a reason or reasons for the action and describing the applicant's appeal
16 rights under article XI of this chapter, pertaining to the board of adjustment, and provide it to
17 the applicant.

18 b. When the board of adjustment receives an appeal it shall hear such appeal and take action
19 subject to the county board of adjustment rules and bylaws and Wis. Stats. § 59.694.

20 c. If the appeal is denied or approved with conditions, the county shall prepare a written decision
21 within ten days of its decision, stating a reason for the action and provide it to the applicant.

22 (3) When a permit of any kind is required for a sign, and the permit application or permit appeal
23 demonstrates that the sign would comply with all applicable requirements of this section, the
24 permit application or permit appeal shall not be denied.

25 (e) *Expiration.*

26 (1) Sign maintenance or construction authorized by a land use permit for signage issued under this
27 section shall be completed within one year, after which time the permit expires.

28 (2) Prior to expiration of a permit, applicants can request one extension of one year from the zoning
29 administrator.

30 (f) *Permit revocation.* Where the terms or conditions on any land use permit for signage are violated, the
31 permit may be revoked by the zoning administrator.

32 (Res. No. 2018-16, 6-5-2018)

33 Secs. 30-527—30-537. - Reserved.

34 ARTICLE V. - REGULATION OF SPECIAL USES/CONDITIONAL USES

35 Sec. 30-538. - General provisions.

36 Except as added to or hereafter altered in this article, the procedures and requirements of article VIII
37 of this chapter governing conditional uses shall apply.

38 (Res. No. 2018-16, 6-5-2018)

39 Sec. 30-539. - Quarries and mines.

- 1 (a) *Application required.* Application requesting county land use and information committee approval of
2 a proposed quarrying activity shall be accompanied by:
- 3 (1) A description of all phases of the contemplated operation including types of machinery and
4 equipment, which will or might be necessary to carry on the operation. Where the operation is to
5 include sand and gravel washing, the estimated daily quantity of water required, its source and
6 its disposition shall be identified.
- 7 (2) A legal description of the proposed site.
- 8 (3) A restoration plan as hereinafter required.
- 9 (b) *Consideration of compatibility.* In reviewing a proposal for a quarrying activity, the county land use
10 and information committee shall take into consideration:
- 11 (1) The effect of the proposed operation on drainage and water supply, particularly in connection
12 with sand and gravel washing.
- 13 (2) The possibility of soil erosion as a result of the proposed operation.
- 14 (3) The most suitable land use for the area.
- 15 (c) *Restoration plan and financial guarantee required.* No grant to carry on a quarrying operation shall be
16 given until the applicant complies with all requirements of chapter 32, pertaining to nonmetallic mining,
17 and Wis. Admin. Code ch. NR 135.
- 18 (d) *Conditions for approval.* The county land use and information committee may set forth conditions
19 regarding appropriate setback and other dimensional requirements, particularly with reference to
20 avoiding a nuisance effect on surrounding residential uses. Suitable fencing and landscaping may be
21 required.
- 22 (e) *Existing quarry operations.* Existing quarries shall be limited to registered areas and be subject to
23 chapter 32, pertaining to nonmetallic mining, and Wis. Admin. Code ch. NR 135.

24 (Res. No. 2018-16, 6-5-2018)

25 Sec. 30-540. - Salvage yards.

26 No salvage yard as defined herein shall be permitted in the county except in conformance with the
27 standards, rules and regulations of the Wisconsin Administrative Code and the requirements herein
28 specified.

- 29 (1) *Application required.* An application is required prior to issuance of a conditional use permit for
30 a salvage yard. This application requesting county land use and information committee approval
31 of a proposed salvage yard activity shall be accompanied by:
- 32 a. A description of all phases of the contemplated operation including types of machinery and
33 equipment, which will or might be necessary to carry on the operation.
- 34 b. A legal description of the proposed site.
- 35 c. A location map showing all adjacent land use.
- 36 (2) *Consideration of compatibility.* In reviewing a proposal for a salvage yard, the county land use
37 and information committee shall take into consideration:
- 38 a. The effect of the proposed operation on existing land uses.
- 39 b. The possibilities of noise, smoke, dust and other factors common to a salvage yard.
- 40 c. The most suitable land use for the area.

1 (3) *Conditions for approval.* The county land use and information committee may set forth conditions
2 regarding appropriate setback and other dimensional requirements, particularly with reference to
3 avoiding a nuisance effect on surrounding residential uses.

- 4 a. All salvage yards shall have minimum front, side and rear yards of 100 feet.
- 5 b. Salvage yards shall be screened in accordance with article VII of this chapter.

6 (4) *Existing salvage yard operations.*

- 7 a. Within 60 days after the effective date of the ordinance from which this chapter is derived,
8 the owners of all existing salvage yard operations shall submit to the county land use and
9 information committee the names of the salvage yard owners and operators and information
10 regarding its operation. This shall include all persons possessing salvageable materials
11 excepting those stored within the confines of a building.
- 12 b. Within one year after adoption of the ordinance from which this chapter is derived, the owners
13 shall submit to the county land use and information committee a plan for making their salvage
14 yard comply with the provisions of this chapter.
- 15 c. Within two years after the effective date of the ordinance from which this chapter is derived,
16 any such existing operation shall be subject to the provisions.

17 (Res. No. 2018-16, 6-5-2018)

18 Sec. 30-541. - Garbage and refuse disposal sites.

- 19 (a) No garbage or refuse disposal sites shall be permitted in the county except in conformance with the
20 rules and regulations of Wisconsin Administrative Codes.
- 21 (b) All such disposal sites shall have a minimum front, side and rear yards of 100 feet each.
- 22 (c) Garbage and refuse disposal sites shall be screened in accordance with article VII of this chapter.

23 (Res. No. 2018-16, 6-5-2018)

24 Sec. 30-542. - Mobile home/manufactured home parks.

25 Except as otherwise specifically authorized, no mobile home intended for occupancy shall be located
26 in the county except in a mobile home/manufactured home park, the plan of which has been approved by
27 the county land use and information committee. Such parks shall meet the following requirements:

- 28 (1) Minimum size, five acres.
- 29 (2) Maximum number of mobile home/manufactured home sites, six per developable acre.
- 30 (3) Minimum width of a mobile home/manufactured home site, 40 feet.
- 31 (4) Maximum height of a mobile home/manufactured home, 20 feet. Height is measured as shown
32 in chapter 45 of the Burnett County ordinances.
- 33 (5) The distance between separate mobile homes/manufactured homes shall not be less than 30
34 feet.
- 35 (6) Minimum distance between mobile home/manufactured home and service road, ten feet.
- 36 (7) All drives, parking areas and walkways shall be hard surfaced. There shall be one parking space
37 for each mobile home/manufactured home and additional parking spaces for automotive vehicles
38 within the park, totaling not less than 1¼ parking spaces for each mobile home/manufactured
39 home space.

- 1 (8) No mobile home/manufactured home sales office or other business or commercial use shall be
2 located on the mobile home/manufactured home park site. However, laundries, washrooms,
3 recreation rooms, maintenance equipment storage and one office are permitted.
- 4 (9) Minimum side yard setback, 40 feet at all front, side and rear lot lines of the mobile
5 home/manufactured home park.
- 6 (10) Each mobile home shall be placed on a mobile home stand. The stand should provide for
7 practical placement on and removal from the lot of the mobile home and retention of the home on
8 the lot in a stable condition and in satisfactory relationship to its surroundings. The size of a
9 development will be acceptable if it is suitable for the general market to be served by the individual
10 proposal and fits the dimensions of mobile homes anticipated. The location of each mobile home
11 stand shall be at such elevation, distance and angle in relation to the access street and the mobile
12 home accessway that placement and removal of the mobile home is practical. Appropriate
13 material, properly graded, placed and compacted so as to be durable and adequate for the
14 support of the maximum anticipated loads during all seasons should be used.
- 15 (11) All mobile home/manufactured home parks shall be screened in accordance with article VII of
16 this chapter.
- 17 (12) All mobile homes/manufactured homes shall meet the required construction standards.
- 18 (13) Mobile home/manufactured home parks shall comply with the sanitation regulations of the
19 county sanitary code and the appropriate requirements of the Wisconsin Administrative Codes.
- 20 (14) Each manufactured home shall be placed on a foundation meeting the appropriate
21 requirements of the Wisconsin Administrative Codes.
- 22 (15) A land use dwelling permit from Burnett County must be obtained prior to replacing, rebuilding
23 or structurally altering a mobile home/manufactured home.

24 (Res. No. 2018-16, 6-5-2018)

25 Sec. 30-543. - Campgrounds.

26 Burnett County regulates campgrounds in order to protect the health, safety and welfare of its
27 citizens, and the natural, historical and cultural resources of Burnett County. These land uses are
28 permitted by Burnett County because of their importance in providing the general public access to
29 recreational opportunities. It also is recognized that such land uses promote tourism and contribute to the
30 general economic welfare of the County.

31 (a) Definitions. The following words, terms and phrases, when used in this section, shall have the
32 meanings ascribed to them in this subsection, except where the context clearly indicates a different
33 meaning:

34 *Awning* means a covering used by campers for protection from the weather and may be used over a
35 deck. An awning shall only be attached to the camping unit.

36 *Camping unit* means a portable vehicle or unit less than 400 square feet designed for and used in the
37 pastime of camping.

38 *Deck/patio* means a platform which is intended to support persons/chattels.

39 *Screen house* means a structure with a roof and sides, with or without a floor, with at least 50 percent
40 of each exposed wall covered by screen for protection from insects. There shall be no solid material (glass,
41 wood, metal or rigid plastic material) in front of or behind the sides to impede the free movement of air
42 through the screen – remove this requirement as many seasonal sites likely don't meet it? A temporary
43 covering of canvas or flexible plastic material is permitted for protection from the weather.

1 *Storage structure* means a structure intended for storage purposes only; not to be used for human
2 habitation. The structure footprint shall not exceed 100 square feet. The structure height shall not exceed
3 12 feet.

4 *Tent* means a portable sleeping shelter made of canvas or other materials and supported by poles or
5 framework.

6 (b) Storage of a camping unit must meet all setback requirements. Prior PUD's with camping units are
7 allowed to continue under the specific conditions for the PUD.

8 (1) Campground requirements.

9 a. Must meet all Wis. Admin. Code ch. ATCP 79 requirements which are enforced by the state
10 personnel or their designated agent, all sanitary requirements of the county sanitary
11 ordinance and Wisconsin Administrative Codes, and any other applicable county, state and
12 federal codes.

13 b. Minimum size of five acres.

14 c. Maximum number of sites shall be ten per developable acre.

15 d. Each site shall be clearly numbered and consistent with the placement shown on the
16 campground map.

17 e. A campground map shall be placed on file in the zoning office and shall include the
18 campground layout, location of campsites, roads, property lines, required setbacks,
19 structures, water supplies, private waste disposal system, recreation areas and any other
20 information the land use and information committee shall deem necessary. Any proposed
21 changes in the approved campground shall be presented to the zoning office for approval.
22 No implementation of the proposed change shall take place until written approval is received
23 from the zoning office.

24 f. Each site shall have sufficient area for one vehicle parking on that site. Rustic/primitive sites
25 will have sufficient parking area available, this can be onsite or off-site parking.

26 g. Each camping unit shall meet the setback requirements of 75 feet to the ordinary high-water
27 mark of any navigable water and there shall be a minimum 50-foot setback from all exterior
28 lot lines to each camping unit or storage structure or deck/patio. All other setback
29 requirements of this chapter and other Burnett County Ordinances along with any other
30 federal, state or local codes shall apply. The land use and information committee may require
31 additional setback requirements as per conditional use permit.

32 h. Screening provisions of article VII of this chapter shall apply where the land use and
33 information committee determines they are needed.

34 i. Individual site accessory uses require a land use permit and are limited to:

35 1. *Storage structure*. Each site may be provided with a one storage structure with a
36 footprint not to exceed 100 square feet and the structure height shall not exceed 12
37 feet. The storage structure shall not be used for human habitation. This structure must
38 meet floodplain requirements from Chapter 22 of the Burnett County Ordinances. Allow
39 without requiring a land use permit?

40 2. *Awnings, decks/patios and screen houses*. Awnings, decks/patios and screen houses
41 will be permitted provided they do not exceed the unit size in square feet and in any
42 event the total area of these uses shall not exceed 200 square feet. These structures
43 must meet floodplain requirements. Require land use permit for these?

44 3. *Accessory uses*. Via conditional use permit the land use and information committee may
45 grant larger storage structures, awnings, decks/patios and screen house as part of the
46 conditional use permit for larger sites. Each rental site must be mapped on the
47 campground map.

- 1 j. A separate area may be designated in a campground for group camping in tents; however,
2 such group camping shall not exceed two weeks in any one time period and no more than
3 20 tent units per acre shall be permitted. In addition, the group camping area must be
4 provided with proper sanitary provisions as required by Wis. Admin. Code ch. ATCP 79.
- 5 k. A campground may have a home and accessory buildings for the one owner's or one
6 manager's private use.
- 7 l. Campgrounds shall not be expanded except by conditional **use** permit review.
- 8 m. Requires a conditional use permit from the county if any of the following apply:
- 9 1. A person offers or intends to offer three or fewer campsites and advertises or otherwise
10 presents to the public an offer of the campground or specific campsites.
- 11 2. A person offers or intends to offer four or more campsites, regardless whether the
12 person advertises or otherwise presents to the public an offer of the campground or
13 specific campsites.

14 (Res. No. 2018-16, 6-5-2018)

15 Secs. 30-544—30-566. - Reserved.

16 ARTICLE VI. - TELECOMMUNICATIONS FACILITIES

17 Sec. 30-567. - Purpose.

18 The purpose of this article is to regulate by zoning permits (1) the siting and construction of any new
19 mobile service support structure and facilities; (2) with regard to a class 1 collocation, the substantial
20 modification of an existing support structure and mobile service facilities; and (3) with regard to a class 2
21 collocation, collocation on an existing support structure which does not require the substantial modification
22 of an existing support structure and mobile service facilities.

23 (Res. No. 2018-16, 6-5-2018)

24 Sec. 30-568. - Exemptions.

- 25 (a) Exempt from review under this article will be television antennas, satellite dishes one meter (or 39
26 inches) in diameter or less, satellite dishes used commercially and three meters in diameter or less,
27 receive only antennas, amateur radio facilities, and mobile services providing public information
28 coverage of news events or of a temporary or emergency nature. None of these items can exceed 75
29 feet in height, without obtaining proper permits and approvals.
- 30 (b) Exempt from the permitting requirements of this article will be satellite dishes more than one meter in
31 diameter, ground-mounted antennas not exceeding 75 feet in height, building-mounted antennas not
32 exceeding 25 feet above the highest part of the building to which they are attached (also can't exceed
33 75 feet in total height as measured from the lowest building grade to the highest portion of the antenna),
34 utility pole-mounted antennas not exceeding 75 feet in height in total height as measured from the
35 lowest grade to the highest portion of the antenna.
- 36 (c) Exempt structures under this article are still subject to all other applicable provisions of the Land
37 Use/Zoning Ordinance such as setbacks.

38 (Res. No. 2018-16, 6-5-2018)

39 Sec. 30-569. - Definitions.

1 (a) The following definitions shall apply to this division unless the context dictates otherwise. All definitions
2 in section 30-4 of this chapter shall apply, unless specifically defined in this article.

3 *Alternative support structure* means structures, including, but not limited to, clock towers, steeples,
4 silos, light poles, water towers, freestanding chimneys, utility poles and towers, towers, buildings or similar
5 structures that may support telecommunications facilities.

6 *Antenna* means any system of wires, poles, rods, reflecting discs, or similar devices used for the
7 transmission or reception of electromagnetic waves when such system is either external to or attached to
8 the exterior of a structure. Antennas shall include devices having active elements extending in any direction,
9 and directional beam-type arrays having elements carried by and disposed from a generally horizontal
10 boom that may be mounted upon and rotated through a vertical mast or tower interconnecting the boom
11 and antenna support, all of which elements are deemed to be a part of the antenna.

12 *Antenna, building mounted* means any antenna, other than an antenna with its supports resting on the
13 ground, directly attached or affixed to a building.

14 *Antenna, ground mounted* means any antenna with its base placed directly on the ground.

15 *Camouflaged tower* means any telecommunications tower that due to design or appearance hides,
16 obscures, or conceals the presence of the tower and antennas. Camouflaging may be accomplished by a
17 suitable combination of the following examples: lack of lighting, low tower height, non-contrasting colors,
18 screening and landscaping, and others.

19 *Carrier* means companies licensed by the Federal Communications Commission (FCC) to build
20 personal wireless telecommunications facilities and operate personal wireless telecommunications
21 services. Also called a provider.

22 *Class 1 Collocation* means the placement of a new mobile service facility on an existing support
23 structure such that the owner of the facility does not need to construct a freestanding support structure for
24 the facility, but does need to engage in substantial modification.

25 *Class 2 collocation* means the placement of a new mobile service facility on an existing support
26 structure such that the owner of the facility does not need to construct a freestanding support structure for
27 the facility or engage in substantial modification.

28 *Co-location* means a telecommunications facility comprised of a single telecommunications tower or
29 building supporting multiple antennas, dishes, or similar devices owned or used by more than one public or
30 private entity.

31 *Guyed structure* means a telecommunications tower that is supported in whole or in part by guy wires
32 and ground anchors or other means of support besides the superstructure of the tower itself.

33 *Height, telecommunications tower* means the distance measured from the original grade at the base
34 of the tower to the highest point of the tower. This measurement excludes any attached antennas and
35 lighting.

36 *Lattice structure* means a telecommunications tower that consists of vertical and horizontal supports
37 and crossed metal braces.

38 *Monopole structure* means a telecommunications tower of a single pole design.

39 *Operation* means other than nominal use; when a facility is used regularly as an integral part of an
40 active system of telecommunications, it shall be deemed in operation.

41 *Provider. See Carrier.*

42 *Satellite dish* means a device incorporating a reflective surface that is solid, open mesh, or bar
43 configured that is shallow dish, cone, horn, or cornucopia shaped and is used to transmit or receive
44 electromagnetic signals. This definition is meant to include, but is not limited to, what are commonly referred
45 to as satellite earth stations, TVROs and satellite microwave antennas.

46 *Substantial modification* means the modification of a mobile service support structure, including the
47 mounting of an antenna on the structure that does any of the following:

- 1 1. For structures with an overall height of 200 feet or less, increases the overall height of the structure
2 by more than 20 feet.
- 3 2. For structures with an overall height of more than 200 feet, increases the overall height of the
4 structure by ten percent or more.
- 5 3. Measured at the level of the appurtenance added to the structure as a result of the modification,
6 increases the width of the support structure by 20 feet or more.
- 7 4. Increases the square footage of an existing equipment compound to a total area of more than
8 2,500 square feet.

9 *Telecommunications facility* means a facility, site, or location that contains one or more antennas,
10 telecommunications towers, alternative support structures, satellite dish antennas, other similar
11 communication devices, and support equipment which is used for transmitting, receiving, or relaying
12 telecommunications signals, excluding facilities exempted under section 30-568.

13 *Telecommunications facility structure* means a telecommunications tower or alternative support
14 structure on which telecommunications antenna(s) may be mounted.

15 *Telecommunications tower* means any structure that is designed and constructed primarily for the
16 purpose of supporting one or more antennas, including camouflaged towers, lattice towers, guy towers, or
17 monopole towers. This includes radio and television transmission towers, microwave towers, and common-
18 carrier towers. It shall exclude alternative support structures and those facilities exempted under section
19 30-568.

20 *Utility pole-mounted antenna* means an antenna attached to or upon an existing or replacement
21 electric transmission or distribution pole, streetlight, traffic signal, athletic field light, or other approved
22 similar structure.

23 (b) Additional definitions contained in § 66.0404(1) are hereby incorporated by reference.

24 (Res. No. 2018-16, 6-5-2018)

25 Sec. 30-570. - Siting and construction of any new mobile service support structure and facilities and class
26 1 collocation.

27 (a) *Application process.*

- 28 (1) A land use permit is required for the siting and construction of any new mobile service support
29 structure and facilities.
- 30 (2) A written permit application must be completed by any applicant and submitted to the Burnett
31 County Land Services Department. The application must contain the following information:
 - 32 a. The name and business address of, and the contact individual for, the applicant.
 - 33 b. The location of the proposed or affected support structure.
 - 34 c. The location of the proposed mobile service facility.
 - 35 d. If the application is to substantially modify an existing support structure, a construction plan
36 which describes the proposed modifications to the support structure and the equipment and
37 network components, (including antennas, transmitters, receivers, base stations, power
38 supplies, cabling, and related equipment associated with the proposed modifications).
 - 39 e. If the application is to construct a new mobile service support structure, a construction plan
40 which describes the proposed mobile service support structure, equipment, and network
41 components, (including antennas, transmitters, receivers, base stations, power supplies,
42 cabling, and related equipment placed on or around the new mobile service support
43 structure).

1 f. If an application is to construct a new mobile service support structure, an explanation as to
2 why the applicant chose the proposed location and why the applicant did not choose
3 collocation, including a sworn statement from an individual who has responsibility over the
4 placement of the mobile service support structure attesting that collocation within the
5 applicant's search ring would not: result in the same mobile service functionality, coverage,
6 and capacity; is technically infeasible; or is economically burdensome to the mobile service
7 provider.

8 (3) A permit application will be provided by the county upon request to any applicant.

9 (4) If an applicant submitted to the county an application for a permit to engage in an activity
10 described in this article, which contains all of the information required under this article, the county
11 shall consider the application complete. If the county does not believe that the application is
12 complete, the county shall notify the applicant in writing within ten days of receiving the application
13 that the application is not complete. The written notification shall specify in detail the required
14 information that was incomplete. An applicant may resubmit an application as often as necessary
15 until it is complete.

16 (5) Within 90 days of its receipt of a complete application, the county shall complete all of the
17 following or the applicant may consider the application approved, except that the applicant and
18 the county may agree in writing to an extension of the 90-day period:

19 a. Review the application to determine whether it complies with all applicable aspects of the
20 county's land use, floodplain and airport height ordinances. Subject to limitations set by Wis.
21 Stats. § 66.0404.

22 b. Make a final decision whether to approve or disapprove the application.

23 c. Notify the applicant, in writing, of its final decision.

24 d. If the application is disapproved, written notification with substantial evidence which supports
25 the decision shall be included.

26 (6) The county may disapprove an application if an applicant refuses to evaluate the feasibility of
27 collocation within the applicant's search ring and provide the sworn statement described under
28 subsection (2)f.

29 (7) If an applicant provides the county with an engineering certification showing that a mobile service
30 support structure, or an existing structure, is designed to collapse within a smaller area than the
31 setback or fall zone area required in a land use ordinance, that land use ordinance does not apply
32 to such a structure unless the county provides the applicant with substantial evidence that the
33 engineering certification is flawed.

34 (8) The fee for constructing new structure or facility, or class 1 collocation permit is \$3,000.00

35 (Res. No. 2018-16, 6-5-2018)

36 Sec. 30-571. - Class 2 collocation.

37 (a) *Application process.*

38 (1) A land use permit is required for a class 2 collocation.

39 (2) A written permit application must be completed by any applicant and submitted to the county.
40 The application must contain the following information:

41 a. The name and business address of, and the contact individual for, the applicant.

42 b. The location of the proposed or affected support structure.

43 c. The location of the proposed mobile service facility.

44 (3) A permit application will be provided by the county upon request to any applicant.

- 1 (4) A class 2 collocation is subject to the same requirements for the issuance of a building permit to
2 which any other type of commercial development or land use development is subject.
- 3 (5) If an applicant submits to the county an application for a permit to engage in an activity described
4 in this article, which contains all of the information required under this article, the county shall
5 consider the application complete. If any of the required information is not in the application, the
6 county shall notify the applicant in writing, within five days of receiving the application, that the
7 application is not complete. The written notification shall specify in detail the required information
8 that was incomplete. An applicant may resubmit an application as often as necessary until it is
9 complete.
- 10 (6) Within 45 days of its receipt of a complete application, the county shall complete all of the
11 following or the applicant may consider the application approved, except that the applicant and
12 the county may agree in writing to an extension of the 45-day period:
- 13 a. Make a final decision whether to approve or disapprove the application.
- 14 b. Notify the applicant, in writing, of its final decision.
- 15 c. If the application is approved, issue the applicant the relevant permit.
- 16 d. If the decision is to disapprove the application, include with the written notification substantial
17 evidence which supports the decision.
- 18 (7) The fee for the permit is \$500.00.

19 (Res. No. 2018-16, 6-5-2018)

20 Sec. 30-572. - Removal of abandoned telecommunications facilities.

21 It is the express policy of Burnett County that telecommunications facilities be removed and their sites
22 restored to their pre-construction state once they are no longer in use and not a functional part of providing
23 telecommunications service.

- 24 (1) Removal and restoration of such facilities is the responsibility of the owner of the facility.
- 25 (2) The telecommunications facility(s) shall be removed when use of the facility(s) has been
26 discontinued or the facility not been used for its permitted purpose for 12 consecutive months.
27 Mere intent to continue use of the facility(s) shall not constitute use. The applicant/owner shall
28 demonstrate through facility(s), lease(s), or other similar instruments that the use will be continued
29 without a lapse of more than 12 consecutive months to constitute actual use. If the applicant
30 cannot demonstrate actual use, the facility shall be considered abandoned and shall be removed.
- 31 (3) This restoration shall include removal of any subsurface structure or foundation, including
32 concrete, used to support the telecommunications facility; to a level of three feet below grade.
- 33 (4) Nothing in this section prevents the removal of the facility prior to expiration of the 12-month
34 period.

35 (Res. No. 2018-16, 6-5-2018)

36 Sec. 30-573. - Reporting requirements.

37 Notification shall be provided to the land services department if any of the information changes in
38 section(s) 30-570 or 30-571.

39 (Res. No. 2018-16, 6-5-2018)

40 Secs. 30-574—30-606. - Reserved.

1 ARTICLE VII. - SCREENING AND FENCING

2 Sec. 30-607. - General provisions.

3 Screening or fencing as required by this article shall be subject to the following provisions:

4 (1) *Approval required.* Any use or conditional use listed in this chapter requiring screening or fencing
5 shall be permitted only when authorized by the county land use and information committee and
6 subject to its approval of a screening or fencing plan for that particular use.

7 (2) *Objective.* Planting or other suitable screening including fences or freestanding walls shall be
8 required where deemed necessary for screening or enclosure purposes by the county land use
9 and information committee, such as around outdoor storage yards and industrial property lines,
10 salvage yards, refuse disposal sites, quarries and mines, mobile home parks, and trailer camps.
11 Such provisions shall be required to the extent needed to provide for:

- 12 a. Screening of objectionable views.
- 13 b. Adequate shade.
- 14 c. Enclosure of storage materials.
- 15 d. Public health and safety.
- 16 e. A suitable setting for the particular use and other facilities.

17 (3) *Extent.*

18 a. *Screen planting.* Screen planting adequate to screen objectionable views effectively within a
19 reasonable time; in some cases temporary screening devices may be required until suitable
20 screen planting can be achieved.

21 b. *Other planting.* For mobile home parks and trailer camps other planting should be adequate
22 in size, quantity and character to provide an attractive setting for the mobile homes, trailers
23 and other improvements, to provide adequate privacy and pleasant out-looks for living units,
24 to minimize reflected glare and to afford summer shade.

25 c. *Existing planting.* Existing planting acceptable as required planting to the extent that it is
26 equivalent, suitable and preserved in good condition.

27 d. *Fences and walls.* Fences and walls appropriately designed for the function intended and
28 shall be substantially constructed to withstand conditions of soil, weather and use.

29 e. *Maintenance.* All screenings, fences and walls required by this chapter shall be maintained
30 so as not to provide an objectionable view by themselves.

31 (Res. No. 2018-16, 6-5-2018)

32 Secs. 30-608—30-632. - Reserved.

33 ARTICLE VIII. - CONDITIONAL USES.

34 Sec. 30-633. - General provisions.

35 (a) *Purpose.* One of the purposes of this chapter is to divide the unincorporated portions of the county
36 into districts within which the use of land and buildings, and the bulk and location of buildings in relation
37 to the land are mutually compatible, and substantially uniform.

38 (b) *Impact and compatibility of certain uses.* There are certain uses that may be entirely appropriate and
39 not necessarily incompatible with the basic uses permitted in any district, but not at every or any
40 location therein or without restrictions or conditions being imposed by reason of unique problems the

1 use of its particular location presents from a zoning standpoint, including the impact of those uses
2 upon neighboring land or public facilities, and the public need for the particular uses at a particular
3 location. Such uses may be necessary or desirable to be allowed in a particular district provided that
4 due consideration is given to their location, development, and operation. Such uses are hereby
5 classified as conditional uses and are subject to the provisions specified herein.

6 (1) *Approval required.* Any conditional uses listed in this chapter shall be permitted only when
7 authorized by the county land use and information committee and subject to its approval. Upon
8 such approval, issuance of a conditional use permit will be granted. Town board approval may be
9 requested for conditional uses.

10 (2) *Basis of approval.* The county land use and information committee shall consider the effect of
11 such grant on the health, general welfare, safety and economic prosperity of the county and of
12 the immediate area in which such use would be located considering Wis. Stats. § 59.69(5e).

13 (3) *Conditions attached to conditional use permit.* Upon consideration of the factors as listed in
14 subsection (b)(2) of this section, the land use and information committee may attach such
15 conditions in addition to those required elsewhere in this chapter that it deems necessary in
16 furthering the purpose of this chapter. Such conditions may include specifications for, without
17 limitation because of specific enumeration: type of shorecover, increased setbacks and yards,
18 specified sewage disposal and water supply facilities, parking and signs, type of construction,
19 granting or denial of lake access and boat docks to off-lake developments. The committee may
20 require, as a condition that a permit be first obtained from relevant state agencies having
21 jurisdiction over the appropriate subject matter.

22 (Res. No. 2018-16, 6-5-2018)

23 Sec. 30-634. - Procedure.

24 (a) *Application.* Application for a conditional use permit shall be made to the county zoning administrator,
25 who shall promptly refer the application to the county land use and information committee. In addition
26 to the information required under article IX of this chapter for a land use permit, the county land use
27 and information committee may require the applicant to submit other pertinent data and information
28 necessary to properly evaluate the request.

29 (b) *Fees.* The fee for filing of applications for conditional use permits shall be established by the county
30 board. A copy of the current fee schedule shall be kept on file in the office of the county zoning
31 administrator.

32 (c) *Hearing.* The county land use and information committee shall schedule a public hearing on the
33 application within 60 days after it is filed.

34 (d) *Determination.* The land use and information committee shall report its decision within 60 days after
35 the hearing of the application. Its decision shall include an accurate description of the use permitted,
36 of the property on which it is permitted, and all conditions made applicable thereto.

37 (e) *Mapping and recording.* When a conditional use permit is granted, an appropriate record shall be
38 made of the land use and building permits and such grant shall be applicable solely to the structures,
39 use and property so described.

40 (f) *Termination.*

41 (1) Where a permitted conditional use does not continue in conformity with the conditions of the
42 original approval, the conditional use permit shall be terminated by action of the land use and
43 information committee.

44 (2) The expiration for conditional land use permits shall be the same as land use permit under section
45 30-658(c), and any conditionally permitted use which is discontinued for 12 consecutive months
46 shall also expire.

1 (Res. No. 2018-16, 6-5-2018)

2 Secs. 30-635—30-656. - Reserved.

3 ARTICLE IX. - ADMINISTRATION

4 Sec. 30-657. - Zoning administrator; duties and powers.

5 (a) *Designation.* The county land use and information committee shall appoint a county zoning
6 administrator for the administration and enforcement of the provisions of this chapter.

7 (b) *Duties.* In administering and enforcing this chapter, the county zoning administrator and any of his/her
8 deputies shall perform the following duties:

9 (1) Develop and maintain a system of permits for new construction, development, reconstruction,
10 structural alteration or moving of buildings and structures. A copy of applications shall be required
11 to be filed in the office of the county zoning administrator.

12 (2) Regularly inspect permitted work in progress to ensure conformity of the finished structures with
13 the terms of the chapter.

14 (3) Develop and maintain a variance procedure which authorizes the board of adjustment for land
15 use variances and the land use and information committee for subdivision variances to grant such
16 variance from the terms of the ordinance as will not be contrary to the public interest where, owing
17 to special conditions and the adoption of the land use ordinance, a literal enforcement of the
18 provisions of the ordinance will result in unnecessary hardship.

19 (4) Develop and maintain a conditional use procedure.

20 (5) Keep a complete record of all proceedings before the board of adjustment and the land use and
21 information committee.

22 (6) Develop and maintain an official map of all mapped zoning district boundaries, amendments,
23 and recordings.

24 (7) Establish appropriate penalties for violations of various provisions of the ordinance, including
25 forfeitures. Compliance with the ordinance shall be enforceable by the use of injunctions to
26 prevent or abate a violation, as provided in Wis. Stats. § 59.69(11).

27 (8) Pursue the prosecution of violations of this ordinance.

28 (9) Approve subdivision variance requests which appear to meet the intent of the Burnett County
29 Ordinances. If the Zoning Administrator feels the subdivision variance request does not meet the
30 intent of the Burnett County Ordinances then the subdivision variance shall be heard by the land
31 use and information committee. A Certified Survey Map (CSM) or recorded plat will be required
32 for each lot/parcel which is reconfigured as part of the subdivision variance and recorded with the
33 Register of Deeds within one year of the approval.

34 (10) The zoning administrator may issue a special permit to relax the standards of this chapter in
35 order to provide reasonable accommodations as required by provisions of federal and state law.
36 Such relaxation shall be the minimum necessary to be consistent with federal guidelines for
37 accommodation of persons with disabilities and shall, where practicable, be terminated when the
38 facility is no longer used by the disabled person. A person applying for a permit for construction
39 under this section shall establish the nature and extent of the disability and that the relaxation
40 requested is the minimum necessary to provide reasonable use of the facility. A deed restriction
41 for the reasonable accommodation shall be recorded with the register of deeds.

42 (c) *Powers.* The county zoning administrator and his/her duly appointed deputies shall have powers and
43 authority including but not limited to the following:

- 1 (1) Access to any structure or premises for the purpose of performing his/her duties by the
2 permission of the owner or upon issuance of a special inspection warrant.
- 3 (2) Upon reasonable cause or question as to proper compliance, to revoke any land use permit and
4 issue cease and desist orders requiring the cessation of any building, moving, alteration or use
5 which is in violation of the provisions of this chapter.

6 (Res. No. 2018-16, 6-5-2018)

7 Sec. 30-658. - Land use permits.

- 8 (a) *Permit required.* No structure shall be built, moved, placed, or structurally altered until a land use
9 permit has been issued by the county zoning administrator. No land use shall be substantially altered
10 until a land use permit has been issued by the county zoning administrator. The zoning administrator
11 shall not issue a permit for a structure or a use not in conformity with the requirements of this chapter
12 or if any other land use violations exists on the property. Any permitted activity must comply with any/all
13 conditions of the permit. The fee for filing of applications for land use permits shall be established by
14 the county land use and information committee. A copy of the current fee schedule shall be kept on
15 file in the office of the county zoning administrator.
- 16 (b) *Application procedure.* Applications for land use permits shall be accompanied by scale maps or
17 drawings showing accurately the location, size and shape of the lots involved, and of any proposed
18 structures, including the relation to abutting streets and any abutting lakes or streams and the existing
19 and proposed use of each structure and lot, and the number of families to be accommodated.
- 20 (c) *Expiration.* Land use permits for construction, alteration, or removal of structures shall expire 12
21 months from their date of issuance. If additional time is needed, a 12-month extension may be granted
22 upon written request to the county zoning administrator.
- 23 (d) *Exceptions.*
- 24 (1) A land use permit is not required in agricultural districts for farm buildings or farm structures not
25 intended for human habitation provided such structures meet the dimensional and setback
26 requirements of this chapter or any other chapters, except in floodplain areas as designated on
27 official floodprone area maps. Farm buildings/farm structures only include; shed, pole building,
28 barn, silo, windmill, silage structure, grain/crop storage structure, or manure storage system as
29 defined in Wis. Admin. Code ch. ATCP 50.62(1)(e). These structures must be 100 percent
30 agricultural use only to be exempt from needing a land use permit.
- 31 (2) A land use permit is not required for accessory buildings such as dog houses, tool sheds,
32 playhouses, etc., which do not exceed 100 square feet in size, provided that such meet the
33 dimensional and setback requirements of this chapter and any other federal, state, county
34 requirements.

35 (Res. No. 2018-16, 6-5-2018)

36 Sec. 30-659. - Enforcement and penalties.

- 37 (a) Any building or structure hereafter erected, moved or structurally altered or any use hereafter
38 established in violation of the provisions of this chapter by any person, firm, association, corporation
39 (including building contractors or their agent) shall be deemed an unlawful structure or use.
- 40 (b) The district attorney or corporation counsel may bring an action to enjoin, remove or vacate any use,
41 erection, moving or structural alteration of any building or use in violation of this chapter.
- 42 (c) Any person who violates this chapter may be subject to forfeitures as established by the county citation
43 ordinance codified in section 1-15. Each day of violation shall constitute a separate offense.

1 (Res. No. 2018-16, 6-5-2018)

2 Secs. 30-660—30-676. - Reserved.

3 ARTICLE X. - NONCONFORMING USES AND STRUCTURES

4 Sec. 30-677. - Use of structures which are nonconforming.

5 The existing lawful use of a structure or premises which is compliant with shoreland setbacks, but is
6 not in conformance with other provisions of the Burnett County Ordinances may be continued subject to
7 the following conditions:

- 8 (1) No structural addition to any nonconforming structure over the life of the structure shall exceed
9 25 percent of its building envelope and may not increase the nonconformity, unless a variance
10 permitting expansion beyond 25 percent of its building envelope is successfully obtained. Any
11 repair, maintenance, renovation, rebuilding or remodeling of a nonconforming structure or any
12 part of a nonconforming structure is allowed within the same structure envelope as long as a
13 permit is obtained (if required) prior to the activity taking place.
- 14 (2) Discontinued nonconforming use. If a nonconforming use is discontinued for a period of 12
15 months, any future use of the building, structure or property shall conform to this chapter.
- 16 (3) Uses or adjuncts thereof which are nuisances shall not be permitted to continue as
17 nonconforming uses.

18 (Res. No. 2018-16, 6-5-2018)

19 Secs. 30-678—30-697. - Reserved.

20 ARTICLE XI. - BOARD OF ADJUSTMENT

21 Sec. 30-698. - Create and appoint.

22 A board of adjustment is hereby created and appointed in accordance with the provisions of Wis. Stats.
23 § 59.694. The board of adjustment shall have the duties and powers provided by Wis. Stats. § 59.694 and
24 rules and bylaws of the county board of adjustment as adopted by the county board.

25 (Res. No. 2018-16, 6-5-2018)

26 Sec. 30-699. - Expiration date for variances.

27 Any action authorized by variance shall expire 12 months from the date of signed decision document.
28 If additional time is needed, a 12-month extension may be granted upon written request to the county zoning
29 administrator. The action authorized by variance must be completed within 24 months from the date of the
30 signed decision document.

31 (Res. No. 2018-16, 6-5-2018)

32 Secs. 30-700—30-726. - Reserved.

33 ARTICLE XII. - AMENDMENTS

34 Sec. 30-727. - Procedure.

1 The county board may amend this chapter in accordance with the procedures of Wis. Stats. § 59.69.

2 (Res. No. 2018-16, 6-5-2018)

3 Sec. 30-728. - Fee.

4 Any petition for amendment submitted shall be accompanied by a fee to defray the cost of advertising,
5 investigation and processing. This fee shall be set by the county board and a copy of the current fee
6 schedule shall be on file in the land services department.

7 (Res. No. 2018-16, 6-5-2018)

8 Secs. 30-729—30-754. - Reserved.

9 ARTICLE XIII. - PUBLIC HEARINGS

10 Sec. 30-755. - Notice.

11 Adequate notice shall be given of any public hearing required by the provisions of this chapter, stating
12 the time and place of such hearing and the purpose for which it is being held.

13 (Res. No. 2018-16, 6-5-2018)

14 Sec. 30-756. - Procedure.

15 (a) The procedure for posting/publishing shall be as follows:

16 (1) Notice of public hearing shall be given as per Wis. Stats. § 59.69.

17 (2) In addition when the hearing involves a proposed change in the zoning district classification of
18 any property or the granting of a conditional use the town in which the affected land is located
19 shall be notified as per Wis. Stats. § 59.69.

20 (Res. No. 2018-16, 6-5-2018)

2 New language = yellow

3 Removed language = green and strike through

4 Grey = comment/note/question

5 ARTICLE I. - STATUTORY AUTHORIZATION, FINDING OF FACT, STATEMENT OF PURPOSE AND TITLE

6 Sec. 45-1. - Statutory authorization.

7 This ordinance is adopted pursuant to the authorization in Wis. Stats. § 59.692 to implement Wis.
8 Stats. §§ 59.692 and 281.31.

9 (Res. No. 2017-05, 2-23-2017)

10 Sec. 45-2. - Finding of fact.

11 Uncontrolled use of the shorelands and pollution of the navigable waters of Burnett County will
12 adversely affect the public health, safety, convenience, and general welfare and impair the tax base. The
13 legislature of Wisconsin has delegated responsibility to the counties to further the maintenance of safe and
14 healthful conditions; prevent and control water pollution; protect spawning grounds, fish and aquatic life;
15 control building sites, placement of structures and land uses; and to preserve shore cover and natural
16 beauty. This responsibility is hereby recognized by Burnett County, Wisconsin.

17 (Res. No. 2017-05, 2-23-2017)

18 Sec. 45-3. - Purpose and intent.

19 For the purpose of promoting the public health, safety, convenience and welfare, and promote and
20 protect the public trust in navigable waters this ordinance has been established to:

21 (1) *Further the maintenance of safe and healthful conditions and prevent and control water pollution*
22 *through:*

23 a. Limiting structures to those areas where soil and geological conditions will provide a safe
24 foundation.

25 b. Establishing minimum lot sizes to provide adequate area for private on-site wastewater
26 treatment systems (POWTS).

27 c. Controlling filling and grading to prevent soil erosion problems.

28 d. Limiting impervious surfaces to control runoff which carries pollutants.

29 (2) *Protect spawning grounds, fish and aquatic life through:*

30 a. Preserving wetlands and other fish and aquatic habitat.

31 b. Regulating pollution sources.

32 c. Controlling shoreline alterations, dredging and lagooning.

33 (3) *Control building sites, placement of structures and land uses through:*

34 a. Prohibiting certain uses detrimental to the shoreland-wetlands.

35 b. Setting minimum lot sizes and widths.

- 1 c. Setting minimum building setbacks from waterways.
- 2 d. Setting the maximum height of near shore structures.
- 3 (4) *Preserve and restore shoreland vegetation and natural scenic beauty through:*
- 4 a. Restricting the removal of natural shoreland cover.
- 5 b. Preventing shoreline encroachment by structures.
- 6 c. Controlling shoreland excavation and other earth moving activities.
- 7 d. Regulating the use and placement of boathouses and other structures.

8 (Res. No. 2017-05, 2-23-2017)

9 Sec. 45-4. - Title.

10 Shoreland Protection Ordinance for Burnett County, Wisconsin.

11 (Res. No. 2017-05, 2-23-2017)

12 **State Law reference**— Similar provisions, Wis. Admin. Code § NR 115.01.

13 Secs. 45-5—45-20. - Reserved.

14 ARTICLE II. - GENERAL PROVISIONS

15 Sec. 45-21. - Areas to be regulated.

16 Areas regulated by this ordinance shall include all the lands (referred to herein as shorelands) in the
17 unincorporated areas of Burnett County which are:

- 18 (1) Within 1,000 feet of the ordinary high water mark of navigable lakes, ponds or flowages.
- 19 (2) Within 300 feet of the ordinary high water mark of navigable rivers or streams, or to the landward
20 side of the floodplain as mapped, whichever distance is greater.
- 21 (3) The provisions of this chapter apply to regulation of the use and development of unincorporated
22 shoreland areas. Unless specifically exempted by law, all cities, villages, towns, counties and,
23 when Wis. Stats. § 13.48(13) applies, state agencies are required to comply with, and obtain all
24 necessary permits under, local shoreland ordinances. The construction, reconstruction,
25 maintenance or repair of state highways and bridges carried out under the direction and
26 supervision of the Wisconsin Department of Transportation is not subject to local shoreland
27 zoning ordinances if Wis. Stats. § 30.2022(1) applies. Shoreland zoning requirements in annexed
28 or incorporated areas are provided in Wis. Stats. §§ 61.353 and 62.233.
- 29 (4) Determinations of navigability and ordinary high water mark location shall initially be made by
30 the zoning administrator or other designated zoning staff. When questions arise, the zoning
31 administrator or other designated zoning staff shall contact the appropriate office of the
32 department for a final determination of navigability or ordinary high water mark. The county may
33 work with surveyors with regard to Wis. Stats. § 59.692(1h).
- 34 (5) Under Wis. Stats. § 281.31(2m), notwithstanding any other provision of law or administrative rule
35 promulgated thereunder, this shoreland zoning ordinance does not apply to:
 - 36 a. Lands adjacent to farm drainage ditches if:
 - 37 1. Such lands are not adjacent to a natural navigable stream or river;

- 1 2. Those parts of such drainage ditches adjacent to such lands were not navigable streams
2 before ditching; and
- 3 b. Lands adjacent to artificially constructed drainage ditches, ponds or stormwater retention
4 basins that are not hydrologically connected to a natural navigable water body.

5 (Res. No. 2017-05, 2-23-2017)

6 **State Law reference**— Wis. Admin. Code §§ NR 115.02, 115.03(8).

7 Sec. 45-22. - Shoreland-wetland maps.

8 The most recent version of the Wisconsin Wetland Inventory as depicted on the Department of Natural
9 Resources Surface Water Data Viewer is made part of this ordinance. The maps can be viewed at
10 <http://dnrm.wisconsin.gov/SL/Viewer.html?Viewer=SWDV&runWorkflow=Wetland>

11 (Res. No. 2017-05, 2-23-2017)

12 Sec. 45-23. - Compliance.

13 The use of any land; the size, shape and placement of lots; the use, size, type and location of structures
14 on lots; the installation and maintenance of water supply and wastewater disposal facilities (POWTS); the
15 filling, grading, lagooning, and dredging of any lands; the cutting of shoreland vegetation; and the
16 subdivision of lots shall be in full compliance with the terms of this ordinance and other applicable local,
17 state or federal regulations. Buildings and other structures shall require a permit unless otherwise expressly
18 excluded by a provision of this ordinance. Property owners, builders and contractors are responsible for
19 compliance with the terms of this ordinance.

20 (Res. No. 2017-05, 2-23-2017)

21 Sec. 45-24. - Municipalities and state agencies regulated.

22 Unless specifically exempted by law, all cities, villages, towns, and counties are required to comply
23 with this ordinance and obtain all necessary permits. State agencies are required to comply when Wis.
24 Stats. § 13.48(13) applies. The construction, reconstruction, maintenance and repair of state highways and
25 bridges by the Wisconsin Department of Transportation are exempt when Wis. Stats. § 30.2022(1) applies.

26 (Res. No. 2017-05, 2-23-2017)

27 Sec. 45-25. - Abrogation and greater restrictions.

28 The provisions of this ordinance supersede any provisions in a county zoning ordinance that solely
29 relate to shorelands. In other words if a zoning standard only applies to lands that lie within the shoreland
30 and applies because the lands are in shoreland, then this ordinance supersedes those provisions. However,
31 where an ordinance adopted under a statute other than Wis. Stats. § 59.692 does not solely relate to
32 shorelands and is more restrictive than this ordinance, for example a floodplain ordinance, that ordinance
33 shall continue in full force and effect to the extent of the greater restrictions.

- 34 (1) This ordinance shall not require approval or be subject to disapproval by any town or town board.
- 35 (2) If an existing town ordinance relating to shorelands is more restrictive than this ordinance or any
36 amendments thereto, the town ordinance continues in all respects to the extent of the greater
37 restrictions but not otherwise.

- 1 (3) This ordinance is not intended to repeal, abrogate or impair any existing deed restrictions,
2 covenants or easements. However, where this ordinance imposes greater restrictions, the
3 provisions of this ordinance shall prevail.
- 4 (4) The following provisions of the Burnett County Ordinances are hereby incorporated by reference.
5 These provisions shall only apply to the shoreland area where they impose greater restrictions
6 than this ordinance otherwise imposes.
- 7 (5) This ordinance may establish standards to regulate matters that are not regulated in Wis. Admin.
8 Code § NR 115, but that further the purposes of shoreland zoning as described in section 45-3 of
9 this ordinance.
- 10 (6) Counties may not establish shoreland zoning standards in a shoreland zoning ordinance that
11 requires any of the following:
- 12 a. Approval to install or maintain outdoor lighting in shorelands, impose any fee or mitigation
13 requirement to install or maintain outdoor lighting in shorelands, or otherwise prohibits or
14 regulates outdoor lighting in shorelands if the lighting is designed or intended for residential
15 use.
- 16 b. Requires any inspection or upgrade of a structure before the sale or other transfer of the
17 structure may be made.
- 18 (7) The construction and maintenance of a facility is considered to satisfy the requirements of a
19 shoreland zoning ordinance if:
- 20 a. The department has issued all required permits or approvals authorizing the construction or
21 maintenance under Wis. Stats. ch. 30, 31, 281, or 283.

22 (Res. No. 2017-05, 2-23-2017)

23 **State Law reference**— Similar provisions, Wis. Stats. §§ 59.692(1d)(b), (1k)(a)1, (2)(a), (2)(b),
24 (5), and (7).

25 Sec. 45-26. - Interpretation.

26 In their interpretation and application, the provisions of this ordinance shall be liberally construed in
27 favor of the county and shall not be deemed a limitation or repeal of any other powers granted by Wisconsin
28 Statutes. Where a provision of this ordinance is required by statute and a standard in Wis. Admin. Code ch.
29 NR 115, and where the ordinance provision is unclear, the provision shall be interpreted in light of the
30 statute and Wis. Admin. Code ch. NR 115 standards in effect on the date of the adoption of this ordinance
31 or in effect on the date of the most recent text amendment to this ordinance.

32 (Res. No. 2017-05, 2-23-2017)

33 **State Law reference**— Similar provisions, Wis. Stats. § 59.69(13).

34 Sec. 45-27. - Severability.

35 If any portion of this ordinance is adjudged unconstitutional or invalid by a court of competent
36 jurisdiction, the remainder of this ordinance shall not be affected.

37 (Res. No. 2017-05, 2-23-2017)

38 Secs. 45-28—45-40. - Reserved.

1 ARTICLE III. - SHORELAND-WETLAND DISTRICT¹¹

2

3 Footnotes:

4 --- (1) ---

5 **State Law reference**— Similar provisions, Wis. Admin. Code § NR 115.04.

6 Sec. 45-41. - Designation.

7 This district shall include all shorelands within the jurisdiction of this ordinance which are designated
8 as wetlands on the most recent version of the Wisconsin Wetland Inventory as depicted on the Department
9 of Natural Resources Surface Water Data Viewer.

10 (1) *Locating shoreland-wetland boundaries.* Where an apparent discrepancy exists between the
11 shoreland-wetland district boundary shown on the Wisconsin Wetland Inventory and actual field
12 conditions, the county shall contact the Department to determine if the map is in error. If the
13 Department determines that a particular area was incorrectly mapped as wetland or meets the
14 wetland definition but was not shown as wetland on the map, the county shall have the authority
15 to immediately grant or deny a shoreland zoning permit in accordance with the applicable
16 regulations based on the Department determination as to whether the area is wetland. In order to
17 correct wetland mapping errors on the official zoning map, an official zoning map amendment
18 must be initiated within a reasonable period of time.

19 (Res. No. 2017-05, 2-23-2017)

20 **State Law reference**— Similar provisions, Wis. Admin. Code § NR 115.04(b)2.note.

21 Sec. 45-42. - Purpose.

22 This district is created to maintain safe and healthful conditions, to prevent water pollution, to protect
23 fish spawning grounds and wildlife habitat, to preserve shore cover and natural beauty and to control
24 building and development in wetlands whenever possible. When development is permitted in a wetland,
25 the development should occur in a manner that minimizes adverse impacts upon the wetland.

26 (Res. No. 2017-05, 2-23-2017)

27 Sec. 45-43. - Permitted uses.

28 The following uses shall be allowed, subject to general shoreland zoning regulations contained in this
29 ordinance, the provisions of Wis. Stats. chs. 30, 31, and § 281.36 and the provisions of other applicable
30 local, state and federal laws:

- 31 (1) Activities and uses which do not require the issuance of a zoning or land use permit, but which
32 must be carried out without any filling, flooding, draining, dredging, ditching, tiling or excavating:
- 33 a. Hiking, fishing, trapping, hunting, swimming, and boating;
 - 34 b. The harvesting of wild crops, such as marsh hay, ferns, moss, wild rice, berries, tree fruits,
35 and tree seeds, in a manner that is not injurious to the natural reproduction of such crops;
 - 36 c. The pasturing of livestock;
 - 37 d. The cultivation of agricultural crops;

- 1 e. The practice of silviculture, including the planting, thinning, and harvesting of timber; and
2 f. The construction or maintenance of duck blinds.
- 3 (2) Uses which do not require the issuance of a zoning or land use permit and which may include
4 limited filling, flooding, draining, dredging, ditching, tiling, or excavating but only to the extent
5 specifically provided below:
- 6 a. Temporary water level stabilization measures necessary to alleviate abnormally wet or dry
7 conditions that would have an adverse impact on silvicultural activities if not corrected;
- 8 b. The cultivation of cranberries including flooding, dike and dam construction or ditching
9 necessary for the growing and harvesting of cranberries;
- 10 c. The maintenance and repair of existing agricultural drainage systems including ditching,
11 tiling, dredging, excavating and filling necessary to maintain the level of drainage required to
12 continue the existing agricultural use. This includes the minimum filling necessary for
13 disposal of dredged spoil adjacent to the drainage system provided that dredged spoil is
14 placed on existing spoil banks where possible;
- 15 d. The construction or maintenance of fences for the pasturing of livestock, including limited
16 excavating and filling necessary for such construction or maintenance;
- 17 e. The construction or maintenance of piers, docks or walkways built on pilings, including limited
18 excavating and filling necessary for such construction and maintenance; and
- 19 f. The maintenance, repair, replacement or reconstruction of existing town and county highways
20 and bridges, including limited excavating and filling necessary for such maintenance, repair,
21 replacement or reconstruction.
- 22 (3) Uses which require the issuance of a zoning or land use permit and which may include limited
23 filling, flooding, draining, dredging, ditching, tiling or excavating, but only to the extent specifically
24 provided below:
- 25 a. The construction and maintenance of roads which are necessary to conduct silvicultural
26 activities or agricultural cultivation, provided that:
- 27 1. The road cannot as a practical matter be located outside the wetland;
- 28 2. The road is designed and constructed to minimize adverse impact upon the natural
29 functions of the wetland enumerated in section 45-45(b);
- 30 3. The road is designed and constructed with the minimum cross-sectional area practical
31 to serve the intended use; and
- 32 4. Road construction activities are carried out in the immediate area of the roadbed only.
- 33 b. The construction or maintenance of nonresidential buildings, provided that:
- 34 1. The building is essential for and used solely in conjunction with the raising of waterfowl,
35 minnows or other wetland or aquatic animals; or some other use permitted in the
36 shoreland-wetland district;
- 37 2. The building cannot, as a practical matter, be located outside the wetland;
- 38 3. Such building is not designed for human habitation and does not exceed 500 square
39 feet in floor area; and
- 40 4. Only limited filling or excavating necessary to provide structural support for the building
41 is authorized.
- 42 c. The establishment of public and private parks and recreation areas, natural and outdoor
43 education areas, historic and scientific areas, wildlife refuges, game bird and animal farms,
44 fur animal farms, fish hatcheries, and public boat launching ramps and attendant access
45 roads, provided that:

- 1 1. Any private development is used exclusively for the permitted use and the applicant has
2 received a permit or license under Wis. Stats. ch. 29 where applicable;
- 3 2. Filling or excavating necessary for the construction or maintenance of public boat
4 launching ramps or attendant access roads is allowed only where such construction or
5 maintenance meets the criteria in section 45-433(3)a.; and
- 6 3. Ditching, excavating, dredging, or dike and dam construction in public and private parks
7 and recreation areas, natural and outdoor education areas, historic and scientific areas,
8 wildlife refuges, game bird and animal farms, fur animal farms, and fish hatcheries is
9 allowed only for the purpose of improving wildlife habitat and to otherwise enhance
10 wetland values.
- 11 d. The construction or maintenance of electric, gas, telephone, water and sewer transmission
12 and distribution facilities, by public utilities and cooperative associations organized for the
13 purpose of producing or furnishing heat, light, power or water to their members and the
14 construction or maintenance of railroad lines provided that:
 - 15 1. The transmission and distribution facilities and railroad lines cannot, as a practical
16 matter, be located outside the wetland;
 - 17 2. Such construction or maintenance is done in a manner designed to minimize adverse
18 impact upon the natural functions of the wetland enumerated in section 45-45(b).

19 (Res. No. 2017-05, 2-23-2017)

20 **State Law reference**— Similar provisions, Wis. Admin. Code § NR 115.04(3).

21 Sec. 45-44. - Prohibited uses.

22 Any use not listed in sections 45-433(1), (2) or (3) is prohibited, unless the wetland or portion of the
23 wetland has been rezoned by amendment of this ordinance in accordance with section 45-45 of this
24 ordinance and Wis. Stats. 59.69(5)(e).

25 (Res. No. 2017-05, 2-23-2017)

26 **State Law reference**— Similar provisions, Wis. Admin. Code § NR 115.04(4).

27 Sec. 45-45. - Rezoning of lands in the shoreland-wetland district.

- 28 (a) For all proposed text and map amendments to the shoreland-wetland provisions of this ordinance,
29 the appropriate office with the Department shall be provided with the following:
 - 30 (1) A copy of every petition for a text or map amendment to the shoreland-wetland provisions of this
31 ordinance, within five days of the filing of such petition with the county clerk. Such petition shall
32 include a copy of the Wisconsin Wetland Inventory map adopted as part of this ordinance
33 describing any proposed rezoning of a shoreland-wetland;
 - 34 (2) Written notice of the public hearing to be held on a proposed amendment at least ten days prior
35 to such hearing;
 - 36 (3) A copy of the county zoning agency's findings and recommendations on each proposed
37 amendment within ten days after the submission of those findings and recommendations to the
38 county board; and
 - 39 (4) Written notice of the county board's decision on the proposed amendment within ten days after
40 it is issued.

- 1 (b) A wetland, or a portion thereof, in the shoreland-wetland district shall not be rezoned if the proposed
2 rezoning may result in a significant adverse impact upon any of the following:
- 3 (1) Storm and floodwater storage capacity;
 - 4 (2) Maintenance of dry season stream flow, the discharge of groundwater to a wetland, the recharge
5 of groundwater from a wetland to another area, or the flow of groundwater through a wetland;
 - 6 (3) Filtering or storage of sediments, nutrients, heavy metals or organic compounds that would
7 otherwise drain into navigable waters;
 - 8 (4) Shoreline protection against soil erosion;
 - 9 (5) Fish spawning, breeding, nursery or feeding grounds;
 - 10 (6) Wildlife habitat; or
 - 11 (7) Wetlands both within the boundary of designated areas of special natural resource interest and
12 those wetlands which are in proximity to or have a direct hydrologic connection to such designated
13 areas as defined in Wis. Admin Code § NR 103.04, which can be accessed at the following web
14 site: <http://www.legis.state.wi.us/rsb/code/nr/nr103.pdf>.
- 15 (c) If the Department notifies the county zoning agency that a proposed text or map amendment to the
16 shoreland-wetland provisions of this ordinance may have a significant adverse impact upon any of the
17 criteria listed in section 45-45(b) of this ordinance, that amendment, if approved by the county board,
18 shall contain the following provision:
- 19 "This amendment shall not take effect until more than 30 days have elapsed after written notice of the
20 county board's approval of this amendment is mailed to the Department of Natural Resources. During
21 that 30-day period the Department of Natural Resources may notify the county board that it will adopt
22 a superseding shoreland ordinance for the county under Wis. Stats. § 59.692(6). If the Department
23 does so notify the county board, the effect of this amendment shall be stayed until the Wis. Stats. §
24 59.692(6) adoption procedure is completed or otherwise terminated."

25 (Res. No. 2017-05, 2-23-2017)

26 **State Law reference**— Similar provisions, Wis. Admin. Code § NR 115.04(2).

27 Secs. 45-46—45.60. - Reserved.

28 ARTICLE IV. - LAND DIVISION REVIEW AND SANITARY REGULATIONS²

29

30 Footnotes:

31 --- (2) ---

32 **State Law reference**— Similar provisions, Wis. Admin. Code § NR 115.05(2).

33 Sec. 45-61. - Land division review.

34 The county shall review, pursuant to Wis. Stats. § 236.45, all land divisions in shoreland areas which
35 create three or more parcels or building sites of five acres each or less within a five-year period. In such
36 review all of the following factors shall be considered:

- 37 (1) Hazards to the health, safety or welfare of future residents.
- 38 (2) Proper relationship to adjoining areas.

- 1 (3) Public access to navigable waters, as required by law.
- 2 (4) Adequate stormwater drainage facilities.
- 3 (5) Conformity to state law and administrative code provisions.

4 (Res. No. 2017-05, 2-23-2017)

5 **State Law reference**— Similar provisions, Wis. Admin. Code § NR 115.05(2).

6 Sec. 45-62. - Planned unit development (PUD).

- 7 (a) *Purpose.* The planned unit development is intended to permit smaller non-riparian lots where the
8 physical layout of the lots is so arranged as to better assure the control of pollution and preservation
9 of groundcover than would be expected if the lots were developed with the normal lot sizes and
10 setbacks and without special conditions placed upon the planned unit development at the time of its
11 approval. A condition of all planned residential unit development is the preservation of certain open
12 space, preferably on the shoreland, in perpetuity.
- 13 (b) *Requirements for planned unit development.* The county land use and information committee may at
14 its discretion, upon its own motion or upon petition, approve a planned unit development overlay district
15 upon finding, after a public hearing, that all of the following facts exist:
 - 16 (1) *Area.* The area proposed for the planned unit development shall be at least five acres in size or
17 have a minimum of 300 feet of frontage on a navigable water. The area proposed for home sites
18 is located in a district that permits residential use. Gross project area shall include total project
19 area less any areas below the ordinary high water mark of navigable waters and may include
20 lands in more than one zoning district.
 - 21 (2) *Lots.* Any proposed lot in the planned unit development that does not meet the minimum size
22 standards of sections 45-82 and 45-83 shall be a non-riparian lot.
 - 23 (3) *Lot sizes, widths, setbacks, and vegetation removal.* When considering approval of a planned
24 unit development the governing body shall consider whether proposed lot sizes, widths, and
25 setbacks are of adequate size and distance to prevent pollution or erosion along streets or other
26 public ways and waterways. Increased shoreland setbacks shall be a condition of approval as a
27 way of minimizing adverse impacts of development. Shore cover provisions in section 45-212 and
28 45-213 shall apply except that maximum width of a lake frontage opening shall be 100 feet and
29 minimum vegetative buffer depth shall be increased to offset the impact of the proposed
30 development. Must have minimum setbacks of ten feet to side lot lines, 30 feet to front lot lines,
31 40 feet to rear lot lines and 40 feet to wetlands.
 - 32 (4) *Pollution and erosion control.* The location and nature of the private on-site wastewater treatment
33 systems, which will serve the home sites individually or collectively, are in compliance with the
34 county sanitary code and Wis. Admin. Code SPS 383. Erosion control shall be designed/planned
35 to minimize pollution and to follow the standards outlined in Article XII below.
 - 36 (5) *Open space.* At least 50 percent of the project area shall be undivided and restricted in perpetuity
37 from further development. Open space shall be deed and plat restricted to nonstructural
38 agricultural, forestry, recreational or environmental protection uses except that accessory
39 structures essential to the open space uses may be approved. A private on-site wastewater
40 treatment system may be located in such an area provided no suitable site is available on the lot
41 served by the system. Open space shall be contiguous. In this section contiguous shall mean at
42 least 33 feet in width. Any restriction placed on use of lands, which is required by this ordinance,
43 or which was placed as a condition of approval of a planned residential development shall vest in
44 the county the right to enforce the restriction against anyone who has or acquires an interest in
45 the land subject to the restriction. If the open space is to be held in common by owners of lots in

- 1 the development, a homeowner's association or similar legally constituted body shall be created
2 to maintain it. Open space may be:
- 3 a. Dedicated to the public. Land dedicated to the public must be accepted by action of the
4 governing body of the accepting unit of government.
 - 5 b. Retained by the former owner, or held in individual ownership, while a nonprofit conservation
6 organization or other qualified organization holds a conservation easement prescribing the
7 acceptable uses for the common open space.
 - 8 c. Held in common by the residents of the planned residential development.
 - 9 d. Held as individual outlots by owners of the planned residential development.
 - 10 e. Held by a nonprofit conservation organization acceptable to the county. The conveyance to
11 the nonprofit conservation organization must contain appropriate provisions for reversion in
12 the event that the organization becomes unwilling or unable to uphold the terms of the
13 conveyance.
- 14 (6) *Density*. The number of platted home sites shall not exceed 125 percent of those which would
15 have been possible if the same land were platted in accordance with the minimum lot sizes,
16 setbacks, widths and water frontage provided by the applicable provisions of this chapter, chapter
17 10, chapter 22, chapter 30, chapter 58 and chapter 70 of the Burnett County Ordinances. This
18 figure shall be determined by use of the development yield analysis provided in the application
19 and approval process of the applicable chapters.
- 20 (7) *Design guidelines for approval*.
- 21 a. Roadways, lots and building envelopes shall be located in areas where they will have the
22 least effect on forests, environmentally sensitive areas, crop land, pasture, meadow, farm
23 buildings and historic structures, and where they will retain or enhance the visual character
24 of the rural landscape. However, in resolving conflicts between these interests, priority shall
25 be given to protection of waterways and their buffers, steep slopes, regulated floodplains
26 and avoidance of a fragmented landscape.
 - 27 b. All residential lots and dwellings shall be encouraged into clusters. Residential clusters shall
28 be located to minimize negative impacts on the natural, scenic and cultural resources of the
29 site, and conflicts between incompatible uses.
- 30 (8) *Site development and land disturbing*.
- 31 a. Existing natural drainage ways shall be retained to the greatest extent possible.
 - 32 b. Existing natural vegetation shall be preserved in areas where disturbance outside the
33 building envelope is not essential.
- 34 (c) *Application procedure and approval process for a planned residential development*.
- 35 (1) *Initial conference*. Before submitting a conditional use application for a planned residential
36 development, the subdivider shall schedule an appointment with the land use/zoning department
37 staff to discuss the procedure for approval of a planned residential development, including
38 submittal requirements and design standards.
 - 39 (2) *Initial application*. After the initial conference, the subdivider shall submit a conditional use
40 application and a series of maps and descriptive information to the land use/zoning department
41 as required according to the following. Mapping for the initial application can be done in any
42 combination of features as long as individual map components can be distinguished and the
43 relationship between map components can be determined. Inventory and mapping of existing
44 resources including the following mapped at a scale of no less than one inch equals 50 feet.
 - 45 a. Land contours based at a minimum upon the 2015 Burnett County Lidar with a contour
46 interval of two feet.

- 1 b. United States Department of Agriculture Natural Resource Conservation Service soil type
2 locations and characteristics. Location of bedrock and areas of high potential for
3 groundwater contamination should also be noted.
- 4 c. Hydrological characteristics, including surface water bodies, floodplains, wetlands,
5 groundwater recharge and discharge areas, natural swales, drainage ways and steep
6 slopes.
- 7 d. Land cover on the site, according to general cover type, including comments on the health
8 and condition of trees and other vegetation.
- 9 e. Current and past land use, all buildings and structures on the land, cultivated areas, paved
10 areas, and all encumbrances, such as easements and covenants. Any waste sites,
11 brownfields or waste disposal practices should also be disclosed.
- 12 f. Known critical habitats for rare, threatened or endangered species.
- 13 g. Views of the site from surrounding roads, and/or nearby elevated areas, indicating on the
14 map where photographs were taken.
- 15 h. Unique geological resources, such as rock outcrops or glacial features.
- 16 i. Cultural resources, if applicable, such as historic buildings, archaeological sites, and burial
17 sites.
- 18 j. All items listed in section 45-62(b).
- 19 (3) *Development yield analysis.* The subdivider shall submit a table showing the maximum number
20 of dwelling units that would be permitted under this chapter, consistent with the minimum lot size,
21 lot widths, setbacks and other provisions of this chapter, chapter 10, chapter 22, chapter 30,
22 chapter 58 and chapter 70 of the Burnett County Ordinances and compare it to the number of
23 dwellings proposed. Land that is undevelopable because of other laws and ordinances that
24 prohibit development in certain areas (e.g., floodways, wetlands) shall be excluded from the
25 development yield analysis.
- 26 (4) *Site analyses and concept plan.* Using the inventory provided in subsection (b) of this section,
27 the development yield analysis provided in subsection (c) of this section, and the design
28 standards in sections 30-425 through 30-427 of the Burnett County Ordinances, the subdivider
29 shall submit a concept plan including at least the following information at a scale of no less than
30 one inch equals 50 feet:
- 31 a. Open space areas indicating which area is to remain undeveloped.
- 32 b. Boundaries of areas to be developed and proposed general roadway and lot layout.
- 33 c. Number and type of housing units proposed.
- 34 d. Proposed methods for and location of water supply, stormwater management and sewage
35 treatment.
- 36 e. Inventory of preserved and disturbed natural features and prominent views.
- 37 f. Preliminary development envelopes showing areas for lawns, pavement, buildings and
38 grading.
- 39 g. Proposed methods of ownership and management of open space.
- 40 (5) *General location map.* The subdivider shall submit a map showing the general outlines of existing
41 buildings, land use, and natural features such as water bodies or wooded areas within 500 feet
42 of the parcel. This information may be presented on an aerial photograph at a scale of no less
43 than one inch equals 400 feet.
- 44 (6) *Review of initial application.* Within 30 days following the filing of a complete application for
45 conditional use, the land use/zoning department shall meet with the subdivider to review the
46 application. Staff from appropriate state agencies may also be requested by the county to review

1 the conditional use application. The land use/zoning department shall make the determination of
2 whether the application is complete. (For the purpose of this chapter, a complete application
3 accepted by the land use and information committee may include a preliminary plat as provided
4 for in the subdivision control ordinance codified in chapter 58 of the Burnett County Ordinances,
5 which may be subject to modification through the public hearing process.)

6 (7) *[Scheduling of public hearing.]* Upon determination that the application is complete, the
7 application will be scheduled for a public hearing for a conditional use permit as provided under
8 article VIII of chapter 30 of the Burnett County Ordinances. (This public hearing may include
9 review of the preliminary plat.) Copies of the petition and notice of the hearing shall also be sent
10 to the appropriate office of the Department as described in section 45-505(b) of this ordinance.

11 (8) *Review of conditional use.* The conditional use application for a planned residential development
12 shall be reviewed in accordance with the provisions of article VIII of chapter 30 of the Burnett
13 County Ordinances, and the requirements of this ordinance. Approval of the conditional use
14 application is required prior to the filing of the preliminary plat as required under the subdivision
15 control ordinance codified in chapter 58 of the Burnett County Ordinances.

16 (9) *[Recommendations.]* The Burnett County Land Use and Information Committee report to the
17 Burnett County Board shall reflect the recommendations of any federal, state or local agency with
18 which the county zoning agency consults.

19 (10) *Findings and conditions of approval.* The county board shall make written findings as to the
20 compliance or noncompliance of the proposed overlay district with each of the applicable
21 requirements set forth in section 45-62(b). If the petition is granted in whole or in part, the county
22 board shall attach such written conditions to the approval as are required by and consistent with
23 section 45-62(b). The conditions of approval shall in all cases establish the specific restrictions
24 applicable with regard to minimum lot sizes, width, setbacks, dimensions of vegetative buffer
25 zone, dimensions of vegetation protection area and open space requirements.

26 (11) *Planning studies.* A landowner or petitioner may at their own expense develop the facts required
27 to establish compliance with the provisions of section 45-62(b) or may be required to contribute
28 funds to the county to defray all or part of the cost of such studies being undertaken by the county
29 or any agency or person with whom the county contracts for such work.

30 (Res. No. 2017-05, 2-23-2017)

31 **State Law reference**— Similar provisions, Wis. Admin. Code § NR 115.05(1)(a)4.

32 Sec. 45-63. - Sanitary regulations.

33 The county shall adopt sanitary regulations for the protection of health and the preservation and
34 enhancement of water quality.

35 (1) Where public water supply systems are not available, private well construction shall be required
36 to conform to Wis. Admin. Code ch. NR 812.

37 (2) Where a public sewage collection and treatment system is not available, design and construction
38 of private on-site wastewater treatment system (POWTS) shall, prior to July 1, 1980, be required
39 to comply with Wis. Admin. Code ch. SPS Comm 383, and after June 30, 1980, be governed by
40 a private sewage system ordinance adopted by the county under Wis. Stats. § 59.70(5).

41 (Res. No. 2017-05, 2-23-2017)

42 **State Law reference**— Similar provisions, Wis. Admin. Code § NR 115.05(3))

43 Secs. 45-64—45-80. - Reserved.

1 ARTICLE V. - MINIMUM LOT SIZE³

2

3 Footnotes:

4 --- (3) ---

5 **State Law reference**— Similar provisions, Wis. Admin. Code § NR 115.05(1).

6 Sec. 45-81. - Purpose.

7 Minimum lot sizes in the shoreland area shall be established to afford protection against danger to
8 health, safety and welfare, and protection against pollution of the adjacent and/or nearby body of water. In
9 calculating the minimum area or width of a lot, the beds of navigable waters shall not be included. The lot
10 or parcel must comply with all other Burnett County ordinance requirements which require larger lot sizes
11 or widths.

12 (Res. No. 2017-05, 2-23-2017)

13 **State Law reference**— Similar provisions, Wis. Admin. Code § NR 115.05(1)(a).

14 Sec. 45-82. - Publically sewered riparian lots.

15 *Minimum area and width for each lot.* The minimum lot area shall be 10,000 square feet and the
16 minimum average lot width shall be 65 feet. The lot or parcel must comply with all other Burnett County
17 ordinance requirements which require larger lot sizes or widths.

18 (1) The width shall be calculated by averaging the measurements of the shortest horizontal distance
19 between side lot lines at the following locations:

20 a. The ordinary high water mark.

21 b. The building setback line of 75 feet from the ordinary high water mark. The setback averaging
22 line will not be used in this case.

23 c. The rear lot line. For lot width averaging purposes only, the definition of rear lot line is the
24 line opposite of the ordinary high water mark. When there are two or more lines opposite of
25 the ordinary high water mark, the shortest line will be used for averaging purposes. When
26 there is no line opposite of the ordinary high water mark, then a value of zero will be used
27 for averaging purposes.

28 (Res. No. 2017-05, 2-23-2017)

29 **State Law reference**— Similar provisions, Wis. Admin. Code § NR 115.05(1)(a)1.

30 Sec. 45-83. - Privately sewered riparian lots.

31 *Minimum area and width for each lot.* The minimum lot area shall be 20,000 square feet and the
32 minimum average lot width shall be 100 feet. The lot or parcel must comply with all other Burnett County
33 ordinance requirements which require larger lot sizes or widths.

34 (1) The width shall be calculated by averaging the measurements of the shortest horizontal distance
35 between side lot lines at the following locations:

36 a. The ordinary high water mark.

- 1 b. The building setback line of 75 feet from the ordinary high water mark. The setback averaging
2 line will not be used in this case.
- 3 c. The rear lot line. For lot width averaging purposes only, the definition of rear lot line is the
4 line opposite of the ordinary high water mark. When there are two or more lines opposite of
5 the ordinary high water mark, the shortest line will be used for averaging purposes. When
6 there is no line opposite of the ordinary high water mark, then a value of zero will be used
7 for averaging purposes.

8 (Res. No. 2017-05, 2-23-2017)

9 **State Law reference**— Similar provisions, Wis. Admin. Code § NR 115.05(1)(a)2.

10 Sec. 45-84. - Substandard lots.

11 A legally created lot or parcel that met minimum area and minimum average width requirements when
12 created, but does not meet current lot size requirements, may be used as a building site if all of the following
13 apply:

- 14 (1) The substandard lot or parcel was never reconfigured or combined with another lot or parcel by
15 plat or survey pursuant to Wis. Stats. § 236.
- 16 (2) The substandard lot or parcel has never been developed with one or more of its structures placed
17 partly upon an adjacent lot or parcel. Removing a structure or structures placed partly upon an
18 adjacent lot or parcel does not make the lots/parcels separate.
- 19 (3) The substandard lot or parcel is developed to comply with all other Burnett County ordinance
20 requirements.

21 *Note:* The intent of this provision is to allow lots that were legally created that currently do not meet
22 the minimum lot width and area requirements to be considered a building site provided all other Burnett
23 County ordinance requirements can be met. Substandard lots that have been reconfigured by a certified
24 survey map or consolidated into one legal description with the register of deeds, which result in a larger
25 (closer to conforming) lot should be allowed to be utilized as a building site. Additionally, lots that have a
26 legal description for each substandard lot on record with the register of deeds but have one tax parcel
27 number assigned by the real property lister or assessor for taxing/assessing purposes should be considered
28 separate building sites and should not be considered consolidated. Lots that have had development over
29 the lot lines shall be combined with a certified survey map or recorded plat prior to new development
30 occurring or within three months of the land use permit being issued.

31 (Res. No. 2017-05, 2-23-2017)

32 **State Law reference**— Similar provisions, Wis. Admin. Code § NR 115.05(1)(a)3.

33 Sec. 45-85. - Other substandard lots.

34 Except for lots which meet the requirements of section 45-84, a building permit for the improvement of
35 a lot having lesser dimensions than those stated in sections 45-82, 45-83, 45-86 and 45-87 shall be issued
36 only if a variance is granted by the board of adjustment.

37 (Res. No. 2017-05, 2-23-2017)

38 Sec. 45-86. - Publically sewered non-riparian lots.

1 *Minimum area and width for each lot.* The minimum lot area shall be 10,000 square feet and the
2 minimum average lot width shall be 65 feet. The lot or parcel must comply with all other Burnett County
3 ordinance requirements which require larger lot sizes or widths.

4 (1) The width shall be calculated by averaging the measurements of the shortest horizontal distance
5 between side lot lines at the following locations:

6 a. *The front lot line.* For lot width averaging only, the definition of front lot line is the line which
7 abuts a road. For corner lots the higher ranking road will be considered the front. Ranking
8 highest to lowest is: federal road, state road, county road, town/village road, private road.
9 For corner lots where each road has the same ranking, then the shortest side shall be used
10 for averaging purposes. When the lot has no road frontage, then the front will be considered
11 the side which contains the access point to the lot.

12 b. The building setback line from the front lot line or road right-of-way, whichever is more
13 restrictive.

14 c. The rear lot line. For lot width averaging purposes only on non-riparian lots, the definition of
15 rear lot line is the line opposite the front lot line. When there are two or more lines opposite
16 of the front lot line, the shortest line will be used for averaging purposes. When there is no
17 line opposite of the front lot line, then a value of zero will be used for averaging purposes.

18 (Res. No. 2017-05, 2-23-2017)

19 **State Law reference**— Similar provisions, Wis. Admin. Code § NR 115.05(1)(a)1.

20 Sec. 45-87. - Privately sewerred non-riparian lots.

21 *Minimum area and width for each lot.* The minimum lot area shall be 20,000 square feet and the
22 minimum average lot width shall be 100 feet. The lot or parcel must comply with all other Burnett County
23 ordinance requirements which require larger lot sizes or widths.

24 (1) The width shall be calculated by averaging the measurements of the shortest horizontal distance
25 between side lot lines at the following locations:

26 a. The front lot line. For lot width averaging only, the definition of front lot line is the line which
27 abuts a road. For corner lots, the higher ranking road will be considered the front. Ranking
28 highest to lowest is: federal road, state road, county road, town/village road, private road.
29 For corner lots where each road has the same ranking, then the shortest side shall be used
30 for averaging purposes. When the lot has no road frontage, then the front will be considered
31 the side which contains the access point to the lot.

32 b. The building setback line from the front lot line or road right-of-way, whichever is more
33 restrictive.

34 c. The rear lot line. For lot width averaging purposes only on non-riparian lots, the definition of
35 rear lot line is the line opposite the front lot line. When there are two or more lines opposite
36 of the front lot line, the shortest line will be used for averaging purposes. When there is no
37 line opposite of the front lot line, then a value of zero will be used for averaging purposes.

38 (Res. No. 2017-05, 2-23-2017)

39 **State Law reference**— Similar provisions, Wis. Admin. Code § NR 115.05(1)(a)2.

40 Secs. 45-88—45-100. - Reserved.

41 ARTICLE VI. - BUILDING SETBACKS⁴

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Footnotes:

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State Law reference— Similar provisions, Wis. Admin. Code § NR 115.05(1)(b).

Sec. 45-101. - Building setbacks.

Permitted building setbacks shall be established to conform to health, safety and welfare requirements, preserve natural beauty, reduce flood hazards and avoid water pollution.

(Res. No. 2017-05, 2-23-2017)

Sec. 45-102. - Shoreland setbacks.

Unless exempt under section 45-102(1), or reduced under section 45-103, or increased under section 45-104, a setback of 75 feet from the ordinary high water mark of any navigable water to the nearest part of a building or structure shall be required for all buildings and structures.

(1) *Exempt structures.* All of the following structures are exempt from the shoreland setback standards in section 45-102:

- a. Boathouses located entirely above the ordinary high water mark and entirely within the access and viewing corridor that do not contain plumbing and are not used for human habitation. The following standards apply to boathouses:
 - 1. The construction or placement of a boathouse below the ordinary high water mark of any navigable waters shall be prohibited.
 - 2. Boathouse shall be designed and constructed solely for the storage of boats and related equipment.
 - 3. The boathouse shall not exceed 250 square feet in size (outside dimensions).
 - 4. One boathouse is permitted per buildable lot as an accessory structure.
 - 5. The siding and roofing color schemes shall be muted (non-reflective with dull intensity) and shall only be shades of grey or brown.
 - 6. The boathouse shall have a gabled roof with a pitch that equals or exceeds a 4/12 rise to run ratio but is not steeper than 6/12 rise to run ratio. The roof shall not be designed or used as decks, observation platforms or for other similar uses.
 - 7. The boathouse shall not exceed one story.
 - 8. No attached/detached decks or patios will be allowed.
 - 9. The width of the boathouse, parallel to the shoreline, to length ratio shall not exceed 1:3 and shall not be less than 1:1.
 - 10. The boathouse framing shall only be built out of wood. No concrete or asphalt slabs shall be allowed in the construction. Concrete footings may be used, but they must be no more than six inches above the outside grade.
 - 11. One garage style access door not exceeding ten feet in width and no less than eight feet in width shall be installed on the boathouse. The garage style door shall be on the water body side of the structure and may not contain windows.

- 1 12. A maximum of ten square feet of window surface may be allowed on each of the three
2 sides that do not face the water body. No windows may be on the water body side of
3 the boathouse including in the garage door, or on the roof of the structure.
- 4 13. One service/entry door not exceeding 36 inches in width shall be allowed per
5 boathouse. The service/entry door shall not be on the water body side of the boathouse.
- 6 14. The width of the boathouse on the water body side shall not exceed 12 feet.
- 7 15. Patio doors, fireplaces and other features inconsistent with the use of the structure
8 exclusively as a boathouse are not permitted.
- 9 16. Any construction on slopes greater than 20 percent shall require a filling/grading permit
10 in conjunction with approval from the land and water conservation department.
- 11 17. No retaining walls shall be used in the construction.
- 12 18. Boathouses shall be constructed in conformity with local floodplain zoning standards.
- 13 19. Boathouses must meet all other setbacks, such as; wetland, side lot line, front lot line,
14 rear lot line, property lines, road right-of-way and sanitary setbacks.
- 15 20. A set of construction plans shall be submitted as part of the application.
- 16 21. A map of survey shall be submitted with the permit application to demonstrate the
17 location of the proposed structure along with floodplain information and required
18 setback information.
- 19 22. Applicant must obtain any relative permits from their town before construction.
- 20 23. An agreement to abide by these requirements shall be notarized and recorded with
21 the register of deeds office prior to the permit being issued. The agreement shall be
22 binding on all future owners and shall run with the land until the boathouse is completely
23 removed and the site is restored to a natural state.
- 24 b. The roof of an existing boathouse may be used as a deck provided that:
 - 25 1. The existing boathouse has a flat roof.
 - 26 2. The existing boathouse roof has no side walls or screens.
 - 27 3. The boathouse was legally constructed.
 - 28 4. The roof may have a railing that meets the department of safety and professional
29 services standards.
 - 30 5. The existing roof material is to be used as the deck surface. This provision does not
31 allow a deck to be constructed over the existing roof surface.
- 32 c. Open-sided and screened structures such as gazebos, decks, patios and screen houses in
33 the shoreland setback area that satisfy the requirements in Wis. Stats. § 59.692(1v):
 - 34 1. The part of the structure that is nearest to the water is located at least 35 feet landward
35 from the ordinary high water mark.
 - 36 2. The floor area of all the structures in the shoreland setback area will not exceed 200
37 square feet.
38 In calculating this square footage, boathouses, walkways, stairways or rail systems that
39 are necessary to provide pedestrian access to the shoreline shall be excluded.
 - 40 3. The structure that is the subject of the request for special zoning permission has no
41 sides or has open or screened sides.
 - 42 4. The county must approve a plan that will be implemented by the owner of the property
43 to preserve or establish a vegetative buffer zone that covers at least 70 percent of the
44 half of the shoreland setback area that is nearest to the water.

- 1 5. An enforceable affidavit must be recorded with the register of deeds prior to the permit
2 being issued acknowledging the limitations on vegetation.
- 3 6. All other setback requirements apply, such as wetland, side lot line, front lot line, rear
4 lot line, property lines, road right-of-way and sanitary setbacks.
- 5 7. These structures are not exempt from floodplain requirements.

6 Note: The statutory requirements under Wis. Stats. § 59.692(1v) which require the
7 establishment of a vegetative buffer for the construction of open-sided structures is not
8 superseded by Wis. Stats. § 59.692(1f)(a).

- 9 d. Broadcast signal receivers, including satellite dishes or antennas that are one meter or less
10 in diameter and satellite earth station antennas that are two meters or less in diameter. The
11 broadcast signal receiver shall be located entirely within the access and viewing corridor or
12 outside the vegetated buffer zone. All other setback requirements apply, such as; wetland,
13 side lot line, front lot line, rear lot line, property lines, road right-of-way and sanitary setbacks.
14 The structure does not exceed 35 feet in height.
- 15 e. Utility transmission and distribution lines, poles, towers, water towers, pumping stations, well
16 pumphouse covers, private on-site wastewater treatment systems that comply with Wis.
17 Admin. Code ch. SPS 383, and other utility structures that have no feasible alternative
18 location outside of the minimum setback and that employ best management practices to
19 infiltrate or otherwise control storm water runoff from the structure. The utility structure shall
20 be located entirely within the access and viewing corridor or outside the vegetated buffer
21 zone. All other setback requirements apply, such as; wetland, side lot line, front lot line, rear
22 lot line, property lines, road right-of-way and sanitary setbacks. The structure does not
23 exceed 35 feet in height.
- 24 f. Walkways, stairways or rail systems that are necessary to provide pedestrian access to the
25 shoreline and are a maximum of 60 inches in width. If a rail system and a stairway/walkway
26 are necessary (per section 45-502(12)) and desired on the same lot/parcel then they shall
27 be constructed adjacent and parallel to each other and shall not exceed 120 inches in width
28 at any point. The combined width of both structures will be measured from the outside edge
29 of the stairway/walkway to the outside edge of the rail system basket/platform. The
30 stairway/walkway or rail system structure shall be located entirely within the access and
31 viewing corridor or outside the vegetated buffer zone. All other setback requirements apply,
32 such as; wetland, side lot line, front lot line, rear lot line, property lines, road right-of-way and
33 sanitary setbacks. The structure does not exceed 35 feet in height or is no more than six feet
34 above the existing grade at any point. No roofs are allowed on walkways, stairways or rail
35 systems.
- 36 g. Devices or systems used to treat runoff from impervious surfaces. The structure shall be
37 located entirely within the access and viewing corridor or outside the vegetated buffer zone.
38 All other setback requirements apply, such as; wetland, side lot line, front lot line, rear lot
39 line, property lines, road right-of-way and sanitary setbacks. The structure does not exceed
40 35 feet in height at any point.

- 41 (2) *Existing exempt structures.* Existing exempt structures may be maintained, repaired, replaced,
42 restored, rebuilt and remodeled provided the activity does not expand the footprint, does not
43 change the existing use and does not go beyond the three-dimensional building envelope of the
44 existing structure. Counties may allow expansion of a structure beyond the existing footprint if the
45 expansion is necessary to comply with applicable state or federal requirements.

46 Note: Wis. Stats. § 59.692(1k)(a)2m prohibits counties from requiring any approval or imposing any
47 fee or mitigation requirement for the activities specified in section 45-102(2). However, it is important to
48 note that property owners may be required to obtain permits or approvals and counties may impose fees
49 under ordinances adopted pursuant to other statutory requirements, such as floodplain zoning, general
50 zoning, sanitary codes, building codes, or even stormwater erosion control.

1 (Res. No. 2017-05, 2-23-2017)

2 **State Law reference**— Similar provisions, Wis. Admin. Code §§ NR 115.05(1)(b)1 and 1m,
3 and Wis. Stats. §§ 59.692(1k)(a)2m and (1k)(a)(6).

4 Sec. 45-103. - Reduced principal structure setback.

5 A setback less than the 75 feet required setback from the ordinary high water mark shall be permitted
6 for a proposed principal structure (this is not allowed for additions to existing principal structures, must be
7 a new principal structure) and shall be determined as follows:

- 8 (1) Where there are existing principal structures on both sides, the setback shall equal the average
9 of the distances the two existing principal structures are set back from the ordinary high water
10 mark provided all of the following are met:
- 11 a. Both of the existing legal principal structures are located on adjacent side lots to the proposed
12 principal structure.
 - 13 b. Both of the existing legal principal structures are located within 250 feet of the proposed
14 principal structure and are the closest structures.
 - 15 c. Both of the existing legal principal structures are located less than 75 feet from the ordinary
16 high water mark.
 - 17 d. The average setback shall not be reduced to less than 35 feet from the ordinary high water
18 mark of any navigable water.

19 Note: Wis. Stats. § 59.692(1d)(a) requires counties to adopt the standards consistent with section 45-
20 102(1) for reducing the shoreland setback.

21 (Res. No. 2017-05, 2-23-2017)

22 **State Law reference**— Similar provisions, Wis. Stats. § 59.692(1n).

23 Sec. 45-104. - Increased principal structure setback.

24 A setback greater than the required 75 feet from the ordinary high water mark may be required for a
25 proposed principal structure and determined as follows:

- 26 (1) Where there are existing principal structures on both sides, the setback shall equal the average
27 of the distances the two existing principal structures are set back from the ordinary high water
28 mark provided all of the following are met:
- 29 a. Both of the existing legal principal structures are located on adjacent side lots to the proposed
30 principal structure.
 - 31 b. Both of the existing legal principal structures are located within 200 feet of the proposed
32 principal structure.
 - 33 c. Both of the existing legal principal structures are located greater than 75 feet from the
34 ordinary high water mark.
 - 35 d. Both of the existing legal principal structures were required to be located at a setback greater
36 than 75 feet from the ordinary high water mark.
 - 37 e. The increased setback does not apply if the resulting setback limits the placement to an area
38 on which the structure cannot be built.

39 (Res. No. 2017-05, 2-23-2017)

1 **State Law reference**— Similar provisions, Wis. Stats. § 59.692(1n)(c).

2 Sec. 45-105. - Floodplain structures.

3 Buildings and structures to be constructed or placed in a floodplain shall be required to comply with
4 any applicable floodplain zoning ordinance.

5 (Res. No. 2017-05, 2-23-2017)

6 **State Law reference**— Similar provisions, Wis. Admin. Code § NR 115.05(1)(b)2.

7 Sec. 45-106. - Road setbacks.

8 (a) All state and U.S. numbered highways are hereby designated class A highways. The setback line for
9 class A highways and for any other roads designated as major roads on official maps in effect in the
10 county shall be 66 feet from road right-of-way as established by a Wisconsin licensed professional
11 land surveyor or 130 feet from centerline when no survey exists.

12 (b) All county trunk highways not otherwise designated as class A highways are hereby designated class
13 B highways. The setback for class B highways and for roads designated as arterial roads on official
14 maps in effect in the county shall be 42 feet from road right-of-way as established by a Wisconsin
15 licensed professional land surveyor or 75 feet from centerline when no survey exists.

16 (c) All town roads not otherwise designated class A or class B highways are hereby designated class C
17 highways. The setback for class C highways and for streets other than major and arterial roads
18 designated as such on official maps in effect in the county shall be 30 feet from road right-of-way as
19 established by a Wisconsin licensed professional land surveyor or 63 feet from centerline when no
20 survey exists.

21 (d) A setback equal to the average setback of all existing principal buildings located within 300 feet of a
22 proposed building site and on the same side of the road for class A, class B and class C highways,
23 shall be permitted where three of these buildings do not conform to the appropriate setback line. If the
24 average is less than 25 feet, the proposed building shall be constructed no closer than 25 feet to the
25 right-of-way.

26 (e) Minor, readily removable structures, such as fences or signs permitted by this ordinance or other
27 Burnett County ordinances, may be placed within setback lines. When deemed necessary by the
28 county land use and information committee in connection with development such as highway
29 improvement programs, property owners and public utilities may be required to remove, at their own
30 expense and without right of compensation, any such structures erected within setback lines.

31 (f) Public utility equipment without permanent foundations are allowed, such as; overhead telephone,
32 overhead electric, open fences less than ten feet in height, underground telephone, underground
33 electric, underground fiber optic, underground gas, underground public sewer, underground public
34 water as long as they have approval from the department/agency who has oversight of the
35 highway/road that it will not be a safety hazard. Public utility equipment with foundations and roofed or
36 enclosed buildings must be at least ten feet from any property line and must have approval from the
37 department/agency who has oversight of the highway/road that it will not be a safety hazard. No roofed
38 or enclosed building shall be more than ten feet in height. When deemed necessary by the county land
39 use and information committee in connection with development such as highway improvement
40 programs, property owners and public utilities may be required to remove, at their own expense and
41 without right of compensation, any such structures erected within setback lines.

42 (g) Any proposed or planned roads (e.g., frontage roads, service roads, access roads, etc.) indicated in
43 the county land use/zoning maps shall require all buildings to meet the required setbacks designated
44 above. Any proposed or planned roads not designated shall be considered class C highways for
45 setback purposes.

- 1 (h) Structural setbacks from privately constructed roads (except individual driveways) shall be 40 feet
2 from the centerline of the road.
- 3 (i) Within the unincorporated village overlay district a minimum structural setback distance of ten feet
4 from the right-of-way line of any road or alley shall be maintained.
- 5 (1) Special structural setback reductions will be permitted within the unincorporated village overlay
6 if there are at least three existing principal buildings, built to less than the required setback (ten
7 feet), within 300 feet on either side of the proposed site, the reduced setback may be equal to but
8 no closer than the setback of the closest adjacent principal building.

9 (Res. No. 2017-05, 2-23-2017)

10 Sec. 45-107. - Rear setbacks.

11 Rear setbacks shall be 40 feet in all zoning districts except as listed in chapter 30.

12 (Res. No. 2017-05, 2-23-2017)

13 Sec. 45-108. - Side setbacks.

14 Side setbacks shall be ten feet in all zoning districts except those as listed in chapter 30.

15 (Res. No. 2017-05, 2-23-2017)

16 Sec. 45-109. - Wetland setbacks.

17 A setback of 40 feet from the wetland to the nearest part of a building or structure shall be required for
18 all buildings and structures.

19 (Res. No. 2017-05, 2-23-2017)

20 Sec. 45-110. - Eave setbacks.

21 Standard eaves two feet or less in width will not apply to the setback requirements.

22 (Res. No. 2017-05, 2-23-2017)

23 Secs. 45-111.—45-130. - Reserved.

24 ARTICLE VII. - ACCESSORY USES AND STRUCTURES

25 Sec. 45-131. - Accessory uses and structures.

- 26 (a) Any structure shall conform to the setback and other dimensional requirements of the district within
27 which it is located, unless it is exempt structure under section 45-102(1) above.
- 28 (b) A single (one per lot/parcel) bunkhouse/temporary guest quarters will be permitted by land use permit
29 where:
 - 30 (1) The bunkhouse/temporary guest quarters shall be located within or as part of an accessory
31 structure.

- 1 (2) The bunkhouse/temporary guest quarters shall not exceed 50 percent of the gross floor area of
2 the accessory structure with a maximum of 499 square feet of habitable floor area. Square
3 footage is measured as all area within the exterior walls of the habitable area and all area within
4 the exterior walls of the entire area of the structure. Enclosed porches will be included in these
5 amounts, decks will not be included in these amounts. Although not habitable by definition
6 bathrooms, utility rooms, kitchens, entry ways, closets and interior stairwells will be included in
7 the square footage not to exceed 499. Storage area must be separate and segregated from any
8 habitable area (can have a door from the habitable area to the storage area).
- 9 (3) All of the setback requirements are met including shoreland, road, property line and wetland.
- 10 (4) Minimum average lot width of 100 feet and minimum lot area of 30,000 square feet are provided.
- 11 (5) Plumbing, if installed, conforms to the state sanitary code.
- 12 (6) Leasing, rental or use as a residence is strictly prohibited.
- 13 (7) A document is recorded with the register of deeds outlining use restrictions.
- 14 (8) The lot/parcel does not exceed the principal building density allowed.
- 15 (9) Not allowed in commercial or industrial districts.
- 16 (10) The POWTS on the lot must be sized to handle the number of occupants in the bunkhouse.
- 17 (c) A single (one per lot/parcel) independent bunkhouse/temporary guest quarters will be permitted by
18 land use permit where:
- 19 (1) The structure does not exceed 250 square feet of footprint. Square footage is measured as the
20 exterior wall area of the structure. Enclosed porches will be included in this amount, decks will
21 not be included in these amounts. Entry ways and interior stairwells will be included in the square
22 footage not to exceed 250.
- 23 (2) Plumbing of the structure is prohibited.
- 24 (3) All of the setback requirements are met including shoreland, road, property line and wetland.
- 25 (4) Minimum average lot width of 100 feet and minimum lot area of 20,000 square feet are provided.
- 26 (5) Leasing, rental or use as a residence is strictly prohibited.
- 27 (6) A document is recorded with the register of deeds outlining use restrictions.
- 28 (7) The lot/parcel does not exceed the principal building density allowed.
- 29 (8) Not allowed in commercial or industrial districts.
- 30 (9) For those beyond the shoreland setback, the height limit shall not exceed 20 feet as measured
31 in section 45-272 below.
- 32 (10) The POWTS on the lot must be sized to handle the number of occupants in the bunkhouse.

33 (Res. No. 2017-05, 2-23-2017)

34 Secs. 45-132—45-150. - Reserved.

35 ARTICLE VIII. - PARKING/LOADING/UNLOADING REQUIREMENTS

36 Sec. 45-151. - Parking/loading/unloading requirements.

- 37 (a) Any building hereafter erected or placed on a lot shall be provided with off-road parking spaces for
38 those using such building. Off-road is located outside of the road right-of-way.
- 39 (1) Each parking space required must be at least 180 square feet of usable parking area.

- 1 (2) Residential uses shall be provided with at least one parking space for each dwelling unit.
- 2 (3) Commercial and industrial uses as listed and permitted in the zoning districts, shall be provided,
3 except as noted below, with one parking space for each 200 square feet of floor area. However,
4 restaurants, taverns and similar establishments shall be provided with at least one space for each
5 three seats devoted to patron use; motels, tourist cabins and similar establishments, shall be
6 provided with at least one space for each unit; drive-in eating stands offering in-car service shall
7 be provided with at least five spaces for each person employed to serve customers.
- 8 (4) Public gathering uses shall be provided with at least one space for each five patrons to be
9 accommodated on the premises.
- 10 (5) Off-road parking will not be required in the unincorporated village overlay district (UVOD) where
11 parking is allowed and provided for on public right-of-way.
- 12 (b) Any commercial or industrial building hereafter erected or placed on a lot, shall be provided with
13 sufficient off-road loading and unloading space so that no public roads or alleys need be blocked by
14 such activities. In the commercial and industrial districts such buildings shall be provided with a
15 minimum of 400 square feet of off-road loading and unloading space.
- 16 (c) Parking/loading/unloading areas are considered structures and must meet the shoreland setbacks.

17 (Res. No. 2017-05, 2-23-2017)

18 Secs. 45-152—45-170. - Reserved.

19 ARTICLE IX. - DRIVEWAYS AND PRIVATE ROADS

20 Sec. 45-171. - Driveways and private roads.

- 21 (a) Private roads are described as those serving more than one parcel. All private roads serving multiple
22 parcels shall be a minimum width of two rods.
- 23 (b) Driveways are described as serving only one parcel. All driveways which serve new
24 agricultural/residential/commercial/industrial buildings that are greater than 75 feet from a public or
25 private road shall meet the following within 60 days of land use permit issuance:
- 26 (1) Driveways shall have a minimum clearance width of 20 feet. Any curves in driveways must not
27 be less than 100-foot radius.
- 28 (2) Overhead clearance shall be established at a minimum height of 13 feet.
- 29 (3) Driveways exceeding 150 feet in length must provide an adequate turnaround area that will
30 accommodate a 30-foot long fire truck. The turnaround space can be provided by one of the
31 following methods and shall be within 75 feet of the principal building:
- 32 a. If a circle drive is constructed, it must have a radius of no less than 35 feet to the centerline;
- 33 b. A turnaround space free of trees and other obstructions may be provided if it has the
34 dimensions of not less than 60 feet by 50 feet; or
- 35 c. A turnout may be provided with the following dimensions: the length shall be a minimum of
36 30 feet. The width at the entrance shall also be a minimum of 30 feet. The turnout may be
37 trapezoidal in shape, thereby tapering down to a minimum of 20 feet at the rear. In addition,
38 a minimum of 40 feet of driveway must be provided between the building and the turnout to
39 allow enough room to back a 30-foot long fire truck into the turnout.
- 40 (c) Exemptions from the provisions of this section would include:
- 41 (1) New buildings that are 75 feet or less from a public or private road.
- 42 (2) Those portions of both private roads and driveways that are restricted by existing easement.

1 (d) In the interest of public safety and better delivery of emergency services, the county board encourages
2 and recommends that existing driveways be upgraded to these minimum standards.

3 (e) Driveways and private roads are considered structures and must meet the shoreland setbacks.

4 (Res. No. 2017-05, 2-23-2017)

5 Secs. 45-172—45-190. - Reserved.

6 ARTICLE X. - FENCES

7 Sec. 45-191. - Fences.

8 (a) Solid fences. A setback of 75 feet from the ordinary high water mark of any navigable water to the
9 nearest part of a solid fence shall be required. A solid fence is considered to be wood panels, wood
10 boards, metal panels, glass panels, or any other type of fence structure besides chain link, wood rail,
11 or wire.

12 (b) Agricultural/livestock open type fences might be exempt under other statutes. These are only allowed
13 in zoning districts which allow livestock.

14 (c) An open fence is considered to be a chain link, wood rail or wire and will not obstruct the adjoining
15 property owner's view of the water. A setback of 75 feet from the ordinary high water mark of any
16 navigable water to the nearest part of an open fence shall be required, except for those exempt under
17 section 45-191(b).

18 (d) Fence height is measured from the lowest original grade at the fence location perpendicular to the
19 slope to the highest point of any fence component.

20 (e) Any open or solid fence less than ten feet in height is allowed to be placed on the side, front, or rear
21 lot line with a setback of zero feet. Lake and wetland setbacks still apply in this case.

22 (f) Any open or solid fence less than ten feet in height is allowed to be placed on the road right-of-way
23 line with a setback of zero feet. Lake and wetland setbacks still apply in this case.

24 (g) No county land use permit will be required for open or solid fences if they comply with the above
25 criteria sections 45-191(1) to 45-191(6).

26 (h) Any open or solid fence over ten feet in height will be treated as an accessory structure and must
27 meet all accessory structure setback requirements and requires a land use permit.

28 (Res. No. 2017-05, 2-23-2017)

29 Secs. 45-192—45-210. - Reserved.

30 ARTICLE XI. - VEGETATION⁵¹

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32 Footnotes:

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34 **State Law reference**— Similar provisions, Wis. Admin. Code § NR 115.05(1)(c).

35 Sec. 45-211. - Purpose.

1 To protect natural scenic beauty, fish and wildlife habitat, and water quality, a county shall regulate
2 removal of vegetation in shoreland areas, consistent with the following: The county shall establish ordinance
3 standards that consider sound forestry and soil conservation practices, as well as the effect of vegetation
4 removal on water quality, including soil erosion, and the flow of effluents, sediments and nutrients.

5 (Res. No. 2017-05, 2-23-2017)

6 **State Law reference**— Similar provisions, Wis. Admin. Code § NR 115.05(1)(c)1.

7 Sec. 45-212. - Activities allowed within a vegetative buffer zone.

8 To protect water quality, fish and wildlife habitat and natural scenic beauty, and to promote
9 preservation and restoration of native vegetation, the county ordinance shall designate land that extends
10 from the ordinary high water mark to 35 feet inland as a vegetative buffer zone and prohibit removal of
11 vegetation in the vegetative buffer zone except as follows:

- 12 (1) The county may allow routine maintenance of vegetation.
- 13 (2) The county may allow removal of trees and shrubs in the vegetative buffer zone to create access
14 and viewing corridors. No filling and/or grading is allowed within the access and viewing corridors.
15 Tree stumps should be removed by a stump grinder to preserve existing grade. Per Wis. Stats. §
16 59.692(1f)(b), the viewing corridor may be at least 35 feet wide for every 100-foot increment of
17 shoreline frontage. The viewing corridor may run contiguously for the entire maximum width of
18 shoreline frontage owned. For lots with less than 100 feet of shoreline frontage, the viewing
19 corridor can be up to 35 percent of the shoreline frontage. For lots over 100 feet of shoreline
20 frontage, the viewing corridor will be 35 feet for every 100-foot increment of shoreline frontage.
21 Some examples are: 100.00—199.99 feet of shoreline frontage gets 35 feet of corridor, 200.00—
22 299.99 feet of shoreline frontage gets 70 feet of corridor, 300.00—399.99 feet of shoreline
23 frontage gets 105 feet of corridor, 400.00—499.99 feet of shoreline gets 140 feet of corridor, this
24 pattern continues on.
- 25 (3) The county may allow removal of trees and shrubs in the vegetative buffer zone on a parcel with
26 ten or more acres of forested land consistent with "generally accepted forestry management
27 practices" as defined in Wis. Admin. Code § NR 1.25(2)(b), and described in Department
28 publication "Wisconsin Forest Management Guidelines" (publication FR-226), provided that
29 vegetation removal be consistent with these practices.
- 30 (4) The county may allow removal of vegetation within the vegetative buffer zone to manage exotic
31 or invasive species, damaged vegetation, vegetation that must be removed to control disease, or
32 vegetation creating an imminent safety hazard, provided that any vegetation removed be replaced
33 by replanting in the same area as soon as practicable.
- 34 (5) The county may authorize by permit additional vegetation management activities in the
35 vegetative buffer zone. The permit issued under this subsection shall require that all management
36 activities comply with detailed plans approved by the county and designed to control erosion by
37 limiting sedimentation into the waterbody, to improve the plant community by replanting in the
38 same area, and to maintain and monitor the newly restored area. The permit also shall require
39 an enforceable restriction to preserve the newly restored area.

40 Note: Wis. Stats. § 59.692(1f)(a) prohibits counties from requiring a property owner to establish a
41 vegetative buffer zone on previously developed land or expand an existing vegetative buffer zone. However,
42 as part of a counties shoreland mitigation standards, the establishment or expansion of the vegetative buffer
43 may remain an option.

44 (Res. No. 2017-05, 2-23-2017)

45 **State Law reference**— Similar provisions, Wis. Admin. Code § NR 115.05(1)(c)2.

1 Sec. 45-213. - Activities allowed within a vegetation protection area.

2 To protect water quality, fish and wildlife habitat and natural scenic beauty, and to promote
3 preservation and restoration of native vegetation, the county ordinance shall designate land between 35
4 feet inland from the ordinary high water mark and 50 feet inland from the ordinary high water mark as a
5 vegetation protection area and prohibit removal of vegetation in the vegetation protection area except as
6 follows:

- 7 (1) The county may allow routine maintenance of vegetation.
- 8 (2) The county may allow removal of trees and shrubs in the vegetation protection area to create
9 access and viewing corridors. No filling and/or grading is allowed within the access and viewing
10 corridors. Tree stumps should be removed by a stump grinder to preserve existing grade. The
11 access and viewing corridor may be at least 35 feet wide for every 100-foot increment of shoreline
12 frontage. The access and viewing corridor may run contiguously for the entire maximum width of
13 shoreline frontage owned. For lots with less than 100 feet of shoreline frontage, the access and
14 viewing corridor can be up to 35 percent of the shoreline frontage. For lots over 100 feet of
15 shoreline frontage, the access and viewing corridor will be 35 feet for every 100-foot increment of
16 shoreline frontage. Some examples are: 100.00—199.99 feet of shoreline frontage gets 35 feet
17 of corridor, 200.00—299.99 feet of shoreline frontage gets 70 feet of corridor, 300.00—399.99
18 feet of shoreline frontage gets 105 feet of corridor, 400.00—499.99 feet of shoreline gets 140 feet
19 of corridor, this pattern continues on.
- 20 (3) The county may allow removal of trees and shrubs in the vegetation protection area on a parcel
21 with ten or more acres of forested land consistent with "generally accepted forestry management
22 practices" as defined in Wis. Admin. Code § NR 1.25 (2)(b) and described in Department
23 publication "Wisconsin Forest Management Guidelines" (publication FR-226), provided that
24 vegetation removal be consistent with these practices.
- 25 (4) The county may allow removal of vegetation within the vegetation protection area to manage
26 exotic or invasive species, damaged vegetation, vegetation that must be removed to control
27 disease, or vegetation creating an imminent safety hazard, provided that any vegetation removed
28 be replaced by replanting in the same area as soon as practicable.
- 29 (5) The county may authorize by permit additional vegetation management activities in the
30 vegetation protection area. The permit issued under this subsection shall require that all
31 management activities comply with detailed plans approved by the county and designed to control
32 erosion by limiting sedimentation into the waterbody, to improve the plant community by
33 replanting in the same area, and to maintain and monitor the newly restored area. The permit
34 also shall require an enforceable restriction to preserve the newly restored area.

35 (Res. No. 2017-05, 2-23-2017)

36 Secs. 45-214—45-230. - Reserved

37 ARTICLE XII. - FILLING, GRADING, LAGOONING, DREDGING, DITCHING AND EXCAVATING^[6]

38

39 Footnotes:

40 --- (6) ---

41 **State Law reference**— Similar provisions, Wis. Admin. Code § NR 115.05(1)(d).

42 Sec. 45-231. - Filling, grading, lagooning, dredging, ditching and excavating.

1 Filling, grading, lagooning, dredging, ditching and excavating may be permitted only in accordance
2 with the provisions of Wis. Admin. Code § NR 115.04, the requirements of Wis. Stats. ch. 30, and other
3 local, state and federal laws where applicable, and only if done in a manner designed to minimize erosion,
4 sedimentation and impairment of fish and wildlife habitat and natural scenic beauty.

5 (Res. No. 2017-05, 2-23-2017)

6 Sec. 45-232. - General standards.

7 Filling, grading, lagooning, dredging, ditching or excavating which does not require a permit under
8 section 45-233(b) may be permitted in the shoreland area provided that:

- 9 (1) It is not done within the vegetative buffer zone unless necessary for establishing or expanding
10 the vegetative buffer.
- 11 (2) It is done in a manner designed to minimize erosion, sedimentation and impairment of fish and
12 wildlife habitat.
- 13 (3) Filling, grading, lagooning, dredging, ditching or excavating in a shoreland-wetland district meets
14 the requirements of section 45-43(2) of this ordinance.
- 15 (4) All applicable federal, state and local authority is obtained in addition to a permit under this
16 ordinance.
- 17 (5) Any fill placed in the shoreland area is protected against erosion by the use of riprap, vegetative
18 cover or a bulkhead.
- 19 (6) It is not done within the vegetation protection area unless necessary for establishing or expanding
20 the vegetation protection area.

21 (Res. No. 2017-05, 2-23-2017)

22 Sec. 45-233. - Permit required.

23 Except as provided in section 45-232, a permit is required:

- 24 (1) For any filling or grading of any area which is within 300 feet landward of the ordinary high water
25 mark of navigable water and which has surface drainage toward the water and on which there is
26 either:
 - 27 a. Any filling or grading on slopes of more than 20 percent.
 - 28 b. Filling or grading of more than 1,000 square feet on slopes of 12 percent—20 percent.
 - 29 c. Filling or grading of more than 2,000 square feet on slopes less than 12 percent.
- 30 (2) For any construction or dredging commenced on any artificial waterway, canal, ditch, lagoon,
31 pond, lake or similar waterway which is within 300 feet landward of the ordinary high water mark
32 of a navigable body of water or where the purpose is the ultimate connection with a navigable
33 body of water.

34 (Res. No. 2017-05, 2-23-2017)

35 Sec. 45-234. - Permit conditions.

36 In granting a permit under section 45-133, the county shall attach the following conditions, where
37 appropriate, in addition to those provisions specified in section 45-503;

- 38 (1) The smallest amount of bare ground shall be exposed for as short a time as feasible.

- 1 (2) Temporary groundcover (such as mulch or jute netting) shall be used and permanent vegetative
2 cover shall be established.
- 3 (3) Diversion berms or bales, silting basins, terraces, filter fabric fencing, and other methods shall
4 be used to prevent erosion.
- 5 (4) Lagoons shall be constructed to avoid fish trap conditions.
- 6 (5) Fill shall be stabilized according to accepted engineering standards.
- 7 (6) Filling shall comply with any local floodplain zoning ordinance and shall not restrict a floodway
8 or destroy the flood storage capacity of a floodplain.
- 9 (7) Channels or artificial watercourses shall be constructed with side slopes of two units horizontal
10 distance to one unit vertical or flatter which shall be promptly vegetated, unless bulkheads or
11 riprap are provided.

12 (Res. No. 2017-05, 2-23-2017)

13 Secs. 45-235—45-250. - Reserved.

14 ARTICLE XIII. - IMPERVIOUS SURFACE STANDARDS⁷

15

16 Footnotes:

17 --- (7) ---

18 **State Law reference**— Similar provisions, Wis. Admin. Code § NR 115.05(1)(e).

19 Sec. 45-251. - Purpose.

20 Establish impervious surface standards to protect water quality and fish and wildlife habitat and to
21 protect against pollution of navigable waters. County impervious surface standards shall apply to the
22 construction, reconstruction, expansion, replacement or relocation of any impervious surface on a riparian
23 lot or parcel and any nonriparian lot or parcel that is located entirely within 300 feet of the ordinary high
24 water mark of any navigable waterway.

25 (Res. No. 2017-05, 2-23-2017)

26 Sec. 45-252. - Calculation of percentage of impervious surface.

27 Percentage of impervious surface shall be calculated by dividing the surface area of the existing and
28 proposed impervious surfaces on the portion of a lot or parcel that is within 300 feet of the ordinary high
29 water mark by the total surface area of that lot or parcel, and multiplied by 100. Impervious surfaces
30 described in section 45-255 shall be excluded from the calculation of impervious surface on the lot or parcel.
31 If an outlot lies between the ordinary high water mark and the developable lot or parcel and both are in
32 common ownership, the lot or parcel and the outlot shall be considered one lot or parcel for the purposes
33 of calculating the percentage of impervious surface.

34 *Note:* Wis. Admin. Code § NR 115.05(1)(e)1m clarifies that if an outlot lies between the ordinary high
35 water mark and the developed lot or parcel and both are in common ownership, then the lot or parcel should
36 be considered one property for the purposes of calculating the percentage of impervious surfaces. If there
37 is an outlot, parcel or road that is owned by some other entity, for example a hydroelectric facility or a town
38 or county, then the county should determine what level of control the property owner has over that portion

1 of the lot. Can the property owner place structures, such as shoreline protection, piers, stairs, boathouses
2 etc., on that portion of the lot or does some other entity have control over development? If a property owner
3 has no or little say over construction on that portion of the lot then impervious surfaces on that portion of
4 the lot should be calculated separately.

5 For properties that have been "condominiumized" the impervious surface calculations apply to the
6 entire property. The property is still under one legal description and the proposed expansion to a unit is not
7 the only impervious surface calculated since the regulation states lot or parcel and not a unit. It will be
8 important to remember also that mitigation applies to the property as a whole and not just to the portion of
9 the frontage that might be in front of the unit impacted.

10 (Res. No. 2017-05, 2-23-2017)

11 **State Law reference**— Similar provisions, Wis. Admin. Code § NR 115.05(1)(e)1.

12 Sec. 45-253. - General impervious surface standard.

13 Except as otherwise allowed in sections 45-254 and 45-255, the county shall allow up to 15 percent
14 impervious surface on the portion of a lot or parcel that is within 300 feet of the ordinary high water mark.

15 (Res. No. 2017-05, 2-23-2017)

16 **State Law reference**— Similar provisions, Wis. Admin. Code § NR 115.05(1)(e)2.

17 Sec. 45-254. - Maximum impervious surface standard.

18 A property may exceed the impervious surface standard under 45-253 provided the following
19 standards are met:

20 (1) For properties where the general impervious surface standard applies under section 45-253, a
21 property owner may have more than 15 percent impervious surface but not more than 30 percent
22 impervious surface on the portion of a lot or parcel that is within 300 feet of the ordinary high
23 water mark.

24 (2) For properties that exceed the standard under section 45-253 but do not exceed the maximum
25 standard under section 45-254(1), a permit can be issued for development with a mitigation plan
26 that meets the standards found in section 45-341.

27 (Res. No. 2017-05, 2-23-2017)

28 **State Law reference**— Similar provisions, Wis. Admin. Code § NR 115.05(1)(e)3.

29 Sec. 45-255. - Treated impervious surfaces.

30 Impervious surfaces that can be documented to demonstrate they meet either of the following
31 standards shall be excluded from the impervious surface calculations under section 45-232:

32 (1) The impervious surface is treated by devices such as stormwater ponds, constructed wetlands,
33 infiltration basins, rain gardens, bio-swales or other engineered systems.

34 (2) The runoff from the impervious surface discharges to an internally drained pervious area that
35 retains the runoff on or off the parcel and allows infiltration into the soil.

36 Note: The provisions in section 45-255 are an exemption from the impervious surface standards and
37 as such should be read and construed narrowly. As such, a property owner is entitled to this exemption

1 only when the runoff from the impervious surface is being treated by a sufficient (appropriately sized to
2 handle and treat a 10-year storm event) treatment system, treatment device or internally drained. Property
3 owners that can demonstrate that the runoff from an impervious surface is being treated consistent with
4 section 45-255 will be considered pervious for the purposes of implementing the impervious surface
5 standards in this ordinance. If a property owner or subsequent property owner fails to maintain the treatment
6 system, treatment device or internally drained area, the impervious surface is no longer exempt under
7 section 45-255.

8 To qualify for the statutory exemption, property owners shall submit a complete permit application, that
9 is reviewed and approved by the county. The application shall include:

- 10 (1) Calculations showing how much runoff is coming from the impervious surface area;
- 11 (2) Documentation that the runoff from the impervious surface is being treated by a proposed
12 treatment system, treatment device, or internally drained area; and
- 13 (3) An implementation schedule and enforceable obligation on the property owner to establish and
14 maintain the treatment system, treatment devices, or internally drained area. The enforceable
15 obligations shall be evidenced by an instrument recorded in the office of the register of deeds
16 prior to the issuance of the permit.

17 (Res. No. 2017-05, 2-23-2017)

18 **State Law reference**— Similar provisions, Wis. Admin. Code § NR 115.05(1)(e)3m; and Wis.
19 Stats. § 59.692(1k)(a)5.

20 Sec. 45-256. - Existing impervious surfaces.

21 For existing impervious surfaces that were lawfully placed when constructed but that do not comply
22 with the impervious surface standard in section 45-253 or the maximum impervious surface standard in
23 section 45-254, the property owner may do any of the following:

- 24 (1) Maintain and repair the existing impervious surfaces;
- 25 (2) Replace existing impervious surfaces with similar surfaces within the existing footprint; or
- 26 (3) Relocate or modify an existing impervious surface with similar or different impervious surface,
27 provided that the relocation or modification does not result in an increase in the percentage of
28 impervious surface that existed on the effective date of the county shoreland ordinance, and the
29 impervious surface meets the applicable setback requirements in sections 45-102, 45-102 or 45-
30 103.
- 31 (4) For impervious surface purposes only a land use permit is required for sections 45-256(2) and
32 (3) if the area of replacement, relocation or modification exceeds 100 square feet in size. Other
33 Burnett County ordinance requirements for land use permits still apply.

34 *Note:* The impervious surface standards in this ordinance shall not be construed to supersede other
35 provisions in the county shoreland ordinance. All of the provisions of the county shoreland ordinance still
36 apply to new or existing development.

37 (Res. No. 2017-05, 2-23-2017)

38 **State Law reference**— Similar provisions, Wis. Admin. Code § NR 115.05(1)(e)4.

39 Secs. 45-257—45-270. - Reserved.

40 ARTICLE XIV. - HEIGHT [\[8\]](#)

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Footnotes:

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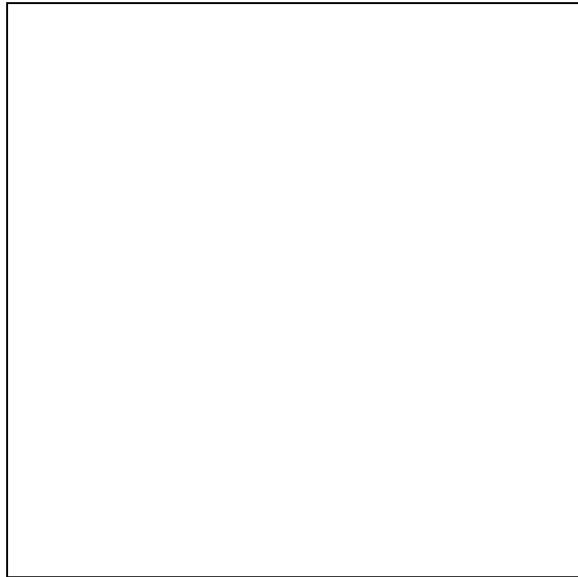
State Law reference— Similar provisions, Wis. Admin. Code § NR 115.05(1)(f).
Sec. 45-271. - Height.

To protect and preserve wildlife habitat and natural scenic beauty, on or after February 1, 2010, a county may not permit any construction that results in a structure taller than 35 feet within 75 feet of the ordinary high water mark of any navigable waters.

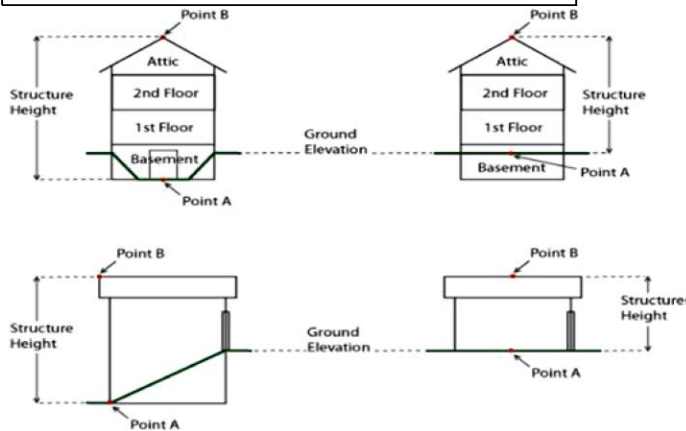
(Res. No. 2017-05, 2-23-2017)

Sec. 45-272. - How to determine structure height.

Structure height is the measurement of the vertical line segment starting at the lowest point of any exposed wall and its intersect with the ground (point A in the following diagram) to a line horizontal to the highest point of a structure (point B in the following diagram), unless specified under other sections of this Code.



1



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3 (Res. No. 2017-05, 2-23-2017)

4 Sec. 45-273. - Height limit beyond 75-foot setback.

5 To protect and preserve wildlife habitat and natural scenic beauty, a county may not permit any
6 construction that results in a structure outside of the 75-foot shoreland setback taller than 40 feet.

7 (1) Chimneys are exempt from the 40-foot height limit if they are less than ten feet in height above
8 point B as shown in section 45-272 and less than ten square feet in footprint area above point B
9 as shown in section 45-272.

10 (2) Broadcast signal receivers, including satellite dishes or antennas that are one meter or less in
11 diameter are exempt from the 40-foot height limit if they are less than ten feet in height above
12 point B as shown in section 45-272.

13 (3) Certain agricultural buildings are exempt per section 30-658(d)(1) of the Burnett County
14 Ordinances.

15 (4) Certain telecommunication facilities per chapter 30 article VI of the Burnett County Ordinances.

16 (5) If any portion of the structure is within the 75-foot shoreland setback, then a height limit of 35
17 feet applies to the entire structure.

1 (Res. No. 2017-05, 2-23-2017)

2 Secs. 45-274—45-290. - Reserved.

3 ARTICLE XV. - NONCONFORMING USES AND STRUCTURES⁹¹

4

5 Footnotes:

6 --- (9) ---

7 **State Law reference**— Similar provisions, Wis. Admin. Code § NR 115.05(1)(g).

8 Sec. 45-291. - Discontinued nonconforming use.

9 If a nonconforming use is discontinued for a period of 12 months, any future use of the building,
10 structure or property shall conform to all Burnett County ordinance requirements.

11 (Res. No. 2017-05, 2-23-2017)

12 **State Law reference**— Similar provisions, Wis. Admin. Code § NR 115.05(1)(g)3.

13 Sec. 45-292. - Maintenance, repair, replacement or vertical expansion of nonconforming structures.

14 An existing structure that was lawfully placed when constructed but that does not comply with the
15 required shoreland setback may be maintained, repaired, replaced, restored, rebuilt or remodeled if the
16 activity does not expand the footprint of the nonconforming structure. Further, an existing structure that was
17 lawfully placed when constructed but that does not comply with the required shoreland setback may be
18 vertically expanded unless the vertical expansion would extend more than 35 feet above grade level.
19 Counties may allow expansion of a structure beyond the existing footprint if the expansion is necessary to
20 comply with applicable state or federal requirements. The following requirements must be met to allow
21 replacement or vertical expansion of a nonconforming existing structure:

22 (1) The use of the existing structure has not been discontinued for a period of 12 months or more if
23 a nonconforming use.

24 (2) The lot or parcel in which the existing structure is located on must comply with lot dwelling
25 density.

26 (3) The existing structure must be conforming to all other setback requirements, such as; wetland,
27 side lot line, front lot line, rear lot line, property lines, road right-of-way and the requirements of
28 Wis. Admin. Code ch. SPS 383.

29 (4) Floodplain requirements shall be met.

30 (5) Land uses related to conditional uses within a zoning district shall not be permitted to be replaced
31 or vertically expanded unless made into a conforming zoning district land use or obtaining a new
32 conditional use permit prior to replacement or vertical expansion.

33 *Note:* Wis. Stats. §§ 59.692(1k)(a)2, 4, and (b) prohibits counties from requiring any approval or
34 imposing any fee or mitigation requirement for the activities specified in section 45-292. However, it is
35 important to note that property owners may be required to obtain permits or approvals and counties may
36 impose fees under ordinances adopted pursuant to other statutory requirements, such as floodplain zoning,
37 general zoning, sanitary codes, building codes, or even stormwater erosion control.

1 *Note:* Wis. Admin. Code § NR 115.05(1)(b)1m lists structures that are exempt from the shoreland
2 setback. These structures are considered conforming structures and are not considered nonconforming
3 structures. Structures that were granted variances or illegally constructed structures are not considered
4 nonconforming structures.

5 (Res. No. 2017-05, 2-23-2017)

6 **State Law reference**— Similar provisions, Wis. Stats. §§ 59.692(1k)(a)2,4 and (b).

7 Sec. 45-293. - Lateral expansion of nonconforming principal structures within the setback.

8 An existing principal structure that was lawfully placed when constructed but that does not comply with
9 the required building setback per section 45-102 may be expanded laterally, provided that all of the following
10 requirements are met:

- 11 (1) The use of the structure has not been discontinued for a period of 12 months or more if a
12 nonconforming use.
- 13 (2) The existing principal structure is at least 35 feet from the ordinary high water mark.
- 14 (3) Lateral expansions are limited to a maximum of 200 square feet over the life of the structure. No
15 portion of the expansion may be any closer to the ordinary high water mark than the closest point
16 of the existing principal structure.
- 17 (4) The county shall issue a permit that requires a mitigation plan that shall be approved by the
18 county and implemented by the property owner by the date specified in the permit. The mitigation
19 plan shall meet the standards found in section 45-341.
- 20 (5) All other provisions of the shoreland ordinance shall be met.
- 21 (6) The lot or parcel in which the structure is located on must comply with lot dwelling density.
- 22 (7) Floodplain requirements shall be met.

23 (Res. No. 2017-05, 2-23-2017)

24 **State Law reference**— Similar provisions, Wis. Admin. Code § NR 115.05(1)(g)5.

25 Sec. 45-294. - Expansion of a nonconforming principal structures beyond setback.

26 An existing principal structure that was lawfully placed when constructed but that does not comply with
27 the required building setback under section 45-102 may be expanded horizontally, landward, or vertically
28 provided that the expanded area meets the building setback requirements per section 45-102 and that all
29 other provisions of the shoreland ordinance are met. A mitigation plan is not required solely for expansion
30 under this paragraph, but may be required per article XIII.

31 The following requirements must be met to allow expansion of a nonconforming existing structure
32 beyond the setback:

- 33 (1) The use of the existing structure has not been discontinued for a period of 12 months or more if
34 a nonconforming use.
- 35 (2) The lot or parcel in which the existing structure is located on must comply with lot dwelling
36 density.
- 37 (3) Floodplain requirements shall be met.

38 (Res. No. 2017-05, 2-23-2017)

1 **State Law reference**— Similar provisions, Wis. Admin. Code § NR 115.05(1)(g)5m.

2 Sec. 45-295. - Relocation of nonconforming principal structures.

3 An existing principal structure that was lawfully placed when constructed but that does not comply with
4 the required building setback per section 45-102 may be relocated on the property provided all of the
5 following requirements are met:

6 (1) The use of the structure has not been discontinued for a period of 12 months or more if a
7 nonconforming use.

8 (2) The existing principal structure is at least 35 feet from the ordinary high water mark.

9 (3) No portion of the relocated structure is located any closer to the ordinary high water mark than
10 the closest point of the existing principal structure.

11 (4) The county determines that no other location is available on the property to build a principal
12 structure of a comparable size to the structure proposed for relocation that will result in
13 compliance with the shoreland setback requirement per section 45-102.

14 (5) The county shall issue a permit that requires a mitigation plan that shall be approved by the
15 county and implemented by the property owner by the date specified in the permit. The mitigation
16 plan shall meet the standards found in section 45-341, and include enforceable obligations of the
17 property owner to establish or maintain measures that the county determines are adequate to
18 offset the impacts of the permitted relocation on water quality, near-shore aquatic habitat, upland
19 wildlife habitat and natural scenic beauty. The mitigation measures shall be proportional to the
20 amount and impacts of the relocated structure being permitted. The obligations of the property
21 owner under the mitigation plan shall be evidenced by an instrument recorded in the office of the
22 county register of deeds.

23 (6) All other provisions of the shoreland ordinance shall be met.

24 (7) The lot or parcel in which the existing structure is located on must comply with lot dwelling
25 density.

26 (8) The relocated structure must conform to all other setback requirements, such as; wetland, side
27 lot line, front lot line, rear lot line, property lines, road right-of-way and the requirements of Wis.
28 Admin. Code ch. SPS 383.

29 (9) Floodplain requirements shall be met.

30 (Res. No. 2017-05, 2-23-2017)

31 **State Law reference**— Similar provisions, Wis. Admin. Code § NR 115.05(1)(g)6.

32 Secs. 45-296—45-320. - Reserved.

33 ARTICLE XVI. - MAINTENANCE, REPAIR, REPLACEMENT OR VERTICAL EXPANSION OF STRUCTURES
34 AUTHORIZED BY VARIANCE^[10]

35

36 Footnotes:

37 --- (10) ---

38 **State Law reference**— Similar provisions, Wis. Admin. Code §§ 59.692(1k)(a)2. and (a)4.

1 Sec. 45-321. - Maintenance, repair, replacement or vertical expansion of structures that were authorized
2 by variance.

3 A structure of which any part has been authorized to be located within the shoreland setback area by
4 a variance granted before July 13, 2015, may be maintained, repaired, replaced, restored, rebuilt or
5 remodeled if the activity does not expand the footprint of the authorized structure. Additionally, the structure
6 may be vertically expanded unless the vertical expansion would extend more than 35 feet above grade
7 level. Counties may allow expansion of a structure beyond the existing footprint if the expansion is
8 necessary to comply with applicable state or federal requirements. The following requirements must be met
9 to allow replacement or vertical expansion of a structure authorized by a shoreland setback variance:

- 10 (1) The lot or parcel in which the existing structure is located on must comply with lot dwelling
11 density.
- 12 (2) The existing structure must be conforming to all other setback requirements, such as: wetland,
13 side lot line, front lot line, rear lot line, property lines, road right-of-way and the requirements of
14 Wis. Admin. Code ch. SPS 383. Example: a structure was given a variance to reduce the
15 shoreland setback, it was built without knowing where the side lot line was, now it is determined
16 that the structure does not meet the required side setback. Since a variance was not granted to
17 reduce the side setback this structure is illegal.
- 18 (3) Floodplain requirements shall be met.

19 *Note:* Wis. Stats. § 59.692(1k)(a)2. prohibits counties from requiring any approval or imposing any fee
20 or mitigation requirement for the activities specified in section 45-321. However, it is important to note that
21 property owners may be required to obtain permits or approvals and counties may impose fees under
22 ordinances adopted pursuant to other statutory requirements, such as floodplain zoning, general zoning,
23 sanitary codes, building codes, or even stormwater erosion control

24 (Res. No. 2017-05, 2-23-2017)

25 Secs. 45-322—45-340. - Reserved.

26 ARTICLE XVII. - MITIGATION^[11]

27

28 Footnotes:

29 --- (11) ---

30 **State Law reference**— Similar provisions, Wis. Admin. Code §§ NR 115.05 (1)(e)3, (g)5, and (g)6.

31 Sec. 45-341. - Mitigation.

32 When the county issues a permit requiring mitigation under sections 45-254, 45-293 and 45-295, the
33 property owner must submit a complete permit application that is reviewed and approved by the county.
34 The application shall include the following:

- 35 (1) A site plan that describes the proposed mitigation measures.
- 36 a. The site plan shall be designed and implemented to restore natural functions lost through
37 development and human activities.
- 38 b. The mitigation measures shall be proportional in scope to the impacts on water quality, near-
39 shore aquatic habitat, upland wildlife habitat and natural scenic beauty.

- 1 (2) An implementation schedule and enforceable obligation on the property owner to establish and
2 maintain the mitigation measures.
- 3 a. The enforceable obligations shall be evidenced by an instrument recorded in the office of the
4 register of deeds prior to the issuance of the permit.
- 5 (3) Mitigation points as shown in section 45-341(6) required for lateral expansion per section 45-293
6 are 2.0 points for 0.01—100.00 square feet of lateral expansion and 4.0 points for 100.01—200.00
7 square feet of lateral expansion.
- 8 (4) Mitigation points as shown in section 45-341(6) required for relocation of a nonconforming
9 principal structure per section 45-295 are 2.0 points for 0.01—500.00 square feet of relocated
10 building footprint within the shoreland setback area, 3.0 points for 500.01—999.99 square feet of
11 relocated building footprint within the shoreland setback area, and 4.0 points for 1,000.00 and
12 over square feet of relocated building footprint within the shoreland setback area.
- 13 (5) Mitigation points as shown in section 45-341(6) required for maximum impervious surface
14 standard per section 45-254 are 2.0 points for 15.01 percent—20.00 percent impervious surface,
15 4.0 points for 20.01 percent—25.00 percent, and 6.0 points for 25.01 percent—30.00 percent
16 impervious surface.
- 17 (6) Mitigation points are as follows:
- 18 a. Restore and maintain native vegetation along the vegetative buffer zone within 35 feet of the
19 ordinary high water mark with a state-allowed-width viewing and access corridor on lots with
20 200.00 feet or more of shoreline. (2.0 points)
- 21 b. Restore and maintain native vegetation along the vegetative buffer zone within 35 feet of the
22 ordinary high water mark with only a 30-foot-wide viewing and access corridor on lots with
23 200.00 feet or more of shoreline. (4.0 points)
- 24 c. Restore and maintain native vegetation along the vegetative buffer zone within 35 feet of the
25 ordinary high water mark with a state-allowed-width viewing and access corridor on lots with
26 less than 200 feet of shoreline but more than 100 feet of shoreline. (2.0 points)
- 27 d. Restore and maintain native vegetation along the vegetative buffer zone within 35 feet of the
28 ordinary high water mark with only a 20-foot-wide viewing and access corridor on lots with
29 less than 200 feet of shoreline but more than 100 feet of shoreline. (3.0 points)
- 30 e. Restore and maintain native vegetation along the vegetative buffer zone within 35 feet of the
31 ordinary high water mark with a state-allowed-width viewing and access corridor on lots with
32 less than 100 feet of shoreline. (1.0 points) Allow 35 percent of shoreline to be used for the
33 viewing and access corridor for lots with 100 feet or less of shoreline.
- 34 f. Restore and maintain native vegetation along the vegetative buffer zone within 35 feet of the
35 ordinary high water mark with only a 15-foot-wide viewing and access corridor on lots with
36 less than 100 feet of shoreline. (2.0 points)
- 37 g. Restore and maintain the vegetation protection area. (2.0 points) The use of this option
38 requires the vegetative buffer zone and viewing and access corridor to be in compliance or
39 be brought into compliance.
- 40 h. Remove nonconforming accessory buildings from the shoreland setback area. (1.0 points
41 for a structure from 0.01 square feet to 199.99 square feet in size, 2.0 points for a structure
42 200.00 square feet or larger). Illegal structures do not qualify for these points. Exempt
43 structures (boathouse, stair/walkway, etc.) do not qualify for these points.
- 44 i. Installation of gutters on all structures on the lot/parcel and divert all gutter water to a rain
45 garden located on the same lot/parcel or stormwater treatment device located on the same
46 lot/parcel (3.0 points). Rain garden or stormwater treatment device must be designed by a
47 Wisconsin licensed professional engineer and the engineer must sign off after construction
48 that it was built according to the plans. Maintenance on the rain garden or storm water
49 treatment device must be performed as required. Rain garden or storm treatment device

1 must be able to handle and treat a 10-year storm event. This type of mitigation in section 45-
 2 341(6)i. can be excluded from the impervious surface calculation in section 45-252.

3 j. Divert all water from gutters, driveways, patios, sidewalks and all other impervious surfaces
 4 on the lot/parcel to a rain garden located on the same lot/parcel or stormwater treatment
 5 device located on the same lot/parcel (4.0 points). Rain garden or stormwater treatment
 6 device must be designed by a Wisconsin licensed professional engineer and the engineer
 7 must sign off after construction that it was built according to the plans. Maintenance on the
 8 rain garden or stormwater treatment device must be performed as required. Rain garden or
 9 storm treatment device must be able to handle and treat a 10-year storm event. This type of
 10 mitigation in section 45-341(6)j. can be excluded from the impervious surface calculation in
 11 section 45-252.

12 (Res. No. 2017-05, 2-23-2017)

13 Secs. 45-342—45-360. - Reserved.

14 ARTICLE XVIII. - LAKE CLASS STANDARDS FOR RIPARIAN LOTS

15 Sec. 45-361. - Lake class standards for riparian lots.

16 (a) The following classification lists identify lakes named in "Surface Water Resources of Burnett County,"
 17 published by the state department of natural resources, and appearing by name on the 1:24,000 scale
 18 topographic maps published by the U.S. Geological Survey, commonly referred to as the U.S.G.S.
 19 quadrangle maps.

20 (1) All unnamed lakes listed in the "Surface Water Resources of Burnett County," state department
 21 of natural resources and all named lakes 50 acres in size or less are considered class 3 protection
 22 lakes.

23 (2) In addition, any lake inadvertently omitted from the "Surface Water Resources of Burnett County"
 24 over 50 acres in size will be classified according to available information and unlisted lakes 50
 25 acres or less in size will be considered class 3 protection lakes.

26 (3) It should be noted that the county's shoreline regulation jurisdiction extends only to those portions
 27 of shoreline outside the boundaries of any incorporated municipality.

28 (4) Development standards for rivers and streams refer to all rivers and streams in the county
 29 deemed by the state department of natural resources to be navigable.

30 (5) There are unnamed lakes that have "local" names and for the purpose of this classification are
 31 considered class 3 lakes.

32 (b) Dimensional requirements. Class development standards apply to all riparian parcels.

Lakes Classification	Side Yard Setback for all Structures
Class 1	10' min.
Class 2	10' min.
Class 3	10' min.

Rivers and Streams - Also considered Class 3	10' min.
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1

2 (c) Burnett County Lakes Classification List of Lakes.

3 CLASS 1

Austin
Big McKenzie
Big Sand
Burlingame
Clam (Upper and Lower to the dam)
Devils
Dunham
Lipsett
Little Wood
Little Yellow
Middle McKenzie
Mud Hen
Rice (15-39-14)*
Round (27-37-18)
Sand (25-40-15)

Spirit
Trade (Big and Little)
Twenty-Six
Viola
Warner
Webb
Wood
Yellow

1

2

CLASS 2

Bashaw
Bass (23-39-16)
Bass (13-40-17)
Benoit
Big Bear
Big Doctor
Birch Island
Bluff
Bonner
Briggs

Buck (26-39-15)
Buffalo
Cadotte/Loon (1-40-15)
Clam River Flowage
Clear
Cranberry (8-38-15)
Cranberry (36-41-16)
Crooked (8-38-16)
Danbury Flowage (County Rd U to dam)
Deer
Des Moines
Dubois
Eagle (34-41-15)
Falk
Fish (8-40-14)
Fremstadt
Gaslyn
Godfrey
Green
Gull

Ham
Hanscom
Holmes
Johnson (23-40-16)
Lily (34-41-14)
Little Bear
Long (33-41-14)
Long (16-38-16)
Loon (31-41-15)
Loon/Cadotte
Love
Mallard
McGraw (Big & Little)
Minerva
Minnow
Nicaboyne
No Mans
North Rice
Oak
Owl

Pine (22-37-18)
Pokegama
Poquette
Prinel
Rooney
Round (33-41-16)
Sand (22-38-16)
Shoal
Silver (22-38-16)
Spencer
Staples
Tabor
Taylor
Upper Twin

1

2 CLASS 3

Baker (2-39-15)
Baker (18-39-14)
Banach
Barren Springs #1

Barren Springs #2
Bartash
Bass (24-39-14)
Bass (13-41-16)
Bass (25-38-15)
Bass (9-38-15)
Bass (23-40-15)
Bass (3-41-14)
Bass (17-37-18)
Bass Lake Springs
Behr
Berg
Big
Black
Blomberg
Bogey
Bradley
Buck (14-37-14)
Chase
Clam River Springs

Clubhouse
Conners
Corwick
Cranberry (4-40-14)
Crescent
Crooked (12-40-16)
Crystal
Culbertson
Culbertson Springs
Deep
Doctor
Dogtown Springs
Durand
Eagle (27-40-14)
Echo
Elbow
Fawn
Fenton
Ferry
Fish (6-38-16)

Frog (23-41-14)
Gabrielson
Glendenning
Goose
Greenwood
Hayden
Horseshoe
Hunters
Indian
Island
Johnson (24-41-15)
Kent
Kreiner
Lake 32
Larson
Lily (6-39-15)
Lind
Lindy
Little Bass (22-40-16)
Little Bass (36-38-15)

Little Deer
Little Dunham
Little Mallard
Little Round
Lone Star
Long (33-41-16)
Lost (2-39-14)
Lost (27-39-15)
Lost Lakes
Lower Loon (Lang)
Lower Twin
Lucerne
McElroy
Meeker Run
Middle Loon (Myre)
Miller
Mingo
Miniature
Mollette
Money

Mud (34-41-15)
Mud (26-40-16)
Myrick
Mystery
North
North Lang
North Twin
Our
Peacock
Perch
Peterson
Pickle
Pike
Pine (25-40-15)
Places
Point
Pratt
Put
Rahn
Rice (36-37-18)

Richart
Robie
Rohr
Round (3-39-15)
Saginaw
Silver (36-38-18)
Smith
South Twin
Spook
Spring Creek Springs
Stone
Stullen
Swamp (11-39-15)
Swamp (30-38-16)
Tamarack
Tanda
Temple
Thatcher
Tomoe
Tucker

Twenty-Six Lake Spring
Upper Loon (Phernetton)
Wilson
All unnamed lakes
All rivers and streams

1

2 (Res. No. 2017-05, 2-23-2017)

3 Secs. 45-362—45-380. - Reserved.

4 ARTICLE XIX. - REGULATION OF CONDITIONAL USES

5 Sec. 45-381. - Regulations of conditional uses.

6 Except as added to or hereafter altered in this ordinance, the procedures and requirements of article
7 VIII of chapter 30 of the Burnett County Ordinances governing conditional uses shall apply.

8 (Res. No. 2017-05, 2-23-2017)

9 Sec. 45-382. - Quarries and mines.

10 (a) Application requesting county land use and information committee approval of a proposed quarrying
11 activity shall be accompanied by:

12 (1) A description of all phases of the contemplated operation including types of machinery and
13 equipment, which will or might be necessary to carry on the operation. Where the operation is to
14 include sand and gravel washing, the estimated daily quantity of water required, its source and
15 its disposition shall be identified.

16 (2) A legal description of the proposed site.

17 (3) A restoration plan as hereinafter required.

18 (b) In reviewing a proposal for a quarrying activity, the county land use and information committee shall
19 take into consideration:

20 (1) The effect of the proposed operation on drainage and water supply, particularly in connection
21 with sand and gravel washing.

22 (2) The possibility of soil erosion as a result of the proposed operation.

23 (3) The most suitable land use for the area.

24 (c) No grant to carry on a quarrying operation shall be given until the applicant complies with all
25 requirements of chapter 32 of the Burnett County Ordinances, pertaining to nonmetallic mining, and
26 Wis. Admin. Code ch. NR 135.

- 1 (d) The county land use and information committee may set forth conditions regarding appropriate
2 setback and other dimensional requirements, particularly with reference to avoiding a nuisance effect
3 on surrounding residential uses. Suitable fencing and landscaping may be required.
- 4 (e) Existing quarries shall be limited to registered areas and be subject to chapter 32 of the Burnett
5 County Ordinances, pertaining to nonmetallic mining, and Wis. Admin. Code ch. NR 135.

6 (Res. No. 2017-05, 2-23-2017)

7 Sec. 45-383. - Salvage yards.

8 No salvage yard as defined in chapter 30 of the Burnett County Ordinances shall be permitted in the
9 county except in conformance with the standards, rules and regulations of the Wisconsin Administrative
10 Code and all other requirements of the Burnett County Ordinances.

11 (1) An application is required prior to issuance of a conditional use permit for a salvage yard. This
12 application requesting county land use and information committee approval of a proposed salvage
13 yard activity shall be accompanied by:

- 14 a. A description of all phases of the contemplated operation including types of machinery and
15 equipment, which will or might be necessary to carry on the operation.
- 16 b. A legal description of the proposed site.
- 17 c. A location map showing all adjacent land use.

18 (2) In reviewing a proposal for a salvage yard, the county land use and information committee shall
19 take into consideration:

- 20 a. The effect of the proposed operation on existing land uses.
- 21 b. The possibilities of noise, smoke, dust and other factors common to a salvage yard.
- 22 c. The most suitable land use for the area.

23 (3) The county land use and information committee may set forth conditions regarding appropriate
24 setback and other dimensional requirements, particularly with reference to avoiding a nuisance
25 effect on surrounding residential uses.

- 26 a. All salvage yards shall have minimum front, side and rear yard setback of 100 feet.
- 27 b. Salvage yards shall be screened in accordance with article VII of chapter 30 of the Burnett
28 County Ordinances.

29 (Res. No. 2017-05, 2-23-2017)

30 Sec. 45-384. - Garbage and refuse disposal sites.

31 (a) No garbage or refuse disposal sites shall be permitted in the county except in conformance with the
32 rules and regulations of Wisconsin Administrative Codes.

33 (b) All such disposal sites shall have a minimum front, side and rear yard setback of 100 feet each.

34 (c) Garbage and refuse disposal sites shall be screened in accordance with article VII of chapter 30 of
35 the Burnett County Ordinances.

36 (Res. No. 2017-05, 2-23-2017)

37 Sec. 45-385. - Mobile home/manufactured home parks.

1 Except as otherwise specifically authorized, no mobile home intended for occupancy shall be located
2 in the county except in a mobile home/manufactured home park, the plan of which has been approved by
3 the county land use and information committee. Such parks shall meet the following requirements:

- 4 (1) Minimum size, five acres.
- 5 (2) Maximum number of mobile home/manufactured home sites, six per acre.
- 6 (3) Minimum width of a mobile home/manufactured home site, 40 feet.
- 7 (4) Maximum height of a mobile home/manufactured home, 20 feet. Height is measured from the
8 lowest original site grade to the highest point of the roof.
- 9 (5) The distance between separate mobile homes/manufactured homes shall not be less than 30
10 feet.
- 11 (6) Minimum distance between mobile home/manufactured home and service road, ten feet.
- 12 (7) All drives, parking areas and walkways shall be hard surfaced. There shall be one parking space
13 for each mobile home/manufactured home and additional parking spaces for automotive vehicles
14 within the park, totaling not less than one and one-quarter parking spaces for each mobile
15 home/manufactured home space.
- 16 (8) No mobile home/manufactured home sales office or other business or commercial use shall be
17 located on the mobile home/manufactured home park site. However, laundries, washrooms,
18 recreation rooms, maintenance equipment storage and one office are permitted.
- 19 (9) Minimum side yard setback, 40 feet at all front, side and rear lot lines of the mobile
20 home/manufactured home park.
- 21 (10) Each mobile home shall be placed on a mobile home stand. The stand should provide for
22 practical placement on and removal from the lot of the mobile home and retention of the home on
23 the lot in a stable condition and in satisfactory relationship to its surroundings. The size of a
24 development will be acceptable if it is suitable for the general market to be served by the individual
25 proposal and fits the dimensions of mobile homes anticipated. The location of each mobile home
26 stand shall be at such elevation, distance and angle in relation to the access street and the mobile
27 home accessway that placement and removal of the mobile home is practical. Appropriate
28 material, properly graded, placed and compacted so as to be durable and adequate for the
29 support of the maximum anticipated loads during all seasons should be used.
- 30 (11) All mobile home/manufactured home parks shall be screened in accordance with article VII of
31 chapter 30 of the Burnett County Ordinances.
- 32 (12) All mobile homes/manufactured homes shall meet the required construction standards.
- 33 (13) Mobile home/manufactured home parks shall comply with the sanitation regulations of the
34 county sanitary code and the appropriate requirements of the Wisconsin Administrative Codes.
- 35 (14) Each manufactured home shall be placed on a foundation meeting the appropriate
36 requirements of the Wisconsin Administrative Codes.

37 (Res. No. 2017-05, 2-23-2017)

38 Sec. 45-386. - ~~Camping and camping grounds.~~ Campgrounds

39 Burnett County regulates campgrounds in order to protect the health, safety and welfare of its citizens,
40 and the natural, historical and cultural resources of Burnett County. These land uses are permitted by
41 Burnett County because of their importance in providing the general public access to recreational
42 opportunities. It also is recognized that such land uses promote tourism and contribute to the general
43 economic welfare of the County.

1 (a) Definitions. The following words, terms and phrases, when used in this section, shall have the
2 meanings ascribed to them in this subsection, except where the context clearly indicates a different
3 meaning:

4 *Awning* means a covering used by campers for protection from the weather and may be used over a
5 deck. An awning shall only be attached to the camping unit.

6 *Deck/patio* means a platform which is intended to support persons/chattels.

7 *Screen house* means a structure with a roof and sides, with or without a floor, with at least 50 percent
8 of each exposed wall covered by screen for protection from insects. There shall be no solid material (glass,
9 wood, metal or rigid plastic material) in front of or behind the sides to impede the free movement of air
10 through the screen – remove this requirement as many seasonal sites likely don't meet it? A temporary
11 covering of canvas or flexible plastic material is permitted for protection from the weather.

12 *Storage structure* means a structure intended for storage purposes only, not to be used for human
13 habitation. The structure footprint shall not exceed 100 square feet. The structure height shall not exceed
14 12 feet.

15 ~~*Tent* means a portable sleeping shelter made of canvas or other materials and supported by poles or
16 framework.~~

17 (b) No camping unit shall be located within the shoreland areas of the county except in a permitted
18 federal, state, town and county camp, a private campground or planned unit development, except that
19 a camping unit may be placed on a private lot for not more than 30 days in any one calendar year
20 without a land use permit for a private camping unit or a conditional permit as per article VIII of chapter
21 30 of the Burnett County Ordinances. Camping units on private parcels cannot be issued a land use
22 permit on parcels that have an existing dwelling or other structures for human habitation.

23 (1) Camping grounds requirements.

24 a. Must meet all Wis. Admin. Code ch. ATP 79 requirements which are enforced by the state
25 personnel or their designated agent, all sanitary requirements of the county sanitary
26 ordinance and Wisconsin Administrative Codes, and any other applicable local, state and
27 federal codes.

28 b. Minimum size of five acres.

29 c. Maximum number of sites shall be ten per developable acre.

30 d. Each site shall be clearly numbered and consistent with the placement shown on the
31 campground map.

32 e. A campground map shall be placed on file in the zoning office and shall include the
33 campground layout, location of campsites, roads, property lines, required setbacks,
34 structures, water supplies, private waste disposal system, recreation areas and any other
35 information the land use and information committee shall deem necessary. Any proposed
36 changes in the approved campground shall be presented to the zoning office for approval.
37 No implementation of the proposed change shall take place until written approval is received
38 from the zoning office.

39 f. Each site shall have sufficient area for one vehicle parking on that site. Rustic/primitive sites
40 will have sufficient parking area available, this can be onsite or off-site parking.

41 g. Each camping unit shall meet the setback requirements of 75 feet to the ordinary high water
42 mark of any navigable water and there shall be a minimum 50-foot setback from all exterior
43 lot lines to each recreation unit. All other setback requirements of this chapter and other
44 Burnett County Ordinances along with any other federal, state or local codes shall apply.
45 The land use and information committee may require additional setback requirements as per
46 conditional use permit.

47 h. Screening provisions of article VII of chapter 30 of the Burnett County Ordinances shall apply
48 where the land use and information committee determines they are needed.

- 1 i. Individual site accessory uses require a land use permit and are limited to:
- 2 1. *Storage structure.* Each site may be provided with a **a one** storage structure with a
3 footprint not to exceed 100 square feet and the structure height shall not exceed 12
4 feet. The storage structure shall not be used for human habitation. This structure must
5 meet floodplain requirements. Allow without requiring a land use permit?
- 6 2. *Awnings, decks/patios and screen houses.* Awnings, decks/patios and screen houses
7 will be permitted provided they do not exceed the unit size in square feet and in any
8 event the total area of these uses shall not exceed **144 200** square feet. changed from
9 144 to 200 to make chap 30 and chap 45 consistent These structures must meet
10 floodplain requirements. Require land use permit for these?
- 11 3. ~~Accessory uses. Via conditional use permit the land use and information committee may~~
12 ~~grant larger storage structures, awnings, decks/patios and screen houses as part of the~~
13 ~~conditional use permit for larger sites. Each rental site must be mapped on the~~
14 ~~campground map.~~
- 15 j. A separate area may be designated in a campground for group camping in tents; however,
16 such group camping shall not exceed two weeks in any one time period and no more than
17 20 tent units per developable acre shall be permitted. In addition, the group camping area
18 must be provided with proper sanitary provisions as required by Wis. Admin. Code ch. ATCP
19 79.
- 20 k. A campground may have a home and accessory buildings for the one owner's or one
21 manager's private use.
- 22 l. Campgrounds shall not be expanded except by conditional **use** permit review.
- 23 (2) Provisions required to be met before issuing a land use permit for a camping unit on a private
24 lot: Now a person can get a six month permit each year and there is no limit on the amount of
25 years. We have some that have been getting these for 10 or more years, do we want to limit the
26 number of these that can be issued?
- 27 a. One unit per lot.
- 28 b. Must have private on-site waste water treatment system meeting the requirements of Wis.
29 Admin. Code ch. SPS 383. A privy type waste water treatment system is not allowed to be
30 the only treatment system used for the camping unit if the camping unit has plumbing.
- 31 c. No camping unit shall be less than 75 feet from the ordinary high water mark of a navigable
32 water body. No camping unit shall be less than 25 feet from the side lot line. No camping
33 unit shall be less than 40 feet from a wetland. The camping unit must meet all other setback
34 requirements.
- 35 d. Camping units to be allowed on the lot for no more than the six months per year allowed by
36 land use permit.
- 37 e. Must have statements from adjoining property owners stating they have no objections to this
38 land use. This item was being challenged as unconstitutional, but then they dropped the
39 case. Do we want to remove this section?
- 40 f. Each camping unit must have a unique site address issued by the county.
- 41 (3) If the provisions of subsection (b)(2)d. or (b)(2)e. of this section cannot be met, a conditional use
42 permit must be acquired before a camping unit can be placed on a private lot in a shoreland area
43 for more than 30 days. Do we want to make it so the office administratively approves a camping
44 unit for up to three years thereby removing the requirement they get a CUP? Would reduce
45 committee time and staff time preparing for committee hearings. Could make them go through a
46 CUP if they want a second three year term?

47 (Res. No. 2017-05, 2-23-2017)

1 Sec. 45-387. - Major recreational equipment.

2 (a) The parking, storage, or use of major recreational equipment shall not be subject to the provisions of
3 this section, except that no major recreational equipment shall be parked or stored on any lot in a
4 residential district except in a garage or carport or behind the nearest portion of a building to a street.
5 Do we want to add language stating that when a camping unit is not being used it must be covered?
6 Right now people claim it is being "stored", when it looks no different that when it is being used.

7 (b) It shall be further required that the storage of such equipment must meet all standard setback
8 requirements, and with parcels having lake or river frontage, this equipment must be stored so it is not
9 visible from the water.

10 (Res. No. 2017-05, 2-23-2017)

11 Secs. 45-388—45-400. - Reserved.

12 ARTICLE XX. - ESTABLISHMENT OF DISTRICTS

13 Sec. 45-401. - Establishment of districts.

14 For the purposes of this article, the unincorporated areas of the county are hereby divided into the
15 following types of districts:

	Zoning Districts	
(1)	RR-1	Residential-Recreation District
(2)	RR-2	Residential-Recreation District
(3)	RR-3	Residential-Recreation District
(4)	A	Exclusive Agricultural District
(5)	A-1	Agricultural Transition District Remove as part of the Ag changes
(6)	A-2	Agricultural-Residential District
(7)	A-3	Agricultural-Residential District
(8)	A-4	Ag/Forestry/Residential District
(9)	C-1	Commercial District
(10)	I-1	Industrial District

(11)	F-1	Forestry District
(12)	W-1	Resource Conservation District
(13)	SP-1	Shoreland Protection District
(14)	PUD	Planned Unit Development District
(15)	SW-1	Shoreland-Wetland District
(16)	UVOD	Unincorporated Village Overlay District
(17)	AP	Airport District
()	RR-RC	Residential Recreational – Recreational Commercial

- 1
- 2 (See district purpose, permitted district uses and conditional uses in chapter 30 of the Burnett County
- 3 Ordinances)
- 4 (Res. No. 2017-05, 2-23-2017)
- 5 Sec. 45-402. - Zoning map, district boundaries, dimensional requirements and land use requirements.
- 6 For purpose of this chapter, the county, outside the incorporated villages and cities, is hereby divided
- 7 into the zoning districts identified and described in section 30-27 of the Burnett County Ordinances. The
- 8 purpose, permitted uses, conditional uses, and dimensional requirements from each zoning district will
- 9 apply within the shoreland areas. The boundaries of districts are established as shown upon the maps
- 10 designated as the "Zoning Map of Burnett County, Wisconsin," which are hereby adopted and made a part
- 11 of this chapter. All notations, references and other information shown upon the zoning maps shall be as
- 12 much a part of this chapter as if the matter and things set forth by said maps were fully described herein.
- 13 The zoning maps are on display in the office of the zoning administrator.
- 14 (Res. No. 2017-05, 2-23-2017)
- 15 Secs. 45-403—45-420. - Reserved.
- 16 ARTICLE XXI. - SIGN REGULATIONS
- 17 Sec. 45-421. - Sign regulations.
- 18 Sign regulations in chapter 30, article IV of the Burnett County Ordinances apply in all shoreland areas.
- 19 (Res. No. 2017-05, 2-23-2017)

1 Secs. 45-422—45-440. - Reserved.

2 ARTICLE XXII. - TELECOMMUNICATIONS FACILITIES

3 Sec. 45-441. - Telecommunications facilities.

4 Telecommunication facility regulations in chapter 30, article VI of the Burnett County Ordinances apply
5 in all shoreland areas.

6 (Res. No. 2017-05, 2-23-2017)

7 Secs. 45-442—45-460. - Reserved.

8 ARTICLE XXIII. - SCREENING AND FENCING

9 Sec. 45-461. - Screening and fencing.

10 Screening and fencing regulations in chapter 30, article VII of the Burnett County Ordinances apply in
11 all shoreland areas when required by any use or conditional use.

12 (Res. No. 2017-05, 2-23-2017)

13 Secs. 45-462—45-480. - Reserved.

14 ARTICLE XXIV. - OTHER NONCONFORMING USES AND STRUCTURES

15 Sec. 45-481. - Other nonconforming structures.

16 The existing lawful use of a structure or premises which is compliant with shoreland setbacks, but is
17 not in conformance with other provisions of the Burnett County Ordinances may be continued subject to
18 the following conditions:

19 (1) No structural addition to any nonconforming structure over the life of the structure shall exceed
20 50 percent of its building envelope, or the replacement of more than 50 percent of its structural
21 components, and may not increase the nonconformity, unless a variance permitting expansion
22 beyond 50 percent of its building envelope or replacement of more than 50 percent of its structural
23 components, or an increase in its nonconformity, is successfully obtained.

24 (2) Discontinued nonconforming use. If a nonconforming use is discontinued for a period of 12
25 months, any future use of the building, structure or property shall conform to this chapter and all
26 other Burnett County Ordinance provisions.

27 (3) Uses or adjuncts thereof which are nuisances shall not be permitted to continue as
28 nonconforming uses.

29 (Res. No. 2017-05, 2-23-2017)

30 Secs. 45-482—45-500. - Reserved.

31 ARTICLE XXV. - ADMINISTRATIVE PROVISIONS^[12]

32

1 Footnotes:

2 --- (12) ---

3 **Editor's note**— Similar provisions, Wis. Admin. Code § NR 115.05(4).

4 Sec. 45-501. - Administrative provisions.

5 The shoreland zoning ordinance adopted by each county shall require all of the following:

- 6 (1) The appointment of an administrator and such additional staff as the workload may require.
- 7 (2) The creation of a zoning agency as authorized by Wis. Stats. § 59.69, a board of adjustment as
8 authorized by Wis. Stats. § 59.694, and a county planning agency as defined in § 236.02(3), and
9 required by § 59.692(3). The zoning agency and planning agency is called the land use and
10 information committee in Burnett County.
- 11 (3) Shoreland wetland map amendments according to Wis. Admin. Code § NR 115.04. Every petition
12 for a shoreland-wetland map amendment filed with the county clerk shall be referred to the county
13 zoning agency. A copy of each petition shall be provided to the appropriate office of the
14 Department within five days of the filing of the petition with the county clerk. Written notice of the
15 public hearing to be held on a proposed amendment shall be provided to the appropriate office of
16 the Department at least ten days prior to the hearing. A copy of the county board's decision on
17 each proposed amendment shall be forwarded to the appropriate office of the Department within
18 ten days after the decision is issued.

19 (Res. No. 2017-05, 2-23-2017)

20 Sec. 45-502. - Zoning administrator.

21 The zoning administrator shall have the following duties and powers:

- 22 (1) Develop and maintain a system of permits for new construction, development, reconstruction,
23 structural alteration or moving of buildings and structures. A copy of applications shall be required
24 to be filed in the office of the county zoning administrator.
- 25 (2) Regularly inspect permitted work in progress to insure conformity of the finished structures with
26 the terms of the ordinance.
- 27 (3) Develop and maintain a variance procedure which authorizes the board of adjustment for land
28 use variances and the land use and information committee for subdivision variances to grant such
29 variance from the terms of the ordinance as will not be contrary to the public interest where, owing
30 to special conditions and the adoption of the shoreland zoning ordinance, a literal enforcement of
31 the provisions of the ordinance will result in unnecessary hardship.
- 32 (4) Develop and maintain a conditional use procedure.
- 33 (5) Keep a complete record of all proceedings before the board of adjustment and the land use and
34 information committee.
- 35 (6) Provide written notice to the appropriate office of the Department at least ten days prior to any
36 hearing on a requested variance or conditional use permit, appeal for a map or text interpretation,
37 map or text amendment, and copies of all proposed land divisions submitted to the county for
38 review under article IV.
- 39 (7) Submit to the appropriate office of the Department, within ten days after grant or denial, any
40 decision on a variance or conditional use permit, or appeal for a map or text interpretation, and
41 any decision to amend a map or text of an ordinance.

- 1 (8) Develop and maintain an official map of all mapped zoning district boundaries, amendments,
2 and recordings.
- 3 (9) Establish appropriate penalties for violations of various provisions of the ordinance, including
4 forfeitures. Compliance with the ordinance shall be enforceable by the use of injunctions to
5 prevent or abate a violation, as provided in Wis. Stats. § 59.69(11).
- 6 (10) Pursue the prosecution of violations of the shoreland ordinance.
- 7 (11) Approve subdivision variance requests which appear to meet the intent of the Burnett County
8 Ordinances. If the zoning administrator feels the subdivision variance request does not meet the
9 intent of the Burnett County Ordinances, then the subdivision variance shall be heard by the land
10 use and information committee. A certified survey map (CSM) or recorded plat will be required
11 for each lot/parcel which is reconfigured as part of the subdivision variance within one year of the
12 approval.
- 13 (12) The zoning administrator may issue a special permit to relax the standards of this ordinance in
14 order to provide reasonable accommodations as required by provisions of federal and state law.
15 Such relaxation shall be the minimum necessary to be consistent with federal guidelines for
16 accommodation of persons with disabilities and shall, where practicable, be terminated when the
17 facility is no longer used by the disabled person. A person applying for a permit for construction
18 under this section shall establish the nature and extent of the disability and that the relaxation
19 requested is the minimum necessary to provide reasonable use of the facility. A deed restriction
20 for the reasonable accommodation shall be recorded with the register of deeds.

21 (Res. No. 2017-05, 2-23-2017)

22 **State Law reference**— Similar provisions, Wis. Admin. Code § NR 115.05(4).

23 Sec. 45-503. - Permits.

- 24 (a) *When required.* Except where another section of this ordinance specifically exempts certain types of
25 development from this requirement, a permit shall be obtained from the zoning administrator or board
26 of adjustment or land use and information committee before any new development.
- 27 (b) *Application.* An application for a permit shall be made to the zoning administrator upon forms furnished
28 by the county and shall include for the purpose of proper enforcement of these regulations, the
29 following information:
- 30 (1) Name and address of applicant and property owner.
- 31 (2) Legal description of the property and type of proposed use.
- 32 (3) A to scale drawing of the dimensions of the lot and location of all existing and proposed structures
33 and impervious surfaces relative to the lot lines, center line of abutting highways and the ordinary
34 high water mark of any abutting waterways.
- 35 (4) Location and description of any existing private water supply or sewage system or notification of
36 plans for any such installation.
- 37 (5) Plans for appropriate mitigation when required.
- 38 (6) Payment of the appropriate fee.
- 39 (7) Additional information required by the zoning administrator.
- 40 (8) When the zoning administrator or other designated zoning staff determines the impervious
41 surface appears to cover 12 percent or more of the portion of the lot/parcel that is within 300 feet
42 of the ordinary high water mark, then the applicant shall submit a map of survey drawn to a scale
43 of 1:10 to 1:60 by a Wisconsin licensed professional surveyor with the application. The map must
44 show all existing and proposed structures, existing and proposed impervious surfaces and

1 existing and proposed mitigation or treatment devices/components. The map must include a chart
2 documenting the existing and proposed square footage area of all buildings/structures,
3 asphalt/pavement, concrete, decks/patios/stairs, paver blocks and gravel
4 driveways/walkways/paths.

5 (c) *Expiration of permit.* Zoning permits shall expire 12 months from date issued. If additional time is
6 needed, a 12-month extension may be granted upon written request to the zoning office and upon
7 paying the corresponding permit extension fee. Only one extension will be allowed.

8 (Res. No. 2017-05, 2-23-2017)

9 Sec. 45-504. - Conditional use permits.

10 (a) *Application for a conditional use permit.* Any use listed as a conditional use in this chapter or any
11 other Burnett County ordinance shall be permitted only after an application has been submitted to the
12 zoning administrator and a conditional use permit has been granted by the land use and information
13 committee. To secure information upon which to base its determination, the land use and information
14 committee may require the applicant to furnish, in addition to the information required for a zoning
15 permit, the following information:

16 (1) A plan of the area showing surface contours, soil types, ordinary high water marks, ground water
17 conditions, subsurface geology and vegetative cover.

18 (2) Location of buildings, parking areas, traffic access, driveways, walkways, piers, open space and
19 landscaping.

20 (3) Plans of buildings, sewage disposal facilities, water supply systems and arrangement of
21 operations.

22 (4) Specifications for areas of proposed filling, grading, lagooning or dredging.

23 (5) Other pertinent information necessary to determine if the proposed use meets the requirements
24 of this ordinance or any other Burnett County ordinance requirements.

25 (6) Rationale for why the proposed conditional use meets all of the conditional use criteria listed in
26 this ordinance or any other Burnett County ordinance requirements.

27 (b) *Notice, public hearing and decision.* Before deciding whether to grant or deny an application for a
28 conditional use permit, the land use and information committee shall hold a public hearing. Notice of
29 such public hearing, specifying the time, place and matters to come before the land use and
30 information committee, shall be given as a class 2 notice under Wis. Stats. ch. 985. Such notice shall
31 be provided to the appropriate office of the department at least ten days prior to the hearing. The land
32 use and information committee meeting minutes shall state in writing the grounds for granting or
33 denying a conditional use permit.

34 (c) *Standards applicable to all conditional uses.* In deciding a conditional use application, the land use
35 and information committee shall evaluate the effect of the proposed use upon:

36 (1) The maintenance of safe and healthful conditions.

37 (2) The location and safety of proposed parking areas.

38 (3) The prevention of noise pollution.

39 (4) The prevention and control of water pollution including sedimentation.

40 (5) Compliance with local floodplain zoning ordinances and opportunity for damage to adjacent
41 properties due to altered surface water drainage.

42 (6) The erosion potential of the site based upon degree and direction of slope, soil type and
43 vegetative cover.

44 (7) The location of the site with respect to existing or future access roads.

- 1 (8) The need of the proposed use for a shoreland location.
2 (9) Its compatibility with uses on adjacent land.
3 (10) The amount of liquid and solid wastes to be generated and the adequacy of the proposed
4 disposal systems.
5 (11) Location factors under which:
6 a. Domestic uses shall be generally preferred;
7 b. Uses not inherently a source of pollution within an area shall be preferred over uses that are
8 or may be a pollution source; and
9 c. Use locations within an area tending to minimize the possibility of pollution shall be preferred
10 over use locations tending to increase that possibility.
11 (d) *Conditions attached to conditional uses.* Such conditions may include specifications for, without
12 limitation because of specific enumeration: type of shore cover; specific sewage disposal and water
13 supply facilities; landscaping and planting screens; period of operation; operational control; sureties;
14 deed restrictions; location of piers, docks, parking and signs; and type of construction. Upon
15 consideration of the factors listed above, the land use and information committee shall attach such
16 conditions, in addition to those required elsewhere in this ordinance or any other Burnett County
17 ordinances, as are necessary to further the purposes of this ordinance or any other Burnett County
18 ordinances. Violations of any of these conditions shall be deemed a violation of this ordinance.

19 In granting a conditional use permit, the land use and information committee may not impose
20 conditions which are more restrictive than any of the specific standards in the ordinance or any other Burnett
21 County ordinance. Where the ordinance is silent as to the extent of restriction, the land use and information
22 committee may impose any reasonable permit conditions to affect the purpose of this ordinance or any
23 other Burnett County ordinance.

- 24 (e) *Recording.* When a conditional use permit is approved, an appropriate record shall be made of the
25 land use and structures permitted. Such permit shall be applicable solely to the structures, use and
26 property so described. A copy of any decision on a conditional use permit shall be provided to the
27 appropriate office of the department within ten days after it is granted or denied.
28 (f) *Revocation.* Where the conditions of a conditional use permit are violated, the conditional use permit
29 shall be revoked.

30 (Res. No. 2017-05, 2-23-2017)

31 Sec. 45-505. - Variances.

- 32 (a) *Variance criteria to be met.* The board of adjustment for land use variances and the land use and
33 information committee for subdivision variances may grant upon appeal a variance from the standards
34 of this ordinance where an applicant convincingly demonstrates that:
35 (1) Literal enforcement of the provisions of the ordinance will result in unnecessary hardship on the
36 applicant;
37 (2) The hardship is due to special conditions unique to the property;
38 (3) The request is not contrary to the public interest; and
39 (4) The request represents the minimum relief necessary to relieve unnecessary burdens.
40 (b) *Notice, public hearing and decision.* Before deciding on an application for a variance, the board of
41 adjustment for land use variances and the land use and information committee for subdivision
42 variances shall hold a public hearing. Notice of such hearing specifying the time, place and matters of
43 concern, shall be given a class 2 notice under Wis. Stats. ch. 985. Such notice shall be provided to
44 the appropriate office of the Department at least ten days prior to the hearing. The board/committee

1 shall state in writing the reasons for granting or refusing a variance and shall provide a copy of such
2 decision to the appropriate office of the Department within ten days of the decision.

3 (c) Land Use variances are heard by the board of adjustment. Subdivision variances are heard by the
4 land use and information committee.

5 (d) The land use and information committee may grant a variance from the lot/parcel dimensional
6 standards (subdivision variance) of this ordinance pursuant to this section. In granting a variance, the
7 land use and information committee may not impose conditions which are more restrictive than any of
8 the specific standards in the ordinance. Where the ordinance is silent as to the extent of restriction,
9 the land use and information committee may impose any reasonable permit conditions to affect the
10 purpose of this ordinance or any other Burnett County ordinance.

11 (Res. No. 2017-05, 2-23-2017)

12 **State Law reference**— Similar provisions, Wis. Stats. § 59.694(6).

13 Sec. 45-506. - Board of adjustment.

14 The county executive, county administrator or chair of the county board shall appoint a board of
15 adjustment consisting of three or five members under Wis. Stats. § 59.694. The county board shall adopt
16 such rules for the conduct of the business of the board of adjustment as required by Wis. Stats. § 59.694(3).

17 (1) *Powers and duties.*

18 a. The board of adjustment shall adopt such additional rules as it deems necessary and may
19 exercise all of the powers conferred on such boards by Wis. Stats. § 59.694.

20 b. It shall hear and decide appeals where it is alleged there is error in any order, requirement,
21 decision, or determination made by an administrative official in the enforcement or
22 administration of this ordinance.

23 c. It may grant a variance from the dimensional standards of this ordinance pursuant to section
24 45-505. Subdivision variances are heard by the land use and information committee.

25 d. In granting a variance, the board may not impose conditions which are more restrictive than
26 any of the specific standards in the ordinance. Where the ordinance is silent as to the extent
27 of restriction, the board may impose any reasonable permit conditions to affect the purpose
28 of this ordinance or any other Burnett County ordinance.

29 (2) *Appeals to the board.* Appeals to the board of adjustment may be made by any person aggrieved
30 or by an officer, department, board or bureau of the county affected by any decision of the zoning
31 administrator, land use and information committee, or other administrative officer, or other
32 designated zoning staff. Such appeal shall be made within 30 days, as provided by the rules of
33 the board, by filing with the zoning administrator, and with the board of adjustment, a notice of
34 appeal specifying the reasons for the appeal. The zoning administrator shall promptly transmit to
35 the board all the papers constituting the record concerning the matter appealed.

36 (3) *Hearing appeals and applications for variances.*

37 a. The board of adjustment shall fix a reasonable time for a hearing on the appeal or application.
38 The board shall give public notice thereof by publishing a class 2 notice under Wis. Stats.
39 ch. 985 specifying the date, time and place of the hearing and the matters to come before
40 the board. Notice shall be mailed to the parties in interest. Written notice shall be provided
41 to the appropriate office of the department at least ten days prior to hearings on proposed
42 shoreland variances, and appeals for map or text interpretations.

43 b. A decision regarding the appeal or application shall be made as soon as practical. Copies of
44 all decisions on shoreland variances, and appeals for map or text interpretations shall be

1 provided to the appropriate office of the Department within ten days after they are granted
2 or denied.

3 c. The final disposition of an appeal or application to the board of adjustment shall be in the
4 form of a written resolution or order signed by the chair and secretary of the board. The final
5 disposition of an appeal or application to the board of adjustment shall be in the form of a
6 written decision document signed by the chair and secretary of the board. The decision
7 document shall either affirm, deny, vary or modify the appeal and list the specific reasons for
8 the determination.

9 d. At the public hearing, any party may appear in person or by agent or by attorney.

10 (Res. No. 2017-05, 2-23-2017)

11 **State Law reference**— Similar provisions, Wis. Stats. §§ 59.694, 59.694(6).

12 Sec. 45-507. - Fees.

13 The county board may, by resolution, adopt fees for the following:

- 14 (1) Zoning permits.
- 15 (2) Planned unit development reviews.
- 16 (3) Public hearings.
- 17 (4) Legal notice publications.
- 18 (5) Conditional Use permits.
- 19 (6) Variances.
- 20 (7) Administrative appeals.
- 21 (8) Other duties as determined by the county board.

22 (Res. No. 2017-05, 2-23-2017)

23 **Editor's note**— Similar provisions, Wis. Stats. §§ 59.69, 59.694, 59.696, and 59.697.

24 Sec. 45-508. - Changes and amendments.

25 The county board may from time to time, alter, supplement or change the regulations contained in this
26 ordinance in accordance with the requirements of Wis. Stats. § 59.69(5)(e), Wis. Admin. Code ch. NR 115,
27 and this ordinance where applicable.

28 (1) *Amendments.* Amendments to this ordinance may be made on petition of any interested party
29 as provided in Wis. Stats. § 59.69(5).

30 (2) *Shoreland wetland map amendments.* Every petition for a shoreland-wetland map amendment
31 filed with the county clerk shall be referred to the county zoning agency. A copy of each petition
32 shall be provided to the appropriate office of the Department within five days of the filing of the
33 petition with the county clerk. Written notice of the public hearing to be held on a proposed
34 amendment shall be provided to the appropriate office of the Department at least ten days prior
35 to the hearing. A copy of the county board's decision on each proposed amendment shall be
36 provided to the appropriate office of the Department within ten days after the decision is issued.

37 (Res. No. 2017-05, 2-23-2017)

1 **State Law reference**— Similar provisions, Wis. Admin. Code § NR 115.04.

2 Sec. 45-509. - Enforcement and penalties.

3 Any development, any building or structure constructed, moved or structurally altered, or any use
4 established after the effective date of this ordinance in violation of the provisions of this ordinance, by any
5 person, firm, association, corporation (including building contractors or their agents) shall be deemed a
6 violation. The zoning administrator, other designated zoning staff or the county zoning agency shall refer
7 violations to the corporation counsel who shall expeditiously prosecute violations. Any person, firm,
8 association or corporation who violates or refuses to comply with any of the provisions of this ordinance
9 shall be subject to a forfeiture of not less than \$200.00 per offense, together with the taxable costs of action.
10 Each day which the violation exists shall constitute a separate offense. Every violation of this ordinance is
11 a public nuisance and the creation thereof may be enjoined and the maintenance thereof may be abated
12 pursuant to Wis. Stats. § 59.69(11).

13 (1) *Penalty.* Any person, firm or corporation, including those doing work for others, who violates any
14 of the provisions of this ordinance shall be subject to a forfeiture of not less than \$200.00 for each
15 violation plus the cost of prosecution. Each day a violation exists shall constitute a distinct and
16 separate violation of this ordinance and as such, forfeitures shall apply accordingly. The zoning
17 administrator or other designated zoning staff shall refer violations to the corporation counsel who
18 shall prosecute violations.

19 (2) *Injunction.* Any use or action which violates the provisions of this ordinance shall be subject to a
20 court injunction prohibiting such violation.

21 (3) *Responsibility for compliance.* It shall be the responsibility of the applicants as well as their agent
22 or other persons acting on their behalf to comply with the provisions of this ordinance. Any person,
23 firm or corporation, causing a violation or refusing to comply with any provision of this ordinance
24 will be notified in writing of such violation by the county zoning administrator or other designated
25 zoning staff. Each day a violation exists shall constitute a distinct and separate violation of this
26 ordinance and, as such, forfeitures shall apply accordingly. Every violation of this ordinance is a
27 public nuisance and the creation thereof may be enjoined and the maintenance thereof may be
28 abated pursuant to Wis. Stats. § 59.69(11).

29 (4) *Suspension of permit.* Whenever the zoning administrator or other designated zoning staff,
30 determines there are reasonable grounds for believing there is a violation of any provision of this
31 ordinance, the zoning administrator or other designated zoning staff shall give notice to the owner
32 of record as hereinafter provided. Such notice shall be in writing and shall include a statement of
33 the reason for the suspension of the permit. It shall allow 30 days for the performance of any act
34 it requires. If work cannot be completed in the 30-day period, an extension may be granted if
35 reason of hardship prevail and can be verified. Such notice or order shall be deemed to have
36 been properly served upon such owner or agent when a copy thereof has been sent by registered
37 mail to owner's last known address or when the owner has been served by such notice by any
38 method authorized by the laws of Wisconsin. The owner of record has the right to appeal any
39 decision by the zoning administrator or other designated zoning staff or apply to the Burnett
40 County Board of Adjustment for land use variances or the land use and information committee for
41 subdivision variances for a variance from the strict rule of the ordinance within 30 days of receipt
42 of a notice or order.

43 (5) *Emergency conditions.* Whenever the zoning administrator finds that an emergency exists such
44 as sudden, unexpected occurrences or combinations thereof, unforeseen conditions or
45 circumstances at the time beyond one's control, adverse weather conditions, meeting a timetable
46 which requires immediate action to protect the public health, safety and welfare, the administrator
47 may, without notice or hearing, issue an order citing the existence of such emergency and may
48 require that such action be taken as may be deemed necessary to meet the emergency. The
49 administrator shall notify the chairperson of the land use and information committee within 24
50 hours of such situations. Notwithstanding any other provisions of this ordinance such order shall
51 become effective immediately. Any person to whom such order is directed shall comply therewith

1 immediately. Appeals or challenges to emergency orders may be brought after emergency
2 conditions have ceased to the board of adjustment.

3 (Res. No. 2017-05, 2-23-2017)

4 **State Law reference**— Similar provisions, Wis. Admin. Code § NR 115.05(4)(j).

5 Secs. 45-510—45-530. - Reserved.

6 ARTICLE XXVI. - DEFINITIONS

7 Sec. 45-531. - Purpose.

8 For the purpose of administering and enforcing this ordinance, the terms or words used herein shall
9 be interpreted as follows: Words used in the present tense include the future; words in the singular number
10 include the plural number; and words in the plural number include the singular number. The word "shall" is
11 mandatory, not permissive. All distances unless otherwise specified shall be measured horizontally.

12 (Res. No. 2017-05, 2-23-2017)

13 Sec. 45-532. - Meaning of terms.

14 The following terms used in this ordinance mean:

15 *Access and viewing corridor* (NR 115.03(1d)) means a strip of vegetated land that allows safe
16 pedestrian access to the shore through the vegetative buffer zone or through the vegetation protection
17 area.

18 *Accessory structure* means a subordinate structure on the same property as the principal structure
19 which is devoted to a use incidental to the principal use of the property. Accessory structures include, but
20 are not limited to, detached garages, sheds, barns, gazebos, patios, decks, swimming pools, hot tubs,
21 fences, doghouses, swing sets, wood sheds, tool sheds, retaining walls, driveways, parking lots, sidewalks,
22 detached stairways and lifts. Accessory structures which are detached and independent of any other
23 structure and which are less than 100 square feet in footprint will not require a land use permit provided
24 that such meet the dimensional and setback requirements of this chapter.

25 *Addition* means a contiguous weatherproof roofed and walled connection no less than six feet wide at
26 any point.

27 *Attached buildings* means there is a continuous weatherproof roof and walls between the two
28 structures at least six feet wide at any point.

29 *Average lot width for riparian lots* is calculated by averaging the measurements of the shortest
30 horizontal distance between side lot lines at the following locations:

- 31 (1) The ordinary high water mark.
- 32 (2) The building setback line of 75 feet from the ordinary high water mark.
- 33 (3) The rear lot line. For lot width averaging only on riparian lots, the definition of rear lot line is the
34 line opposite of the ordinary high water mark. When there are two or more lines opposite of the
35 ordinary high water mark the shortest line will be used for averaging purposes. When there is no
36 line opposite of the ordinary high water mark then a value of zero will be used for averaging
37 purposes.

38 *Average lot width for non-riparian lots* is calculated by averaging the measurements of the shortest
39 horizontal distance between side lot lines at the following locations:

1 (1) The front lot line. For lot width averaging only, the definition of front lot line is the line which abuts
2 a road. For corner lots the higher ranking road will be considered the front. Ranking highest to
3 lowest is: federal road, state road, county road, town/village road, private road. For corner lots
4 where each road has the same ranking, then the shortest side shall be used for averaging
5 purposes. When the lot has no road frontage, then the front will be considered the side which
6 contains the access point to the lot.

7 (2) The building setback line (from the front lot line).

8 (3) The rear lot line. For lot width averaging purposes only on non-riparian lots, the definition of rear
9 lot line is the line opposite the front lot line. When there are two or more lines opposite of the front
10 lot line, the shortest line will be used for averaging purposes. When there is no line opposite of
11 the front lot line, then a value of zero will be used for averaging purposes.

12 *Boathouse* (NR 115.03(1h)) means a permanent structure used for the storage of watercraft and
13 associated materials and includes all structures which are totally enclosed, have roofs or walls or any
14 combination of these structural parts.

15 *Building* see definition of "Structure".

16 *Building envelope* (NR 115.03(1p)) means the three dimensional space within which a structure is
17 built.

18 *Bunkhouse/temporary guest quarters* means an accessory structure or part of an accessory structure
19 with or without plumbing which is used as temporary sleeping quarters only.

20 *Campground* means a parcel or tract of land owned by a person, state or local government that is
21 designed, maintained, intended, or used for the purpose of providing campsites offered with or without
22 charge, for temporary overnight sleeping accommodations.

23 *Camping unit* means any portable device, no more than 400 square feet in area, used as a temporary
24 shelter, including, but not limited to, a camping trailer, motor home, bus, van, pickup truck or tent that is
25 fully licensed, if required, and ready for highway use.

26 *Camping – seasonal* means camping where the unit is allowed to be stored on the campsite during
27 periods when the unit is not occupied or when the campground is not in operation. This type of camping is
28 only allowed in the following situations:

- 29 1- In the RR-RC zoning district with a conditional use permit.
- 30 2- On a private parcel in areas outside the shoreland zone as defined in 45-21 and under the number
31 of campsites per ATCP 79-05(1)(a).
- 32 3- One unit on a private parcel within the shoreland zone per land use permit or conditional use
33 permit, in the RR-1, RR-2, RR-3, A-2 or F-1 districts.
- 34 4- One unit on a private parcel within the shoreland zone for less than 30 cumulative calendar days
35 per year.

36 *Camping – temporary* means camping where the unit is removed when the unit is not occupied. ATCP
37 79.03(35) has wording similar to "park a privately owned camping unit for 30 or less consecutive days" –
38 do we want to have this type of language included in our definition for temporary? This type of camping is
39 only allowed in the following situations:

- 40 1- In the RR-RC zoning district with a conditional use permit.
- 41 2- Up to 25 units in the RR-3, A-2 or F-1 districts with a conditional use permit.
- 42 3- On a private parcel in areas outside the shoreland zone as defined in 45-21 and under the number
43 of campsites per ATCP 79-05(1)(a).
- 44 4- One unit on a private parcel within the shoreland zone per land use permit or conditional use
45 permit, in the RR-1, RR-2, RR-3, A-2 or F-1 districts.

1 5- One unit on a private parcel within the shoreland zone for less than 30 cumulative calendar days
2 per year.

3 *Camping – rustic/primitive* means camping as defined in ATCP 79.27. This type of camping is only
4 allowed in the following situations:

5 1- In the RR-RC zoning district with a conditional use permit.

6 2- Up to 25 units in the RR-3, A-2 or F-1 districts with a conditional use permit.

7 3- On a private parcel in areas outside the shoreland zone as defined in 45-21 and under the number
8 of campsites per ATCP 79-05(1)(a).

9 4- One unit on a private parcel within the shoreland zone per land use permit or conditional use
10 permit, in the RR-1, RR-2, RR-3, A-2 or F-1 districts.

11 5- One unit on a private parcel within the shoreland zone for less than 30 cumulative calendar days
12 per year.

13 *Camping unit - cabin* means a building or other structure as defined in ATCP 79.03(4). These are used
14 for temporary living quarters or shelter during periods of recreation, vacation or leisure time. This type of
15 camping unit is only allowed in the following situations:

16 1- In the RR-RC zoning district with a conditional use permit.

17 2- In the F-1 district when not served by electricity and plumbing, and with a conditional use permit.

18 *Camping unit - mobile* means a tent, tent trailer, travel trailer, camping trailer (ATCP 79.03(5)), pickup
19 camper, motor home (ATCP 79.03(20)) or any other portable device or vehicular type structures as may be
20 developed, marketed or used for temporary living quarters or shelter during periods of recreation, vacation,
21 leisure time or travel. This type of camping unit is only allowed in the following situations:

22 1- In the RR-RC zoning district with a conditional use permit.

23 2- Up to 25 units in the RR-3, A-2 or F-1 districts with a conditional use permit.

24 3- On a private parcel in areas outside the shoreland zone as defined in 45-21 and under the number
25 of campsites per ATCP 79-05(1)(a).

26 4- One unit on a private parcel within the shoreland zone per land use permit or conditional use
27 permit, in the RR-1, RR-2, RR-3, A-2 or F-1 districts.

28 5- One unit on a private parcel within the shoreland zone for less than 30 cumulative calendar days
29 per year.

30 *Camping unit - park model* means a camping unit that is built on a single chassis mounted on wheels
31 that has a gross trailer area of not more than 400 square feet in setup mode, and bears a label, symbol or
32 other identifying mark indicating construction to nationally recognized standards ANSI 119.5 (ATCP
33 79.03(23)). Typically these have the tongue and wheels removed after set-up and/or is skirted and not
34 meant to be mobile. A park model camping unit is not considered a mobile camping unit due to the fact of
35 its limited mobility. These are used for temporary living quarters or shelter during periods of recreation,
36 vacation or leisure time. These type of camping units are required to be connected to a POWTS; unless it
37 is located at a facility licensed to sell this type of camping unit and only located there for the purpose of
38 sale. This type of camping unit is only allowed in the following situations:

39 1- In the RR-RC zoning district with a conditional use permit.

40 2- On a private parcel in areas outside the shoreland zone as defined in 45-21 and under the number
41 of campsites per ATCP 79-05(1)(a).

42 3- One unit on a private parcel within the shoreland zone per conditional use permit in the RR-1, RR-
43 2, RR-3, A-2 or F-1 districts.

1 *Camping unit - yurt* means a building or other structure as defined in ATCP 79.03(42). These are used
2 for temporary living quarters or shelter during periods of recreation, vacation or leisure time. This type of
3 camping unit is only allowed in the following situations:

4 1- In the RR-RC zoning district with a conditional use permit.

5 2- In the F-1 district when not served by electricity and plumbing, and with a conditional use permit.

6 *Chimney* means as defined in Wis. Admin. Code SPS 320.07(13).

7 *Common open space* means undeveloped land within a planned residential development that has
8 been designated, dedicated, reserved or restricted in perpetuity from further development, and is set aside
9 in the interest of the residents of the development. Common open space shall not be part of individual
10 residential lots. It shall be substantially free of structures, but may contain historic structures and
11 archeological sites including Indian mounds, and/or such recreational facilities for residents as indicated on
12 the approved development plan.

13 *Conservation easement* means the grant of a property right or interest from the property owner to a
14 unit of government or nonprofit conservation organization stipulating that the described land shall remain
15 in its natural, scenic, open or wooded state, precluding future or additional development.

16 *Conditional use* means a use that is specifically listed in a local zoning ordinance as a conditional use,
17 and that can only be permitted if the Burnett County Land Use and Information Committee determine that
18 the conditions specified in the ordinance for that use are satisfied.

19 *County zoning agency* (NR 115.03(2)) means that committee or commission created or designated by
20 the county board under Wis. Stats. § 59.69(2)(a) to act in all matters pertaining to county planning and
21 zoning.

22 *Deck* means as defined in Wis. Admin. Code SPS 320.07(21m).

23 *Department* (NR 115.03(3)) means the department of natural resources.

24 *Development* means any artificial change to improved or unimproved real estate, including, but not
25 limited to, the construction of buildings, structures or accessory structures; the repair of any damaged
26 structure or the improvement or renovation of any structure, regardless of the percentage of damage or
27 improvement; the construction of additions or substantial improvements to buildings, structures or
28 accessory structures; the placement of buildings and structures; mining, dredging, filling, grading, paving,
29 excavation, or drilling operations; the storage, deposition or extraction of materials or equipment, and the
30 installation, repair or removal of public or private sewage disposal systems or water supply facilities.

31 *Development envelopes* means areas within which grading, lawns, pavement and buildings will be
32 located.

33 *Drainage system* means one or more artificial ditches, tile drains or similar devices which collect
34 surface runoff or groundwater and convey it to a point of discharge.

35 *Dwelling* means a building designed or used as the living quarters for one or more families. A dwelling
36 is construed to include manufactured homes.

37 *Dwelling, multifamily* means a dwelling or group of dwellings on one plot containing separate living
38 units for two or more families but which may have joint services or facilities or both.

39 *Eave* means the part of a roof that overhangs the walls of a building.

40 *Enclosed dwelling area* means a space, measured by floor area, which is enclosed by walls (solid,
41 windows, or screens) and covered by roof, and is measured for each story of a multistory structure, but
42 does not include basements or garages.

43 *Essential services* means services provided by public and private utilities necessary for the exercise
44 of the principal use or service of the principal structure. These services include underground surface or
45 overhead gas, electrical, steam, water, sanitary sewerage, stormwater drainage and communications
46 systems and accessories thereto such as poles, towers, wires, mains, drains, vaults, culverts, laterals,

1 sewers, pipes, catch basins, water storage tanks, conduits, cables, fire alarm boxes, police call boxes,
2 traffic signals, pumps, lift stations, and hydrants, but not including buildings.

3 *Existing development pattern* (NR 115.03(3m)) means that principal structures exist within 250 feet of
4 a proposed principal structure in both directions along the shoreline.

5 *Expansion* means an addition to an existing structure regardless of whether the addition is vertical or
6 horizontal or both.

7 *Facility* means any property or equipment of a public utility, as defined in Wis. Stats. § 196.01(5), or a
8 cooperative association organized under Wis. Stats. ch. 185 for the purpose of producing or furnishing heat,
9 light, or power to its members only, that is used for the transmission, delivery, or furnishing of natural gas,
10 heat, light, or power.

11 *Family* means one or more persons living, sleeping, cooking and eating on the same premises as a
12 single housekeeping unit.

13 *Farming, general* means the production of field crops or the raising of livestock or livestock products
14 for commercial gain.

15 *Floodplain* (NR 115.03(4)) means the land which has been or may be hereafter covered by floodwater
16 during the regional flood. The floodplain includes the floodway and the flood fringe as those terms are
17 defined in Wis. Admin. Code ch. NR 116.

18 *Floor area* means the square foot measurement of all area within the outside of the exterior walls
19 (siding) of the structure.

20 *Footprint* means the land area covered by a structure at ground level measured on a horizontal plane.
21 The footprint of a residence or building includes the horizontal plane bounded by the furthest exterior wall
22 and eave if present, projected to natural grade. For structures without walls (decks, stairways, patios,
23 carports) - a single horizontal plane bounded by the furthest portion of the structure projected to natural
24 grade. Note: For the purposes of replacing or reconstructing a nonconforming building with walls, the
25 footprint shall not be expanded by enclosing the area that is located within the horizontal plane from the
26 exterior wall to the eaves projected to natural grade. This constitutes a lateral expansion under Wis. Admin.
27 Code § NR 115 and would need to follow NR 115.05(1)(g)5.

28 *Foundation* means the underlying base of a building or other structure, including, but not limited to,
29 pillars, footings and concrete and masonry walls.

30 *Generally accepted forestry management practices* (NR 1.25(2)(b)) means forestry management
31 practices that promote sound management of a forest. Generally accepted forestry management practices
32 include those practices contained in the most recent version of the department publication known as
33 Wisconsin Forest Management Guidelines and identified as PUB FR-226.
34 <http://dnr.wi.gov/topic/forestmanagement/documents/guidelines/foreword.pdf>

35 *Guest cabin* means the same as dwelling. See definition of "dwelling".

36 *Habitable* means any room used for sleeping, living or dining purposes.

37 *Home occupation* means a gainful occupation conducted by a member of the family within his or her
38 place or residence where the space used is incidental to residential use and no article is sold or offered for
39 sale except such as is produced by such home occupation.

40 *Hospital*, unless otherwise specified, shall be deemed to include sanitarium, sanatorium, clinic, rest
41 home, convalescent home and any other place for the diagnosis, treatment or other care of ailments, and
42 shall be deemed to be limited to places for diagnosis, treatment or other care of human ailments.

43 *Impervious surface* (NR 115.03(4g)) means an area that releases as runoff all or a majority of the
44 precipitation that falls on it. Impervious surface excludes frozen soil but includes rooftops, sidewalks,
45 driveways, parking areas, parking lots, streets, roadways and private roads unless specifically designed,
46 constructed, and maintained to be pervious. Roadways as defined in Wis. Admin. Code § 340.01(54) or
47 sidewalks as defined in § 340.01(58) are not considered impervious surfaces.

1 *Lot* means a parcel of land occupied or capable of being occupied by structures and/or uses consistent
2 with the provisions of this ordinance and the Burnett County Subdivision Ordinance. Adjoining lands of
3 common ownership shall be considered a contiguous parcel even if divided by a public or private road,
4 easement or navigable rivers or streams.

5 *Lot area* means the horizontal projection of a parcel of land, exclusive of any portion of public right-of-
6 way, any portion of a lot 33 feet or less in width. Measurements are to be made by standard surveying
7 methods. This area shall be exclusive of lakebeds and easements. (This excludes blanket easements.)

8 *Lot of record* means any lot, the description of which is properly recorded with the register of deeds,
9 which at the time of its recordation complied with all applicable laws, ordinances, and regulations.

10 *Lot line* means any line dividing one lot from another.

11 *Maintenance and repairs* means any work done on a structure, including such activities as interior
12 remodeling, painting, decorating, paneling, plumbing, insulation, and replacement of windows, doors,
13 wiring, siding, roof and other nonstructural components; and repair of cracks in foundations, sidewalks,
14 walkways, and the application of waterproof coatings to foundations.

15 *Manufactured home* means a home factory-built in the United States to the U.S. Department of
16 Housing and Urban Development (HUD) construction standards. This HUD code took effect on June 15,
17 1976. A HUD-coded home will display documentation called the "certification label and the data plate".
18 Removing the certification label and data plate is illegal. Removal could hinder the buying, selling,
19 permitting, financing or insuring of a manufactured home, they are not replaceable.

20 *Mitigation* (NR 115.03(4r)) means balancing measures that are designed, implemented and function
21 to restore natural functions and values that are otherwise lost through development and human activities.

22 *Mobile home* means any structure originally designed to be capable of transportation by motor vehicle
23 upon public highway which does not meet standards established for manufactured housing construction
24 and safety standards as administered by the U.S. Department of Housing and Urban Development (HUD).
25 This HUD code took effect on June 15, 1976. A mobile home is considered built before June 15, 1976, or
26 not built to a uniform construction code.

27 *Navigable waters* (NR 115.03(5)) means Lake Superior, Lake Michigan, all natural inland lakes within
28 Wisconsin and all streams, ponds, sloughs, flowages and other waters within the territorial limits of this
29 state, including the Wisconsin portion of boundary waters, which are navigable under the laws of this state.
30 Under Wis. Stats. § 281.31(2m), notwithstanding any other provision of law or administrative rule
31 promulgated thereunder, shoreland ordinances required under Wis. Stats. § 59.692 and Wis. Admin. Code
32 ch. NR 115 do not apply to lands adjacent to:

33 (1) Farm drainage ditches where such lands are not adjacent to a natural navigable stream or river
34 and such lands were not navigable streams before ditching; and

35 (2) Artificially constructed drainage ditches, ponds or stormwater retention basins that are not
36 hydrologically connected to a natural navigable water body.

37 *Nonprofit conservation organization* means any charitable corporation, charitable association or
38 charitable trust (such as a land trust), the purposes or powers of which include retaining or protecting the
39 natural scenic or open-space values of real property, assuring the availability or real property for
40 agricultural, forest, recreational or open-space use, protecting natural resources, maintaining or enhancing
41 air or water quality, or preserving the historical, architectural, archaeological or cultural aspects of real
42 property.

43 *Non-riparian lot* means a lot or parcel of land which does not abut navigable water.

44 *Non-riparian owner* means someone who owns land which does not abut navigable water.

45 *Ordinary high water mark* (NR 115.03(6)) means the point on the bank or shore up to which the
46 presence and action of surface water is so continuous as to leave a distinctive mark such as by erosion,
47 destruction or prevention of terrestrial vegetation, predominance of aquatic vegetation, or other easily
48 recognized characteristics.

1 *Planned residential development* means a housing development in a rural setting that is characterized
2 by compact lots and common open space, and where the natural features of the land are maintained to the
3 greatest extent possible. (Also known as a conservation subdivision).

4 *Planned unit development* means a zoning district which permits smaller non-riparian lots and
5 preserves open space preferably on the shoreland in perpetuity.

6 *POWTS* means a private onsite wastewater treatment system.

7 *Previously developed* means a lot or parcel that was developed with a structure legally placed upon it.

8 *Principal structure* means a building or structure in which the principal use of the lot on which it is
9 located is conducted.

10 *Quarry* includes, but is not limited to, sand, gravel and marl pits.

11 *Reconstruction* means replacement of all, or substantially all (more than 50 percent) of the components
12 of a structure or to the point when reconstruction of a principal structure will require the construction to be
13 done in accordance with the Uniform Dwelling Code, Wis. Admin. Code SPS 320—325, or the Commercial
14 Building Code, Wis. Admin. Code SPS 361.

15 *Regional flood* (NR 115.03(7)) means a flood determined to be representative of large floods known
16 to have generally occurred in Wisconsin and which may be expected to occur on a particular lake, pond,
17 flowage, river or stream because of like physical characteristics, once in every 100 years.

18 *Renovation of a principle structure* means the process of improving a structure by alteration,
19 refurbishment and/or restoration, including the replacement of no more than 50 percent of the structural
20 members, but not to the point of requiring compliance as a new structure under the Uniform Dwelling Code,
21 Wis. Admin. Code SPS 320—325, or the Commercial Building Code, Wis. Admin. Code SPS 361.

22 *Riparian lot* means a lot or parcel of land that abuts navigable water.

23 *Riparian owner* means a riparian owner is someone who owns land which abuts navigable water.

24 *Routine maintenance of vegetation* (NR 115.03(7m)) means normally accepted horticultural practices
25 that do not result in the loss of any layer of existing vegetation and do not require earth disturbance.

26 *Salvage yard* means a lot, land or structure, or part thereof, used for the collecting, storage or sale of
27 waste paper, rags, scrap metal or discarded material; or for the collecting, dismantling, storage or salvaging
28 of machinery or vehicles not in running condition or for the sale of parts thereof.

29 *Salvageable material* means discarded material no longer of value as intended, but which is stored or
30 retained for salvage, sale or future reuse.

31 *Sign* means any structure or natural object or part thereof or device attached thereto or printed or
32 represented thereon which is intended to attract attention to any object, product, place, activity, person,
33 institution, organization, or business, or which shall display or include any letter, word, banner, flag,
34 pennant, insignia, device, or representation used as or which is in the nature of an announcement, direction,
35 or advertisement.

36 *Shoreland* (NR 115.03(8)) means lands within the following distances from the ordinary high water
37 mark of navigable waters: 1,000 feet from a lake, pond or flowage; and 300 feet from a river or stream or
38 to the landward side of the floodplain, whichever distance is greater.

39 *Shoreland setback*, also known as the "shoreland setback area" in Wis. Stats. § 59.692(1)(bn), means
40 an area in a shoreland that is within a certain distance of the ordinary high water mark in which the
41 construction or placement of structures has been limited or prohibited under an ordinance enacted under
42 Wis. Stats. § 59.692.

43 *Shoreland-wetland district* (NR 115.03(9)) means a zoning district, created as a part of a county zoning
44 ordinance, comprised of shorelands that are designated as wetlands on the Wisconsin wetland inventory
45 maps prepared by the department.

46 *Special exception* see definition of "Conditional use".

1 *Structure* (Wis. Stats. § 59.692(1)(e)) means a principal structure or any accessory structure including
2 a garage, shed, boathouse, sidewalk, walkway, patio, deck, retaining wall, porch or fire pit either
3 permanently or temporarily attached to, placed upon, or set onto or into the ground, lakebed, streambed,
4 or upon another structure.

5 *Structural alteration* means the replacement of or alteration of one or more of the structural
6 components of any nonconforming structure.

7 *Structural component* means any part of the framework of a building or other structure. A structural
8 component may be non-load bearing, such as the gable end of a one-story house. Wall coverings, such as
9 siding on the exterior or drywall on the interior, are not included in the definition of structural component.

10 • The structural components of a building's exterior walls include the vertical studs, top and
11 bottom plates, sheathing and window and door sills and headers.

12 • The structural components of a building's roof include the ridge board, rafters, rafter ties, or
13 roof trusses, and roof sheathing.

14 • The structural components of a building's floors and ceilings include girder(s), joist, bridging,
15 subfloor(s), and posts.

16 • The structural components of a building's foundation include footings, foundation walls and
17 concrete slabs.

18 *Structure height* see article XIV of this ordinance for how this is determined.

19 *Substandard lots* means a legally created lot or parcel that met the minimum area and minimum width
20 requirements when created but does not meet current requirements for a new lot.

21 *Temporary living quarters* means for seasonal or temporary use for 180 cumulative days or less per
22 year.

23 *Unnecessary hardship* (NR 115.03(11)) means that circumstance where special conditions, which
24 were not self-created, affect a particular property and make strict conformity with restrictions governing
25 area, setbacks, frontage, height or density unnecessarily burdensome or unreasonable in light of the
26 purposes of this ordinance.

27 *Use* means the specific purpose for which land or a building is designed, arranged, intended, or for
28 which it is or may be occupied or maintained. The term "permitted use" or its equivalent shall not be deemed
29 to include any nonconforming use.

30 *Variance* means an authorization granted by the board of adjustment for land use variances or the
31 land use and information committee for subdivision variances to construct, alter or use a building or
32 structure, or reconfigure a parcel in a manner that deviates from the dimensional standards of this
33 ordinance.

34 *Vegetative buffer zone* means an area that contains three layers of native vegetation: trees, shrubs
35 and groundcover. Under the shoreland habitat standard in 643A NRCS, which provides that shoreland
36 habitat means an "area adjacent to a waterbody or water course in a non-agricultural setting that is
37 vegetated with a diverse mixture of native species that can include grasses, grass-like species, forbs,
38 shrubs and trees." The vegetated buffer zone contains the area between the ordinary high water mark and
39 35 feet inland from the ordinary high water mark.

40 *Vegetation protection area* means an area that contains three layers of native vegetation: trees, shrubs
41 and groundcover. Vegetated with a diverse mixture of native species that can include grasses, grass-like
42 species, forbs, shrubs and trees. The vegetation protection area contains the area between 35 feet inland
43 from the ordinary high water mark and 50 feet inland from the ordinary high water mark.

1 *Wetlands"* (NR 115.03(13)) means those areas where water is at, near or above the land surface long
2 enough to be capable of supporting aquatic or hydrophytic vegetation and which have soils indicative of
3 wet conditions.

4 *Yard, front* means an open, unoccupied space on the same lot with the building between the front line
5 of the building and the front line of the lot and extending the full width of the lot.

6 *Yard, rear* means an open, unoccupied space on the same lot with the building between the rear line
7 of the building and the rear line of the lot and extending the full width of the lot.

8 *Yard, side* means an open, unoccupied space on the same lot with the building situated between the
9 building and the side line of the lot and extending from the front yard to the rear yard.

10 (Res. No. 2017-05, 2-23-2017)