

Administrator

CITY OF WASHBURN
119 Washington Avenue
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Washburn, WI 54891



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This meeting may have members participating via tele or web conferencing. Public participants can listen to the proceedings by utilizing a computer or smart phone and using the link <https://us02web.zoom.us/j/82512853826?pwd=OHJjNVpqTk5FNNGI0bDJmYk1teFpKdz09> or by calling 1 (877) 853-5247 (Toll Free) and entering Webinar ID: 825 1285 3826 and entering passcode 346059 as opposed to being present for the meeting. Limited seating will be available at the meeting and guests are asked to keep a six-foot distance from one another.

NOTICE OF PLAN COMMISSION MEETING

DATE: Thursday, September 16, 2021
TIME: 5:30 PM
PLACE: Washburn City Hall

AGENDA:

- Call to Order/Roll Call
- Approval of Minutes of August 23, 2021 Meeting
- Review and Discussion on Potential Changes to Zoning Code - Land Matrix Exhibit 8-1
- Adjourn

August 23, 2021

CITY OF WASHBURN PLAN COMMISSION MEETING

5:30PM Washburn City Hall & Remote Video Conferencing

COMMISSION MEMBERS: Dave Anderson, Mary Motiff, Matt Simoneau, Britt Serrine, Adeline Swiston

ABSENT: Leo Ketchum-Fish, Vacancy

MUNICIPAL PERSONNEL: Scott Kluver City Administrator, Tammy DeMars City Treasurer/Deputy Clerk

Meeting called to order at 5:30pm by Motiff attendance as recorded.

Approval of Minutes – July 19, 2021, Minutes – Moved by Swiston, to approve the July 19, 2021, minutes, second by Anderson. Motion carries 5-0.

Discussion & Recommendation to Vacate the South Half of S. 10th Avenue West, Adjacent to Lot 12, Block 1 in Wing's 1st Addition to the Townsite of Washburn and Lot 30, Block 7 of Neill, and Wings Addition to the Townsite of Washburn – Mark and Lisa McGinley, Petitioners – McGinley present by zoom. Moved by Anderson to recommend approval to Vacate the South Half of S. 10th Ave West, Adjacent to Lot 12, Block 1 in Wings 1st Addition to the Townsite of Washburn and lot 30, block seven of Neil, and wings addition to townsite of Washburn, second by Swiston. Discussion held. Anderson moves to amend his original motion to include the city of Washburn retains all utility rights Swiston accepts amendment. Motion carried 5 to 0

Continued Discussion and Action on Comprehensive Plan Re-Write Project – Land Use Evaluation and Mapping Review of the Visioning Elements – Jason Laumann of NWRPC – At the June 9, 2021, Meeting the Commission completed the land use objectives 3.1 through 4.3. Jason started tonight with an update on the overall project. The Commission than started to review the objectives where we left off with Transportation. The following changes were made to goals and objectives; Utilities and Community Facilities: Objective 6.1 remove the word “renovations” and replace with “Maintenance of existing infrastructure”. Goal 2 remove “by meeting the needs of residents in a fair and efficient manner”. Objective 6.5 after opportunities add “and facilities”. Objective 6.6 Remove “educational”. Natural, cultural, and agricultural resources: Goal 1 and objective 7.1 will need to be reviewed later. Objective 7.2 change to “Support agricultural opportunities in the city”. Objective 7.3 change “natural value” to “cultural value” and remove the remainder of the sentence. Housing: objective 8.1 replace “preservation and enhancement” with “rehabilitation and maintenance”. Economic Development: replace “to provide adequate jobs, meet the retail and service needs of residents and visitors, provide a strong municipal tax base, and enhance the quality of life in Washburn” with “provides adequate jobs, meets the retail service needs of residence and visitors”. Objective 9.1 change to “Retain encourage and support the expansion of local business and industry”. Objective 9.2 replace “Recruit” with “Welcome”. Objective 9.3 change to “Support and encourage entrepreneurship”. No other changes were noted, and we did not review the individual policy. Jason will make the updates and send updated copy.

Next meeting for work session was scheduled for Thursday, September 23, 2021, at 5:30pm

Meeting adjourned at 7:16pm.

Respectfully Submitted,
Tammy L. DeMars
Treasurer/Deputy Clerk

Exhibit 8-1. Land-use matrix

| 1 | Agriculture | Special Standards | Secondary Review | Zoning District | | | | | | | | | | | |
|-----------------------------------|--|-------------------|------------------|-----------------|-----|-----|-----|-----|-----|-----|-----|-----|---|-----|---|
| | | | | R-1 | R-2 | R-6 | R-7 | C-1 | C-2 | C-3 | I-1 | L-1 | M | MUW | |
| 1.01 | Agriculture, crop | 8-231 | - | P | - | - | - | - | - | - | - | - | - | - | - |
| 1.02 | Agriculture, general | 8-232 | - | P | - | - | - | - | - | - | - | - | - | - | - |
| 1.03 | Agriculture-support services | 8-233 | ZP | - | C | - | - | - | - | - | C | - | - | - | - |
| 1.04 | Greenhouse | 8-234 | ZP | C | - | - | - | P | P | P | C | - | - | - | - |
| 2 Resource-Based Uses | | | | | | | | | | | | | | | |
| 2.01 | Dam | 8-241 | SP, PO, ZP | C | - | - | - | - | - | - | - | - | - | - | - |
| 2.02 | Forestry | 8-242 | - | P | P | P | P | P | P | P | P | P | P | P | P |
| 3 Residential [1] | | | | | | | | | | | | | | | |
| 3.01 | Mixed-use housing | 8-251 | AR, SP, ZP | - | - | - | - | P | P | P | - | - | - | - | P |
| 3.02 | Multi-family, 2 units | 8-252 | ZP | P | P | P | C | C | C | - | - | - | - | - | C |
| 3.03 | Multi-family, 3 or more units | 8-253 | AR, SP, ZP | - | - | C | C | C | C | - | - | - | - | - | C |
| 3.04 | Single-family dwelling | 8-254 | ZP | P | P | P | P | P | C | - | - | - | - | - | C |
| 3.05 | Townhouse | 8-255 | AR, SP, ZP | - | C | C | C | C | C | - | - | - | - | - | C |
| 3.06 | Twin home | 8-256 | ZP | P | P | P | C | C | - | - | - | - | - | - | C |
| 4 Special Care Facilities | | | | | | | | | | | | | | | |
| 4.01 | Adult family home | 8-271 | ZP | P | P | P | P | - | - | - | - | - | - | - | - |
| 4.02 | Community living arrangement, 8 or fewer residents [2] | 8-272 | ZP | P | P | P | P | - | - | - | - | - | - | - | - |
| 4.03 | Community living arrangement, 9–15 residents [2] | 8-272 | AR, SP, ZP | C | - | P | C | - | - | - | - | - | - | - | - |
| 4.04 | Foster home and treatment foster home [3] | 8-273 | ZP | P | P | P | P | P | P | P | - | - | - | - | - |
| 4.05 | Group day care center [4] | 8-274 | AR, SP, PO, ZP | C | C | C | C | P | P | P | C | - | - | - | C |
| 4.06 | Hospice care center | 8-275 | AR, SP, ZP | - | - | C | C | C | P | C | - | - | - | - | C |
| 4.07 | Nursing home | 8-276 | AR, SP, ZP | - | - | C | C | C | P | - | - | - | - | - | C |
| 4.08 | Retirement home (assisted living) | 8-277 | AR, SP, ZP | C | - | C | C | C | C | C | - | - | - | - | C |
| 4.09 | Temporary residential shelter | 8-278 | AR, SP, PO, ZP | - | - | C | - | C | C | - | - | - | - | - | C |
| 4.10 | Community childbearing center | 8-279 | AR, SP, PO, ZP | C | C | C | C | P | P | P | C | - | - | - | C |
| 5 Group Accommodations [5] | | | | | | | | | | | | | | | |
| 5.01 | Campground | 8-291 | SP, PO, ZP | - | - | - | - | - | - | - | - | C | - | - | - |
| 5.02 | Overnight lodging | 8-292 | AR, SP, ZP | - | - | - | - | P | P | P | - | - | - | - | C |
| 5.03 | Resort | 8-293 | AR, SP, PO, ZP | C | - | - | C | C | - | - | - | - | - | - | C |
| 5.04 | Tourist rooming house | 8-294 | AR, SP, ZP | C | C | C | C | P | P | P | - | - | - | - | C |
| 6 Food and Beverage Sales | | | | | | | | | | | | | | | |
| 6.01 | Brewpub | 8-301 | AR, SP, PO, ZP | - | - | - | - | - | P | P | C | - | - | - | C |
| 6.02 | Restaurant | 8-302 | AR, SP, PO, ZP | - | - | - | - | C | P | P | - | - | - | - | P |
| 6.03 | Tavern | 8-303 | AR, SP, PO, ZP | - | - | - | - | C | P | P | - | - | - | - | P |

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Exhibit 8-1. Land-use matrix - continued

| | | Special Standards | Secondary Review | Zoning District | | | | | | | | | | | | | | | | | |
|-----------|---|-------------------|------------------|-----------------|-----|-----|-----|-----|-----|-----|-----|-----|---|-----|---|---|---|---|---|---|---|
| | | | | R-1 | R-2 | R-6 | R-7 | C-1 | C-2 | C-3 | I-1 | L-1 | M | MUW | | | | | | | |
| 7 | Vehicle Rental, Sales, and Service | | | | | | | | | | | | | | | | | | | | |
| 7.01 | Heavy vehicle sales and service | 8-311 | SP,PO,ZP | - | - | - | - | C | C | - | C | - | - | - | - | - | - | - | - | - | - |
| 7.02 | Vehicle fuel station | 8-312 | AR,SP,PO,ZP | - | - | - | - | - | P | - | C | - | - | - | - | - | - | - | - | - | - |
| 7.03 | Vehicle repair shop | 8-313 | AR,SP,PO,ZP | - | - | - | - | - | C | - | P | - | - | - | - | - | - | - | - | - | - |
| 7.04 | Vehicle sales and rental | 8-314 | AR,SP,PO,ZP | - | - | - | - | C | P | - | C | - | - | - | - | - | - | - | - | - | - |
| 7.05 | Vehicle service shop | 8-315 | AR,SP,PO,ZP | - | - | - | - | C | P | - | P | - | - | - | - | - | - | - | - | - | - |
| 7.06 | Vehicle storage yard | 8-316 | SP,PO,ZP | - | - | - | - | - | - | - | C | - | - | - | - | - | - | - | - | - | - |
| 8 | General Sales | | | | | | | | | | | | | | | | | | | | |
| 8.01 | Convenience retail sales | 8-321 | AR,SP,PO,ZP | - | - | - | - | C | P | P | C | - | - | - | - | - | - | - | - | - | C |
| 8.02 | General retail sales | 8-322 | AR,SP,PO,ZP | - | - | - | - | P | P | P | C | - | - | - | - | - | - | - | - | - | P |
| 8.03 | Outdoor sales | 8-323 | AR,SP,PO,ZP | - | - | - | - | C | C | - | C | - | - | - | - | - | - | - | - | - | - |
| 9 | General Services | | | | | | | | | | | | | | | | | | | | |
| 9.01 | Administrative services | 8-331 | AR,SP,PO,ZP | - | - | - | - | P | P | P | C | - | - | - | - | - | - | - | - | - | P |
| 9.02 | Body-piercing establishment | 8-332 | AR,SP,PO,ZP | - | - | - | - | - | C | C | C | - | - | - | - | - | - | - | - | - | C |
| 9.03 | Commercial kennel | 8-333 | AR,SP,PO,ZP | - | - | - | - | C | C | - | C | - | - | - | - | - | - | - | - | - | - |
| 9.04 | Commercial stable | 8-334 | AR,SP,PO,ZP | C | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 9.05 | Equipment rental, large | 8-335 | AR,SP,PO,ZP | - | - | - | - | - | - | - | P | - | - | - | - | - | - | - | - | - | - |
| 9.06 | Equipment rental, small | 8-336 | AR,SP,PO,ZP | - | - | - | - | P | P | P | P | - | - | - | - | - | - | - | - | - | P |
| 9.07 | Financial services | 8-337 | AR,SP,PO,ZP | - | - | - | - | P | P | P | - | - | - | - | - | - | - | - | - | - | P |
| 9.08 | Funeral home | 8-338 | AR,SP,PO,ZP | - | - | - | - | C | P | - | - | - | - | - | - | - | - | - | - | - | - |
| 9.09 | General repair | 8-339 | AR,SP,PO,ZP | - | - | - | - | C | P | C | P | - | - | - | - | - | - | - | - | - | - |
| 9.10 | General services | 8-340 | AR,SP,PO,ZP | - | - | - | - | P | P | P | C | - | - | - | - | - | - | - | - | - | P |
| 9.11 | Health care center | 8-341 | AR,SP,PO,ZP | - | - | - | - | C | C | C | C | - | - | - | - | - | - | - | - | - | - |
| 9.12 | Health care clinic | 8-342 | AR,SP,PO,ZP | - | - | - | - | C | P | P | C | - | - | - | - | - | - | - | - | - | P |
| 9.13 | Instructional services | 8-343 | AR,SP,PO,ZP | - | - | - | - | P | P | P | C | - | - | - | - | - | - | - | - | - | C |
| 9.14 | Landscape business | 8-344 | AR,SP,PO,ZP | - | - | - | - | C | P | - | P | - | - | - | - | - | - | - | - | - | - |
| 9.15 | Professional services | 8-345 | AR,SP,PO,ZP | - | - | - | - | P | P | P | P | - | - | - | - | - | - | - | - | - | P |
| 9.16 | Tattoo establishment | 8-346 | AR,SP,PO,ZP | - | - | - | - | - | C | C | C | - | - | - | - | - | - | - | - | - | C |
| 9.17 | Veterinary clinic, general | 8-347 | AR,SP,PO,ZP | C | - | - | - | C | P | - | C | - | - | - | - | - | - | - | - | - | - |
| 9.18 | Veterinary clinic, small animal | 8-348 | AR,SP,PO,ZP | C | - | - | - | P | P | P | C | - | - | - | - | - | - | - | - | - | P |
| 10 | Recreation and Entertainment | | | | | | | | | | | | | | | | | | | | |
| 10.01 | Driving range | 8-361 | AR,SP,PO,ZP | C | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 10.02 | Golf course | 8-362 | AR,SP,PO,ZP | C | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 10.03 | Indoor entertainment | 8-363 | AR,SP,PO,ZP | - | - | - | - | - | C | C | - | - | - | - | - | - | - | - | - | - | C |
| 10.04 | Indoor recreation | 8-364 | AR,SP,PO,ZP | - | - | - | - | - | C | C | - | - | - | - | - | - | - | - | - | - | C |
| 10.05 | Indoor shooting range | 8-365 | AR,SP,PO,ZP | C | - | - | - | C | C | C | - | - | - | - | - | - | - | - | - | - | - |
| 10.06 | Outdoor entertainment | 8-366 | AR,SP,PO,ZP | - | - | - | - | C | C | - | - | - | - | - | - | - | - | - | - | - | C |
| 10.07 | Outdoor recreation | 8-367 | AR,SP,PO,ZP | C | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | C |

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Exhibit 8-1. Land-use matrix - continued

| | Special Standards | Secondary Review | Zoning District | | | | | | | | | | | | | |
|--|---|------------------|-----------------|-----|-----|-----|-----|-----|-----|-----|-----|----|-----|----|----|----|
| | | | R-1 | R-2 | R-6 | R-7 | C-1 | C-2 | C-3 | I-1 | L-1 | M | MUW | | | |
| 11 Government & Community Services | | | | | | | | | | | | | | | | |
| 11.01 | Administrative government center | 8-381 | AR,SP,PO,ZP | - | - | C | - | C | P | P | C | - | - | C | | |
| 11.02 | Animal shelter | 8-382 | AR,SP,PO,ZP | - | - | - | - | - | - | - | C | - | - | - | | |
| 11.03 | Cemetery | 8-383 | AR,SP,PO,ZP | C | C | - | - | - | - | - | C | - | - | - | | |
| 11.04 | Civic use facility | 8-384 | AR,SP,PO,ZP | C | - | C | - | C | P | P | C | C | - | C | | |
| 11.05 | Community center | 8-385 | AR,SP,PO,ZP | C | C | C | C | P | P | P | C | C | - | P | | |
| 11.06 | Community cultural facility | 8-386 | AR,SP,PO,ZP | C | C | C | - | C | C | C | C | C | - | C | | |
| 11.07 | Community garden | 8-387 | SP,ZP | P | P | C | P | P | P | P | P | C | - | C | | |
| 11.08 | Educational facility, post-secondary | 8-388 | AR,SP,PO,ZP | C | C | C | - | C | P | C | C | - | - | - | | |
| 11.09 | Educational facility, pre-K through 12 | 8-389 | AR,SP,PO,ZP | C | C | C | - | C | C | - | - | - | - | - | | |
| 11.10 | Maintenance garage | 8-390 | AR,SP,PO,ZP | - | - | - | - | - | - | - | P | - | - | - | | |
| 11.11 | Park | 8-391 | AP,SP,PO,ZP | P | P | P | P | P | P | P | P | P | P | P | P | P |
| 11.12 | Public safety facility | 8-392 | AR,SP,PO,ZP | C | - | - | - | C | P | C | C | - | - | C | | |
| 11.13 | Recreation trail | 8-393 | - | C | C | C | C | C | C | C | C | C | C | C | C | C |
| 11.14 | Worship facility | 8-394 | AR,SP,PO,ZP | C | C | C | - | C | P | C | C | - | - | - | | |
| 12 Telecommunications and Utilities (6) | | | | | | | | | | | | | | | | |
| 12.01 | Radio broadcast facility | 8-411 | SP,PO,ZP | C | C | - | - | - | - | - | C | - | - | - | | |
| 12.02 | Solar power plant | 8-412 | SP,PO,ZP | C | C | - | C | - | - | - | C | C | - | - | | |
| 12.03 | Stormwater management facility | 8-413 | - | P | P | P | P | P | P | P | P | P | P | P | P | P |
| 12.04 | Telecommunication collocation (class 1) | 8-414 | ZP | WT | WT | WT | WT | WT | WT | WT | WT | WT | WT | WT | WT | WT |
| 12.05 | Telecommunication collocation (class 2) | 8-415 | ZP | P | P | P | P | P | P | P | P | P | P | P | P | P |
| 12.06 | Telecommunication tower | 8-416 | ZP | WT | WT | WT | WT | WT | WT | WT | WT | WT | WT | WT | WT | WT |
| 12.07 | Utility installation, major | 8-417 | SP,PO,ZP | C | C | C | C | C | C | C | C | C | C | C | C | C |
| 12.08 | Utility installation, minor | 8-418 | ZP | P | P | P | P | P | P | P | P | P | P | P | P | P |
| 12.09 | Utility maintenance yard | 8-419 | AR,SP,PO,ZP | - | - | - | - | - | - | - | P | - | - | - | | |
| 13 Transportation | | | | | | | | | | | | | | | | |
| 13.01 | Bus storage facility | 8-431 | AR,SP,PO,ZP | C | - | - | - | C | C | - | C | - | - | - | | |
| 13.02 | Marina | 8-432 | AR,SP,PO,ZP | - | - | - | - | - | - | - | - | - | P | - | | |
| 13.03 | Mass transit terminal | 8-433 | AR,SP,PO,ZP | - | - | - | - | C | P | C | C | - | - | C | | |
| 13.04 | Off-site parking lot | 8-434 | SP,ZP | - | - | - | - | C | P | C | C | C | - | C | | |
| 13.05 | Park-and-ride lot | 8-435 | SP,PO,ZP | C | C | - | - | P | C | - | C | C | - | - | | |
| 13.06 | Street | 8-436 | - | P | P | P | P | P | P | P | P | P | P | P | P | P |
| 14 General Storage | | | | | | | | | | | | | | | | |
| 14.01 | Boat yard | 8-451 | AR,SP,PO,ZP | C | - | - | - | - | - | - | C | - | C | C | | |
| 14.02 | Indoor boat storage | 8-452 | SP,PO,ZP | - | - | - | - | - | - | - | C | - | C | - | | |
| 14.03 | Personal storage facility | 8-453 | AR,SP,PO,ZP | - | - | - | - | - | - | - | C | - | - | - | | |
| 14.04 | Truck terminal | 8-454 | AR,SP,PO,ZP | - | - | - | - | - | - | - | C | - | - | - | | |
| 14.05 | Warehouse | 8-455 | AR,SP,PO,ZP | - | - | - | - | - | - | - | C | - | - | - | | |

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Exhibit 8-1. Land-use matrix – continued

| | Special Standards | Secondary Review | Zoning District | | | | | | | | | | | |
|--|-------------------|------------------|-----------------|-----|-----|-----|-----|-----|-----|-----|-----|---|-----|--|
| | | | R-1 | R-2 | R-6 | R-7 | C-1 | C-2 | C-3 | I-1 | L-1 | M | MUW | |
| 15 Industrial and Manufacturing | | | | | | | | | | | | | | |
| 15.01 Artisan shop, Type I | 8-471 | AR, SP, PO, ZP | - | - | - | - | P | P | P | C | - | - | C | |
| 15.02 Artisan shop, Type II | 8-472 | AR, SP, PO, ZP | | | | | C | C | C | C | - | - | C | |
| 15.03 Construction equipment repair | 8-473 | AR, SP, PO, ZP | - | - | - | - | - | - | - | C | - | - | - | |
| 15.04 Construction equipment sales and service | 8-474 | AR, SP, PO, ZP | - | - | - | - | - | - | - | C | - | - | - | |
| 15.05 Contractor yard | 8-475 | AR, SP, PO, ZP | - | - | - | - | - | - | - | C | - | - | - | |
| 15.06 Manufacturing | 8-476 | AR, SP, PO, ZP | - | - | - | - | - | - | C | P | - | - | - | |
| 16 Solid Waste | | | | | | | | | | | | | | |
| 16.01 Composting facility | 8-491 | AR, SP, PO, ZP | C | - | - | - | - | - | - | C | - | - | - | |
| 16.02 Recycling center | 8-492 | AR, SP, PO, ZP | - | - | - | - | - | - | - | C | - | - | - | |
| 16.03 Solid waste transfer station | 8-493 | AR, SP, PO, ZP | - | - | - | - | - | - | - | C | - | - | - | |
| 17 Accessory Uses | | | | | | | | | | | | | | |
| 17.01 Accessory dwelling unit (7) | 8-521 | SP, ZP | C | C | C | C | - | - | - | - | - | - | - | |
| 17.02 Adult family home (7) | 8-522 | ZP | P | P | P | P | - | - | - | - | - | - | - | |
| 17.03 Amateur radio and/or citizens band antenna (7) | 8-523 | ZP | P | P | P | P | P | P | P | P | P | P | P | |
| 17.04 Bed and breakfast (7) | 8-524 | SP, PO, ZP | C | C | C | C | C | - | - | - | - | - | - | |
| 17.05 Boat dock (7) | 8-525 | - | - | - | - | P | - | - | - | - | P | P | P | |
| 17.06 Boathouse (7) | 8-526 | ZP | - | - | - | P | - | - | - | - | - | - | - | |
| 17.07 Exterior communication device | 8-527 | - | P | P | P | P | P | P | P | P | P | P | P | |
| 17.08 Family day care home (7) | 8-528 | ZP | P | P | P | P | P | - | - | - | - | - | - | |
| 17.09 Farm building for non-farm storage | 8-529 | SP, PO, ZP | C | - | - | - | - | - | - | - | - | - | - | |
| 17.10 Fence | 8-530 | - | P | P | P | P | P | P | P | P | P | P | P | |
| 17.11 Firewood storage | 8-531 | - | P | P | P | P | P | P | P | P | P | P | P | |
| 17.12 Foster home and treatment foster home (2,7) | 8-532 | ZP | P | P | P | P | P | P | C | - | - | - | - | |
| 17.13 Garage, nonresidential | 8-533 | AR, ZP | C | C | C | - | P | P | P | P | P | P | P | |
| 17.14 Garage, residential (7) | 8-534 | ZP | P | P | P | P | P | P | P | - | - | - | P | |
| 17.15 Greenhouse (7) | 8-535 | ZP | P | P | P | P | P | P | P | - | - | - | - | |
| 17.16 Home occupation, major (7) | 8-536 | SP, PO, ZP | C | C | C | C | P | P | P | - | - | - | - | |
| 17.17 Home occupation, minor (7) | 8-537 | ZP | P | P | P | P | P | P | P | - | - | - | P | |
| 17.18 Household livestock (7) | 8-538 | ZP | C | - | - | - | - | - | - | - | - | - | - | |
| 17.19 Kennel, hobby (7) | 8-539 | SP, PO, ZP | C | C | - | C | - | - | - | - | - | - | - | |
| 17.20 Light industrial use incidental to sales/service | 8-540 | SP, PO, ZP | - | - | - | - | - | - | - | C | - | - | - | |
| 17.21 Outdoor food and beverage service | 8-541 | SP, PO, ZP | - | - | - | - | C | C | C | - | - | - | C | |
| 17.22 Play structure (7) | 8-542 | - | P | P | P | P | P | - | - | - | - | - | - | |
| 17.23 Pond | 8-543 | SP, ZP | P | P | P | P | C | - | - | - | P | - | - | |
| 17.24 Rural accessory building | 8-544 | - | P | - | - | - | - | - | - | - | - | - | - | |
| 17.25 Sales incidental to industrial use | 8-545 | SP, PO, ZP | - | - | - | - | - | - | - | C | - | - | - | |
| 17.26 Service window, drive-up | 8-546 | SP, PO, ZP | - | - | - | - | C | C | C | - | - | - | C | |
| 17.27 Service window, walk-up | 8-547 | SP, PO, ZP | - | - | - | - | C | C | C | - | - | - | C | |

continued on next page

Exhibit 8-1. Land-use matrix - continued

| | | Special Standards | Secondary Review | Zoning District | | | | | | | | | | | | |
|-----------|---------------------------------------|-------------------|------------------|-----------------|-----|-----|-----|-----|-----|-----|-----|-----|---|-----|---|---|
| | | | | R-1 | R-2 | R-6 | R-7 | C-1 | C-2 | C-3 | I-1 | L-1 | M | MUW | | |
| 17 | Accessory Uses - continued | | | | | | | | | | | | | | | |
| 17.28 | Solar energy system, building-mounted | 8-548 | ZP | P | P | P | P | P | P | P | P | P | P | P | P | P |
| 17.29 | Solar energy system, free-standing | 8-549 | SP,ZP | P | P | P | P | P | P | P | P | P | P | P | P | P |
| 17.30 | Storage container | 8-550 | SP | - | - | - | - | - | C | - | - | - | - | - | - | - |
| 17.31 | Swimming pool [7] | 8-551 | ZP | P | P | P | P | - | - | - | - | - | - | - | - | - |
| 17.32 | Utility cabinet | 8-552 | ZP | P | P | P | P | P | P | P | P | P | P | P | P | P |
| 17.33 | Work/live dwelling unit [7] | 8-553 | SP,ZP | - | - | - | - | C | P | P | C | - | - | - | - | C |
| 17.34 | Yard shed | 8-554 | ZP | P | P | P | P | P | P | P | - | - | - | - | - | - |
| 18 | Temporary Uses | | | | | | | | | | | | | | | |
| 18.01 | Contractor's office | 8-601 | SP,ZP | - | - | P | - | P | P | P | P | - | P | P | P | P |
| 18.02 | Earth materials stockpile | 8-602 | SP,PO,ZP | P | P | P | P | P | P | P | P | - | P | C | C | C |
| 18.03 | Farmers market [8] | 8-603 | SP,PO,ZP | C | - | - | - | P | P | P | - | C | C | C | C | C |
| 18.04 | Farm stand, off-site | 8-604 | ZP | - | - | - | - | P | P | P | C | - | - | - | - | C |
| 18.05 | Farm stand, on-site [7] | 8-605 | ZP | P | P | P | - | P | P | - | - | - | - | - | - | - |
| 18.06 | Livestock for vegetation management | 8-606 | ZP | P | P | P | P | P | P | - | P | P | - | P | - | P |
| 18.07 | Model home | 8-607 | PO,ZP | C | C | C | C | - | - | - | - | - | - | - | - | - |
| 18.08 | Off-site construction yard | 8-608 | SP,PO,ZP | C | C | - | - | - | - | - | C | - | - | - | - | - |
| 18.09 | Party tent | 8-609 | - | P | P | P | P | P | P | P | P | P | P | P | P | P |
| 18.10 | Portable storage container | 8-610 | - | P | P | P | P | P | P | P | P | P | P | P | P | P |
| 18.11 | Seasonal product sales | 8-611 | ZP | C | - | - | - | C | C | - | C | - | C | C | C | C |
| 18.12 | Sidewalk café | 8-612 | ZP | - | - | - | - | P | P | P | - | - | - | - | - | P |
| 18.13 | Special event, major | 8-613 | SP,PO,ZP | C | C | C | C | C | C | C | C | C | C | C | C | C |
| 18.14 | Special event, minor | 8-614 | ZP | P | P | P | P | P | P | P | P | P | P | P | P | P |
| 18.15 | Wind test tower | 8-615 | ZP | P | P | P | P | P | P | P | P | P | P | P | P | P |
| 18.16 | Yard sale | 8-616 | - | P | P | P | P | P | P | P | - | - | - | - | - | - |
| 18.17 | Temporary greenhouse | 8-617 | ZP | - | - | - | - | P | P | P | - | - | - | - | - | - |

Zoning Districts

R-1 Rural Residential; R-2 Single-Family Residential; R-6 Mixed Residential; R-7 Waterfront Residential; C-1 Cottage Commercial; C-2 General Commercial; C-3 Downtown Commercial; I-1 Industrial; L-1 Lakefront Corridor; M Marina; MUW Mixed-Use Waterfront

Key for Land Uses

"-" indicates that the use is not permitted in the zoning district.

"C" indicates that the use is permitted in the zoning district as a conditional. In addition, secondary review procedures may apply as indicated in the matrix.

"P" indicates that the use is permitted in the zoning district by right subject to secondary review procedures as indicated in the matrix.

"WT" indicates that the use is subject to the special review standards and procedures for Wireless Telecommunication Facilities.

Key for Secondary Review

"AR" indicates a building plan is required.

"PO" indicates a plan of operation is required.

"SP" indicates a site plan is required.

"ZP" indicates a zoning permit is required.

When a use is allowed as a conditional use, the reviewing authority may require submission and approval of a building plan, site plan, and/or plan of operation even when not otherwise required.

Notes:

1. An accessory dwelling unit is accessory to a residential use and is therefore listed in Series 17 (Accessory uses).
2. Refer to s. 8-46 that describes the extent to which the city may control the establishment of community living arrangements.
3. A foster home that is owned, operated, or contracted for by the state of Wisconsin or a county department, is not subject to this chapter pursuant to 63 Atty. Gen. 34. All other foster homes and treatment foster homes shall comply with this chapter.
4. A family day care home (4-8 children) is accessory to a residential use and is therefore listed in Series 17 (Accessory uses).
5. A bed and breakfast is accessory to a residential use and is therefore listed in Series 17 (Accessory uses).
6. An amateur radio and/or citizen band antenna is accessory to a residential use and is therefore listed in Series 17 (Accessory uses).