

CITY OF WASHBURN
119 Washington Avenue
P.O. Box 638
Washburn, WI 54891



715-373-6160
715-373-6161
FAX 715-373-6148

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/85188942863?pwd=VVNSZWU2OVFrRFJFTGZ4bCtTWkgrZz09> and entering passcode 857112 or by calling 1 (877) 853-5247 (Toll Free) and entering Webinar ID: 851 8894 2863 and entering passcode 857112 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, April 15, 2021
TIME: 5:30P.M
PLACE: Washburn City Hall

AGENDA:

- Call to Order/Roll Call
- Approval of Minutes of March 18, 2021 Meeting
- Discussion & Action on Special Exception Request to Place Garage in Front Yard, 201 N. 7th Ave. West, Dan Mick & Betsy Arson, Petitioners
- Action on Comprehensive Plan Re-Write Project - Review of the visioning elements (Goals/Objectives) from the previous Plan - Jason Laumann of NWRPC
- Review and Discussion on Potential Changes to Zoning Code - Land Matrix Exhibit 8-1
- Adjourn

March 18, 2021

CITY OF WASHBURN PLAN COMMISSION MEETING

5:30PM Washburn City Hall & Remote Video Conferencing

COMMISSION MEMBERS: Dave Anderson, John Baregi, Leo Ketchum-Fish, Mary Motiff, Adeline Swiston, Britt Serrine, Matt Simoneau

ABSENT:

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 – February 18, 2021 – Moved by Swiston to approve the minutes of February 18, 2021 second by Anderson. Motion carried 6-0, with Ketchum-Fish abstains as he was not at the meeting.

Discussion and Action on Special exception Request to Enlarge a Non-Conforming Structure, 410 End Ave. East – Erin and Tony Jennings Petitioner – The petitioners have submitted an application to construct a 30' x 14' attached garage to their residence. The issue is the residence is already non-conforming, the current rear yard set back is 22' current zoning requires 25' for a primary structure, if allowed to put the addition on the rear yard setback would be reduces to 8'. Article 21-4 Non-conforming structures (b) Enlargement "A nonconforming structure that is used for a conforming use may be enlarged provided the Plan Commission authorizes such enlargement pursuant to the requirements in Article 7". Mr. Jennings address the Commission, he states the garage is almost a necessity to them, and attaching it to the rear of the house would be much more attractive than placing it in the side yard. Moved by Swiston to open floor, second by Anderson. Motion carried 7-0. Greta Kochevar, 209 E. 4th Street has the property next to Tenney and has no issue with the attached garage. Dave Bratley, 402 N. 2nd Ave East, is concerned with the possibility of it being placed on the south side as shown in the drawing, but does not object to it being attached to the house. Britt Serrine, 416 N. 2nd Ave East, also supports the attached garage. Moved by Anderson to close floor, second by Ketchum-Fish. Motion Carried 7 to 0. Discussion held, the factors outlined in 7-154 reviewed. 1) The size of the property in comparison to other properties in the area; *Property is comparable to adjoining properties* 2) The extent to which the issuance of the special exception permit would be in keeping with the overall intent of this chapter; *neutral, unsure of what the intent of the chapter is.* 3) Whether there are any unique circumstances and the nature of those circumstances that warrant the issuance of the special exception; *Properties in this area have similar issues* 4) The nature and extent of anticipated impacts to the natural environment that could potentially occur if the special exception was granted; *No known impact* 5) The nature and extent of anticipated positive and negative effects on properties in the area; *Positive is existing neighbors are supportive, negative setback violations will be greater* 6) Actions the applicant will undertake to mitigate the negative effects, if any, of the proposed special exception; *Unknown* 7) a factor specifically listed under a section of this chapter authorizing the issuance of a special exception; *Article 21, Section 4 (b) and 8) Any other factor that relates to the purposes of this chapter set forth in s. 1-5 or as allowed by state law.* All though all other dimensional standard for the proposed garage can be met, the Deputy Zoning Administrator recommends denial for this exception as it would create a gross violation of the setback regulations and it goes against the standards, we have used to not make any violation greater that it already is. Ketchum-Fish asks City Attorney Lindsey, if we approve this are, we setting a precedence? Lindsey feels it would not, as long as you have substantial evidence that there is no negative impact for the neighborhood. Ketchum-Fish moves to approve this special exception request to add the attached garage to the residence, based on 1) this property is comparable to adjoining properties. as the adjoining properties have the same issues;3) the unique circumstance that other options are less desirable to three of the adjoining neighbors; 5) the positives outweigh the negative. the intention of this standard is to provide spacing between neighbors and in this case provides the best option per three of the

adjoining neighbors. there would be no significant problem that would out way the positives for this special exception. second by Swiston. Motion carries 4 to 2 Anderson, Ketchum-Fish, Swiston, Motiff yes; Baregi, Simmoneu No: with Sirrine abstaining due to being a neighboring property.

Discussion & Action on Special Exception Request to Place Garage in Front Yard, 210 W. Woodland Drive – Brian and Josie Fleig Petitioner- The petitioner is requesting to put a 28' x 32' Garage in the front yard of there home at 210 W. Woodland Drive. In accordance with Article 7 of the Zoning Code, Plan Commission may approve a special exception to allow an accessory building in front of the principal building. Moved by Baregi to approve the special exception request to place garage in front yard at 210 W. Woodland Dr., second by Ketchum-Fish. Section 7-154 was reviewed as follows: 1) The size of the property in comparison to other properties in the area – *Property is about 2 acres and is comparable to other properties* 2) The extent to which the issuance of the special exception permit would be in keeping with the overall intent of this chapter; *this request is not unreasonable* 3) Whether there are any unique circumstances and the nature of those circumstances that warrant the issuance of the special exception; *this location is better suited as the drain field would be in the way to expand the other garage* 4) The nature and extent of anticipated impacts to the natural environment that could potentially occur if the special exception was granted; *no known impact, would not need to remove as many trees* 5) The nature and extent of anticipated positive and negative effects on properties in the area; *no known negative effects* 6) Actions the applicant will undertake to mitigate the negative effects, if any, of the proposed special exception; *no negative effects* 7) A factor specifically listed under a section of this chapter authorizing the issuance of a special exception; *Article 8, Section 8-75* and 8) Any other factor that relates to the purposes of this chapter et forth in s. 1-5 or as allowed by state law *non known.* Vote on original motion, 7-0 motion carried.

Discussion & Action on Plan of Operation-211 W. Bayfield St., David Sneed Petitioner – Mr. Sneed is changing his plan of operation from office space to a Martini Bar. Mr. Sneed's questions in regards to serving outdoors were addressed and he was advised he would need to get a separate permit to do that. Moved by Ketchum-Fish to approve the plan of operation for a Martini Bar at 211 W. Bayfield Street, second by Anderson. Article 7-115 outlines the factors the Plan Commission must use to make their decision to approve or deny. 1) The nature of the land use with regard to the number of employees, nature and extent of truck shipments to and from the site, hours of operation, use of hazardous substances and other operational characteristic *This operation is allowable in this Zoning District C-3, truck shipments would be minimal, he has not listed the number of employees but does have the maximum occupancy to 15 people with normal business owners of 4-10pm daily with some weekend mornings during tourist season. This is in the Downtown Parking District so parking spots are not restricted, but he does have ample off-street parking.* 2) The nature and extent of anticipated positive and negative effects on properties in the area; *due to the small size of the operation there is no need for loading docks, no negative effects known* 3) Actions the applicant will undertake to mitigate the negative effects, if any, of the proposed land use; *No know negative effects.* Vote on original motion. 7-0 motion carried.

Discussion & Action of Request to Place Mural's on Front of the Artists on the Byway Building Located at 406 W. Bayfield Street, Susan Lince and John Hopkins, Petitioner – Moved by Ketchum-Fish to approve the placement of three art work murals at the locations shown in drawing, second by Anderson. Motion carries 7-0

Discussion & Action on Façade Loan Application – Artists on the Byway, 406 W. Bayfield Street, John Hopkins & Susan Lince, Petitioner – Mr. Hopkins & Ms. Lince are asking to borrow \$4,728.81 for their project. This project would include painting, landscaping, murals and new signage. Administrator Kluver has reviewed application and finds it meets the technical requirements of the program. Motion to approve the Façade Loan Application for John Hopkins & Susan Lince, Second by Swiston. Discussion on the percentage of the property used for commercial space, was determined that if the bedroom on the main floor was being turned into gallery, they would be at least 50% commercial as required. Vote on original motion to approve carries 7-0.

Conceptual Discussion on Ordinance Change Regulating Tourist Rooming House- After our recent experience with the contentious request for Conditional Use Permit for a tourist rooming house, Administrator Kluver feels the conditional use permit process is an ineffective tool for regulating such activity, and state law

changes effecting conditional use permits and short-term rentals have effectively limited the options that are available to impose regulations. City Attorney Lindsey agrees and would like some recommendation on what the Commission would like to see in the form of an ordinance for regulation/rules for tourist rooming house. Discussed included; fees, restrictions on length of stay, number of people per room. Attorney Lindsey will draft a proposed ordinance change for the next meeting.

Discussion on Downtown Design Standards for Façade on Accessory Structures- postponed discussion until the next meeting.

We will also begin looking at the Land Matrix at the next meeting to determine what Conditional Use Permit uses should be removed and put standard regulations in for those along with a discussion requirement for Architectural Review.

Follow-Up Discussion with Jason Laumann of NWRPC on Comprehensive Plan Revision Interactive Issues Exercise- No Discussion needed

Adjourn – Motiff adjourns meeting at 8:15pm

Respectfully Submitted,
Tammy L. DeMars
Treasurer/Deputy Clerk

CITY OF WASHBURN
119 Washington Avenue
P.O. Box 638
Washburn, WI 54891



715-373-6160
715-373-6161
FAX 715-373-6148

To: Honorable Mayor and Plan Commission Members
From: Tammy DeMars, Deputy Zoning Administrator
Re: Special Exception for Garage Placement
Date: April 6, 2021

Dan Mick and Betsy Arnson have applied for a permit to construct a 30' x 34' garage. This property is in the R-6 Zoning District, and is located at 201 N. 7th Ave W. Currently the property has a house with an yard shed on approximately 17,500 square feet, the proposed placement of the garage would be in the front yard.

Article 8, Section 8-75 outlines the placement of accessory buildings on a lot; reads in part, except as allowed in this section a detached accessory building shall be located behind the most recessed portion of the front of the principal building. It also goes on to say that pursuant to the procedures and requirements in Article 7, the Plan Commission may approve a special exception to allow an accessory building in front of the principal building. In making such decision, the Plan Commission shall consider (1) the size of subject property, (2) the character of the area, (3) the size of the accessory building, (4) the extent to which the proposed accessory building is visible from public and private streets and other properties in the area, and (5) other factors related to relevant circumstances.

7-154 Outlines the factors that the Plan Commission should consider when making their decision.

- 1) The size of the property in comparison to other properties in the area – *Property is about 17,500 sq ft and is comparable to other properties as a residential neighborhood some of the neighboring properties also have garages in the front yard.*
- 2) The extent to which the issuance of the special exception permit would be in keeping with the overall intent of this chapter; *this request is not unreasonable, all other set backs are met*
- 3) Whether there are any unique circumstances and the nature of those circumstances that warrant the issuance of the special exception; *this property previously had a slightly larger garage in the same location, due to the deteriorating condition it was removed by the owner. If they are required to move the garage further back, they will also need to move the other shed as the garage would restrict their access.*
- 4) The nature and extent of anticipated impacts to the natural environment that could potentially occur if the special exception was granted; *By placing in the same location there would be no need for excavating nor would they have to extend the driveway.*

- (12) **Applicant notification.** Within a reasonable time following the Plan Commission or Common Council's final decision, the zoning administrator shall mail the decision document to the applicant by regular mail.
- (13) **Acceptance by property owner.** If the application is approved, the property owner shall sign the decision document to acknowledge the terms of the approval and return the same to the zoning administrator within 6 months of the decision. Prior to the expiration of the previously specified time period, the property owner may submit a petition to the City Clerk requesting an extension and the Common Council may, with cause, extend the period within which the decision document must be signed. If the signed decision document is not returned within the initial or extended time period, if any, the decision shall become null and void without any further action by the City. The decision document shall only become effective when all required signatures have been obtained and the original signature copy is returned to the zoning administrator.
- (14) **Public record copy.** A duplicate copy of the decision document shall be retained as a public record.

Amendment(s):

1. Ordinance 21-001, adopted January 12, 2021

7-154 Basis of decision

The Plan Commission and the Common Council in making its decision shall consider the following factors:

- (1) the size of the property in comparison to other properties in the area;
- (2) the extent to which the issuance of the special exception permit would be in keeping with the overall intent of the this chapter;
- (3) whether there are any unique circumstances and the nature of those circumstances that warrant the issuance of the special exception;
- (4) the nature and extent of anticipated impacts to the natural environment that could potentially occur if the special exception was granted;
- (5) the nature and extent of anticipated positive and negative effects on properties in the area;
- (6) actions the applicant will undertake to mitigate the negative effects, if any, of the proposed special exception;
- (7) a factor specifically listed under a section of this chapter authorizing the issuance of a special exception; and
- (8) any other factor that relates to the purposes of this chapter set forth in s. 1-5 or as allowed by state law.

Amendment(s):

1. Ordinance 21-001, adopted January 12, 2021

7-155 Imposition of conditions

(a) **Generally.** In approving a special exception, the Plan Commission or Common Council may impose one or more conditions deemed necessary to further the intent and purposes of this chapter.

(b) **Effect on contracts with another party.** The Plan Commission or Common Council shall not condition or withhold approval based upon the property owner entering into a contract or discontinuing, modifying, extending, or renewing any contract, with a third party under which the third party is engaging in a lawful use of the property.¹¹

¹¹ Commentary: See s. 62.23(7)(gm), Wis. Stats. The City, for example, could not require an applicant to terminate an existing contract with another party that is engaged in a lawful use of the property.

April 5, 2021

City of Washburn Plan Commission:

The purpose of this letter is to ask the Plan Commission for a special exception for a garage to be built on the property which is on the corner of Pine Street and 7th Avenue West. The property has our house on it as well.

The drawing submitted shows the measurements of the house to the street blacktop and center of the street which we are assuming is the property line. Also, in the drawing you will see the proposed new garage measurements and distance to the avenue blacktop and center of the avenue. Enclosed is a satellite photo which shows a picture of the garage that was removed two years ago. The new garage square footage will be a little less than the old.

The reason we are asking for a special exception is we would like to build the new garage the same distance from the avenue as the old garage. If you compare the drawing with the overhead photo you will see that the distances match. If we knew that we couldn't build in the same place we may have done something different. We were not told that when we got a permit to remove the old garage. By building in the same location we would not be disturbing additional ground. This distance to the avenue gives plenty of room and it still leaves us with space in our back yard.

If our request is not granted, the position of the new structure would make the existing shed partially inaccessible along with creating a 50 ft. driveway which would involve increased ground disturbance and expense we do not want.

We think that by granting our request would only improve our property value and increase the city tax base while enhancing the beauty of the neighborhood. All our land drains to the south towards Pine Street so wet lands are not an issue. We thank you for your time and hope you will consider our request.

Dan Mick & Betsy Arnson

The image shows two handwritten signatures in black ink. The signature on the left is 'Dan Mick' and the signature on the right is 'Betsy Arnson'. Both signatures are written in a cursive, flowing style.

CONSTRUCTION PERMIT APPLICATION

Permit Request: Remodeling Windows Doors Roofing Siding Plumbing/HVAC
 New Construction Deck Fence Flat Work Electrical Other

Complete the following with name, address, (house # and mailing address) & telephone

Owner Dan Mick / Betsy Aranson E-Mail b.aranson@yahoo.com
 Construction Contractor JOHN NUPRIA Phone 715-292-2866
 Address 73430 Ondossagum Rd. Washburn, WI License # _____
 Excavation Contractor same Phone: _____
 Address _____ License # _____

Owner is ultimately responsible for all code compliance related to the work for which this permit is issued.

PROJECT INFORMATION

Site Address 201 N 7th Ave W Pin # 04-291-2-48-04-05-2-00-312-025
 RE Tax ID # 32942 Zoning District R6 Lot Area approx 17,500 Sq Ft

Description of work NEW GARAGE CONST. 30x34 + 1.5 ft roof overhang vinyl siding asphalt roof concrete slab concrete apron with future blacktop to the street 10' high walls with 4/12 pitch total height 15.5' Estimated Project Cost \$45,000.00

NEW CONSTRUCTION Building Height <u>15.5 ft</u> <input checked="" type="checkbox"/> 1-story <input type="checkbox"/> Other _____ <input type="checkbox"/> 2-story <input type="checkbox"/> Basement	Area Involved Basement _____ sq ft Living Area _____ sq ft Garage <u>1020</u> sq ft Total <u>1020</u> sq ft	Water & Sewer: Water <input type="checkbox"/> Municipal or <input type="checkbox"/> Private Well Sewer <input type="checkbox"/> Municipal or <input type="checkbox"/> Septic Permit Numbers _____
---	--	---

Additional permits that may not be covered by this application: *Driveways; Sewer; Water, Demolition, Sidewalks*

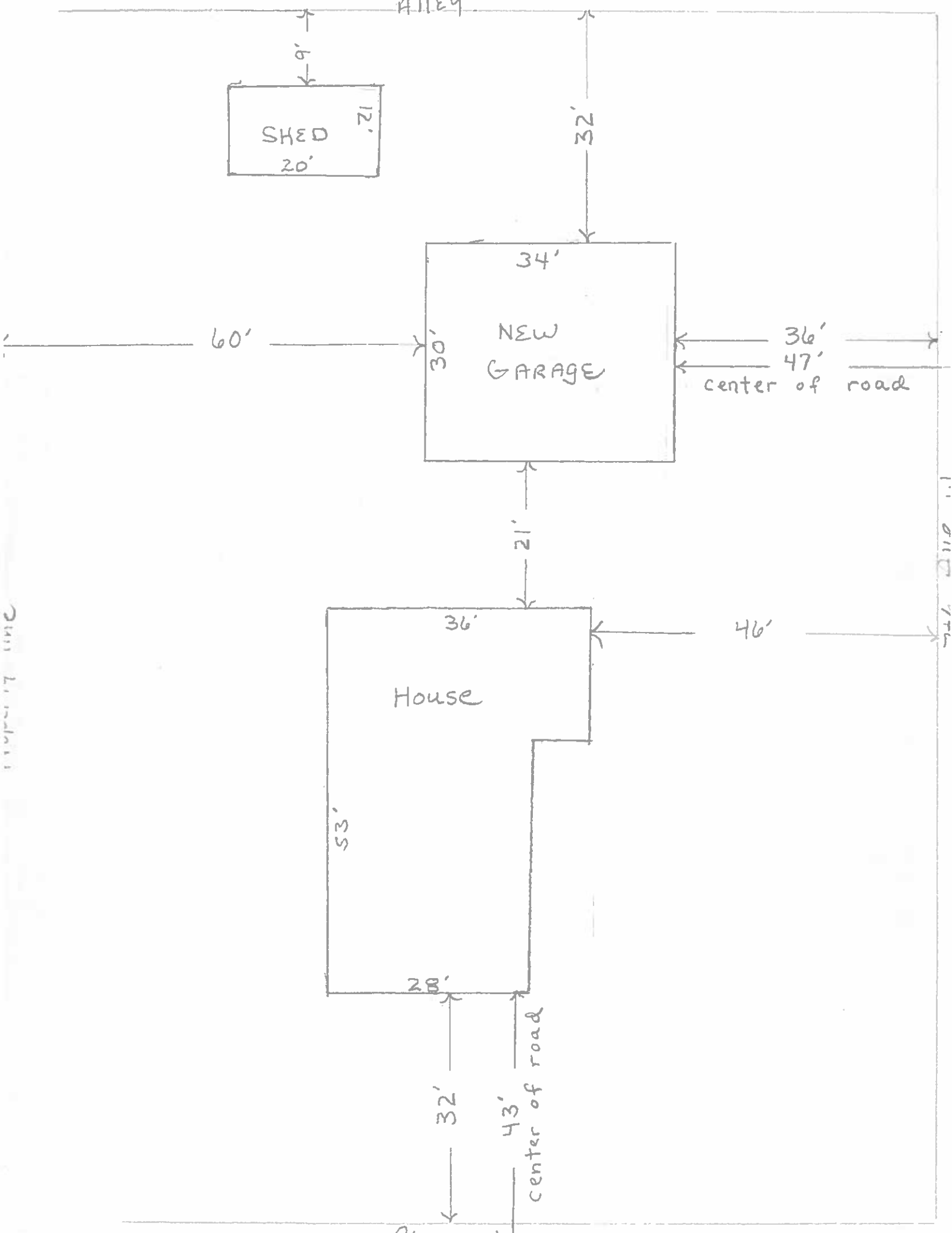
I agree to comply with all applicable codes, statutes and ordinances and with the conditions of this permit; understand that the issuance of the permit creates no legal liability, express or implied, on the State of Wisconsin or the City of Washburn; and certify that all of the above information is accurate. If I am an owner applying for an erosion control or construction permit, I have read the cautionary statement regarding contractor financial responsibility on the reverse side of this application form.

Applicant Signature *Betsy Aranson* *Dan Mick* Date 4-5-21

CONDITIONS OF APPROVAL This permit is issued pursuant to the following conditions. Failure to comply with these conditions may result in suspension or revocation of this permit or other penalty.

See Attached Condition Letter

NOTES	FEES (per Title 15 Municipal Code)	PERMIT ISSUED BY:
	<input type="checkbox"/> Remodeling <input type="checkbox"/> New Construction <input type="checkbox"/> Fence <input type="checkbox"/> Flat Work <input type="checkbox"/> Siding <input type="checkbox"/> Roofing <input type="checkbox"/> Driveway <input type="checkbox"/> Demolition <input type="checkbox"/> Deck <input type="checkbox"/> Shelter <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> Early Start TOTAL _____	DATE ISSUED _____ PERMIT NO. _____





CITY OF WASHBURN

PO BOX 638

WASHBURN, WI 54891

Receipt Nbr: 31037

Date: 4/05/2021

Check

RECEIVED
FROM

BETSY ARNSON

\$50.00

Type of Payment

Description

Amount

Accounting

Account Nbr: 100-00-44400-000-000

50.00

ZONING PERMITS

ARNSON/MICK SPECIAL EXCEPTION REQUEST

TOTAL RECEIVED

50.00

Exhibit 8-1. Land-use matrix

	Special Standards	Secondary Review	Zoning District													
			R-1	R-2	R-4	R-7	C-1	C-2	C-3	I-1	L-1	M	MUW			
1 Agriculture																
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	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

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	M/W		
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

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		
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	
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	
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	
12.04	Telecommunication collocation (class 1)	8-414	ZP	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	
12.06	Telecommunication tower	8-416	ZP	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	
12.08	Utility installation, minor	8-418	ZP	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	
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	-	-	-	-	

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		
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	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	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	P	
17.11	Firewood storage	8-531	-	P	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	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

17	Accessory Uses - 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	
17.28	Solar energy system, building-mounted	8-548	ZP	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
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
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	-
18.02	Earth materials stockpile	8-602	SP,PO,ZP	P	P	P	P	P	P	P	P	-	P	C	-
18.03	Farmers market [8]	8-603	SP,PO,ZP	C	-	-	-	P	P	P	-	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	-
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
18.10	Portable storage container	8-610	-	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	-
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
18.14	Special event, minor	8-614	ZP	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
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).