



**OFFICIAL PUBLIC NOTICE**  
**MEETING OF THE PLANNING COMMISSION AND**  
**ETZ BOARD**

TUESDAY, SEPTEMBER 19, 2023 AT 5:30 PM

COUNCIL ROOM AT THE MUNICIPAL BUILDING, 450 S. MAIN STREET, RICHLAND CENTER, WI 53581

**AGENDA**

**CALL TO ORDER** *Roll Call for the meeting, determine whether a quorum is present; determine whether the meeting has been properly noticed.*

**PUBLIC HEARING FOR THE REQUEST OF A CONDITIONAL USE PERMIT ON TAX PARCEL 022-2833-7000 AT 26635 ROCKY BRANCH LN**

**CONSIDER THE REQUEST FOR A CONDITIONAL USE PERMIT ON TAX PARCEL 022-2833-7000 AT 26635 ROCKY BRANCH LN**

1. Supplemental Materials

**ADJOURNMENT OF THE ETZ BOARD**

**CONSIDER THE REQUEST TO REZONE TAX PARCEL 276-1645-7000 AT 286 W SIXTH ST**

2. Supplemental Materials

**ADJOURNMENT**

Posted this 28th day of August, 2023 by 4:30 PM.  
Copy to the official newspaper the Richland Observer.

Aaron Joyce, City Clerk/Treasurer

PLEASE NOTE: That upon reasonable notice, a minimum of 24 hours in advance, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service contact Ashley Oliphant, City Administrator at 450 S. Main St., Richland Center, WI. 53581 or call 608-647-3466. Notice is hereby given that the council members who are not members of this committee may attend this meeting so as to constitute a quorum of the city council. Any such council member attendance will be for information gathering, discussion, and/or related purposes and will not result in the direct decision making by the city council at the committee meeting. The City of Richland Center is an equal opportunity employer, provider, and lender.

**City of Richland Center  
Staff Report**

**Conditional Use Permit 03-2023**

*For: A storage shed greater than 3,000 square feet on property zoned Agricultural-Residential in the Extraterritorial Zoning District*

**Meetings:**

Joint Planning Commission and ETZ Board Meeting – September 19, 2023 – 5:30 PM  
Common Council Meeting – September 19, 2023 – 6:30 PM

**Applicant:**

Gerald and Belinda Granger  
Parcel ID: 022-2833-7000  
26635 Rocky Branch Lane

**Zoning District:**

**Extraterritorial Zoning – Agricultural-Residential**

**Ordinance Language:**

Chapter 475 – Establishing Extraterritorial Zoning. The purpose of this Chapter is to establish zoning requirements for the extraterritorial jurisdiction as set forth by Resolution No. 21 of said Common Council adopted December 7, 1965, wherein said Common Council elected to exercise extraterritorial zoning power pursuant to the provisions of Wis. Stats. § 62.23 (7a) within the territory contiguous to said City described in Resolution No. 21.

The purpose of the Zoning Ordinance is to promote the orderly development of the varying land uses, regulating construction and location of those uses, and providing for the safety, health and accessibility of the public.

§ 475.07 (1)(b) – An accessory building in an “R” district which exceeds 3,000 square feet in floor area requires a conditional use permit per § 475.04(5)(c).

§ 475.04 (5)(c) – In all “R” districts no accessory building shall be erected which exceeds three thousand square feet of floor area except by conditional use permit.

**Comprehensive Plan:**

Land Use Goal – Land use policies and zoning that maximize the available opportunities and encourages residential, commercial and industrial development.

Land Use Goal: - Follow the Future Land Use identified within the Comprehensive Plan to inform any future zoning and land use decisions.

The Future Land Use Map identifies the subject property as Residential.

**Criteria:**

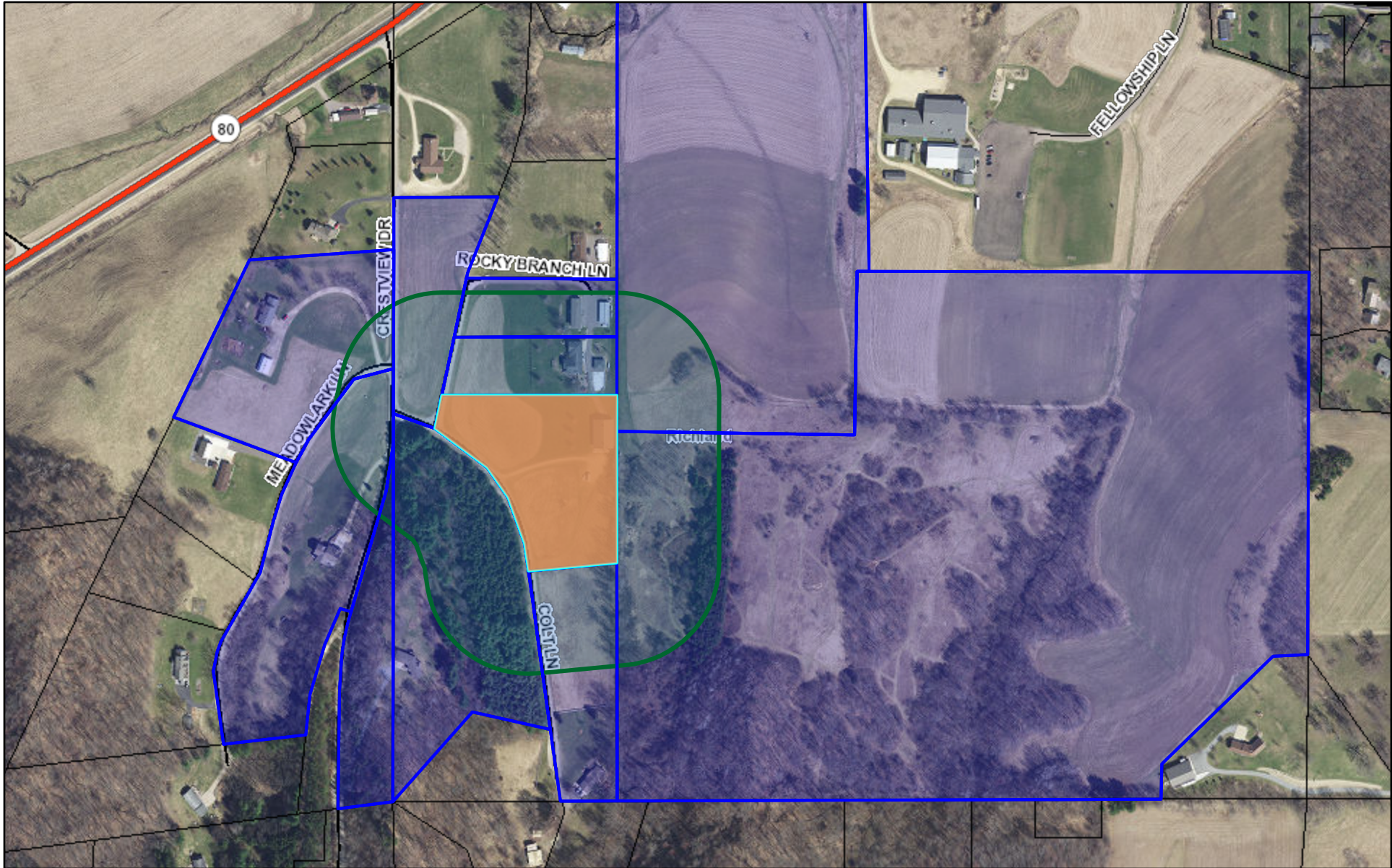
- Is the project consistent with the Comprehensive Plan?
- Is the project compatible with the existing or allowable uses of adjacent properties?
- Can the request demonstrate adequate public facilities, including roads and drainage, and utilities?
- Can the request demonstrate adequate provisions for maintenance of the use?
- Will the request minimize adverse effects on the natural environment?
- The request will not create undue traffic congestion.
- The request will not adversely affect the public health, safety, and welfare.
- The request conforms to all applicable provisions of the code.

**Conditions:**

- The project must be consistent with the plans and specifications submitted at time of application and at the public hearing of the Plan Commission.
- The applicant shall obtain a permit from the building inspector and allow for inspections throughout the project.
- The project shall meet all setbacks.
- The project shall provide erosion control measures before and during construction and shall maintain erosion control until the site is stabilized.
- The applicant shall allow the Building Inspector and City Zoning Staff to have access to the construction site for inspection purposes to verify compliance with City Code, Ordinances and State Code.
- The permit is not transferable.
- The permit is not renewable without another public hearing of the Plan Commission and final decision by the Common Council.
- Project must start within 6 months of Plan Commission and Common Council approval.
- Project must be completed within 1 year of Plan Commission and Common Council approval.
- Any denial of a conditional use may be appealed to Circuit Court

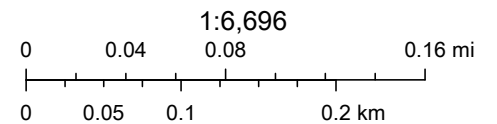
# Granger CUP - 09-2023

Item 1.



8/30/2023, 2:44:08 PM

- Parcel Lines
- Roads
- Municipalities
- City Streets
- Town Roads
- US Hwy
- County Highway
- State Highway



By Richland County GIS, Richland County, WI

**City of Richland Center  
Staff Report**

**Rezoning Petition 01-2023**

Rezone: From Commercial-General to R-5 Residential

**Meetings:**

Planning Commission – September 19, 2023 – 5:30 PM

Common Council Meeting – September 19, 2023 – 6:00 PM

**Applicant:**

Marion M Carley Revocable Trust

Parcel ID: 276-1645-7000

286 W. Sixth Street

**Zoning District:**

**Commercial – General (Rezone to R-5 Residential)**

**Ordinance Language:**

Chapter 400 – The provisions of the Richland Center City Zoning Ordinance shall be held to the minimum requirements adopted to promote the health, morals, comfort, prosperity and general welfare of the City of Richland Center, Wisconsin.

The Zoning Ordinance is adopted for the purpose of:

- Dividing the City into zones and districts, and restricting and regulating therein the location, construction, reconstruction, alteration, and use of structures and land.
- Promoting orderly development of residential, business, industrial, recreational, and public areas.
- Providing adequate light, air, and convenience of access to property.
- Limiting congestion in the public rights-of-way.
- Preventing overcrowding of land and undue concentration of structures by regulating the use of land and buildings and the bulk of buildings in relation to the land and buildings surrounding them.
- Providing for the compatibility of different land uses and the most appropriate use of land throughout the City.

**Comprehensive Plan:**

Land Use Goal – Land use policies and zoning that maximize the available opportunities and encourages residential, commercial, and industrial development.

Land Use Goal – Follow the Future Land Use identified within the Comprehensive Plan to inform any future zoning and land use decisions.

Land Use Strategy 1 – Maximize the current opportunities.

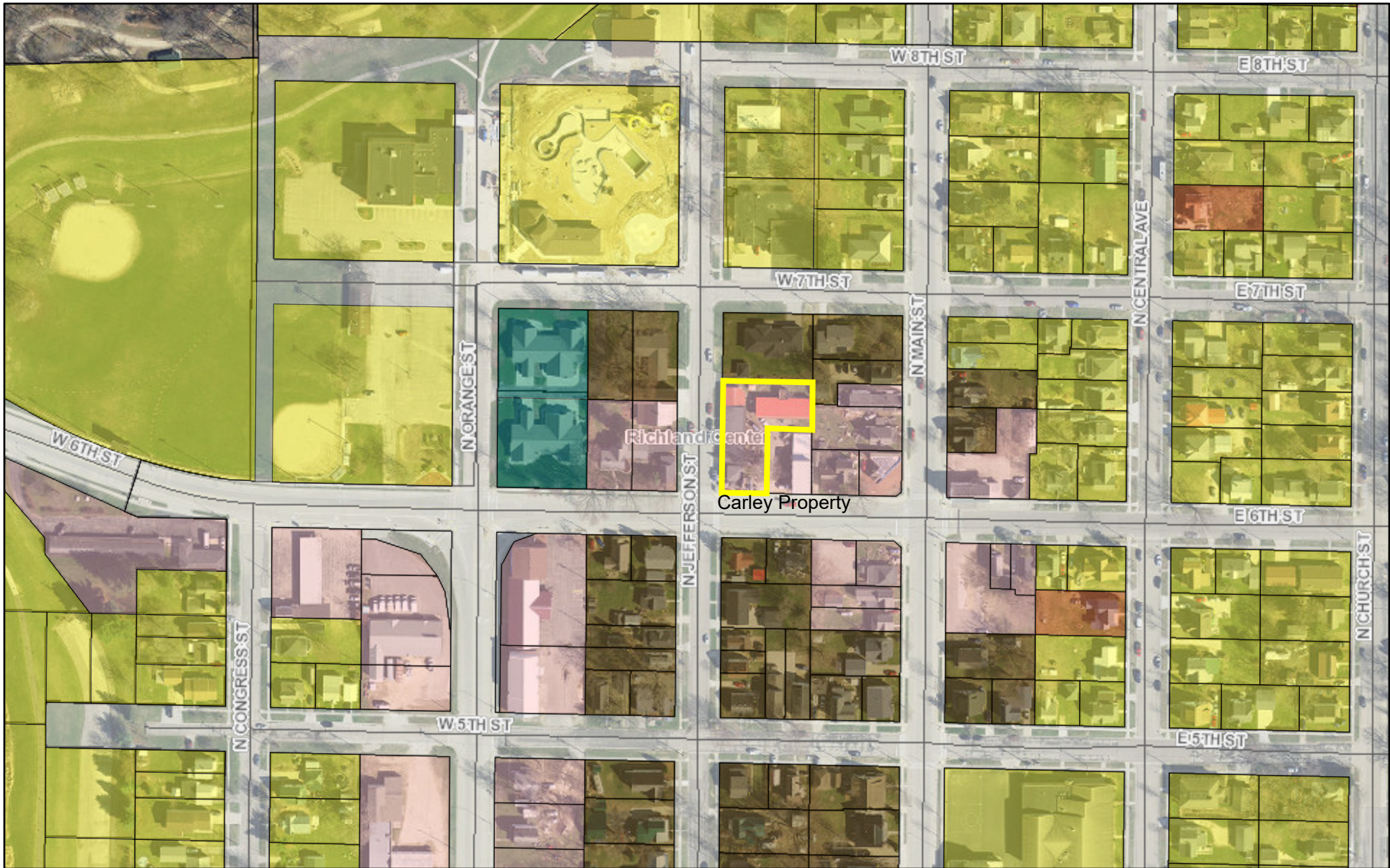
Action: - Consider “up-zoning” single family neighborhoods. Prioritize those areas that currently have vacant lots to encourage multi-family investment.

The Future Land Use Map identifies the subject property as **Commercial**.

**Criteria:**

- Is the project consistent with the Comprehensive Plan?
- Is the project compatible with the existing or allowable uses of adjacent properties?
- Can the request demonstrate adequate public facilities, including roads and drainage, and utilities?
- Can the request demonstrate adequate provisions for maintenance of the use?
- Will the request minimize adverse effects on the natural environment?
- The request will not create undue traffic congestion.
- The request will not adversely affect the public health, safety, and welfare.

# Marion M Carley Rezone Request

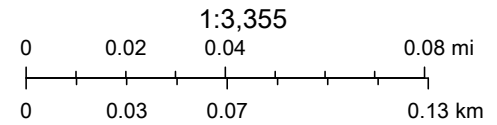


9/13/2023, 11:21:36 AM

**City Zoning**

- (R-2) Residential, One and Two Family
- (CG) Commercial General
- (R-1) Residential, Single-Family
- (R-5) Residential, Five or More Family
- (R-3/4) Residential, Three and Four Family
- Parcel Lines
- Municipalities

- (ROW) Right-of-Way Roads
- City Streets
- Town Roads



By Richland County GIS, Richland County, WI

# ZONING ORDINANCE FOR THE CITY OF RICHLAND CENTER

## CHAPTER 407

### SPECIFIC REGULATIONS AFFECTING LANDS IN A "C-G" GENERAL BUSINESS DISTRICT

#### 407.01 APPLICABILITY OF CHAPTER 400 TO A "C-G" GENERAL BUSINESS

**DISTRICT.** All of the provisions of Chapter 400 of the Zoning Ordinance of the City of Richland Center apply to lands in a "C-G" General Business District except where the provisions of this Chapter are inconsistent with the provisions of Chapter 400, in which case the provisions of this Chapter shall be deemed controlling.

#### 407.02 PERMITTED USES IN A "C-G" GENERAL BUSINESS DISTRICT.

The following uses are permitted in a "C-G" District:

(1) The following residential uses:

(a) Duplex dwellings [Amended by Ord 1993-15]

(b) Small multi-family residences containing three (3) or four (4) dwelling units.

(c) Dwelling units which are located in and which share a building with a permitted retail sales and/or service business, including professional offices, or a conditional use for which a conditional use permit has been issued.

(d) Condominiums in which the units are designed and used for residential purposes or for those commercial uses which are permitted uses in this district.

(e) Boarding House.

(2) Municipal buildings of the City of Richland Center, and governmental offices of the United States, the State of Wisconsin, Richland County or any agency thereof, where the use conducted is generally for offices.

(3) Universities, colleges and vocational schools.

(4) The following retail sales and service businesses:

1. Antique or gift shop.

3. Appliance store.

2. Art and school supply store.

4. Art studio or gallery.

5. Auto parts store.

6. Bakery goods sales and baking of goods for retail sales on premises.

7. Bank, saving & loan institution or credit union.

8. Barber shop and/or beauty parlor.

9. Bed and Breakfast.

10. Bicycle sales and repair.

11. Book, office supply and/or stationery store.

12. Business offices, including professional practitioner's offices.

13. Candy, ice cream, popcorn, nuts, frozen dessert and/or soft drink shop but not of the drive-in type.



14. Camera and photographic supply and processing store.
15. Diaper or hand laundry service provided not more than ten (10) persons are employed.
16. Delicatessen and/or dairy store.
17. Department store.
18. Drug store.
19. Dry cleaning and laundry pickup stations including incidental pressing and repair.
20. Dry goods store.
21. Five and ten store.
22. Florist, but not including greenhouse or outside beds for growing flowers.
23. Furniture store.
24. Garden supply store, provided it is conducted entirely within an enclosed structure.
25. Gift or novelty store.
26. Grocery, meat, fruit or vegetable store.
27. Hardware store.
28. Hobby store including handicraft classes not to exceed ten (10) students.
29. Interior decorating studio.
30. Jewelry sales and repair store.
31. Laundromat of the self-service type.
32. Library.
33. Liquor store, provided the same is licensed to deal in alcohol beverages by the City of Richland Center or other appropriate municipality.
34. Locksmith.
35. Meat market but not including meat processing plant or locker plant.
36. Medical, dental, chiropractic and similar clinics, for human care.
37. Motels, motor hotels and hotels, provided the site shall contain not less than six hundred (600) square feet of area per unit.
38. Museums, art institutes, galleries, and playhouses.
39. Newspaper publishing office.
40. Office Building.
41. Optical and jewelry manufacturing provided the operation is not located within the front twenty (20) feet of the first floor.
42. Photographic supplies and processing of film and prints.
43. Picture framing.
44. Physical culture and health club or spa, dance studio or martial arts school.
45. Pipe and tobacco shop.
46. Post office or private parcel service.
47. Printing shop.
48. Professional offices.
49. Radio and television repair.
50. Record, tape, disk and/or music shop.
51. Restaurant, cafe or tea room, but not including a drive-in restaurant where customers are served in their vehicles.
52. Rugs and floor covering sales.
53. Seat cover, upholstery and/or drapery shop.
54. Shoe store and/or shoe repair establishment.
55. Small appliance repair shop.

56. Sporting goods store.
57. Supperclub, nightclub or restaurant which is licensed to serve alcohol beverages by the City of Richland Center, but not including fraternal lodges, veterans organizations, private clubs or similar non-profit organizations, their meeting halls or clubhouses.
58. Variety store.
59. Wearing apparel store or shop and similar uses.
60. Wholesale office and showroom.
61. Funeral Homes [Added by Ord 2010-12]

**407.03 ACCESSORY USES IN A "C-G" GENERAL BUSINESS DISTRICT.** No accessory structure or use of land shall be permitted in a "C-G" District except for one or more of the following:

- (1) Private garages, off-street parking and loading spaces as regulated by the provisions of this Ordinance.
- (2) Decorative landscape features.
- (3) Public telephone booths.
- (4) On-premises signs as regulated by this Zoning Ordinance or by any other ordinance or Chapter dealing with the regulation of signs.
- (5) Any incidental repair or processing necessary to conduct a permitted principal use, provided such incidental repair or processing shall not exceed thirty per cent (30%) of the floor space of the principal building.
- (6) Buildings temporarily located for purposes of construction on the premises for a period not to exceed the time normally required for completion of such construction or similar construction.

**407.04 CONDITIONAL USES IN A "C-G" GENERAL BUSINESS DISTRICT.** Within any "C-G" General Business District no structure or land shall be used for any of the following uses except with a Conditional Use Permit:

- (1) Animal hospital or clinic.
- (2) Animal boarding kennel.
- (3) Armory.
- (4) Auto Repair garage or facility.
- (5) Automobile or other vehicles of transportation sales whether new or used units.
- (6) Billiard or pool rooms, including video game and electronic game arcades.
- (7) Boat and marine sales, whether new or used units.
- (8) Bowling alley.
- (9) Bus terminal.
- (10) Business, trade or vocational school when conducted entirely within a building.
- (11) Car wash.
- (12) Commercial greenhouse, provided all outside storage is fenced in such a manner so as to screen the stored material from view when observed from the public street.

- (13) Convention hall or convention center.
- (14) Dance hall or teen club.
- (15) Day care center, provided that the facility is licensed by the Wisconsin Dept. of Health & Social Services.
- (16) Drive-in restaurant serving customers in their vehicles.
- (17) Drive-in theater.
- (18) Electrical service, heating, plumbing, appliances, upholstery or air conditioning service shop.
- (19) Fraternal lodges, veterans organizations, private clubs or similar non-profit organizations, and their meeting halls or clubhouses
- (20) Lumber or building material yards, provided they are conducted entirely within an enclosed structure, which if a fence may be eight (8) feet in height when not abutting land located in an "R" District or land in a residential use.
- (21) Motor fuel stations, subject to all other regulations of this Zoning Ordinance.
- (22) Open sales lot or open storage.
- (23) Outdoor amusement facility.
- (24) Pet shop, provided the operation shall not include the boarding of pets on the site, the maintaining of pens or cages outside of the building or operating so as to cause an offensive odor or noise.
- (25) Skating rink.
- (26) Sports arena.
- (27) Stadium.
- (28) Stone or monument dealership.
- (29) Television and radio stations and/or transmitting towers.
- (30) Similar uses, provided the structure in which the use is carried out shall not be located within one hundred (100) feet of any "R" District.
- (31) Accessory structures other than accessory structures specifically permitted in this district.
- (32) Essential service structures, including but not limited to such uses as telephone exchange stations, booster or pressure sub-stations, lift stations, elevated tanks and electric power sub-stations.
- (33) Self Storage warehouse or mini warehouse in which retail sales are not permitted [**Added by Ord 2000-15**]
- (34) Cabinet/Countertop shop [**Added by Ord 2001-14**] NOTE number error: shown as (33) in ordinance
- (35) Community Based Residential Facility. [**Added by Ord 2008-1**]
- (36) Hospitals affording care to humans. [**Added by Ord 2008-1**]
- (37) Medical clinics affording care to humans. [**Added by Ord 2008-1**]
- (38) Residential Care Apartment Complexes. [**Added by Ord 2008-1**]
- (39) Storage warehouse. [**Added by Ord 2008-1**]
- (40) Distribution warehouse. [**Added by Ord 2008-1**]
- (41) Crematory, provided the crematory is smokeless and odorless. [**Added by Ord 2010-7**]
- (42) Indoor shooting range, the use of which is limited to air rifles, shoulder arms firing .22 rimfire cartridges and handguns utilizing cartridges not exceeding .45 ACP. [**Added by Ord 2010-9**]

#### **407.05 BUILDING HEIGHT, LOT WIDTH AND YARD REQUIREMENTS IN A "C-G" DISTRICT.**

- (1) **BUILDING HEIGHT:** No structure or building shall exceed a height of forty-five (45) feet or

three stories in height except as provided in paragraph 400.09 (2) of this Zoning Ordinance.

(2) **SIDE YARD:** A side yard abutting a street shall not be less than fifteen (15) feet in width. There shall be an aggregate side yard for every building of not less than fifteen (15) feet and no single side yard less than seven (7) feet. Side yards adjacent to residential lots shall be twelve (12) feet plus one (1) additional foot for each story of any building on the commercial lot in excess of two (2) stories.

(3) **SET BACK FROM STREET:** The nearest point of any structure to any street right-of-way line shall be set back not less than fifteen (15) feet from the right-of-way line of any public street.

(4) **TRAFFIC VISIBILITY TRIANGLE:** No fences, structures or plantings shall be permitted within any yard areas on a corner lot which shall obstruct or interfere with the visibility within the triangular area of the lot closest to the street intersection described as follows:

Commencing at the point abutting the lot where the right-of-way limits of the streets forming the corner intersect; extending from such point of intersection a distance of fifteen (15) feet along the respective lines where each right-of-way limit abuts the lot; and connected by a straight line joining the two such points fifteen (15) feet distant from each point of intersection to form the base of an isocles triangle.

In addition, no plantings shall be placed within any street right-of-way abutting a corner lot within the area encompassed by extending the base line of such visibility triangle to the point where such extended base line meets the edge of the paved portion of any street.

In the case of any lot or subdivision abutting a state trunk highway, the setback and traffic visibility requirements set forth in the Wisconsin Statutes and/or Wisconsin Administrative Code shall apply, provided that such requirements require a traffic visibility triangle not smaller than required above.

(5) **REAR YARD:** There shall be a minimum rear yard depth of twenty (20) feet for a one (1) story building and twenty-five (25) feet for a building having two (2) stories or more.

(6) **LOT WIDTH:** No lot shall have a frontage of less than fifty (50) feet in width.

(7) **DISTANCE OF DETACHED ACCESSORY BUILDINGS FROM LOT LINES:** No detached accessory structure shall be located closer than the following distances from the indicated lot lines of the lot or parcel upon which it is erected:

(a) No portion of the foundation or wall shall be located less than three feet (3') from the rear lot line, and no portion of the building (including any part of the roof, eaves or eaves trough) shall be located less than one and one-half (1.5) feet from the rear lot line.

(b) Where the entire accessory building is located within a rear yard, no portion of the foundation or wall shall be located less than three feet (3') from the side lot line, and no portion of the building (including any part of the roof, eaves or eaves trough) shall be located less than one and one-half (1.5) feet from the side lot line.

(c) Where any portion of such accessory building is located in a side yard, no portion of the foundation or wall shall be located less than eight feet (8') from the side lot line, and no portion of the building

(including any part of the roof, eaves or eaves trough) shall be located less than six and one-half (6.5) feet from the side lot line.

(d) Notwithstanding the foregoing, where such side or rear lot line abuts a street, the accessory building shall be subject to the same setback requirements from such street as apply to a primary structure.

(e) Additional limitations on detached accessory buildings set forth in sec. 400.04 (5) are applicable in this district.

# ZONING ORDINANCE FOR THE CITY OF RICHLAND CENTER

## CHAPTER 405

### SPECIFIC REGULATIONS AFFECTING LANDS IN AN "R-5" FIVE OR MORE UNIT MULTIPLE FAMILY RESIDENTIAL DISTRICT

**405.01 APPLICABILITY OF CHAPTER 400 TO AN "R-5" MULTIPLE FAMILY RESIDENTIAL DISTRICT.** All of the provisions of Chapter 400 of the Zoning Ordinance of the City of Richland Center apply to lands in an "R-5" District except where the provisions of this Chapter are inconsistent with the provisions of Chapter 400, in which case the provisions of this Chapter shall be deemed controlling.

**405.02 PERMITTED USES IN AN "R-5" DISTRICT.** The following are permitted uses in an "R-5" District:

- (1) Single family dwellings.[Amended by Ord 1993-15]
- (2) Duplex dwellings.[Amended by Ord 1993-15]
- (3) Multi-family residences containing three (3) or more dwelling units.
  - (4) Condominiums wherein all units are designed and used as dwellings.
  - (5) Public parks and playgrounds.
  - (6) Home occupations as defined and regulated by this Zoning Ordinance.
  - (7) Boarding House.
  - (8) Family day care home.
  - (9) Bed and Breakfast.

**405.03 PERMITTED ACCESSORY USES IN AN "R-5" DISTRICT.** No accessory structure or use of land shall be permitted in an "R-5" District except for one or more of the following:

- (1) Private garages, parking spaces and carports for passenger cars.
- (2) Decorative landscape features.
- (3) On-premises signs as regulated by this Zoning Ordinance and by any other ordinance or Chapter dealing with the regulation of signs.

(4) Private swimming pools, tennis courts or similar recreational uses on the same site as such recreational use, and not for hire or held open to the public.

**405.04 CONDITIONAL USES IN AN "R-5" DISTRICT.** None of the following uses shall be permitted in an "R-5" District except with a Conditional Use Permit:

(1) Churches, public schools, parochial schools, colleges, public libraries, public museums and art galleries.

(2) Municipal buildings, excepting the following: sewage disposal plants, garbage incinerators, public warehouses, public garages, public shops and storage yards, and penal or correctional institutions and asylums.

(3) Buildings used exclusively for governmental purposes whether city, county, state or federal, provided that no vehicle or equipment storage or repair shall be permitted in or abutting any building, and also excepting the following: sewage disposal plants, garbage incinerators, public warehouses, public garages, public shops and storage yards, and penal or correctional institutions and asylums.

(4) Nursing homes [**Amended by Ord 2008-1**]

(5) Professional offices, provided that when permitted in this district, a professional office shall be incidental to a primary residential occupancy of the building; not more than forty per cent (40%) of the floor area of not more than one story of one building on the lot shall be occupied by such office; and only one (1) name plate not exceeding one (1) square foot in area, stating the name and profession of the occupant of the premises, may be exhibited.

(6) Day Care Centers. [**Added by Ord 1995-6**]

(7) Self Storage Warehouse or Mini-warehouse, except that no conditional use permit for a Self Storage Warehouse or Mini Warehouse shall be granted for any site located in that portion of the City bounded on the North by 6th Street on the East by Park Street, on the South by Gage Street and on the West by the Pine River. All Self Storage Warehouses or Mini-Warehouses shall have painted exterior walls and side walls shall not exceed nine (9) feet. All driveways to Self Storage Warehouse or Mini-Warehouses shall be graveled or paved. The setback for Mini-warehouses shall be the same as that of a primary building. [**Added by Ord 2001-7; Amended by Ord 2001-17**]

(8) Community Based Residential Facility having capacity for 16 or more persons. [**Added by Ord 2008-1**]

(9) Hospital affording care to humans. [**Added by Ord 2008-1**]

(10) Medical clinic affording care to humans. [**Added by Ord 2008-1**]

(11) Residential Care Apartment Complex. [**Added by Ord 2008-1**]

(12) Storage warehouse. A storage warehouse in an R-5 district may contain office space, but not more than 25% of the total ground floor are of the building may be used for such office space. [**Added by Ord 2008-1**]

**405.05 LOT AREA, FLOOR AREA, HEIGHT, LOT WIDTH AND YARD REQUIREMENTS IN AN "R-5" DISTRICT.**

(1) **HEIGHT:** No structure or building shall exceed a height of forty- five (45) feet or three stories in height except as provided in paragraph 400.09 (2) of this Zoning Ordinance.

(2) **SIDE YARD:** A side yard abutting a street shall not be less than twenty (20) feet in width. There shall be an aggregate side yard requirement of not less than twenty (20) feet and no single side yard less than eight (8) feet.

(3) **SET BACK FROM STREET:** The nearest point of any structure to any street right-of-way line shall be set back not less than twenty (20) feet from the right-of-way line of any public street.

(4) **TRAFFIC VISIBILITY TRIANGLE:** No fences, structures or plantings shall be permitted within any yard areas on a corner lot which shall obstruct or interfere with the visibility within the triangular area of the lot closest to the street intersection described as follows:

Commencing at the point abutting the lot where the right-of-way limits of the streets forming the corner intersect; extending from such point of intersection a distance of fifteen (15) feet along the respective lines where each right-of-way limit abuts the lot; and connected by a straight line joining the two such points fifteen (15) feet distant from each point of intersection to form the base of an isocetes triangle.

In addition, no plantings shall be placed within any street right-of-way abutting a corner lot within the area encompassed by extending the base line of such visibility triangle to the point where such extended base line meets the edge of the paved portion of any street.

In the case of any lot or subdivision abutting a state trunk highway, the setback and traffic visibility requirements set forth in the Wisconsin Statutes and/or Wisconsin Administrative Code shall apply, provided that such requirements require a traffic visibility triangle not smaller than required above.

(5) **REAR YARD:** Unless otherwise permitted, there shall be a rear yard depth of twenty-five (25) feet.

**(6) LOT AREA PER DWELLING UNIT:**

- 1. One Family Structure 8,000 Square Feet
- 2. Two Family Structure 4,000 Square Feet
- 3. Multiple Dwelling with three or more units 2,000 Square Feet, with a minimum of lot size of 8,000 square feet

**(7) FLOOR AREA PER DWELLING UNIT:**

- 1. One Family (One dwelling unit) Structure 850 Square Feet
- 2. Two Family (Two Dwelling unit) Structure 800 Square Feet
- 3. Structures containing three or more dwelling units:
  - Efficiency Units 400 Square Feet
  - One Bedroom Units 540 Square Feet



Two Bedroom Units

720 Square Feet

An additional 120 square feet for each bedroom in excess of two bedrooms.

(8) **RECREATION AREA:** On lots containing three (3) or more dwelling units, at least 300 square feet of lot area shall be preserved solely for recreational purposes.

(9) **DISTANCE OF DETACHED ACCESSORY BUILDINGS FROM LOT LINES:** No detached accessory structure shall be located closer than the following distances from the indicated lot lines of the lot or parcel upon which it is erected:

(a) No portion of the foundation or wall shall be located less than three feet (3') from the rear lot line, and no portion of the building (including any part of the roof, eaves or eaves trough) shall be located less than one and one-half (1.5) feet from the rear lot line.

(b) Where the entire accessory building is located within a rear yard, no portion of the foundation or wall shall be located less than three feet (3') from the side lot line, and no portion of the building (including any part of the roof, eaves or eaves trough) shall be located less than one and one-half (1.5) feet from the side lot line.

(c) Where any portion of such accessory building is located in a side yard, no portion of the foundation or wall shall be located less than eight feet (8') from the side lot line, and no portion of the building (including any part of the roof, eaves or eaves trough) shall be located less than six and one-half (6.5) feet from the side lot line.

(d) Notwithstanding the foregoing, where such side or rear lot line abuts a street, the accessory building shall be subject to the same setback requirements from such street as apply to a primary structure.

(e) Additional limitations on detached accessory buildings set forth in sec. 400.04 (5) are applicable in this district.

#### **405.06 PERFORMANCE STANDARDS APPLICABLE TO AN R-5 DISTRICT.**

(1) **Exterior Storage in Residential Districts.** All materials and equipment shall be stored within a building or fully screened so as not to be visible from adjoining properties or from any public street, except for the following:

(a) Laundry being dried.

(b) Recreational equipment, other than boats, canoes, snowmobiles and trailers.

(c) Boats, canoes, snowmobiles, trailers and unoccupied recreational-type campers and trailers, less than twenty (20) feet in length, if stored in the rear yard and more than five (5) feet from any property line.

(d) Construction and landscaping materials and equipment currently being used on the premises for improvements to the premises, which may be stored for a period not more than forty-five (45) days, while

work is actually in progress.

(e) Off-street parking of an aggregate of not more than three (3) passenger automobiles and pick-up trucks owned by residents of the premises, all of which shall be in condition to be legally operated upon the highways of the state and shall display current registration.

(f) Heating wood intended for use on the premises, but not heating wood being held for sale. Any quantity of heating wood in excess of four (4) cords shall be presumed to be held for sale. All heating wood shall be stored in the rear yard and more than five (5) feet from any property line.

(2) In addition to (1) above, all of the performance standards set forth in sec. 400.07 which are applicable to all zoning districts apply to lands in the R-5 District.