

Date: May 9, 2017
To: Wisconsin Rapids Planning Commission
From: Tim Schwecke, AICP
Subject: Wisconsin Rapids zoning code rewrite project



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Zoning Code Project

We will review Article 6 (Zoning districts and Land Use) at our meeting on May 15, 2017. Below are the key points we'll discuss, along with any other questions you may have.

- Sec. 11.06.02
- Sec. 11.06.06
- Sec. 11.06.63
- Sec. 11.06.66
- Division 6 (Site Design)
- Division 7 (General Architectural Standards)

Division 4 (Dimensional and Related Standard) will be reviewed at our next meeting when we review the standards table, which establishes the setbacks, lot sizes, building heights, etc., for each of the zoning districts.

Comprehensive Plan Update

At previous meetings we've talked about the relationship between the new zoning code and the land use chapter in the City's comprehensive plan, which was adopted in 2009. In particular, we've talked about how the zoning map must be consistent with the future land use map.

Recognizing the fact that the future land use map is somewhat out-of-date and not entirely accurate, we've been asked to update Chapter 7 of the comprehensive plan. The initial draft, dated May 9, 2017 is attached for your review.

This updated draft follows the basic content from the 2009 plan. Most of the chapter lays the groundwork for the future land use map, which we'll review at our next meeting.

Population projections play a key role in crafting a future land use map. Based on the methodology described in Section D(1), starting on page 8, it is estimated that 300 new residents will be added to Wisconsin Rapids over the next 20 years, a relatively modest amount.

That population growth can then be translated into additional land needs. Table 7 on page 11 shows that 352 acres of additional land will be needed for residential growth and 31 acres will be needed for commercial, industrial, and governmental land uses.

Aside from that, we'll review the future land use categories that will be used in crafting the map. We're proposing 7 categories, instead of 13 in the current plan.

Finally, we will review the goals, objectives, and policies (pages 15-18). At this time, no significant changes are being proposed to those.

CHAPTER 11 – ZONING

**ARTICLE 6
ZONING DISTRICTS AND LAND USE**

Divisions

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**DIVISION 1
ZONING DISTRICTS AND ZONING MAP**

Sections

11.06.01	Generally	11.06.05	Effect of boundary line relocation on zoning designation
11.06.02	Establishment and purpose of zoning districts	11.06.06	Consistency with comprehensive plan
11.06.03	Relationship between base and overlay zoning districts	11.06.07	Zoning map
11.06.04	Necessity of zoning district designation		

11.06.01 Generally

The City is divided into a number of base zoning districts so that each parcel of land is located in at least one district and potentially more than one district. For each of these districts, appropriate types of land uses are identified along with development standards when applicable.

11.06.02 Establishment and purpose of zoning districts

(a) **Base zoning districts.** Recognizing that different areas of the City serve unique functions, the City is divided into a number of zoning districts. Even though some of the districts may share similar characteristics, they possess one or more unique qualities that set them apart from the other districts. Although these districts may not now possess each of the attributes in these descriptions, it is intended that as land uses change over time they more closely reflect the intended uses. Uses are allowed in the various districts consistent with the development standards in this article and any development limitations as described in s. 11.06.141. The zoning districts are as follows:

Residential

- (1) **Rural residential (RR) district.** This district is intended to accommodate single-family dwellings at densities not exceeding 0.25 dwelling units per acre, limited agricultural uses, and other compatible land uses. Properties in this district are generally served by individual wells and septic systems. (verify)
- (2) **Residential, one-family (R-1) district.** This district is intended to accommodate single-family dwellings along with compatible community and civic uses.
- (3) **Residential, one- and two-family (R-2) district.** This district is intended to accommodate single-family dwellings and duplex units on lots greater than 5,000 square feet along with compatible community and civic uses.
- (4) **Residential, multi-family (R-3) district.** This district is intended to accommodate a range of higher density dwellings along with compatible community and civic uses.

Commercial

- (5) **Downtown commercial (B-1) district.** This district is primarily intended to accommodate and create a high level of employment and business activity consisting of large- and small-scale uses. Smaller retail stores and specialty shops are common along with indoor attractions. Although professional services are allowed, they are less common. Sidewalk cafes are common during the warmer months of the year. The wide range of permissible uses and development standards are intended to provide significant incentives for infill development, redevelopment, and the continued economic viability of existing development. Residential uses can occur in this district primarily on the upper levels of buildings. Parking is available on the street and in nearby public parking lots and garages. There is a balanced mix of one and multi-story buildings.
- (6) **Highway commercial (B-2) district.** This district is primarily intended to accommodate a wide range of large- and small-scale commercial development along major arterials along with compatible community and civic uses.
- (7) **Mixed use commercial (B-5) district.** This district is intended to be applied exclusively to those areas depicted on the city's adopted land use plan map as "general mixed use." These areas have been determined, via the city's comprehensive master planning process, to potentially be appropriated for a variety of land uses given the character of the existing development pattern in the area, the proximity of the area to major transportation facilities, and the availability of blocks of land which are sufficiently large to allow for integrated, coordinated, comprehensive site planning and mixing of compatible, well-planned land uses.

Industrial

- (8) **General industrial (M-1) district.** This district is intended to accommodate industrial, manufacturing, and storage where most of the activities are conducted within an enclosed building. Compatible community and civic uses are also allowed.
 - (9) **Heavy industrial (M-2) district.** This district is intended to accommodate industrial, manufacturing, and storage uses where some or all the activities are conducted outside of an enclosed building. Compatible community and civic uses are also allowed.
- (b) **Overlay zoning district.** In addition to the base zoning districts enumerated in subsection (a) above, the following overlay zoning districts are established to account for unique conditions or requirements:
- (1) **Wellhead protection overlay district.** This district includes those lands surrounding a public wellhead. Provisions are intended to further control what land uses may occur so that the City's municipal water supplies are reasonably protect from contamination. Additional details are set forth in Article 11.
 - (2) **Floodplain overlay district.** This district includes those lands within the 100-year floodplain as described by the Federal Emergency Management Agency in Flood Insurance Study 55007CV000A. Additional details are set forth in Article 12.
 - (3) **Shoreland-wetland overlay district.** This district includes specified wetlands within the shoreland areas. Additional details are set forth in Article 13.
 - (4) **Shoreland overlay district.** This district includes land within the shoreland areas. Additional details are set forth in Article 14.
 - (5) **Downtown design overlay district.** This district is generally located in the downtown area and is intended to protect and perpetuate the predominant architectural character of the district. Additional details are set forth in Article 15.
 - (6) **Eighth Street corridor overlay district.** This district is located along Eight Street to [REDACTED]. Additional details are set forth in Article 16.
- (c) **Planned Development District (PDD).** Planned development districts are a special type of zoning district and are established consistent with the procedures and requirements in Article 6. Each district is unique and therefore has its own set of development standards that are documented in the general development plan, and associated development agreement, if any. PDD districts are to be numbered sequentially (i.e., PDD-01, PDD-02, etc.).

11.06.03 Relationship between base and overlay zoning districts

If a parcel is located in one or more overlay districts, the regulations that apply to the underlying base zoning district remain in effect, except as modified by the overlay district(s), and if there is any conflict between the overlay districts, the most restrictive shall control.

11.06.04 Necessity of zoning district designation

It is the intent of this article that no land shall be without a zoning district designation, unless specifically noted on the zoning map. In the event a parcel of land is for any reason deemed to be without a designation, no land development shall occur until such time as the Common Council has assigned the parcel an appropriate zoning classification.

11.06.05 Effect of a boundary line relocation on zoning designation

Pursuant to ch. 236, Wis. Stats., a lot line between adjoining parcels of land may be relocated in certain circumstances, potentially making one parcel larger and the other smaller. In those situations where the affected parcels are in different zoning districts, a lot line relocation shall not alter the location of the zoning district boundary until such time as the zoning map has been amended to reflect the new lot line.

11.06.06 Consistency with comprehensive plan

The City of Wisconsin Rapids has adopted a comprehensive plan consistent with s. 66.1001 Wis. Stats., for the purpose of guiding growth and development. The future land use map is especially important in terms of these zoning regulations. All changes to the zoning map must be consistent with the future land use map in effect at the time of the change. Exhibit 6-1 shows which zoning districts are consistent with the adopted future land use map. When one or more zoning districts are listed for a particular future land use classification, the Planning Commission shall recommend, and Common Council shall determine the appropriate zoning classification(s).

Exhibit 6-1. Future Land Use Map to Zoning Map Conversion Matrix

Future Land Use	Base Zoning District										
	PDD	RR	R-1	R-2	R-3	B-1	B-2	B-5	M-1	M-2	C-1
Rural Residential	-	X	-	-	-	-	-	-	-	-	X
Residential	X	-	X	-	-	-	-	-	-	-	X
Mixed Residential	X	-	-	X	-	-	-	-	-	-	X
High Density Residential	X	-	-	-	X	-	-	-	-	-	X
Mixed Use	X	-	-	-	X	X	X	X	-	-	X
Commercial	X	-	-	-	-	X	X	X	-	-	X
Industrial	X	-	-	-	-	-	-	-	X	X	X

Zoning Districts

PDD Planned Development District; RR Rural Residential; R-1 Residential, One-Family; R-2 Residential, One- and Two-Family; R-3 Residential, Multi-Family; B-1 Downtown Commercial; B-2 Highway Commercial; B-5 Mixed Use Commercial; M-1 General Industrial; M-2 Heavy Industrial; C-1 Conservancy

11.06.07 Zoning map

(a) **Title.** The map that depicts the location of the various zoning districts shall be titled "City of Wisconsin Rapids Zoning Map."

(b) **Map series.** The zoning map may consist of two or more maps when needed to clearly depict the various zoning districts and other features typically found on a zoning map. If a map series is used, each map in the series shall include a map number and name and a listing of all maps in the series (i.e., map index).

(c) **Official zoning map.** The City Clerk shall maintain one paper copy of the zoning map as the official map which shall be signed by Mayor and countersigned by the City Clerk. If there is a discrepancy between this zoning map and other maps as may be made available, the map maintained by the City Clerk shall control in all instances.

(d) **Availability.** The zoning map maintained by the City Clerk shall be available for public inspection upon request. The City Clerk and zoning administrator may post the zoning map on the city's website and otherwise make and distribute copies in a manner deemed appropriate.

(e) **Preparation of a new official map.** In the event the zoning map maintained by the City Clerk is damaged, lost, or destroyed the zoning administrator shall notify the Common Council and shall prepare a new zoning map and submit it to the Mayor and the City Clerk for signature.

(f) **History of amendment.** The zoning map maintained by the City Clerk may contain a descriptive history of recent amendments that have been made, indicating the ordinance number and date of action.

(g) **Archive of superseded maps.** The City Clerk shall maintain a permanent archive of superseded zoning maps that are created after **January 1, 2018**.

(h) **Amendment.** The procedure and requirements to amend the zoning map are set forth in Article **5**.

11.06.08 to 11.06.30 Reserved

**DIVISION 2
ALLOWABLE LAND USES**

Sections

11.06.31	Land uses within zoning districts	11.06.35	Special standards for accessory land uses
11.06.32	Land uses not listed in land-use matrix	11.06.36	Special provisions for community living arrangements
11.06.33	Project classified in more than one land-use category	11.06.37	Map of conditional uses
11.06.34	Wind energy		

11.06.31 Land uses within zoning districts

(a) **General purpose zoning districts.** Land uses, as described in Appendix A, that are permitted in one or more of the base zoning districts are classified as principal, accessory, or temporary. Appendix A lists principal land uses (Series 1 to **16**), accessory uses (Series **17**), and temporary uses (Series **18**). Each of the land uses are designated as one of the following in each of the base zoning districts:

- (1) The letter "P" indicates that the use is permitted in the zoning district by right provided that all other requirements of this chapter are met,
- (2) The letter "C" indicates that the use is allowed in the zoning district as a conditional use provided that all other requirements of this chapter are met,
- (3) The letters "WT" indicates that the use is subject to special standards and procedures for Wireless Telecommunication Facilities, or
- (4) A hyphen "-" indicates that the use is not permitted in the zoning district.

Any commercial or industrial land use that is shown as permitted that emits air contaminants, fugitive dust, or potentially offensive odors outside of the building; incinerates any substance; or handles radioactive materials, hazardous substances, hazardous waste, or regulated substances is considered a conditional use.

(b) **Planned development districts.** Land uses that are permitted in a planned development district are enumerated in the general development plan for the district, along with development standards, if any.

(c) **Wellhead protection overlay district.** The wellhead protection overlay district prohibits or restricts those land uses that could contaminate the public water supply. See Article **11** for all of the land-use regulations.

(d) **Floodplain overlay district.** The floodplain overlay district prohibits or restricts those land uses that could be impacted by flood events. See Article **12** for all of the land-use regulations.

(e) **Shoreland-wetland overlay district.** The shoreland-wetland overlay district prohibits various activities that would impact specified wetlands in the shoreland areas of the city. See Article **13** for all of the land-use regulations.

(f) **Shoreland overlay district.** The shoreland overlay district regulates the removal of vegetation and the placement of buildings along navigable water bodies. See Article **14** for all of the land-use regulations.

(g) **Downtown design overlay district.** The downtown design overlay district is not intended to regulate land uses. See Article 15 for all of the related architectural controls.

(h) **Eighth Street overlay district.** The Eighth Street overlay district is not intended to regulate land uses except as set forth in Article 16.

11.06.32 Land uses not listed in land-use matrix

Any land use that is not listed in Appendix A is prohibited unless the zoning administrator determines that such use is substantially similar to another use that is listed using the procedures and requirements set forth in Article 5 for a code interpretation.

11.06.33 Project classified in more than one land-use category

If a proposed project includes both an allowable land use and a prohibited land use, the prohibited portion of the project shall not occur in the zoning district.

11.06.34 Wind energy

This chapter does not include any regulations relating to wind energy systems. The City of Wisconsin Rapids may however, enact an ordinance to regulate wind energy systems pursuant to the procedures and requirements set forth in s. 66.0401, Wis. Stats.

11.06.35 Special standards for accessory land uses

(a) **Generally.** An accessory building may only be established on a parcel when the property has a principal building or one is being constructed.

(b) **Exception for a utility cabinet.** For the purpose of this chapter, a utility cabinet may be established on a vacant lot prior to the establishment of a principal use.

(c) **Exception for removal of a principal building while retaining an accessory building.** Pursuant to the procedures and requirements in Article 5, the Planning Commission may approve a special exception to allow the removal of a principal building, while retaining the accessory building, when the Planning Commission determines that the principal building is dilapidated and the accessory building meets current building codes and serves a useful purpose. If the Planning Commission approves the special exception, the property owner shall record a deed restriction, as approved by the Planning Commission, in the Wood County register of deeds office that controls the use of the accessory building and incorporates any requirement imposed by the Planning Commission as a condition of approval. (verify if wanted)

11.06.36 Special provisions for community living arrangements

(a) **Limitations.** Under state law, the City of Wisconsin Rapids may not limit the number of community living arrangements so long as the total capacity of such facilities does not exceed 25 or one percent of the city's population, whichever is greater. When that threshold is exceeded, the Common Council may prohibit additional community living arrangements from being located in the City. Additionally, when the capacity of community living arrangements in a ward reaches 25 or one percent of the population, whichever is greater, the Common Council may prohibit additional community living arrangements from being located in the ward. A foster home or a foster treatment home that is the primary domicile of a foster parent or foster treatment parent and that is licensed under s. 48.62, Wis. Stats., and an adult family home certified under s. 50.032(lm)(b), Wis. Stats., are exempt from this provision.¹

(b) **Periodic review of existing facilities.** Not less than 11 months but not more than 13 months after the first licensure of an adult family home under s. 50.033, Wis. Stats., or of a community living arrangement and every year thereafter, the Common Council may make a determination pursuant to s. 59.69(15)(j), Wis. Stats., as to the effect of such facility on the health, safety, or welfare of residents of the municipality. If the Common Council determines such facility poses a threat to the health, safety, or welfare of the residents of the municipality, the Common Council may order such facility to cease operation or obtain a conditional use permit to continue operation. Such facility shall cease operation within 90 days after date of the order, or the date of final judicial review of the order, or the date of the denial of a conditional use permit, whichever is later. The fact that an individual with acquired immunodeficiency syndrome or a positive test for the presences of HIV, as defined in s.

¹ Commentary: See s. 59.69(15)(b)(1) and also s. 59.69(15)(bm), Wis. Stats.

252.01(1M), Wis. Stats., antigen or nonantigenic products of HIV or an antibody to HIV resides in a community living arrangement with a capacity of 8 or fewer persons may not be used under this subsection to assert or prove that the existence of the community living arrangement in the community poses a threat to the health, safety, or welfare of the residents of the city.²

11.06.37 Map of conditional uses

The zoning administrator is authorized to prepare a map showing those properties that have an active conditional use permit and to amend the same from time to time.

11.06.38 to 11.06.60 Reserved

**DIVISION 3
GENERAL STANDARDS**

Sections

11.06.61	Licensing with City	11.06.65	Compliance with building codes
11.06.62	Licensing with state agencies	11.06.66	Negative use restrictions
11.06.63	Special provisions for residential land uses		
11.06.64	Driveways		

11.06.61 Licensing with City

In addition to meeting the requirements contained in this article, land uses shall also meet any licensing requirements as may be established by the City.

11.06.62 Licensing with state agencies

If a land use or any related activity requires a license from the state, or its agent, to operate, such license shall be obtained prior to the establishment of such use and maintained for the life of the use or until the state, or its agent, no longer requires such license.

11.06.63 Special provisions for residential land uses

(a) **Use of a recreational vehicle for occupancy.** No mobile home or recreational vehicle shall be used for habitation for more than 14 days per calendar year with no more than 5 consecutive days. (verify)

(b) **On-site storage of a recreational vehicle.** No more than two recreational vehicles may be kept on a residential property. A recreational vehicle that is not stored within a building shall be licensed by the state of Wisconsin or any other state. A recreational vehicle shall not be stored in a building setback as established for the zoning district in which the parcel is located. (verify)

(c) **Parking of a commercial vehicle as an ancillary residential use.** One panel truck or one pickup truck that is used for business purposes and/or personal use may be parked on a residential property. Larger trucks may be allowed as a conditional use (See Appendix A). (verify)

(d) **Residential parking.** Parking of vehicles accessory to a residential use shall be limited to those actually used by the residents, or for the temporary parking of guests.

(e) **Occupancy.** A dwelling unit shall not be occupied by more than one household unit.

(f) **Plumbing fixtures in detached accessory buildings.** A detached nonresidential building may have a toilet and a lavatory sink in a single room (i.e., a half-bath), and one sink. If the detached building is directly related to an outdoor swimming pool or an outdoor sauna, such building may also have a standup shower. Bath tubs are prohibited in all accessory buildings. (verify)

² Commentary: See ss. 59.69(15)(i), 59.69(15)(im), Wis. Stats.

11.06.64 Driveways

(a) **Generally.** Every building shall be served by a driveway that is connected to a public street. The driveway shall be suitable for automobile use, and provide adequate slope, width, and overhead clearance to allow uninhibited access by emergency vehicles and equipment.

(b) **Standards.** A driveway shall comply with the requirements set forth in _____ of the municipal code.

11.06.65 Compliance with building codes

A building shall comply with all applicable building codes for the intended use.

11.06.66 Negative use restrictions

(a) **Legislative findings.** The Common Council finds that the public health, safety, and general welfare of the City are compromised when private parties impose negative use restrictions upon real property in the City which prohibit or have the economic or practical effect of prohibiting the use of such real property for grocery store or drug store purposes after a grocery store or drug store owner or operator has terminated grocery store or drug store operations upon such real property. Such negative use restrictions are separate and distinct from commercially reasonable non-compete clauses included in shopping center development agreements whereby a landlord may agree with a tenant that is a grocery store or drug store not to lease another space in the same shopping center to a second grocery store or drug store, respectively, in order to induce the first tenant to sign a long-term lease as an anchor tenant at such shopping center development.

(b) **Prohibition on negative use restrictions.** A private agreement that purports to impose negative use restrictions upon real property in the City so as to prohibit or have the economic or practical effect of prohibiting the use of such real property for grocery store or drug store purposes after a grocery store or drug store owner or operator has terminated grocery store or drug store operations on such real property, when such use would otherwise be permitted (including as a conditional use) under this chapter, is against public policy, void, and unenforceable. This prohibition applies whether the private agreement is incorporated in a deed restriction, a restrictive covenant, a lease or memorandum of lease, or any other instrument. This prohibition applies to all such private agreements, including those created prior to the effective date of this section.

(c) **Penalties.** The penalty provisions of this chapter shall not apply to any such private agreements entered into prior to _____ insert effective date _____, which is the effective date of this section.

Temporary note: This section is based on Madison's zoning code - (s. 28.146).

11.06.67 to 11.06.100 Reserved

**DIVISION 4
DIMENSIONAL AND RELATED STANDARDS**

Sections

11.06.101	Generally	11.06.109	Building coverage
11.06.102	Lot area	11.06.110	Impervious coverage Floor area
11.06.103	Lot width	11.06.111	Number of principal buildings on a lot
11.06.104	Street frontage	11.06.112	Number of accessory buildings on a lot
11.06.105	Water frontage	11.06.113	Separation requirements for buildings
11.06.106	Building setbacks	11.06.114	Placement of accessory buildings on a lot
11.06.107	Build-to-line	11.06.115	Vision triangle
11.06.108	Building and structure height		

11.06.101 Generally

Lots, buildings, and other structures not located within a planned development district shall conform to the dimensional standards set forth in Appendix D, except as may be otherwise allowed in this chapter. The standards for lots, buildings, and other structures in a planned development district are enumerated in the general development plan for the zoning district.

11.06.102 Lot area

(a) **Generally.** The minimum size of lots shall comply with the requirements set forth in Appendix D, except when such lots are otherwise authorized herein.

(b) **Exemptions.** A parcel created by a land division that is authorized by the City is exempt from the minimum lot area requirements if such parcel is to be dedicated to the public or used for stormwater facilities or other types of development-related infrastructure or common open space, including walking and recreation trails.

(c) **Measurement of lot area.** Lot area is measured on the horizontal plane. For lots created after **insert effective date**, the following features shall not be included when determining the minimum lot area:

- (1) slopes exceeding 10 percent;
- (2) stormwater basins up to the design capacity elevation;
- (3) 100-year floodplains as delineated by an adopted flood insurance rate map (FIRM);
- (4) lakes, streams, manmade ponds, and similar waterbodies up to the elevation of the ordinary high-water mark;
- (5) the area within the proposed right-of-way of a road so designated on a highway width map as may be adopted by Wood County; and
- (6) if the road on which the lot fronts is not located within a public road right-of-way, the area of the easement designated for public road purposes, or the area extending 33 feet from the center of the road if the road is not located within an easement.

(d) **Use of a lot not meeting specified dimensional standards.** The use of a vacant nonconforming lot is governed by requirements set forth in Article **21**.

(e) **Change in lot, generally.** A property owner shall not modify the area of an existing lot by any means so that the resulting lot area is less than the minimum lot area for the zoning district in which such lot is located, or if the existing lot is nonconforming with respect to lot area to reduce the lot area to make it more nonconforming.³

(f) **Change in lot with a conditional use.** The property boundary lines of a lot containing a conditional use shall not be modified in any manner without the express authorization of the Planning Commission. If the Planning Commission determines that the proposed reconfiguration or change in lot area is significant, the proposed

³ Commentary: This provision does not apply to a governmental body that acquires land from a willing or unwilling seller when needed for a public project, such as a road expansion.

change may only occur if the Planning Commission grants a new approval with the proposed lot consistent with the review procedures and requirements for a conditional use in effect at the time.

11.06.103 Lot width

(a) **Generally.** The width of a lot shall comply with the standards set forth in Appendix D.

(b) **Exemptions.** A parcel created by a land division that is authorized by the City is exempt from the lot width requirements if such parcel is dedicated to the public or used for stormwater facilities and other types of development-related infrastructure or common open space including walking and recreation trails.

(c) **Measurement of lot width.** Lot width is measured along an imaginary line generally parallel to the front lot line at the front yard building setback line. Such measurement may not be interrupted by any feature, as in the case of a lot with two areas on the same road.

11.06.104 Street frontage

(a) **Generally.** A lot shall have and maintain frontage on a public street or approved private road for physical access to the lot in the location approved by the city, Wood County, or the state of Wisconsin for the minimum distance set forth in Appendix D. Frontage on a public or private road where access is prohibited does not constitute frontage for the purpose of this section.

(b) **Exemptions.** A parcel created by a land division that is authorized by the City is exempt from the street frontage requirements if such parcel is dedicated to the public or used for stormwater facilities and other type of development-related infrastructure or common open space including walking and recreation trails.

(c) **Measurement of street frontage.** Street frontage is measured along (1) the front property boundary line, (2) the easement dedicated for public road purposes, (3) 33 feet from the centerline of the public road if not located within an easement or right-of-way, or (4) the proposed right-of-way as depicted on a highway width map as may be adopted by Wood County, whichever is furthest from the public road.

11.06.105 Water frontage

(a) **Generally.** A lot fronting on the Wisconsin River shall have at least 100 feet of frontage.

(b) **Measurement of water frontage.** Water frontage is measured perpendicular to one or both of the side lot lines at the ordinary high-water mark.

11.06.106 Building setbacks

(a) **Generally.** Except as allowed in this section, buildings shall comply with the setback requirements set forth in Appendix D. For the purpose of this section, a roof overhang of 24 inches or less shall not be included in any setback measurement.

(b) **Measurement of front-yard setback.** The front-yard setback is measured perpendicular from (1) the front property boundary line, (2) the easement dedicated for public road purposes, (3) 33 feet from the centerline of the public road if not located within an easement or right-of-way, or (4) the proposed right-of-way as depicted on a highway width map as may be adopted by Wood County, whichever is furthest from the public road.

(c) **Measurement of side-yard and rear-yard setback.** The side-yard setback is measured perpendicular to the side yard property boundary line. The rear-yard setback is measured perpendicular to the rear property boundary line.

(d) **Reduction of side yards on narrow lots.** If lot of record has a lot width that is less than what is required, the side yard setback is reduced proportionately to the ratio between the actual and required widths as more fully described in Appendix D.

(e) **Setback averaging for front-yard setback.** In lieu of the minimum front-yard setback specified in Appendix D, an alternative distance may be used in the more developed areas of the city based on the averaging of various specified buildings in the immediate area. The resulting setback may be less than or greater than the specified distance.

In those areas of the city where the majority of principal buildings along a street have less than the required front-yard setback, the setback for any new building or addition to an existing building is determined by averaging the setbacks for buildings within 300 feet that are closer than the established setback.

In those areas of the city where the majority of principal buildings along a street have significantly more than the required front-yard setback, the setback for a new building or an addition to an existing building is determined by averaging the setbacks for those buildings within 300 feet.

For the purpose of this subsection, the following rules shall apply when applying setback averaging:

- (1) Building projections which may extend into the setback area are not to be included.
- (2) Setback reductions as allowed by a variance shall not be included.
- (3) The required setback shall be used for any vacant lot.

(f) **Decks and porches.** Decks and porches are considered to be part of the building to which they are attached, and therefore must comply with all applicable setback requirements.

(g) **Wheelchair access ramps.** The building inspector may, upon written petition, allow the construction of an unenclosed wheelchair access ramp in a setback area, provided the proposed location for the ramp is the only reasonable location based on the existing configuration of the building and the ramp encroaches into the offset area no more than is necessary to provide access to the building. Also see Article 22 for additional provisions relating to reasonable accommodations.

(h) **Structures and uses permitted in setback areas.** The following may be located in a required setback area, provided they do not extend into, or are located within, a utility easement or a required fire lane and meet all other requirements of this chapter:

- (1) landscaping;
- (2) fences as set forth in s. 11.07.409;
- (3) freestanding mailboxes and newspaper boxes;
- (4) play equipment, except not in a front yard;
- (5) small objects easily moved by hand such as birdbaths, birdfeeders, and birdhouses;
- (6) portable grills, picnic tables, and yard furniture but not when located on a patio or deck;
- (7) gardens;
- (8) flag poles,
- (9) compost bins;
- (10) clotheslines;

- (11) retaining walls as set forth in s. 11.07.423;
- (12) sidewalks in a development project, but not closer than 5 feet to a parcel in a residential zoning district or a planned development district that allows residential uses;
- (13) driveways, but not closer than 5 feet to a side lot line;
- (14) boat docks when allowed, but not closer than 5 feet to a side lot line;
- (15) specified building projections and other features as provided for in Exhibit 6-2;
- (16) components of a private on-site sewage system, including holding tanks (if allowed), leach fields, and septic tanks provided separation requirements are met;

Exhibit 6-2. Allowable building projections into a required setback area

Feature	Maximum projection
Sills, belt courses, buttresses, cornices, ornamental features, and the like	8 inches into a required front, side, or rear yard
Eaves	24 inches into a required front, side, or rear yard
Chimney	36 inches into a required front, side, or rear yard
Open or lattice enclosed fire escape, fireproof outside stairway and balcony opening upon fire tower	5 feet into a required side or rear yard
Balconies	3 feet into a required front or side yard; 5 feet into a required rear yard
Sunshades and awnings	3 feet into a required front or side yard; 5 feet into a required rear yard
Areaways	4 feet into a required side yard; 5 feet into a required rear yard
Steps, stoops, and porches, provided they are not higher than the ground floor elevation of the building to which they are attached	8 feet into a required front yard; 3 feet into a required side or rear yard

- (17) wellheads not located in a building or other structure, provided separation requirements in state law are met; and
- (18) other structures and land uses when exempted by the zoning administrator, provided such exemption is in keeping with the intent of this chapter.

11.06.107 Build-to-line

(a) **Generally.** Build-to-lines are established in various zoning districts to ensure that buildings are placed near the street. All such distances are specified in Appendix D.

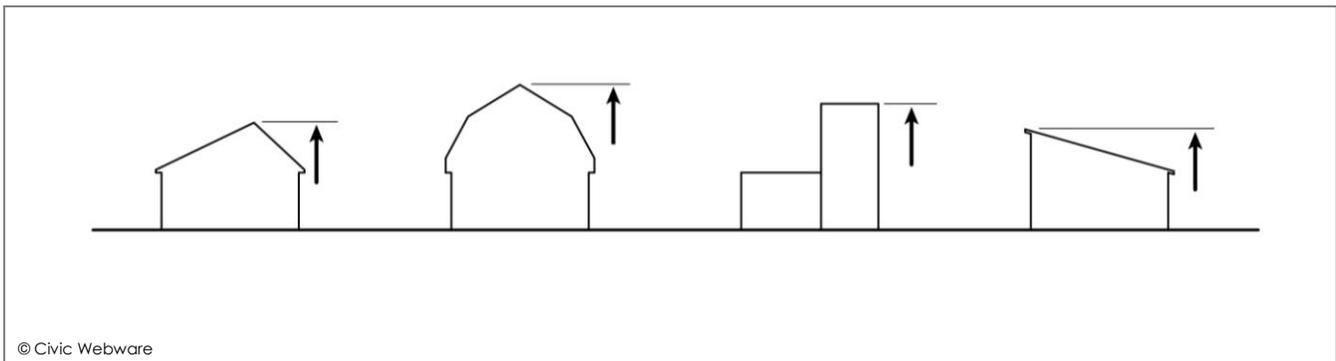
(b) **Measurement of build-to-lines.** The **build-to-lines** are measured perpendicular from (1) the property boundary line abutting a street right-of-way, (2) the easement dedicated for public road purposes, (3) 33 feet from the centerline of the public road if not located within an easement or right-of-way, or (4) the proposed right-of-way as depicted on a highway width map as may be adopted by Wood County, whichever is furthest from the public road.

11.06.108 Building and structure height

(a) **Generally.** Except as allowed in this section, the height of a structure shall comply with the standards set forth in Appendix D.

(b) **Measurement of building height.** The height of a building is measured from the mean elevation of the finished grade along the front of the building to the highest point of any of the following roof types: flat, gable, gambrel, hip, shed, or mansard (Exhibit 6-3).

Exhibit 6-3. Measuring building height



- (c) **Modifications.** The height standards in Appendix D are modified as follows:
 - (1) Essential services, such as utilities, water towers, and transmission towers and lines, are exempt from the height limitation for the zoning district in which they are located.
 - (2) The height of telecommunication towers are governed by the standards established under Article 7.
 - (3) Pursuant to the procedures and requirements in Article 5, the Planning Commission may approve a special exception for spires, steeples, copulas, and chimneys on institutional, commercial, and industrial buildings.

11.06.109 Building coverage

(a) **Generally.** Building coverage is a measure of how much of a lot is occupied by buildings. It is the ratio of the footprint of all buildings on a lot to the net lot area, typically expressed as a percent. Standards for building coverage are used in conjunction with other standards such as building height to ensure buildings fit the zoning district in which they are located.

(b) **Standards.** Development on a lot shall comply with the building coverage standards set forth in Appendix D. The following shall not be included in determining building coverage: decks, patios, swimming pools, and any building with a footprint of 120 square feet or less.

(c) **Determination of net lot area.** For the purpose of this section, the net lot area is determined by subtracting the following from the gross lot area as may be appropriate:

- (1) If the public road is located within a public right-of-way, the area, if any, between the front property line and the proposed right-of-way as depicted on a highway width map as may be adopted by Wood County.
- (2) If the public road is located within an easement, the area within such easement, and the area, if any, between such easement line and the proposed right-of-way as depicted on a highway width map as may be adopted by Wood County.
- (3) If the public road is not located within a public right-of-way or an easement, the area extending 33 feet from the centerline of the public road, and the area, if any, between the previously defined area, and the proposed right-of-way as depicted on a highway width map as may be adopted by Wood County.

(d) **Change in lot, generally.** A property owner shall not modify the area of an existing lot by any means so that the resulting lot does not comply with the building coverage standards set forth in Appendix D.

11.06.110 Impervious coverage

(a) **Generally.** Impervious coverage is a measure of how much of the lot is not able to absorb stormwater. It is the ratio of the total of all impervious surfaces to the net lot area, typically expressed as a percent. Standards are used to control the amount of impervious surface so that stormwater does not cause damage to infrastructure, buildings, and the natural environment, or endanger public safety.

(b) **Standards.** Development on a lot shall comply with the maximum impervious surface ratios set forth in Appendix D. For the purposes of this section, the following features are classified as impervious: concrete, asphalt, gravel, compacted soil, buildings, decks, and swimming pools.

(c) **Determination of net lot area.** For the purpose of this section, the net lot area is determined by subtracting the following from the gross lot area as may be appropriate:

- (1) If the public road is located within a public right-of-way, the area, if any, between the front property line and the proposed right-of-way as depicted on a highway width map as may be adopted by Wood County.
- (2) If the public road is located within an easement, the area within such easement, and the area, if any, between such easement line and the proposed right-of-way as depicted on a highway width map as may be adopted by Wood County.
- (3) If the public road is not located within a public right-of-way or an easement, the area extending 33 feet from the centerline of the public road, and the area, if any, between the previously defined area, and the proposed right-of-way as depicted on a highway width map as may be adopted by Wood County.

(d) **Change in lot, generally.** A property owner shall not modify the area of an existing lot by any means so that the resulting lot does not comply with the impervious surface standards set forth in Appendix D.

11.06.111 Residential floor area

A building intended in whole or part for residential purposes shall provide a minimum floor area as set forth in Appendix D. The following areas are not counted as floor area for the purpose of this section: basements, attics not used for living purposes, attached garages, decks, porches, stoops, any space where the floor-to-ceiling height is less than 6 feet, and similar features.

11.06.112 Floor area of attached garages

The floor area of attached garages shall comply with the standards set forth in Appendix D.

11.06.113 Floor area of detached accessory buildings

The total floor area of detached accessory buildings, whether temporary or permanent, shall comply with the standards set forth in Appendix D.

11.06.114 Number of principal buildings on a lot

(a) **Generally.** Except as allowed in this section, only one principal building is allowed on a lot. In the administration of this subsection, a person may not claim that two or more buildings should be counted as one building by virtue of any of the following:

- (1) connection by a breezeway of any length;
- (2) connection by a deck;
- (3) connection by a porch;
- (4) any underground connection of any type;
- (5) any connection that is not heated, ventilated, or air conditioned in the same manner of the main building;
- (6) any connection that serves no significant purpose other than a walkway;
- (7) any connection that is significantly smaller in dimension than the connected parts; or
- (8) any connection that allows motor vehicles to drive through the connection.

The above distinction is intended to require each building to have a single, integrated configuration of enclosed space and to prohibit the appearance of multiple buildings in excess of established limitations.

(b) **Exception for single-family dwelling unit during construction.** The Planning Commission may approve the issuance of a building permit for a single-family dwelling unit on a lot with an existing single-family dwelling unit, and allow the property owner to occupy the existing unit for a period of time not to exceed 18 months during the construction of the new dwelling unit.

If approval is granted, the property owner shall provide a financial guarantee to the City pursuant to the requirements in Article 5 in such amount as approved by the building inspector and the Planning Commission, and a signed agreement, approved by the city attorney and the zoning administrator. The financial guarantee shall equal 110 percent of the cost of removing the existing dwelling unit and restoring the site to an acceptable condition as determined by the building inspector. In setting the amount of the financial guarantee, the property owner may submit, and the building inspector may require the property owner to submit bids from qualified contractors for all work related to the removal of the building and restoration of the site. The signed agreement shall, at a minimum, include the following provisions:

- (1) The property owner and his/her family and no other may occupy the existing dwelling unit.
- (2) The property owner will remove the existing dwelling unit within 60 days from the issuance of the occupancy permit for the new dwelling unit.
- (3) The City is authorized to access the property to remove the existing dwelling unit if the property owner fails to do so within 60 days of issuance of an occupancy permit for the new dwelling unit.
- (4) The City may assess a special charge against the subject property to the extent the financial guarantee is insufficient to cover the actual cost of removing the existing dwelling unit and restoring the site to an acceptable condition as determined by the building inspector. (verify if wanted)

(c) **Exception for duplexes and multi-family dwelling units.** The Planning Commission may allow more than one duplex or multi-family dwelling on a single lot, provided the overall density of such units does not exceed the density otherwise allowed on individual lots.

(d) **Exception for commercial and manufacturing buildings.** The Planning Commission may allow more than one commercial or manufacturing building, when such building is needed for the operation of an existing use that is allowed by right or has been approved as a conditional use.

(e) **Additional standards.** When more than one permanent building is allowed on a lot, the Planning Commission may (1) require a greater setback than what is normally required for the zoning district in which it is located, (2) require additional landscaping or screening, (3) establish a minimum separation between principal buildings, and (4) impose any other condition necessary to account for concerns related to the purposes of this chapter set forth in s. 11.01.05 or in any other section of this chapter.

11.06.115 Number of accessory buildings on a lot

The number of accessory buildings on a lot shall comply with the requirements set forth in Appendix D. In the administration of this section, a person may not claim that two or more buildings should be counted as one building by virtue of any of the following:

- (1) connection by a breezeway of any length;
- (2) connection by a deck;
- (3) connection by a porch;
- (4) any underground connection of any type;
- (5) any connection that is not heated, ventilated, or air conditioned in the same manner of the main building;
- (6) any connection that serves no significant purpose other than a walkway;
- (7) any connection that is significantly smaller in dimension than the connected parts; or
- (8) any connection that allows motor vehicles to drive through the connection.

The above distinction is intended to require each building to have a single, integrated configuration of enclosed space and to prohibit the appearance of multiple buildings in excess of established limitations.

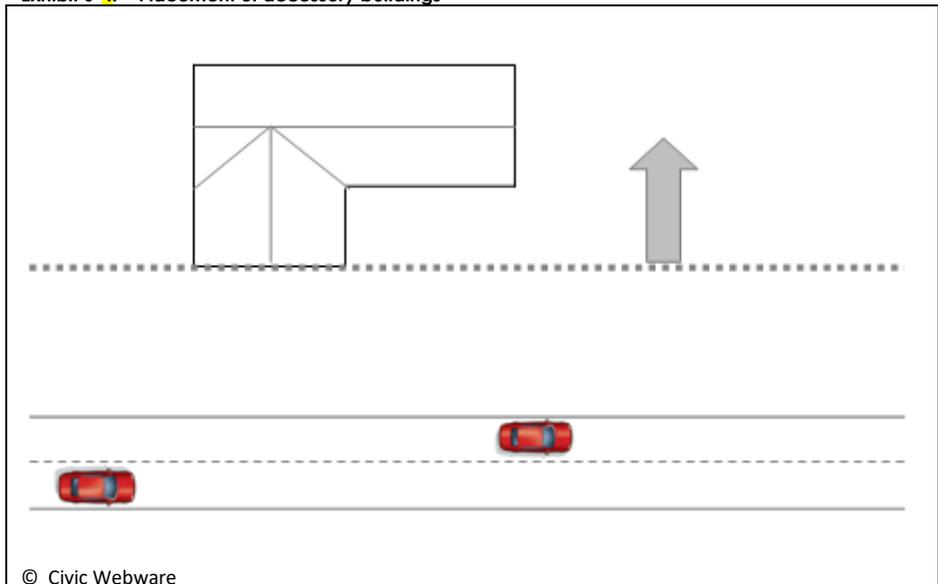
11.06.116 Separation requirements for buildings

An accessory building shall be erected or otherwise placed on a lot so that it is at least 10 feet to the principal building on the lot, without a firewall.

11.06.117 Placement of accessory buildings on a lot

Except as permitted in this section, a detached accessory building shall be located behind the front face (i.e., face of the building closest to the street) of the principal building (Exhibit 6-4). In the case of a corner lot, the accessory building shall meet the minimum setback requirements from all streets. Pursuant to the procedures and requirements in Article 5, the Planning Commission may approve a special exception to allow an accessory building in front of the principal building. In making such decision, the Planning Commission shall consider (1) the size of the 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. (verify if wanted)

Exhibit 6-4. Placement of accessory buildings

**11.06.118 Vision triangle**

(a) **Purposes.** Vision triangles are established at the intersection of existing and proposed roadways to help ensure that motorists are able to see pedestrians and cross traffic.

(b) **Establishment.** A vision triangle is formed by two lines along the right-of-way for the distances listed below and a chord connecting the end of those two lines (Exhibit 6-5).

- (1) 10 feet along an alley
- (2) 15 feet along a local street
- (3) 40 feet along all other roadways

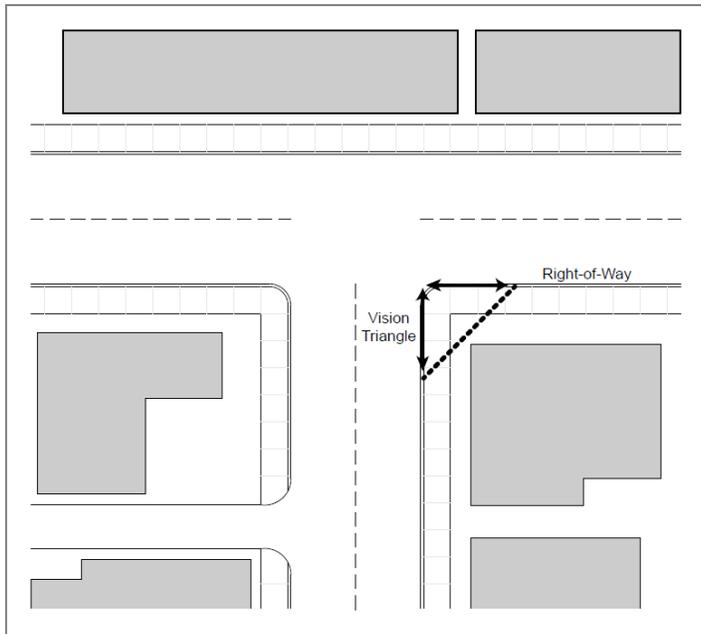
(c) **Applicability.** This section applies to all new development, except in the B-1 zoning district. Furthermore, the zoning administrator may, on a case-by-case basis, allow a lesser standard in those zoning districts where reduced or no building setbacks are encouraged or required.

(a) **Requirements of other jurisdictions.** When one or both of the roadways at an intersection are under the control of the county, state, or federal government, development shall comply with the requirements imposed by the jurisdiction with authority. In all cases, the requirement imposing the largest vision triangle shall control.

(b) **Permissible use.** The area in a vision triangle shall be kept unobstructed from 2½ feet to 10 feet above the elevation of the centerline of the intersection, except for traffic signs, public utility poles, single-stem tree trunks without branches, and similar features as determined by the zoning administrator.

(Existing code s. 11.06(1) with modifications)

Exhibit 6-5. Vision triangle



11.06.119 to 11.06.140 Reserved

**DIVISION 5
ENVIRONMENTAL AND ENGINEERING**

Sections

11.06.141	Site restrictions	11.06.146	Noise
11.06.142	Building grade	11.06.147	Noxious fumes and smoke
11.06.143	Sanitation and water supply	11.06.148	Vibrations
11.06.144	Erosion control	11.06.149	Fire and explosions
11.06.145	Stormwater management		

11.06.141 Site restrictions

If the zoning administrator determines that a parcel of land, whether vacant, partially developed, or fully developed, contains one or more development constraints that would preclude the normal use of the parcel for a use that is otherwise permitted in the zoning district in which it is located, he or she shall render a written determination that states the best available facts related to the development constraint and other information as may be appropriate. Examples of development constraints include unfavorable topography, rock formations, shallow depth to bedrock, unstable or otherwise unsuitable soils, stormwater runoff, inadequate drainage, erosion susceptibility, high groundwater, or any other constraint that is harmful to the public health, safety, and welfare. Once such a determination has been made, the zoning administrator, building inspector, or other governmental official or body shall not issue a development order or other approval authorizing the development in the area subject to the development constraint. The property owner has the right to appeal such administrative decision consistent with the procedures and requirements in Article 5. The zoning administrator may reconsider his or her determination at any time and render a new determination if new or additional facts become known or if the facts upon which the determination was made are not accurate.

11.06.142 Building grade

The first floor of a building that is erected or otherwise placed on a lot shall be set at a grade approved by the city building inspector. In establishing the building's grade, the building inspector should consider the grade of other buildings in the immediate area, effects on drainage, and safe vehicular access. If the building, in whole or in part, is located within the 100-year floodplain, the first floor elevation shall comply with requirements set forth in Article 12.

11.06.143 Sanitation and water supply

A land use involving human use or occupancy shall be served by safe and adequate facilities for water supply and sewage disposal consistent with applicable regulations as may be adopted by the City. (Chapter 5 of the municipal code)

11.06.144 Erosion control

Any land-disturbing activity authorized by this chapter shall comply with applicable erosion control regulations as may be adopted by the City. (Chapter 32 of the municipal code)

11.06.145 Stormwater management

Any land-disturbing activity authorized by this chapter shall comply with applicable stormwater management regulations as may be adopted by the City. (Chapter 35 of the municipal code)

11.06.146 Noise

In addition to any regulations relating to noise in this chapter, all land uses shall comply with the standards for noise in s. 25.18 of the municipal code.

11.06.147 Noxious fumes and smoke

In addition to any regulations relating to fumes and smoke in this chapter, all land uses shall comply with the standards in s. 25.10 of the municipal code.

11.06.148 Vibrations

No industrial operation or activity shall cause at any time ground transmitted vibrations in excess of the limits set forth below. Vibration (the periodic displacement, measured in inches of earth) shall be measured at any point along the exterior boundary of the industrial park district with a three component measuring instrument approved by the common council and shall be expressed as displacement in inches. (current code 11.04(6))

Frequency Cycles/Second	Maximum Permitted Displacement Along Subdivision Boundaries (in inches)
0 to 10	0.0008
10 to 20	0.0005
20 to 30	0.0002
30 to 40	0.0002
40 and over	

11.06.149 Fire and explosions

Any land use involving materials which could decompose by detonation shall be located at least 400 feet from a property in a residential or commercial zoning district or a planned development district, except that this standard shall not apply to the storage or usage for normal residential or business purposes. All activities and storage of flammable and explosive materials at any point shall be provided with adequate safety and fire fighting devices consistent with all fire prevention codes of the state of Wisconsin.

11.06.150 to 11.06.180 Reserved

**DIVISION 6
SITE DESIGN**

Sections

11.06.181	Legislative findings	11.06.183	General site design principles
11.06.182	Applicability	11.06.184	Specific design principles

11.06.181 Legislative findings

The Common Council makes the following legislative findings regarding the site design requirements in this chapter:

- (1) The design and layout of a site, including principal and accessory buildings, pedestrian routes, parking areas, access drives, building service areas, docking and loading areas, outdoor lighting, signage, stormwater management facilities, and other site features, can have a substantial and long-lasting effect on the utility of the subject property and on surrounding properties and the overall character of a community.
- (2) The requirements in this section are intended to provide meaningful guidance to applicants, design professionals, and public officials.
- (3) The requirements in this section are intended to promote the public health, safety, and welfare and are reasonably related to the public purpose of achieving an attractive, functional, and prosperous community.

11.06.182 Applicability

Those land uses designated as requiring site plan review in the land-use matrix (Appendix A) must comply with the requirements in this division.

11.06.183 General site design principles

Development subject to review under this division shall adhere to the following design principles along with other requirements that may apply:

- (1) A building shall be arranged on the site so as to not impede traffic accessibility and circulation to or from adjacent streets and adjoining sites developed with similar nonresidential uses.
- (2) The front of the building shall be generally parallel to the street or a public area, such as a courtyard, plaza, or the like.
- (3) Cross accesses shall be provided between adjoining commercial parcels whenever it is feasible to do so.
- (4) A docking or loading area for a commercial, institutional, or industrial building shall be easily accessible to service vehicles, separated from the on-site parking area, and designed to serve multiple establishments and tenants, when possible. Such docking or loading area shall not be readily visible from a public street, an on-site customer parking area, or an abutting property in a commercial or residential district or a planned development district that allows residential uses. Screening from view may be accomplished by (a) integrating such area into the overall design of the building (e.g., inside of the building or use of architectural extension of a building wall), (b) using a fence; a berm; landscaping, above what is otherwise required in this chapter; other suitable feature; or (c) any combination thereof.
- (5) Existing natural resources and topographic features on the site shall be preserved to the greatest extent possible while affording a reasonable use of the property.
- (6) The project shall not create any hazard.
- (7) The project shall be designed to avoid existing hazards, whether manmade or natural, and if avoidance is not possible, to mitigate the effects of the hazard to a satisfactory level necessary to protect the public health, safety, and welfare.

- (8) Parking areas and pedestrian routes located on the site shall be designed to promote safety and efficient traffic flow.

11.06.184 Specific design requirements

In addition to the principles enumerated in this division, projects shall be designed to comply with all other development standards in this chapter that may apply.

11.06.185 to 11.06.200 Reserved

**DIVISION 7
GENERAL ARCHITECTURAL STANDARDS**

Sections

11.06.201	Legislative findings	11.06.203	Architectural standards
11.06.202	Applicability	11.06.204	Additional standards in the Downtown Design Overlay district

11.06.201 Legislative findings

The Common Council makes the following legislative findings regarding the architectural requirements in this article:

- (1) The outward design appearance of a building can have a substantial and long-lasting effect on surrounding properties and the overall character of a community.
- (2) Buildings and especially those within a largely developed area should fit into the context in which they occur.
- (3) Architectural design standards should allow for a variety architectural styles and be flexible to the greatest extent possible.
- (4) The standards in this section are intended to provide meaningful guidance to applicants, design professionals, and public officials.
- (5) This section is not intended to limit or infringe upon reasonable accommodations to afford a person with disabilities equal opportunity to use and enjoy a building.
- (6) The standards in this section are intended to promote the public health, safety, and welfare and are reasonably related to the public purpose of achieving an attractive, functional, and prosperous community.

11.06.202 Applicability

Those land uses designated as requiring architectural review in the land-use matrix (Appendix A) must comply with the requirements in this division.

11.06.203 Architectural standards

Buildings subject to review under this division shall comply with the following architectural standards:

- (1) The scale of the building shall be compatible with the overall massing and the individual parts of adjacent buildings, especially existing and anticipated residential buildings in a residential zoning district or a planned development district that allows residential uses.
- (2) Windows, doors, and other openings must form a unified composition in proportion to the building elevation.
- (3) On any new building constructed for business or manufacturing use, all building exteriors facing a street or approved way shall have 50 percent of the street face constructed with brick, decorative masonry, glass panel, or other appropriate similar finished façade as may be approved by the Planning Commission. Such brick, masonry, glass, or other decorative facing shall extend for a distance of at least

25 feet along the sides of the structure or at least 25 percent of the that side wall distance, whichever is greater.

- (4) Principal buildings with a front elevation of more than 750 square feet in area shall be divided into distinct planes of 500 square feet or less. The following design features can be used to meet this provision (1) canopies or awnings; (2) arcades; (3) porches; (4) vertical wall offsets having a minimum depth of 8 inches and a minimum width of 10 feet; (5) horizontal offsets having a minimum depth of 2 feet; (6) pilasters having a minimum depth of 8 inches, a minimum width of 12 inches, and a minimum height of 80 percent of the wall height; (7) recessed areas for entryways and the like having a minimum depth of 8 inches; and (8) other suitable multidimensional design features.
- (5) Oversized fenestration elements which tend to create a monumental scale shall not be used unless specifically required by the type of building or relationship to its surroundings.
- (6) Building entrances must be clearly recognizable from parking lots and pedestrian circulation routes.
- (7) The appearance of a side or rear of a commercial or institutional building shall be the same as or similar to the front of such building when it is readily visible from a public street or an abutting property in a commercial or residential zoning district or a planned development district that allows commercial and/or residential uses.
- (8) Rooftop mechanical equipment shall be positioned so it is not readily visible from a public street or an abutting property in a residential zoning district or in a planned development district that allows residential uses. Rooftop mechanical equipment may be placed in an enclosure or screened from view provided such enclosure or screening is used as an element of the building's architecture.
- (9) Fencing shall complement the appearance of buildings onsite.
- (10) The exterior building materials of an accessory building shall be the same as or similar to those used on the principal building.
- (11) Overhead doors shall not face a public street. The Planning Commission may permit overhead doors to face a public street, but only when it has made a finding that there is no feasible alternative location for such doors. Consistent with the requirements in Article 5, the Planning Commission may approve a special exception to allow an overhead door to face a public street when there is no feasible alternative.
- (12) HVAC (heating, ventilating, air conditioning) equipment shall be screened from view. No HVAC shall create a noise level of more than 50 decibels as measured on a dB(A) scale at the nearest existing adjacent residence.
- (13) When trash, garbage and recyclable materials are stored out-of-doors, such materials shall be concealed or suitably screened from public view. When located in a commercial zoning district, the enclosure must be made of brick, textured concrete masonry units, and/or wood. When located in an industrial zoning district, the enclosure must be made of brick, textured concrete masonry units, wood, and/or chain-link with slats.

11.06.204 Additional standards in the downtown design overlay district

Buildings located in the downtown design overlay district must comply with the requirements in Article 15.

Summary of Reviews and Revisions (This table to be removed upon adoption.)

<ul style="list-style-type: none"> • The consultant prepared draft 1.0. • The Planning Commission reviewed draft 1.0 on ____ and ____.
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CHAPTER 7: Land Use

7.1 Background

This is the seventh of nine chapters that comprise the City of Wisconsin Rapids Comprehensive Plan. The land use section brings together all of the previous sections of the plan to create a future land use plan.

A. Previous Plans and Studies

A variety of plans related to land use have been adopted over the years and were reviewed as the starting point for this chapter.

1. Wisconsin Rapids Comprehensive Master Plan, 1981 This plan focused on land use, economics, public services, and transportation. Although dated, some of the recommendations identified in that plan are still worth reviewing, including: create green space buffers to separate incompatible land uses; expand commercial development in a reasonable and orderly manner; continue to expand and upgrade the city's street system; encourage industrial development in a reasonable and orderly manner; improve and expand the city's single and multi-family housing stock; and continue to improve and upgrade Alexander Field Airport.

The 1981 plan will be replaced by this comprehensive plan when adopted by the City.

2. Sewer Service Area Plan The purpose of this plan was to develop a 20-year sanitary sewer service boundary for the Wisconsin Rapids urban area. The urban sanitary sewer service area boundary identifies the geographic land area for possible sanitary sewer service to the year .

In addition to delineating an urban sewer service boundary, the Sewer Service Area Plan provided a framework for future planning at each individual municipal level. The goals and policies developed throughout this planning process were to also be applicable and useful in the development of local policy direction with respect to land use decisions within these communities. This plan needs to be updated for the next 20 years.

3. Wood County Comprehensive Plan Wood County adopted a county-wide plan in 2009 and is posted on the County's website.
4. Municipal comprehensive plans. Some of the surrounding municipalities have adopted comprehensive plans.
 - Town of Saratoga - adopted August 15, 2007
 - Town of Grand Rapids - adopted in 2009
 - Village of Port Edwards - adopted in [REDACTED]
 - Village of Biron - adopted in [REDACTED]
5. Regional Comprehensive Plan In December of 2003 the North Central Wisconsin Regional Planning Commission adopted the updated Regional Comprehensive Plan, which was an update to the 1981 plan titled "A Framework for Regional Development." Even though the plan is advisory it serves as a useful resource in planning efforts throughout the region.

B. Land Use Issues

The following are issues that have been identified during the planning process. They all have varying impacts on the future land use development in the area.

✓ Sewer Service Area Plan

The city has a sewer service area plan in place that establishes a boundary where new urban (higher-density) growth can occur. The goal of the plan is to guide growth in areas where growth can be efficiently served by sanitary sewer. The City desires an orderly, compact development pattern within the Sanitary Sewer Service Area and will not extend sanitary sewer lines outside its corporate boundaries, nor outside the Sanitary Sewer Service Area.

The boundary of the Wisconsin Rapids Sanitary Sewer Service Area was intended to be large enough in size to easily accommodate projected urban growth in the Wisconsin Rapids area over the next 20-year period and provide enough excess acreage to ensure efficient operation of the urban land market.

✓ Annexation

Annexation is an on-going issue. As the city expands its corporate limit, the surrounding towns contract. Therefore, well-planned annexation needs to occur that will not adversely impact either governmental unit.

Currently, much of the annexation has been along the eastern boundary of the city with the Town of Grand Rapids. The existing boundary is very jagged and creates service provision concerns. Future annexations to straighten these boundaries could potentially minimize future problems.

✓ Downtown Revitalization and Redevelopment

This is a major area of concern. There are several neighborhoods that are beginning to show signs of age and disrepair, and the traditional commercial areas have also seen some decline. Many of these areas may need some assistance to revitalize. A major planning process was conducted for the downtown in 2007, and another was just recently completed. This is more fully discussed in the Economic Development Chapter of the Plan.

✓ Future Land Uses in the Planning Area

All non-agricultural development on lands located within the adopted Wisconsin Rapids Sanitary Sewer Service Area should be served with the full array of municipal services. Unsewered urban development is strongly discouraged within the Wisconsin Rapids Sanitary Sewer Service Area because large unsewered lots cannot be efficiently served with essential public services including sanitary sewer and water, storm sewer, sidewalks, high levels of police and fire service, street maintenance, parks and schools/bus routes. Further, septic systems are generally environmentally inferior to municipal systems.

C. Existing Land Use Tools

To implement the recommendations of the comprehensive plan there are some basic tools that are available to the city. These are zoning, subdivision ordinance, and official mapping.

1. Zoning

Zoning is the major tool used to regulate land uses and to implement a comprehensive plan. The zoning ordinance regulates the use of property to advance the public health, safety, and welfare. It has been used throughout the United States and in Wisconsin since the 1920s.

A zoning ordinance creates different use zones or districts within a community. Each district has a list of permitted uses, which are uses that are desirable in a district. Each district may also contain a list of special uses, sometimes called special exceptions or conditional uses, which are allowed under certain circumstances, and require review by a local body in order to be allowed. All other uses are prohibited.

Zoning regulations are adopted by local ordinance and consist of two basic things, a map, and related text. The zoning map displays the zoning district boundaries, and the text describes what can be done in each type of district. The Future Land Use Plan and zoning are similar, but they are not the same. Land use categories are more general, while zoning is much more detailed. Zoning is the legal tool to regulate specific land uses. Since the land use categories are generalized, it is possible that more than one zoning district would correspond to each of the categories.

Zoning should be derived from, and be consistent with, the policy recommendations adopted in the comprehensive plan. The desired land uses should drive the development of specific zoning ordinance provisions including district descriptions, permitted uses, conditional uses, and the zoning map. This consistency has been important in upholding legal challenges in the courts.

Following the planning process, the zoning ordinance should be updated to incorporate the findings of the plan.

2. Land Division

Subdivision regulation relates to the way in which land is divided and made ready for development. A community can control the subdivision of land by requiring a developer to meet certain conditions in exchange for the privilege of recording a plat. While imposing conditions restricts the use of private property, the cumulative effect of land subdivision on the health, safety, and welfare of a community is so great as to justify public control of the process.

Of all the land use control devices available, subdivision regulation has probably the greatest potential. When compared with zoning, a well-administered subdivision control is more useful in achieving planning goals, and its influence is far more lasting. Once land is divided into lots and streets are laid out, development patterns are set. Subdivision regulations can ensure that those development patterns are consistent with community standards. Subdivision regulations can also ensure the

adequacy of existing and planned public facilities such as schools, wastewater treatment systems, and water supply, to handle new growth. Finally, subdivision regulation can help ensure the creation and preservation of adequate land records.

There is some overlap between zoning and subdivision codes in terms of standards. Both ordinances, for example, can set lot sizes. Both can deal with the suitability of land for development. Implementing important plan techniques such as rural cluster development often requires use of the zoning ordinance and the subdivision ordinance.

Under Wisconsin law, the city has authority to provide extraterritorial review of subdivision requests in the surrounding towns within one and one-half mile of its corporate limits.

3. Official Mapping

Cities may adopt official maps. These maps, adopted by ordinance or resolution, may show existing and planned streets, highways, historic districts, parkways, parks, playgrounds, railroad rights of way, waterways, and public transit facilities. The map may include a waterway only if it is included in a comprehensive surface water drainage plan. No building permit may be issued to construct or enlarge any building within the limits of these mapped areas except pursuant to conditions identified in the law.

Official maps are not used frequently because few communities plan anything but major thoroughfares and parks in detail, in advance of the imminent development of a neighborhood.

4. Extra-territorial Zoning Jurisdiction

Wisconsin Statute, 66.23(7a), allows a first, second, or third class city to adopt zoning in Town territory, 3 miles beyond a city's corporate limits. Extra-territorial zoning is a tool that might be worth considering.

To do this, however, it requires a lengthy three-step process, including the creation of a joint committee consisting of representatives from the city and the town(s). This joint committee prepares a proposed plan and regulations for the extraterritorial area, and submits it to the city, which may adopt it as proposed, or resubmit the proposal to the joint committee for changes. In either case, the proposed regulations must receive a favorable majority vote from the joint committee before the city can adopt them.

5. Extra-territorial Plat Review

Under Wisconsin Statute, 236.10, cities and villages are allowed to exercise its extraterritorial plat review authority in the same geographic area as defined within the extraterritorial zoning statute. However, extraterritorial zoning requires town approval of the zoning ordinance, while extraterritorial plat approval applies automatically if the city or village adopts a subdivision ordinance or official map. The town does not approve the subdivision ordinance for the city or village. Currently, the city does exercise extra-territorial plat review.

The purpose of both extraterritorial plat review and zoning is to help cities and villages influence the development pattern of areas outside their boundaries that will likely be annexed in the future. This helps cities and villages protect land use near its boundaries from conflicting uses outside its limits.

7.2 Inventory & Trends

This section describes the general existing land uses in the city, identifies future demands for land, reviews land values, and outlines a future land use plan for the city and the surrounding area. It also establishes basis goals, objectives, and policies for the city related to land use and the other previous chapters.

A. Existing Land Use

The City of Wisconsin Rapids is the largest city in Wood County, and serves as the government center of the county. The city is located on the banks of the Wisconsin River, and is surrounded by the towns of Grand Rapids, Rudolph, Saratoga, Seneca, and Sigel, as well as the villages of Biron and Port Edwards.

The city is roughly three miles east to west and about five miles north to south. The city is surrounded by agricultural uses, scattered residential, woodlands, and open space. Within the city, commercial development is concentrated along 8th Street and Grand Avenue. Industrial uses are found in the city's industrial parks in the northeast and northwest areas of the city. Residential development with scattered open space is a dominant land use found throughout the city.

The planning process requires that the existing land use information be inventoried and categorized by general use. In this case, ten basic uses were identified. They are: agriculture (which includes cranberry bogs), commercial, governmental, industrial, open lands, outdoor recreation,

residential, transportation, woodlands, and water. To collect this information, the process began by interpreting 2006 air photos to create an existing land use map. Members of the Plan Commission and city staff verified and corrected it with review of the initial maps. See the Existing Land Use Map.

Once the map was finalized, total acres for each of the generalized land use categories was calculated using GIS software. Woodlands make up about 30 percent of the community, followed closely by residential uses with 28 percent. These uses were followed by open lands (9.5%), industrial (8.6%), and water (6.6%).

B. Land Use Supply

Over the years, the city has annexed land, increasing the size of the municipality and its population (Table 1). As indicated, the vast majority of annexations occurred before 2005. The period with the greatest population growth due to annexations occurred from 1985 to 1989.

There are about 9,400 acres of land within the city. Beyond woodlands and open lands, most of the land area is currently developed or utilized in some fashion. However, much of these areas are not suitable or desirable for development. Some are dedicated for parks and recreational uses, while some are sensitive environmental areas, such as wetlands and along the river.

Land areas immediately adjoining the city are areas for future development. As

**Table 1:
Annexations: 1985-2014**

Time Period	Number	Population Added	Acres Added
1985 - 1989	39	557	ND
1990 - 1994	17	102	ND
1995 - 1999	26	73	ND
2000 - 2004	26	56	172.2
2005 - 2009	11	2	170.7
2010 - 2014	9	12	39.4

Source: Wisconsin Department of Administration, Division of Intergovernmental Relations

ND - Data not available from source

**Table 2:
Existing Land Use: 2008**

Land Use Type	Acres	Percent of Total
Agriculture	213	2.2
Commercial	580	6.2
Governmental	475	5.0
Industrial	808	8.6
Open Lands	898	9.6
Outdoor Recreation	105	1.1
Residential	2,607	27.7
Transportation	301	3.2
Woodlands	2,808	29.8
Water	619	6.6
Total	9,415	100.0

Source: North Central Wisconsin Regional Planning Commission (NCWRPC)

(Data derived from generalized planning maps)

discussed earlier, annexation is likely to occur as new land areas are added to the city. Recent annexations have been along the eastern edge of the city.

C. Land Values

Overall equalized values, which include both land and improvements, in the city have decreased about 1 percent over the last eight years; however, not all categories of land changed equally (Table 3). Residential property values decreased by 4.9 percent and commercial values increased by 3.6 percent, and manufacturing decreased by 13.2 percent.

**Table 3:
Equalized Values: 2000, 2008, and 2016**

Type of Property	2000	2008	2016	Percent Change 2008-2016
Residential	\$427,023,000	\$553,873,300	\$526,964,300	- 4.9
Commercial	\$223,435,800	\$324,067,300	\$335,675,900	3.6
Manufacturing	\$118,909,200	\$103,421,900	\$89,739,200	-13.2
Agricultural	\$32,700	\$2,600	\$11,100	426.9
Undeveloped	0	\$3,000	\$19,900	663.3
Forest	0	\$885,000	\$620,500	-29.9
Other	\$10,600	\$138,700	\$222,400	60.3
Total	\$769,411,300	\$962,391,800	\$953,545,400	-1.0

Source: Wisconsin Department of Revenue (DOR), Statement of Equalized Values, 2000, 2008, and 2016

D. Land Use Demand

Population and employment projections were completed in an effort to identify the demand for land in the City of Wisconsin Rapids.

1. Population Projections

The Wisconsin Department of Administration (DOA), Demographic Services Center, prepared population projections in 2013 for each county and municipality in the state. The department's projections estimated that the city would decrease in population by 830 persons between 2020 and 2040 (Table 4). It should be noted that these projections do not take into account potential annexations or detachments.

**Table 4:
Population Projections by the Department of Administration: 2015-2040**

	2015	2020	2025	2030	2035	2040	Numeric Change 2020 to 2040
Population	18,330	18,300	18,280	18,160	17,990	17,470	-830

Source: Wisconsin Department of Administration, Demographic Services Center

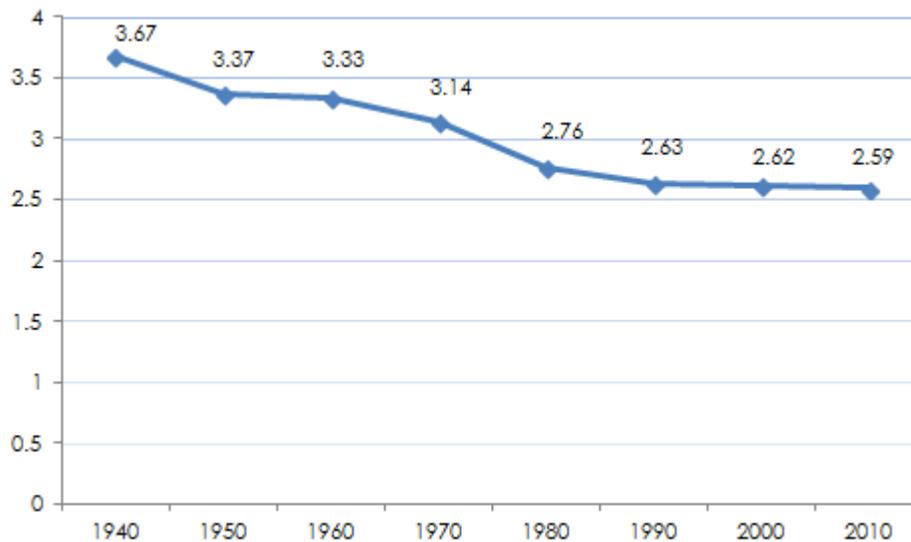
Since those projections were prepared, the final population estimates were released for 2015 and 2016, which indicated a population of 18,577 and 18,630 respectively. The 2015 estimate is higher than the DOA's 2015 projection of 18,330.

Rather than using the DOA's projections, a straight-line projection was prepared based on the change in population from the 1990 census count to the 2015 estimate, which was 0.079 percent per year.

As indicated in the Table 5, that annual average growth shows a net increase of 300 persons from 2020 to 2040. Because some of the population will be living in group quarters (e.g., correctional facility, nursing home, group home, dormitory, etc.), projections were also prepared showing the population living in a household setting (Table 5). This step is needed to accurately estimate the number of acres needed for residential purposes. For the purpose of this plan, it is assumed that 2 percent of the total population will be living in group quarters over the next 20-year period.

The number of households was estimated by dividing the anticipated population living in a household by the average household size for each of the time periods. Nationally, the average household size has been on a steady downward trend for a number of decades as shown in Exhibit 1. This trend is also evident throughout much of Wisconsin and in Wisconsin Rapids. For the purposes of the projections, average household size will decrease from 2.10 in 2020 to 1.98 in 2040. This demographic trend suggests that even if the population of the city did not grow, additional housing units would be needed to account for a smaller number of people living in each housing unit.

Exhibit 1.
Average Household Size, United States: 1940 to 2010



Source: US Census

Having established the number of households that will be living in the city, it is necessary to determine the number of housing units that will be needed to house them. The number of housing units will, more often than not, exceed the number of households in that a certain share of the housing units will be vacant at any point in time. They may be vacant because it is not considered a primary residence, because it is for rent or for sale, or simply not occupied. The calculated number of housing units is shown in Table 5 and is based on the 2010 occupancy rate of 93 percent. Over the 20-year planning period, a total of 703 housing units will be needed to accommodate the anticipated population.

Table 5:
Population and Housing Related Projections Used in Plan: 2020-2040

	2020 Projection	2025 Projection	2030 Projection	2035 Projection	2040 Projection
Total Population	18,687	18,762	18,837	18,912	18,987
Population in Households	18,313	18,387	18,460	18,534	18,607
Population in Group Quarters	374	375	377	378	380
Households	8,737	8,894	9,049	9,227	9,391
Average Household Size	2.10	2.07	2.04	2.01	1.98
Housing Units	9,392	9,561	9,728	9,919	10,095

3. Employment Projections

In Chapter 6: Economic Development, we display a variety of Census information. Using that information as the base, projections for future employment are made. A series of interim steps were completed in this process. The first step was to project the trend over the planning period. Between 1980 and 2000, total county employment grew by almost 12,000, a 31 percent increase. Considering the local economy and the national economy, that rate of growth was considered optimistic, so a more conservative projection was developed using 1990 to 2000 growth rates, which were lower and extended to 2040. The next step was to estimate the proportion of county employment that is in the city. It is estimated to be about 30 percent. A final assumption is that the employment breakdown in the county is the same in the city and will hold constant for the planning period. Using this information, projections were made. From 2020 to 2040, it is estimated about 2,300 additional jobs will be added in the city, an average of 115 per year (Table 6).

**Table 6:
Employment Projections: 2020 - 2040**

	2020	2025	2030	2035	2040
Total	13,432	14,007	14,582	15,157	15,732

4. Demand

Translating these various projections into acres indicates land use demand for the planning period. The following table shows how much land will be needed from 2020 to 2040 for new development.

Projections for most of the land uses were based on the additional population being added over the period and a per capita value derived from the 2008 land use inventory. The projection for residential land is based on the addition of 703 housing units over the planning period, and an average density of 0.5 acres per unit, which also includes land for consumer choice and infrastructure such as roads, stormwater management facilities, and parks.

**Table 7.
Additional Land Needed for New
Development: 2020-2040**

Land Use	Acres
Commercial [1]	10
Governmental [1]	8
Industrial [1]	13
Residential [2]	352

1. Based on a per capita calculation using the 2008 land use inventory

2. Based on the addition of 703 housing units over the period

E. Redevelopment and Infill Opportunities

As part of a detailed housing study conducted in 2016, the authors determined there were 120 residentially classed parcels in the city that were potentially suitable for infill. They used assessment records to find vacant or underdeveloped parcels by searching for parcels that were greater than 0.15 acres, had a land value of at least \$8,000 and an improvement value of less than \$5,000. The majority of these parcels were relatively small.

The downtown retail areas and some of the older residential districts in the city are beginning to show some signs of deterioration. As new development occurs on the fringes of the community, it is important that the city focus its efforts to maintain the vitality of the existing commercial and residential areas of the community.

Over the last five years (2012-2017), city leaders have taken a number of steps to redevelop portions of the downtown and promote more residential development.

F. Future Land Use

A future land use plan displays the desired patterns of development and establishes the future intent of growth in the community. These areas are not intended as zoning, but indicate the type of zoning that should prevail.

Land use and zoning are similar, but they are not the same. Land use categories are more general, while zoning is much more detailed. Zoning is the legal tool to regulate specific land uses. Since the land use categories are generalized, it is possible that more than one zoning district would correspond to each of the categories. The city has a zoning code and related map that details the current zoning and requirements.

As described in Table 8, seven basic future land use-planning categories were established for the future land use plan map. As indicated, the single largest land area is designated for residential uses.

**Table 8:
Future Land Use: 2020-2040**

District and General Description	Acres	Percent of Total
Rural Residential Areas for larger residential lots which may or may not be served by municipal sewer and water. These areas also provide a transition from more dense development to the rural countryside. This area may also include lands designated for environmental protection and compatible civic uses.	■	■
Residential Areas for typical single-family residential development, consisting of smaller lot sizes served by municipal services. This area may also include lands designated for environmental protection and compatible civic uses.	■	■
Mixed Residential Areas for a wider range of housing types including single family, two-family, and multi-family and townhomes with up to 4 units. This area may also include lands designated for environmental protection and compatible civic uses.	■	■
High Density Residential Areas for two-family, and multi-family and townhomes with 3 or more units. This area may also include lands designated for environmental protection and compatible civic uses.	■	■
Mixed Uses Areas for a complimentary mix of residential and commercial land uses. Over time, most of the land uses will be commercial in nature. This area may also include lands designated for environmental protection and compatible civic uses.	■	■
Commercial Areas for a wide range of commercial development, including retail sales, personal and professional services, and offices. This area may also include lands designated for environmental protection and compatible civic uses.	■	■
Industrial Areas for industrial development. This would include manufacturing, processing, and assembly facilities. This area may also include lands designated for environmental protection and compatible civic uses.	■	■

Insert Map 7-2 Future Land Use

7.3 Goals, Objectives & Policies

As in the previous chapters of this plan, a series of goals, objectives, and policies are identified. These all relate to the previous chapters, since this chapter attempts to bring them all together. Therefore, many of the following goals and objectives are re-stated, and some are also taken from the previous comprehensive plan.

Goals:

1. Create an economically efficient and environmentally sustainable land use development pattern.
2. Provide a cost-effective system of public utilities in the City.
3. Provide for safe, affordable housing for all residents.
4. Enhance and maintain the City's neighborhoods.
5. Provide a safe, efficient transportation system that meets the special needs of pedestrians, bicyclists, motorists, and others.
6. Encourage collaboration between the City and neighboring jurisdictions with regard to planning initiatives, development policies, and sustainable activities.
7. Maintain parks, recreational facilities, open space, streetscapes, and waterways for the benefit, enjoyment, health, and well-being of Wisconsin Rapids' residents.
8. Create a downtown that is the residential, economic, cultural, entertainment, and recreational heart of the city, and create the central city in a pattern that is sustainable, diverse, and accessible.
9. Establish an urban agricultural community (e.g. strategically placed, active community garden plots) in Wisconsin Rapids.
10. Strive to become more energy sustainable by replacing 25 percent of the city's energy sources with renewable resources by ~~2025~~2035.

Objectives:

1. Encourage compact, mixed-use development patterns to minimize reliance on the automobile for day-to-day activities.

2. Develop and maintain a comprehensive system of pedestrian and bicycle trail facilities in the area that connects industrial, commercial, and residential sections of the City. The system should advance safe and efficient transportation for cyclists, pedestrians, and other non-motorized transportation.
3. Utilize existing public facilities to serve new development whenever possible.
4. Ensure a range of safe and affordable housing sites in the city.
5. Preserve the historically and architecturally significant residences.
6. Develop a multi-modal user transportation system that provides access throughout the City.
7. Provide safe and convenient access between neighborhoods, employment centers, schools, service centers, and recreational centers.
8. Utilize river corridors for multi-use trail development.
9. Ensure that schools, parks, playgrounds, and similar activity centers are well served by sidewalks and bicycle routes.
10. Encourage pedestrian-oriented neighborhood designs, as new developments are platted and existing neighborhoods are revitalized.
11. Direct development to areas designated on the Future Land Use Plan Map for those uses.
12. Work to ensure that land uses do not harm water resources.

Policies:

1. Use the City's zoning, subdivision, and official mapping powers to protect waterways, shorelines, wetlands, and floodplain areas.
2. Maintain and update, as needed, the wellhead protection ordinance to protect the municipal water supply.
3. Encourage the clean up of contaminated sites that threaten public health, safety and welfare.

4. Require all new development within the Wisconsin Rapids Sewer Service Area to be designed so that it can be served with municipal services, such as sanitary sewer, storm sewer, municipal water, police, and fire.
5. Require natural resource features to be depicted on all site plans and preliminary plats in order to facilitate preservation of natural resources.
6. Update the Sewer Service Area Plan to incorporate the comprehensive plan.
7. Discourage low density, unsewered urban development in the identified growth areas adjacent to the city.
8. Design mixed housing neighborhoods that provide a range of housing types, densities, and costs.
9. Design neighborhoods that are well served by sidewalks, bicycle routes, and other non-motorized transportation facilities.
10. Require new neighborhoods to provide green space and have access to community facilities such as parks, schools, libraries, churches, and similar amenities.
11. Create and enforce property maintenance codes to maintain neighborhood quality and tax base stability.
12. Prohibit incompatible land uses (e.g. high traffic generators, noisy or unaesthetic uses) from locating next to residential neighborhoods.
13. Discourage high traffic volumes in residential neighborhoods.
14. Utilize the City's official mapping authority within the City limits and the extraterritorial planning area. Identify and protect, through official mapping, a road system that serves the long-term transportation needs of the community.
15. Officially map future transportation routes throughout the planning area, including a comprehensive network of sidewalk and bicycle routes.

16. Create plans for maintenance and retrofitting of all city-owned property and parks using sustainable methods.
17. Revise ordinances to permit yard landscaping and gardens that do not require mowing.
18. Reduce or eliminate synthetic fertilizer use and pesticide applications on city-owned property.
19. Officially map public access to the riverfront and waterways.
20. Wherever possible, adhere to the Leadership in Energy and Environmental Design (LEED) Green Building Rating System of the U.S. Green Building Council for the remodeling of existing and building of new public and private buildings.
21. Work with WisDOT to determine appropriate locations for access to new developments along, and in the vicinity of, STHs 13, 34, 54, and 73 to ensure safe and mobile facilities.
22. Work with WisDOT to prevent future conflicts between the State's short- and long-range plans for the STHs 13, 34, 54, and 73 routes, and the City's short- and long-range plan for land use along, and in the vicinity of, these routes.