

ZONING ORDINANCE



Town of Portland
Dodge County, Wisconsin

TOWN OF PORTLAND DODGE COUNTY, WISCONSIN

ZONING ORDINANCE

**Comprehensively Revised by the Town Board on
October 20, 2011**

Approved by Dodge County Board of Supervisors on December 20, 2011

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This Ordinance was prepared for the Town of Portland under the Community Services Planning Program of the Dodge County Land Resources and Parks Department.

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SECTION 1.0 INTRODUCTION

AN ORDINANCE PROVIDING ZONING AND BUILDING REGULATIONS FOR THE TOWN OF PORTLAND, DODGE COUNTY, WISCONSIN.

1.1 Authority

These regulations are adopted under the authority granted by Section 60.62 of the Wisconsin State Statutes and amendments thereto. The Town Board of the Town of Portland, Dodge County, Wisconsin having been granted village powers pursuant to Section 60.10(2)(c) of the Wisconsin State Statutes.

1.2 Purpose and Intent

This Ordinance is adopted for the following purposes:

- To promote and protect the public health, safety, morals, comfort, convenience and general welfare;
- To minimize congestion in the public rights-of-way, promote safety from natural and man-made disasters, provide for adequate light and air, and avoid undue concentration of population;
- To facilitate the adequate, efficient and cost-effective provision of public services and facilities;
- To encourage the use of lands and natural resources in accordance with their character and adaptability by utilizing special land features, such as slope, topography, soils, vegetation, wetland areas and wildlife;
- To conserve the natural scenic beauty and attractiveness of the Town, and to enhance the aesthetic desirability of the environment;
- To divide the Town into districts within which the location, sizes and uses of buildings and minimum open spaces shall be regulated;
- To prohibit the use of buildings, structures and lands that are incompatible with the intended use or development of lands within the specified districts;
- To provide regulations pertaining to pre-existing lots, structures and uses that do not conform to provisions of this Ordinance;
- To provide for the compatible and appropriate use of land throughout the Town;
- To provide for the administration of this Ordinance and its amendments;
- To describe penalties for the violation of provisions of this Ordinance or any of its amendments.

1.3 Abrogation and Greater Restrictions

It is not intended by this Ordinance to repeal, abrogate, annul, impair, or interfere with any existing easements, covenants, deed restrictions, agreements, ordinances, rules, regulations or permits previously adopted or issued pursuant to law. However, wherever this Ordinance imposes greater restrictions, the provisions of this Ordinance shall govern.

1.4 Interpretation

The provisions of this Ordinance shall be interpreted and applied as minimum requirements, shall be liberally construed in favor of the Town, and shall not be deemed a limitation or repeal of any other power granted by the Wisconsin Statutes.

1.5 Severability

If any section, clause, provision or portion of this Ordinance held to be invalid or unconstitutional by a court of competent jurisdiction, or if the application of this Ordinance to any person or circumstances is held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this Ordinance that can be given effect without the invalid or unconstitutional provision or application.

1.6 Repeal

All other Ordinances or parts of Ordinances of the Town inconsistent or conflicting with this Ordinance, to the extent of the inconsistency only, are hereby repealed.

1.7 Title

This Ordinance shall be known as, referred to or cited as the "Town of Portland Zoning Ordinance".

1.8 Effective Date

The power to adopt a town zoning ordinance having been approved by referendum vote of the electors of the town held at the time of a regular annual town meeting and a public hearing having been held regarding this Ordinance following the giving of requisite notice, the adoption by the Town Board original ordinance was named effective following approval by the Dodge County Board of Supervisors and publication.

SECTION 2.0 GENERAL PROVISIONS

2.1 Jurisdiction

The jurisdiction of this Ordinance shall include all lands and waters within the boundaries of the Town of Portland. In the shoreland and floodplain areas under the dual jurisdiction of the Town of Portland and Dodge County, this ordinance and the Dodge County regulations shall be in full effect and all requirements shall be met.

2.2 Compliance

No structure, land, or water shall hereafter be used and no structure or part thereof shall hereafter be located, erected, moved, reconstructed, extended, enlarged, converted, or structurally altered except in conformity with the regulations herein specified for the district in which it is located.

2.3 Duties of the Zoning Administrator

The Town Zoning Administrator is hereby designated as the administrative and enforcement officer for the provisions of this Ordinance. The Zoning Administrator may be a person or a business entity that is appointed for a one (1) year renewable term by the Town Chairman. The duty of the Zoning Administrator shall be to interpret and administer this Ordinance and to issue all permits required by this Ordinance.

- (1) The Zoning Administrator shall further:
 - A. Maintain Records of all permits issued, inspections made, work approved, and other official actions.
 - B. Inspect all structures, lands, and waters as often as necessary to assure compliance with this Ordinance.
 - C. Investigate all complaints made relating to the location of structures and the use of structures, lands, and waters; give notice of all violations of this Ordinance to the owner, resident, agent, or occupant of the premises; and report uncorrected violations to the Town Board.
 - D. Assist the Town Board in the prosecution of Ordinance violations.
 - E. Access to premises and structures shall be permitted during reasonable hours to make those inspections as deemed necessary by him to ensure compliance with this Ordinance. If, however, he is refused entry after presentation of his identification, he may procure a special inspection warrant in accordance with Section 66.122 of the Wisconsin Statutes.
 - F. Prohibit the use or erection of any structure, land or water until the Zoning Administrator has approved such use or erection.
 - G. Attend meetings of the Town Plan Commission and the Town Board of Appeals as requested.
 - H. At the request of the Town Board, Town Board Chair, Plan Commission or Board of Appeals, present to such persons or bodies facts, records or reports that may assist them in making decisions, or assist them in any way as requested.

2.4 Land Use Permit Required

No structure, land or water shall be used and no structure shall hereafter be located, erected, moved, reconstructed, enlarged, or structurally altered until after the owner or their agent has secured a land use permit from the Zoning Administrator, unless otherwise exempted pursuant to Section 2.5 of this Ordinance.

(1) Applications for a land use permit shall be made in duplicate to the Zoning Administrator on forms furnished by the Zoning Administrator and shall include the following where applicable:

- A. Name and Addresses of the applicant, owner of the site, architect, professional engineer, and contractor.
- B. Description of the Subject Site by lot, block and recorded subdivision, or metes and bounds; address of the subject site; type of structure; existing and proposed operation or use of the structure or site; number of employees; and the zoning district within which the subject site lies.
- C. Location sketch drawn to scale showing the location, boundaries, dimensions, elevations, or where deemed appropriate by the Zoning Administrator, a plat of survey prepared by a registered land surveyor. The sketch or plat shall show uses, and sizes of the following: subject site; existing and proposed structures; existing and proposed easements, streets, and other public ways; off-street parking, loading areas and drive-ways; existing highway access restrictions; and existing and proposed street, side, and rear yards. In addition, the plat of survey shall show the location and use of any abutting lands and their structures within 40 feet of the subject site.
- D. Place stakes at the exterior corners of the proposed building on the lot in which the applicant desires to build.
- E. A Photocopy of any Necessary Permits secured from the Dodge County Land Resources and Parks Department.
- F. Proposed Water Supply Plan, showing the location of any private well, if municipal water service is not available.
- G. Additional Information as may be required by the Town Board, Plan Commission, or the Town Zoning Administrator or Building Inspector.

(2) A Land Use Permit shall be granted or denied in writing by the Zoning Administrator within 45 calendar days of a complete application. If denied, the reasons for such denial shall clearly appear upon the face of the notification of denial. Land Use Permits shall expire one year after issuance unless substantial work has commenced. Any permit issued in conflict with the provisions of this Ordinance shall be null and void. Building construction shall be in a location in accordance with the approved application and scaled drawing or plat of survey, otherwise the permit shall be null and void.

(3) Fees in the amount set from time to time by resolution of the Town Board.

2.5 Uses Not Requiring a Land Use Permit

Any work that qualifies for an exemption under this section shall be required to comply with the applicable setback, yard, height, and other requirements set forth in this Ordinance. No Land Use Permit shall be required for any of the following:

- (1) For Building an Accessory Building less than 100 square feet in area.
- (2) For Any Improvement or alteration to an existing building less than 100 square feet in area which does not effect a change in use.
- (3) For Repairs that do not alter the size or position of an existing structure on a lot. Such repairs shall not include the replacement or alteration of bearing walls.
- (4) Portable Structure.

2.6 Letter of Zoning Compliance

(1) No land or building, or addition thereto, constructed after the effective date of this Ordinance and no addition, alteration, reconstruction, extension, enlargement, conversion or structural alteration to a previously existing building shall be occupied or used for any purposes unless in conformity with the plans and specifications upon which the Land Use Permit was issued. A Letter of Zoning Compliance may be issued by the Zoning Administrator upon request of the applicant. Every Letter of Zoning Compliance shall state that the use or occupancy complies with all the provisions of this Ordinance.

(2) Any person, firm, or corporation having a legal or equitable interest in a property which is a legal nonconforming use may request a Letter of Zoning Compliance. The applicant shall present documentary proof that said use was a permitted use at the time it originated and was made nonconforming by the adoption of this Zoning Ordinance or amendment thereto. After verifying that the use in question is in fact a legal nonconforming use, the Zoning Administrator shall issue a Letter of Zoning Compliance stating the use in question and the zoning of the property.

2.7 Conditional Use Permit Required

See Section 4.0

2.8 Land Use Permit Required for Signs

A land use permit is required for any signs regulated under Section 7.0 of this ordinance.

2.9 Other Permits

It is the responsibility of the permit applicant to secure all other necessary permits required by any state, federal, or county agency.

2.10 Site Restrictions

No land shall be used or structure erected where the land is unsuitable for such use or structure by reason of flooding, concentrated runoff, inadequate drainage, adverse soil or rock formation, unfavorable topography, low percolation rate or bearing strength, erosion susceptibility, or any other feature likely to be harmful to the health, safety, prosperity, aesthetics, and general welfare of this community. The Town Zoning Administrator, in applying the provisions of this section, shall in writing recite the particular facts upon which he bases his conclusion that the land is not suitable for certain uses. The applicant shall have an opportunity to present evidence contesting such unsuitability if he or she so desires. Thereafter the Town Board may affirm, modify, or withdraw the determination of unsuitability. In addition:

- (1) All Principal Structures shall be located on a lot; and only one principal structure shall be located, erected or moved onto a lot.

- (2) No Land Use Permit shall be issued for a lot which abuts a public road dedicated to only a portion of its proposed width and located on that site thereof from which the required dedication has not been secured.

- (3) Dimensions of Building Sites:
 - A. Lots not served by Public Sewer:
 - 1. Minimum Area and Width: Except as otherwise specifically required or permitted the minimum lot area shall be one and one-half (1.5) acres and a minimum lot width of 125 feet at the building line and 125 feet at the water's edge.
 - 2. Side Yards: There shall be a ten (10) foot minimum side yard for each principal structure.

 - B. Lots served by Public Sewer:
 - 1. Minimum Area and Width: Except as otherwise specifically required or permitted the minimum lot area shall be 10,000 square feet and a minimum lot width of 80 feet at the building line and 80 feet at the water's edge.
 - 2. Side Yards: There shall be a ten (10) foot minimum side yard for each principal structure.

 - C. Multi-family dwellings:
 - 1. Minimum lot sizes for multi-family dwellings shall not be less than required in Section 2.10(3) and shall be increased as shown in Table 2.10-1 below.

Table 2.10-1: Increases in Minimum Lot Area for Each Multi-Family Dwelling

Number of Bedrooms in Each Unit	Minimum Lot Area Per Dwelling Unit (square feet)	
	Public Sewer	On-Site system
3 or more bedrooms	4,000	12,000
2 bedrooms	3,500	10,000
1 bedroom	3,000	8,000

- (4) Rear yards: There shall be a 25 foot minimum rear yard for each principal structure.
- (5) Height Limitations: The maximum height for all residential structures shall be forty (40) feet. The maximum height for all commercial and industrial structures shall be sixty (60) feet. The maximum height for all non-farm accessory structures shall be twenty (20) feet. Agricultural Structures, such as barns and silos are exempt from the height limitations of this Ordinance.
- (6) Street yard setbacks: All new structures shall have a street yard in accordance with Section 5.1 of this Ordinance.
- (7) Street Grade: Every building hereafter erected, structurally altered, or relocated shall be at a grade approved by the Zoning Administrator or Building Inspector as being in satisfactory relationship with the existing street grade, with particular consideration for proper drainage and safe vehicular access.

2.11 Use Restrictions

The following use restrictions and regulations shall apply:

- (1) Principal Uses. Only those principal uses specified for a district, their essential services, and the following uses shall be permitted in the district.
- (2) Accessory Uses. Accessory uses and structures are permitted in any district, but not until their principal structure is present or under construction. Residential accessory uses shall not involve the conduct of any business, trade, or industry except home occupations and professional home offices as defined in this Ordinance.
- (3) Conditional Uses. Conditional Uses and their accessory uses are those which require review, public hearing, and approval by the Town Board in accordance with Section 4.0. The only conditional uses and structures permitted by this Ordinance shall be those enumerated in the Schedule of District Regulations.
- (4) Temporary Uses. Temporary uses such as real estate field offices or shelters for materials and equipment being used in the construction of a permanent structure may be permitted by the Zoning Administrator through the issuance of a Certificate Zoning Compliance for a period not to exceed six (6) months. This temporary certificate may be renewed semi-annually, but in no case shall the effective time span of the Certificates exceed two years.
- (5) Household Pets. Dogs and cats are permitted in any district. In platted residential subdivisions no animals other than household pets shall be allowed. In all zoning districts, household pets shall be allowed provided that not more than four (4) dogs are kept on any one premise, except for an authorized kennel. However, offspring of permitted household pets may be kept and sold from the premises for a period of up to eight (8) months.
- (6) Animals Other Than Household Pets. Except on an operating farm, the number of animals kept on any one premise shall not exceed the ratio of one animal unit for each acre of land owned or leased.
- (7) Swimming Pools are a permitted accessory use in any district provided that:

- A. All swimming pools shall be surrounded by a fence not less than four (4) feet nor more than six (6) feet in height. Sidewalls of above-ground pools four (4) feet high may be used in lieu of a fence;
- B. Access to the swimming pool shall be controlled by a self-latching gate and all such gates shall be kept securely closed and locked at all times when the owner or occupant is not present at the pool. For an aboveground pool, a tip-up ladder may be provided in lieu of a gate.
- C. Swimming pools shall not be constructed directly over or under electric transmission lines. All electrical connections to a swimming pool shall be properly grounded so that no electrical current can be discharged into any part of the swimming pool or the surrounding fence;
- D. No water drained from a swimming pool shall be discharged onto or into any on-site sanitary sewerage system or directly into a navigable body of water;
- E. No lighting installed around swimming pools shall throw any rays onto adjacent properties;
- F. Swimming pools shall comply with the yard requirements for principal structures in the district in which they are located.

(8) Abandoned Motor Vehicles and other Materials

- A. No disassembled, dismantled, junked, wrecked, inoperable or unlicensed vehicle shall be stored or allowed to remain in the open upon private property within the Town of Portland unless;
 - 1. The vehicle is being held as a part of an automotive sales or repair business enterprise located within a properly zoned area;
 - 2. Due to individual hardship a variance to keep the vehicle is obtained from the Board of Appeals, but such variance shall, if granted, not exceed one (1) year.
- B. The accumulation or storage of tractors, refrigerators, furnaces, washing machines, stoves, machinery or parts thereof, junk, wood, brick, cement block or other unsightly debris which may tend to depreciate property values in the area or create a nuisance or hazard shall not be allowed on any lot or parcel of land within the Town of Portland, except as allowed by this Ordinance, or elsewhere if completely housed in a structure and out of public view.

(9) Any mobile home placed in the Town of Portland must be no more than three (3) years old from manufactured date. Mobile homes existing prior to the date of this ordinance amendment shall be considered a legal nonconforming use.

(10) Gas and Electric Utility Uses which have been issued a Certificate of Public Convenience and Necessity pursuant to Section 196.491(3) of the Wisconsin Statutes are exempt from the requirements of this Ordinance, and shall not be required to obtain a Land Use Permit.

2.12 Performance Standards.

Standards listed in Section 14.0 shall be complied with by all uses in all districts.

2.13 Reduction of Joint Use.

No lot, yard, parking area, building area, or other space shall be reduced in area or dimension, so as not to meet the provisions of this Ordinance. No part of any lot, yard, parking area, or other space required for a principal use and accessory structure(s) or use shall be used jointly or for any other structure or use, unless otherwise approved herein.

2.14 Violations

It shall be unlawful to construct any structure or building or to use any structure, building, land or water in violation of any of the provisions of this Ordinance. In case of any violation, the Town of Portland, The Zoning Administrator, or any property owner who would specifically be damaged by such violation may institute appropriate action or proceeding to enjoin a violation of this Ordinance.

2.15 Penalties

Any person, firm, or corporation who fails to comply with the provisions of this Ordinance shall, upon conviction thereof, forfeit fifty (\$50) dollars and costs of prosecution for each violation and in default of payment of such forfeiture and costs shall be imprisoned in the County Jail until payment thereof, for a period not to exceed thirty (30) days. Each day a violation exists or continues shall constitute a separate offense.

SECTION 3.0 ZONING DISTRICTS

3.1 Establishment

For the purpose of this Ordinance, the following primary use districts are hereby established with the Town of Portland.

PRIMARY USE DISTRICTS

- | | | | |
|-----|-----|---|---------------------------|
| (1) | A-1 | - | Farmland Preservation |
| (2) | A-2 | - | General Agricultural |
| (3) | R-1 | - | Single Family Residential |
| (4) | R-2 | - | General Residential |
| (5) | C-1 | - | Commercial |
| (6) | I-1 | - | Industrial |

3.2 Official Zoning Map

A certified copy of the official zoning map is adopted and approved with the text of this Ordinance. Said map and any certified amendments or changes thereto are as much a part of this Ordinance as this text and shall have full force and effect on the adoption of this Ordinance.

The boundaries of the zoning districts enumerated in Sec. 3.1 are hereby established as shown on the Official Zoning Map of the Town of Portland, Dodge County, Wisconsin adopted and incorporated herewith by reference. The Official Zoning Map shall be on file and available for public inspection at the office of the Town Clerk, Town of Portland. The Official Zoning Map shall be revised promptly upon the approval of any zoning map amendment requests.

3.3 Interpretation of District Boundaries

When uncertainty arises concerning the boundaries of the zoning districts, the following rules shall apply:

- (1) Where district boundaries are depicted as approximately following the centerlines of streets, highways, or road right-of-way lines, or centerlines of streams or drainage ways, such center, road right-of-way lines shall be constructed to be such boundaries.
- (2) Where district boundaries are depicted as approximately following lot lines, such lot lines shall be constructed to be such boundaries.
- (3) Where district boundaries are depicted as running parallel to centerlines of streets, highways or road right-of-way lines, such parallel lines shall be constructed to be such boundaries at a distance from the centerlines that fulfills the intent of drawing such lines.
- (4) Where boundaries do not follow property lines and distances are not specified, boundaries shall be reviewed and interpreted by the Portland Town Board.

3.4 Uses Regulated

No building, structure or use of land shall hereafter be initiated or altered except in conformity with the regulations specified for the district in which it is located. Uses not specified in this Ordinance may, nonetheless, be allowed by the Town Board after application, only if such uses are substantially similar in character to specific permitted or conditional uses in the applicable district.

Uses and structures may be subject to Dodge County shoreland-wetland and floodplain regulations, where applicable. In addition, Army Corp of Engineers and Wisconsin Department of Natural Resources regulations may apply in wetland and floodplain areas.

3.5 District Regulations

(1) A-1 Farmland Preservation Zoning District

The purpose of this district is to promote areas for uses of a generally exclusive agricultural nature in order to protect farmland and to allow participation in the state's farmland preservation program.

A. Permitted Uses

1. Agricultural uses, except livestock facilities housing more than 500 animal units of cattle, poultry, swine, sheep, or goats or any other animal confinement facilities housing other types of animals (e.g. mink).
2. Accessory uses that qualify under Wis. Stats. 91.01(1), except for farm residences.
3. A home occupation, subject to the requirements of Accessory Use under Wis. Stats 91.01(1).
4. Prior legal nonconforming uses that were in existence as of *[enter date of ordinance]*, subject to the nonconforming use provisions of this Ordinance.
5. Transportation, utility, communication, or other uses that are required under state or federal law to be located in a specific place or that are authorized to be located in a specific place under a state or federal law that preempts the requirement of a conditional use permit for those uses.
6. Undeveloped natural resource and open space areas.

B. Conditional Uses

1. Livestock Facilities with 500 or more animal units that meet the siting standards in Wis. Adm. Code ch. ATCP 51 and other animal confinement facilities.
2. Agriculture-related uses.
3. Farm residences subject to the density standards and requirements of Section 6.6 of this Ordinance.
4. Governmental, institutional, religious, or nonprofit community uses that qualify under Wis. Stats. 91.46 (5).
5. Non-metallic mineral extraction that qualify under Wis. Stats. 91.46 (6).
6. Oil and gas exploration or production that is licensed by the Department of Natural Resources under subch. II of ch. 295, Wis. Stats.
7. Transportation, communications, pipeline, electric transmission, wind energy systems, utility, or drainage uses that qualify under Wis. Stats. 91.46 (4).

C. Area, Height and Yard Requirements: See Section 2.10

(2) **A-2 General Agricultural Zoning District**

The purpose of this district shall be to promote an area for uses of a generally agricultural nature on lands of good agricultural quality.

A. Permitted Uses

1. Road side stands for the sale of farm products produced on the premises.
2. Professional home office.
3. Uses permitted in the A-1 Farmland Preservation Zoning District.

B. Conditional Uses

1. Livestock Facilities with 500 or more animal units that meet the siting standards in Wis. Adm. Code ch. ATCP 51 and other animal confinement facilities.
2. Agriculture-related uses.
3. Governmental, religious, or cultural uses such as town halls, police and fire stations, libraries, churches, cemeteries, schools, and parks.
4. New nonfarm single family residences and duplexes, subject to the density standards and requirements of Section 6.6 of this Ordinance.
5. Non-metallic mineral extraction.
6. Oil and gas exploration or production that is licensed by the Department of Natural Resources.
7. Transportation, communications, pipeline, electric transmission, wind energy systems, or utility uses.
8. Bed and breakfast establishments.
9. Commercial greenhouse, landscape and nursery business.
10. Dog kennels.
11. Farms operated for the disposal or reduction of garbage, sewage or any other waste material.
12. Self-service storage facility.
13. Trap and sporting clay shooting facilities, archery and gun shooting ranges; gun clubs.
14. Veterinary clinics.
15. Wireless communication facilities.
16. Horse boarding and riding facilities.
17. Campgrounds.
18. Golf courses.
19. Aircraft landing fields and hangers.
20. Boat launching facilities.
21. Any similar use subject to Town Board approval.

C. Area, Height and Yard Requirements: See Section 2.10

(3) R-1 Single Family Residential Zoning District

The primary purpose of this district shall be exclusive single-family residential nature.

A. Permitted Uses

1. Single family dwellings and accessory buildings, including private garages and buildings clearly incidental to the residential use of the property, provided that no such accessory buildings may be used as dwelling units;
2. Transportation, utility, communication, or other uses that are required under state or federal law to be located in a specific place or that are authorized to be located in a specific place under a state or federal law that preempts the requirement of a conditional use permit for those uses.

B. Conditional Uses

1. Governmental, religious and cultural uses such as fire and police stations, schools, churches, cemeteries, libraries, and parks.
2. Home occupations.
3. Professional home offices.
4. Planned unit developments.
5. Any similar use subject to the approval of the Town Board.

C. Area, Height and Yard Requirements: See Section 2.10.

Accessory

Buildings: The total area of all accessory buildings on a residential lot shall not exceed 1,400 square feet in area.

4) **R-2 General Residential Zoning District**

The primary purpose of this district shall be to promote an area of mixed residential uses.

A. Permitted Uses

1. Uses permitted in the R-1 Single Family Residential District.
2. Duplexes.

B. Conditional Uses

1. Uses conditionally allowed in the R-1 Single Family Residential District.
2. Bed and breakfast establishments.
3. Group living facilities.
4. Mobile home parks.
5. Multi-family dwellings.
6. Any similar use subject to the approval of the Town Board.

C. Area, Height and Yard Requirements: See Section 2.10.

(5) **C-1 Commercial Zoning District**

The purpose of this district shall be to promote an area for retail and service oriented establishments.

A. Permitted Uses

1. Parking lots.
2. Personal and business service establishments, excluding motor vehicle and farm equipment repair, with no more than 3,500 square feet of floor space.
3. Professional offices with no more than 3,500 square feet of floor space.
4. Retail businesses, excluding motor vehicle and farm equipment sales, with no more than 3,500 square feet of floor space.
5. Restaurants.
6. Taverns.
7. Sale of bait for fishing and sporting goods and supplies.
8. Commercial greenhouse, landscape and nursery business.
9. Self-service storage facility.
10. Transportation, utility, communication, or other uses that are required under state or federal law to be located in a specific place or that are authorized to be located in a specific place under a state or federal law that preempts the requirement of a conditional use permit for those uses.

B. Conditional Uses

1. Retail businesses, professional offices and personal and business service establishments exceeding 3,500 square feet in floor space;
2. Contractors storage yard.
3. Farm equipment sales and service.
4. Hospitals, clinics and nursing homes.
5. Motor vehicle sales and service.
6. Residential quarters for the owner, commercial tenant, employee or caretaker located in the same building as the business.
7. Motels and hotels.
8. Planned unit Developments.
9. Any similar use subject to the approval of the Town Board.

C. Area, Height and Yard Requirements: See Section 2.10

(6) **I-1 Industrial Zoning District**

The purpose of this district shall be to promote an area for manufacturing and industrial operations.

A. **Permitted Uses**

1. Manufacturing establishments engaged in the fabrication, processing, assembly or packaging of a product which is not specified as a conditional use in the Industrial District.
2. Automobile repair facilities.
3. Contractors office and/or storage yard.
4. Farm machinery sales, service and storage facilities.
5. Food storage warehouses.
6. Freight yards and trucking terminals.
7. Gas stations.
8. Governmental uses such as but not limited to, police or fire stations, or buildings used for the storage or repair of road maintenance equipment.
9. Nurseries, greenhouses and landscaping businesses.
10. Parking lots.
11. Printing and publishing establishments.
12. Processing and packaging of food products.
13. Processing and packaging of recyclable materials.
14. Recycling collection point.
15. Self-service storage facility.
16. Warehousing, except the storage of chemicals, explosives, flammables and radioactive materials.
17. Wholesale establishments.
18. Retail sale of products if accessory to and in the same structure as the principal use.
19. Boat storage, sale of boats, motors, fuel, marine supplies, servicing of boats and motors and the manufacture of boats or motors.
20. Transportation, utility, communication, or other uses that are required under state or federal law to be located in a specific place or that are authorized to be located in a specific place under a state or federal law that preempts the requirement of a conditional use permit for those uses.

B. **Conditional Uses and Structures**

1. Manufacturing, processing, packaging or storage of chemicals, explosives, batteries, asphalt, cement, flammables, paint, poison, rubber, dyes, plastics and radioactive materials.
2. Airports, aircraft landing fields and hangers.
3. Salvage yards and storage of inoperable vehicles.
4. Waste disposal areas.
5. Farms operated for the disposal of sewage, rubbish or any waste material;
6. Feed mills, granaries and elevators.
7. Incinerators.
8. Non-metallic mineral extraction.
9. Sewage treatment facilities.

10. One single-family residence per site for the owner or proprietor, caretaker and their family, which is incidental to a permitted or conditional use.
11. Adult-entertainment establishment.
12. Planned Unit Developments.
13. Any similar use subject to the approval of the Town Board.

C. Area, Height and Yard Requirements: See Section 2.10

SECTION 4.0 CONDITIONAL USES

4.1 Permit

The Town Board of the Town of Portland may authorize the Zoning Administrator to issue a Conditional Use Permit for conditional uses after review and public hearing by the Plan Commission, provided that such conditional uses or structures are in accordance with the purpose and intent of this Ordinance, and are found not to be hazardous, harmful, offensive, or otherwise adverse to the environment or the value of the area.

4.2 Application

Applications for Conditional Use Permits shall be made to the Zoning Administrator on forms provided by his or her office. Copies of such applications shall be forwarded to the Plan Commission and Town Board by the Zoning Administrator. Such applications shall be preceded by an application for a Land Use Permit including all the information as required in Section 2.4 for a Land Use Permit.

Additional Information as may be required by the Plan Commission, Town Board, or other boards, commissions, or officers.

Fee in the amount set from time to time by resolution of the Town Board.

4.3 A. Review and Approval

When evaluating a Conditional Use Permit, the Plan Commission and Town Board shall evaluate the proposed use on:

- (1) The maintenance of safe and healthful conditions;
- (2) The prevention and control of water pollution including sedimentation;
- (3) Existing topographic and drainage features and vegetation cover of the site;
- (4) The location of the site with respect to flood plains and floodways of rivers or streams;
- (5) The erosion potential of the site based upon degree, and direction of slope, soil type and vegetation cover;
- (6) The location of the site with respect to existing or future access roads;
- (7) The location of the site with respect to wetlands;
- (8) Its compatibility with uses on adjacent land;
- (9) The amount of liquid wastes to be generated and the adequacy of the proposed disposal system;
- (10) Consistency with the Town of Portland Comprehensive Plan.

4.3 B. Conditions

The Town Board may attach such conditions, in addition to those required elsewhere in this Ordinance, that it deems necessary in furthering the purpose of this Ordinance. Violation of any of these conditions shall be deemed a violation of this Ordinance. Such conditions may include specifications for, without limitation because of specific enumeration; type of shore cover; increased set back and yards; specified sewage disposal and water supply facilities; landscaping and planting screens; hours of operation; operational control; sureties; deed restrictions; locations of piers, docks, parking, and signs; type of construction or any other requirement necessary to fulfill the purpose and intent of this Ordinance.

In order to secure information upon which to base its determination, the Plan Commission and/or Town Board may require the applicant to furnish, in addition to the information required for a land use permit, the following information:

- (1) A plan of the area showing contours, soil types, highwater mark, ground water conditions, bedrock, slope and vegetative covers
- (2) Location of buildings, parking areas, traffic access, driveways, walkways, open spaces, landscaping, lighting;
- (3) Plans for buildings, sewage disposal facilities, water supply systems, and arrangements of operations;
- (4) Specifications for areas of proposed filling, grading, or dredging;
- (5) Other pertinent information necessary to determine if the proposed use meets the requirements of this Ordinance.

The Plan Commission and/or Town Board in evaluating each application may request assistance from other local, county, state or federal agencies.

4.3 C. Public Hearings

Public hearings shall be held by the Plan Commission within 45 days of receiving a complete conditional use permit application. There shall be a published Class one (1) notice as provided in Chapter 985 of the Wisconsin Statutes. The Plan Commission Secretary shall notify all abutting or opposite property owners as listed by the applicant in the original application of the time, date and subject matter of the hearing. Failure to comply with this provision shall not, however, invalidate any previous or subsequent action on the application. Immediately following the public hearing, the Plan Commission shall either recommend approval, denial, or approval with conditions to the Town Board.

4.3 D. Timeframe for Action

Within 60 days after the public hearing, the Town Board shall either approve, deny, or approve with conditions the conditional use permit application, unless an agreement with the applicant is made to extend such time period. Failure to act within the specified time period shall be deemed as an act to grant the Conditional Use Permit.

4.3 E. Compliance

Compliance with all other provisions of this Ordinance, such as lot width, and area, yards, height, parking, loading, traffic, highway access, and performance standards, shall be required of all conditional uses except as modified by this Section. Variances shall only be granted as provided in Section 10.0 of this Ordinance. No permit shall be granted where the proposed use is deemed to be inconsistent or conflicting with neighboring uses for reasons of smoke, odors, noise, vibration, lighting, health, hazards, or possibly of accident.

4.3 F. Expiration of Conditional Use Permits

A conditional use permit shall expire one year after its issuance date or at such alternate time as specified in the approval unless:

- (1) Construction has been diligently pursued;
- (2) A Certificate of Zoning Compliance has been issued;
- (3) The use is established; or
- (4) The Conditional Use Permit is renewed by the Town Board for a period not to exceed one year.

A conditional use permit also shall expire upon termination of a project or if the rights granted by the permit are discontinued for 180 consecutive days.

4.4 Planned Unit Development

Planned unit developments (PUD) are permitted as conditional uses in the Residential Zoning Districts and the C-1 Commercial and I-1 Industrial Zoning Districts. PUD is intended to permit the development of planned developments containing not less than 10 contiguous acres under one ownership or control.

Within such planned communities, the location of all residential, commercial, industrial and governmental uses, school sites, parks, playgrounds, recreation areas, parking areas and other open spaces shall be controlled in such a manner as to permit a variety of housing accommodations and land uses in orderly relationship to one another.

- (1) The procedure for obtaining a permit for the development of a PUD shall be as outlined in Section 4.1, 4.2, and 4.3 of this Ordinance, except that the following requirements shall also apply:
 - A. The applicant shall provide proof that the site under consideration contains a minimum land area of not less than 10 acres under one ownership or control. Additional land area may be added to an existing PUD if it is adjacent or forms a logical addition to an existing PUD. The procedure for additional land shall be the same as if an original application was filed, and all of the requirements of this article shall apply except the minimum acreage requirement of 10 acres.

- B. The applicant shall furnish with his application 15 copies of a preliminary plan, prepared or certified by a surveyor or engineer duly authorized by the State to practice as such, showing the proposed general layout, the general location of the various types of land uses, the proposed densities of population in residential areas, a major thoroughfare plan, a public utility plan if public utilities are proposed or required, a storm drainage plan and a plan showing the location of recreation spaces, parks, schools and other public or community uses.

(2) Following approval by the Town Board of a preliminary plan, the applicant shall furnish 15 copies of a final plan, prepared or certified by a surveyor or engineer duly authorized by the State to practice as such, showing the layout of all major and local thoroughfares and local streets, the location of all buildings, parking areas, pedestrian ways, utility easements, lot lines, open spaces, parks, recreation areas, school sites, playgrounds, the proposed use of all buildings and the metes and bounds of all dedicated areas and lots including any recommendations or conditions of the Town Board. The applicant shall also furnish a proposed deed of dedication including restrictions safe guarding the use of open spaces and preventing encroachment upon open spaces between buildings. The applicant shall furnish a deed, or deeds, to land determined by the Town to be needed for public elementary and intermediate school purposes. When the final plan and deed of dedication shall have been approved by the Town Board as being in conformity with this section and with any changes or requirements of the Town Board on the preliminary plan and it has been determined that the applicant has complied with the requirements of the Dodge County Land Use Code whether or not it is a subdivision, it shall be approved for recordation and recorded. Thereafter, no modification may be made in any final plan except by an amended final plan submitted as provided for the original plan. The Town Board shall determine if bonding is necessary.

(3) In granting a permit for the development of a PUD the Town Board shall make the following determinations:

- A. That the overall population density shown on the PUD plan for residential and associated industrial and commercial uses shall not exceed an average density of 11 persons per acre. In computing population density, a factor of 3.7 persons shall be used per one family dwelling.
- B. That a maximum of three residential density areas are shown on the PUD plan. Such density areas shall be designated low, medium and high.
 - 1. The population density within a low-density area shall not exceed 3.8 persons per acre of gross residential area.
 - 2. The population density within a medium density area shall not exceed 14 persons per acre of gross residential area.
 - 3. The population density within a high-density area shall not exceed 60 persons per acre of gross residential area.

- C. That in computing average density on any final plan of a part of a PUD, which at the time of its creation was under one ownership or control, any excess in land area over that required to support an average density of 13 persons per acre of gross residential area in any final plan previously recorded may be included. In other words, as each successive final plan is submitted, the overall density of all areas shown on recorded final plans within the proposed PUD as approved by the Town Board shall be recomputed so that the average population density of the developed areas within the recorded sections of the PUD shall never at any time in the history of the development exceed a density of 13 persons per acre.
- D. That the uses shall be as shown on the preliminary plans.
- E. That the location of all structures and designated building envelopes shall be as shown on final plans. Building envelopes must be protected by adequate covenants running with the land, conveyances or dedications.
- F. The proposed location and arrangement of structures shall not be detrimental to existing or prospective adjacent dwellings or to the existing or prospective development of the neighborhood. Open spaces between structures shall be protected where necessary by adequate covenants, running with the land, conveyances or dedications. There shall be no minimum lot size, no minimum setback lines, no maximum percentage of lot coverage and no minimum lot width in a PUD. However, every single family dwelling shall have access to a public street, court, walkway or other area dedicated to public use and no single family dwelling (except a town house or semi-detached dwelling) and no addition to any single family dwelling shall be erected within a distance of less than 16 feet from any other single family dwelling.

4.5 Campgrounds

Prior to granting a permit for the development or improvement of a campground the Town Board shall make the following determination.

- (1) The minimum size of a campground shall be 5 acres.
- (2) The maximum number of campsites shall be 15 per acre.
- (3) Minimum dimensions of a campsite shall be 25 feet wide by 40 feet long.
- (4) Each campsite must be separated from other campsites by a yard not less than 15 feet wide.
- (5) There shall be 1 automobile parking space for each campsite.
- (6) In addition to the requirements of Section 5.0 of this Ordinance, there shall be a minimum yard setback of 40 feet from all exterior lot lines of the campground.
- (7) It shall conform to the requirement of the Wisconsin Administrative Code which shall apply until amended and then apply as amended.

4.6 Conditional Uses in the A-1 Farmland Preservation Zoning District

The Town Board may issue a Conditional Use Permit for those conditional uses listed under Section 3.5(1)(B) of this Ordinance, provided that such conditional uses are in accordance with Section 4.0 of this Ordinance and Wis. Stats. 91.46.

4.7 Residential Uses in the A-2 General Agricultural Zoning District

In granting a Conditional Use Permit for residential uses in the A-2 General Agricultural Zoning Districts, the Town Board will consider the following:

- (1) The proposed residential use should be generally located so as to limit impacts upon agricultural operations in the surrounding area or be situated in a location that minimizes, to the extent practicable, impacts upon future inhabitants of such residence by agricultural operations in the surrounding area;
- (2) The site(s) of the proposed residential use, to the extent practicable, should be selected in areas not well suited for agricultural use by virtue of wooded areas, topography, shape of parcel, soil characteristics, and similar factors.

SECTION 5.0 SETBACKS AND OFF-STREET PARKING

5.1 Highway and Road Setbacks

For the purpose of determining the distance structures shall be setback from highways and roads, the following setbacks shall apply unless the yard regulations or modifications allow a lesser yard or setback requirement.

This section shall not be interpreted so as to prohibit the planting and harvesting of field crops, shrubbery or trees; provided, however, that no building or structure, trees or shrubbery shall be so located, maintained or permitted to grow so that the view across the sectors at intersections shall be obstructed.

(1) Highway and Road Setback Distances

The setback distance shall be as follows:

- A. Town Roads - Minimum seventy-five (75) feet from the centerline of the road or 42 feet from the edge of the right-of-way, whichever distance is greater, except in platted subdivisions where the setback distance shall be 30 feet from the edge of the right-of-way as shown on the recorded plat.
- B. State or County Highways - Minimum one hundred (100) feet from the centerline of the highway or sixty-seven (67) feet from the edge of the right-of-way, whichever distance is greater.
- C. Urbanized Highways or Roads – Minimum sixty (60) feet from the centerline of the highway or road or twenty seven (27) feet from the edge of the right-of-way, whichever distance is greater. The urbanized highways or roads in the Town are as follows:

Junction of STH 19 and the north limits of the City of Waterloo

Beginning at a point in the junction of STH 19 and the north limits of the City of Waterloo, thence northeasterly along STH 19, 1,150 feet.

Crawfish River Area

All of River Oaks Road - Commencing 1,400 feet north of the intersection of Torpy Road and thence north on Dalman Road to its end.

5.2 Building Setbacks from the Water

For lots that abut on navigable waters:

- (1) There shall be setbacks from both the road and water.
- (2) All buildings and structures, except piers, wharves, boat hoists, open fences, and boathouses shall be set back at least 75 feet from all points along the normal highwater mark of all navigable bodies of water, unless otherwise specified by this Ordinance.
- (3) The Zoning Administrator shall determine the normal highwater mark where not established.

(4) A setback of less than 75 feet for a principal structure may be permitted by the Zoning Administrator where there is at least one principal structure on either side of the applicant's lot, within 200 feet of the proposed site that is less than the 75-foot setback. In such case, the reduced setback for the principal structure shall be the average of the nearest principal structures on each side of the proposed site, or if there is no building on one side of the proposed site, the reduced setback shall be the average setback from the existing principal structure on one side of the applicant's site and the required 75 foot setback. In no case shall the setback for the principal structure be less than 50 feet.

(5) A setback of less than 75 feet may be permitted by the Zoning Administrator for a detached accessory structure if done in accordance with the Dodge County Shoreland Regulations and a County Land Use Permit is obtained.

5.3 Loading Requirements

Adequate loading areas shall be provided so that all vehicles loading, maneuvering, or unloading do not project into traffic lanes,

5.4 Off-Street Parking

Each use shall provide the following minimum off-street parking spaces. Each parking space shall be at least two hundred (200) square feet in area.

- (1) Dwellings - Two (2) spaces for each dwelling unit.
- (2) Restaurants, Taverns and Similar Establishments - One (1) space for each fifty (50) square feet of floor space devoted to patrons.
- (3) Motels and Resorts - One (1) space for each unit.
- (4) Retail Business and Service Establishments - One (1) space for each two hundred (200) square feet of floor area.
- (5) Industrial Uses and Warehouses - One (1) space for each two (2) employees on the premises at a maximum employment on the main shift.
- (6) Convenience Stores - One (1) space for each two hundred (200) square feet of floor area; plus two (2) spaces for each gas pump.
- (7) Any Use Not Specifically Named - shall be assigned to the most appropriate classification by the Zoning Administrator.
- (8) Combinations of any of the above uses shall provide the total of the number of spaces required for each individual use.
- (9) Location of off-street parking shall be on the same lot as the principal use or on a lot adjacent to the principal use.

SECTION 6.0 MODIFICATIONS

6.1 Height

The district height limitations elsewhere in this Ordinance may be exceeded, but such modification shall be in accord with the following:

- (1) Architectural Projections, such as spires, belfries, parapet walls, cupolas, domes, flues and chimneys, are exempt from the height limitations of this Ordinance.
- (2) Special Structures, such as elevator leg, gas tanks, grain elevators, scenery lots, manufacturing equipment and necessary mechanical appurtenances, cooling towers, fire towers, substations, smoke stacks, and flag poles, are exempt from the height limitations of this Ordinance.
- (3) Essential Services, utilities, water towers, electric power and communication transmission lines are exempt from the height limitations of this Ordinance.
- (4) Communication Structures, such as radio and television transmission and relay towers, aerials, cellular telephone towers and observation towers, shall not exceed in height three (3) times their distance from the nearest lot line. In addition, no tower, structure or projecting aerial shall exceed 500 feet in height.
- (5) Public or Semi-Public Facilities, such as schools, churches, hospitals, monuments, sanitariums, libraries, governmental offices and stations, may be erected to a height of sixty (60) feet.
- (6) Agricultural Structures, such as barns and silos are exempt from the height limitations of this Ordinance.
- (7) Wind Energy Systems shall not exceed 500 feet in height.

6.2 Yards

The yard requirements elsewhere in this Ordinance may be modified as follows:

- (1) Uncovered Stairs, Landings, and Fire Escapes may, project into any yard but not to exceed six (6) feet and not closer than three (3) feet to any lot line.
- (2) Architectural Projections, such as chimneys, flues, sills, eaves, belt courses, and ornaments, may project into any required yard; but such projection shall not exceed two (2) feet.
- (3) Residential Fences are permitted on property lines, but shall not in any case exceed a height of six (6) feet; shall not exceed a height of four (4) feet in the street yard and shall not be closer than two (2) feet to any public right-of-way.
- (4) Security Fences for uses other than residential are permitted on the property lines but shall not exceed ten (10) feet in height and shall be of an open type similar to woven wire or wrought iron fencing.

(5) Accessory Uses and detached accessory structures, are permitted in the rear and side yards only; they shall not be closer than ten (10) feet to principle structure, they shall not exceed twenty (20) feet in height, and shall not be closer than three (3) feet to any lot line.

(6) Essential Services, utilities, electric power and communication transmission lines are exempt from setback requirements provided that the owner who wishes to locate such facilities within the street yard shall file with the Town Board an agreement in writing to the effect that the owner will remove all new construction, additions, and replacements erected after the adoption of this Ordinance at their expense when necessary for the improvement of the road or highway.

(7) Landscaping and Vegetation are exempt from the yard requirements of this Ordinance.

6.3 Additions

Additions in the street yards of existing structures shall not project beyond the average of the existing street yards on the abutting lots or parcels.

6.4 Average Street Yards

The required street yards may be decreased to the average of the existing street yards of the abutting structures on each side within 200 feet of the proposed building site, but in no case less than thirty (30) feet.

6.5 Noise

Sirens, whistles, and bells, which are maintained and utilized solely to serve a public purpose, are not subject to highway or road setbacks and are not to be enjoined under the performance standards section of this Ordinance (Section 14.0).

6.6 Density Standards

1. Density standards for those lands within the A-1 Farmland Preservation Zoning District or A-2 General Agricultural Zoning District on the Town of Portland Zoning Map shall be as shown in Table 6.6-1. The number of lots allowed from the existing parent lot is based on the presumption that all other applicable standards will be met. The maximum density established for a district is not a guarantee that such densities may be obtained, nor a valid justification for varying other dimensional or development standards. The right to divide land is not assignable or transferable to other property owners or between lands owned by the same owner. The transfer of title to any property shall not change the rights or restrictions placed on a property under this Section. For the purpose of determining the amount of acreage under one ownership, the definition of property ownership as defined in Section 14.0 of the Ordinance shall apply.
2. The Parent Lot includes those commonly owned parcels that are abutting or touching at one point or more and those commonly owned parcels that are separated only by a waterway or a transportation or utility right-of-way. For purposes of calculating density, the following areas shall be excluded from the total area of the parent lot: areas lying within the bed of lakes, ponds, or streams; existing dedicated rights-of-way within a site; and that portion of existing dedicated rights-of-way adjoining a site that is between the street or alley centerline and the site boundaries.
3. No lot created under this density standard provision for nonfarm residential use shall be less than one and one-half (1.5) acres in lot area or exceed five (5) acres in lot area. A land owner can choose to use an additional development right to create a lot larger than five (5) acres in area. However, in no case shall a lot exceed ten (10) acres in lot area. Only farm residences are allowed in the A-1 Farmland Preservation Zoning District.

4. The density standards shown in Table 6.6-1 shall apply on lands within the A-1 Farmland Preservation Zoning District and the A-2 General Agricultural Zoning District on the Town of Portland Zoning Map:

Table 6.6-1: Density Standards in A-1 and A-2 Zoning Districts

Parent Lot Total Area (Acres)	Number of New Lots Allowed
Less than 45 acres	1
45 acres up to 90 acres	2
90 acres up to 135 acres	3
135 acres and above	4 (Maximum)

5. The Town Board may require that a restriction be placed on the certified survey map for the new lots, or an affidavit be recorded with the Dodge County Register of Deeds Office, which would specify that no further divisions of the parent lot or the new lots that are created from the parent lot can take place for a period of 20 years after the maximum allowed density on the parent lot is reached. The Town Board may modify or remove the restriction from the certified survey map or the recorded affidavit after five (5) years if the intent of the Ordinance would be better served and consistent with the Town of Portland Comprehensive Plan.
6. The Town Board may remove a “no further land division restriction” from a property at any time if the land is removed from the A-1 Farmland Preservation Zoning District or A-2 General Agricultural Zoning District.
7. A Development Concept Plan may be required by the Town Board for all or part of the subject parent lot even though further division is not planned at the time. Such Plan shall include future road locations as well as the location, number and size of potential lots allowed in the future under the Ordinance. A Development Concept Plan is recommended if further development is anticipated. The plan will be useful in determining if the current proposed lot layout would be compatible with future lots and if future road right-of-ways need to be reserved.

SECTION 7.0 SIGNS

7.1 Permit Required

Except those specified in Section 7.2, no signs shall hereafter be located erected, moved, reconstructed, extended, enlarged, converted, or structurally altered without a Land Use Permit and without being in conformity with the provisions of this Ordinance.

7.2 Signs Allowed in all Zoning Districts without a Land Use (Sign) Permit

The following signs are allowed in all zoning districts without a Land Use Permit, but are subject to the following regulations:

- (1) Over Show Windows or Doors of a nonconforming business establishment announcing without a display or elaboration only the name and occupation of the proprietor and not to exceed two (2) feet in height and ten (10) feet in length.
- (2) Real Estate signs not to exceed eight (8) square feet in area on any one side nor sixteen (16) square feet in display area on all sides which advertise the sale, rental, or lease of the premises upon which the signs are temporarily located and limited to one such sign for each premise.
- (3) Name, Occupation, and Warning Signs not to exceed four (4) square feet on any one side nor eight (8) square feet in display area on all sides and limited to one such sign for each premise.
- (4) Bulletin Boards for public, charitable or religious institutions not to exceed twelve (12) square feet in area on all sides and limited to one such sign for each premise.
- (5) Memorial Signs, tablets, names of buildings, and date of erection when cut into any masonry surface or when constructed of metal and affixed flat against the structure.
- (6) Official Signs, such as traffic control, parking, restrictions, information, and notices.
- (7) Temporary Signs, the Zoning Administrator may permit the temporary use of a portable sign for advertising purposes in any district provided that the portable sign will not be located in any public right-of-way, will not be located closer than 10 feet to an adjacent property, and will not cause a hazard to traffic or adjoining properties. Portable sign permits shall not be granted for a period of more than 90 days in any 365-day period.
- (8) Home Occupation and Professional Home Office Signs, not to exceed two (2) square feet in area and mounted flush against the dwelling.
- (9) Agricultural Signs, pertaining to the sale of agricultural products on a farm or to membership in agricultural or agricultural-related organizations, not to exceed thirty-two (32) square feet in display area on all sides for any one farm.
- (10) Election Campaign Signs, provided that permission shall be obtained from the property owner, renter or lessee; and provided that such sign shall not be erected prior to the first day of the "election campaign period" as defined in Section 12.04 of the Wisconsin Statutes, and shall be removed within four (4) days following the election.

(11) Rummage Sale and Garage Sale signs, provided that no such signs shall be erected or placed within a public right-of-way and further provided that such signs are removed within 24 hours following the sale.

No such Sign mentioned in Section 7.2 shall be located closer than two (2) feet from any public road right-of-way or exceed ten (10) feet in height. These requirements shall not apply to Official Signs.

7.3 Signs Permitted

The following signs are permitted in the Commercial and Industrial zoning districts with a Land Use Permit and are subject to the following regulations:

(1) Wall Signs placed against the exterior walls of buildings shall not extend more than six (6) inches outside of a building's wall surface, shall not exceed three hundred (300) square feet in area for any one premise, and shall not exceed twenty (20) feet in height above the mean centerline street grade.

(2) Projecting Signs fastened to, suspended from, or supported by structures shall not exceed one hundred (100) square feet in area for any one premise; shall not extend more than six (6) feet into any required yard; shall not extend more than three (3) feet into any public right-of-way; shall not be less than ten (10) feet above the sidewalk nor fifteen (15) feet above a driveway or an alley.

(3) Ground Signs limited to one sign for each premise, shall not exceed twenty (20) feet in height above the mean centerline street grade; shall not be located closer to the road right-of-way than 27 feet, and shall not exceed one hundred (100) square feet in area on any one side nor 200 square feet in display area on all sides.

(4) Pole Signs limited to one sign for each premise, shall not exceed 100 square feet on one side more 200 square feet on all sides for any one premises; shall not extend more than three (3) feet into any public right-of-way; shall not be less than 10 feet from all side lot lines; shall not exceed 35 feet in height above the mean centerline street grade; and shall be not less than 10 feet above the lot grade or sidewalk grade and not less than 15 feet above a parking lot, driveway, or other area used by motor vehicles.

(5) Window Signs shall be placed only on the inside of commercial buildings and shall not exceed twenty-five (25) percent of the glass area of the pane upon which the sign is displayed.

(6) Roof Signs shall not exceed ten (10) feet in height above the roof, shall meet all the yard and height requirements for the district in which they are located, and shall not exceed three hundred (300) square feet on all sides for any one premises.

(7) Combinations of any of the above signs shall meet all the requirements for the individual sign.

7.4 Signs Allowed in all Zoning Districts with a Land Use (Sign) Permit

The following signs are allowed in all zoning districts providing a Land Use Permit has been issued and shall be located a minimum of forty (40) feet from the edge of the traveled way or two (2) feet from the road right-of-way, whichever distance is greater:

(1) Off-Premise Directional Signs which contain only the name of the establishment, logo or directional information useful to the traveler in locating the site, such as mileage, route numbers or exit numbers providing that:

- A. No more than two such signs relating to any one establishment shall be located in the approaching direction along any one road or highway.
- B. Such sign shall be located within five (5) air miles of the subject site.
- C. No two directional signs facing the same direction of travel shall be spaced less than one mile apart. However, more than one sign may be placed on the same support provided the total square footage does not exceed the allowable area.
- D. No such sign shall be located within three hundred (300) feet of a highway interchange, intersection at grade, rest area or wayside.
- E. No such sign shall exceed ten (10) feet in height.
- F. No such sign or signs in aggregate if facing the same direction of travel shall exceed twelve (12) square feet in display area.

(2) On-Premise Identification Signs for residential subdivisions, parks, multi-family dwelling units, mobile home parks, industrial parks, schools, town halls, hospitals and for community identification not to exceed twenty-four (24) square feet in display area on all sides; limited to one such sign for each premises; and shall indicate only the name and/or address of the premises, logo, slogan, motto or other information pertinent to identifying the premises. Community identification signs may include service club organization symbols as part of the sign.

7.5 Traffic

Signs shall not resemble, imitate, or approximate the shape, size, form, or color of railroad or traffic signs, or devices. Signs shall not obstruct or interfere with the effectiveness of railroad or traffic signs, signals, or devices. No sign shall be erected, relocated, or maintained so as to prevent free ingress to or egress from any door, window, or fire escape; and no sign shall be attached to a standpipe or fire escape. No sign shall be placed so as to obstruct or interfere with traffic visibility.

7.6 Existing Signs

Signs lawfully existing at the time of the adoption or amendment of this Ordinance may be continued although the use, size, or location does not conform to the provisions of this Ordinance. However, it shall be deemed a nonconforming use or structure, and the provisions of Section 8.0 shall apply.

7.7 Moving or Flashing Signs

No sign shall be erected which has any flashing, rotating or brilliant intermittent parts or lights or bare reflecting type bulbs, except those giving public service information, such as time, date, temperature, weather or similar information, or where allowed by conditional use permit. No signs, billboards or other advertising media which create a hazard or dangerous distraction to vehicular traffic or a nuisance to adjoining residential property shall be permitted in any district.

7.8 Signs Not In Use

Signs which advertise or identify a business or similar activity must be removed within sixty (60) days of the date said business or similar activity ceases operation or vacates the premises. The removal of the sign shall be the responsibility of the owner of the property on which the sign is located.

7.9 Sign Location

No sign mentioned in Section 7.0 shall be located in, on or above a public road right-of-way or navigable body of water, except for Official Signs.

7.10 Determining Area of Signs

In calculating the area of a sign to determine whether it meets the requirement of this Ordinance, the Zoning Administrator shall include the sign copy and any border or frame surrounding that copy. Supporting members of a sign shall be excluded from the area calculation. Area of irregular shaped signs or signs containing two or more detached elements shall be determined by the area of the smallest regular polygon that will encompass all elements of the sign.

SECTION 8.0 NONCONFORMING USES, STRUCTURES, AND LOTS

8.1 Existing Nonconforming Uses

The lawful nonconforming use of structure, land, or water existing at the time of the adoption or amendment of this Ordinance may be continued although the use does not conform with the provisions of this Ordinance; however, only the portion of the land in actual use may be so continued and the structure housing the non-conforming use may not be extended, enlarged, reconstructed, substituted, moved, or structurally altered if it extends or enlarges the non-conforming use except when required to do so by law or order or so as to comply with the provisions of this Ordinance.

(1) Total Lifetime Structural Repairs or alterations to the structure housing the non-conforming use, shall not exceed fifty (50) percent of the assessed value of the structure at the time of it's becoming nonconforming unless it is permanently changed to conform to the use provisions of this Ordinance.

(2) Substitution of New Equipment may be permitted by the Board of Appeals if such equipment will reduce the incompatibility of the nonconforming use with the neighboring uses.

8.2 Abolishment or Replacement

If such nonconforming use is discontinued or terminated for a period of twelve (12) months, any future use of the structure, land, or water, shall conform to the provisions of this Ordinance.

A current file of all nonconforming uses should be maintained by the Zoning Administrator listing the following: Owner's name and address; use of the structure, land, or water, and assessed value at the time of its becoming a nonconforming use.

8.3 Existing Nonconforming Structures

The lawful nonconforming structure existing at the time of the adoption or amendment of this Ordinance may be continued although its size or location does not conform with the lot width, lot area, yard, height, parking, and loading, and access provisions of this Ordinance; however it shall not be extended, enlarged, reconstructed, moved or structurally altered except when required to do so by law or order or so to comply with the provisions of this Ordinance.

(1) Additions and Enlargements to existing nonconforming structures are permitted so long as they do not increase the extent of nonconformity and shall conform with the required buildings setback lines along roads, water and highways and the yard, height, parking, loading and access provisions of this Ordinance.

(2) Existing Nonconforming Structures which are damaged or destroyed by fire, explosion, flood or any other event, may be reconstructed and in so far as is practicable shall conform with the required building setback lines along streets and highways and the yard, height, parking, loading and access provisions of this Ordinance

8.4 Changes and Substitutions

Once a nonconforming use or structure has been changed to conform, it shall not revert to a nonconforming use or structure. Once the Board of Appeals has permitted the substitution of a more restrictive nonconforming use for an existing nonconforming use the substituted use shall lose its status as a legal nonconforming use and become subject to all the conditions required by the Board of Appeals.

8.5 Vacant Substandard Lots

A vacant legal lot or parcel of record which does not contain sufficient area to conform to the dimensional requirements of this Ordinance, but which is at least 50 feet wide and 7,500 square feet in area may be used as a building site for a single family dwelling and its accessory structures upon issuance of a Land Use Permit subject to the following conditions.

- (1) Such use is permitted in the zoning district.
- (2) The lot is on record in the Dodge County Register of Deeds office prior to the effective date of this ordinance.
- (3) The lot is in separate ownership from abutting lands. If abutting lands and the substandard lot are owned by the same owner, the substandard lot shall not be sold or used without full compliance with the terms of this Ordinance.
- (4) All the dimensional requirements of the Ordinance are complied with insofar as practical.
- (5) If such lot is located in the A-1 Farmland Preservation Zoning District, such single family dwelling must be a farm residence and shall be considered a conditional use subject to the provisions of Section 4.0 of this Ordinance.

SECTION 9.0 BOARD OF APPEALS

9.1 Establishment

There is hereby established a Board of Appeals for the Town of Portland. The Board of Appeals shall consist of five (5) members appointed by the Town Chairman and confirmed by the Town Board.

- (1) Terms: Terms shall be for three (3) years, except that of those first appointed; one (1) shall serve one (1) year, two (2) shall serve two (2) years and two (2) for three (3) years.
- (2) Chairman: Chairman shall be designated by the Town Chairman.
- (3) Alternate: Two (2) alternate members shall be appointed by the Town Chairman for a term of three (3) years. The Town Chairman shall designate one of the alternate members as 1st alternate and the other as 2nd alternate. The 1st alternate shall act, with full power, only when a member of the board refuses to vote because of interest or when a member is absent. The 2nd alternate shall so act only when the 1st alternate so refuses or is absent or when more than one member of the board so refuses or is absent. The above provisions, with regard to removal and the filling of vacancies, shall apply to such alternates.
- (4) Secretary: Secretary shall be as designated by the Board of Appeals.
- (5) Vacancies: Vacancies shall be filled for the unexpired terms of members whose terms become vacant.

9.2 Organization

The Board of Appeals shall organize and adopt rules of procedure in conformance to Section 62.23(7)(e) 1-15 of Wisconsin Statutes.

9.3 Rules

The Board of Appeals shall meet at the call of the chairperson, and at such other times as the Board of Appeals may determine, at a fixed time and place.

All meetings of the Board of Appeals shall be open to the public. If a quorum is present, the Board of Appeals may take action by a majority vote of the members present.

Any public hearings which the Board of Appeals is required to hold shall be held in the town hall or other place convenient to the location or locations to be considered at such public hearing, and a full description of the location of such place of hearing by name, address or other commonly known means of identification, shall be included in the notice given of such hearing. Other matters upon which the Board of Appeals is required to act may also be heard to any such hearing provided that no undue hardship is created for any appellant by reason of the location of such hearing, and provided further that such matters are included in the notice given of such hearing.

The Board of Appeals shall keep minutes of its proceedings showing the vote of each member upon each question, or if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the Board of Appeals and shall be a public record.

The Board of Appeals may adopt such other rules as are necessary to carry into effect the regulations of the Town Board.

In the case of all appeals, the Board of Appeals may call upon the Town Board, Plan Commission, or Zoning Administrator for all information pertinent to the decision appealed from.

9.4 Powers

The Board of Appeals shall have the following powers:

- (1) To hear and decide appeals where it is alleged there is an error in any order, requirement, decision, or determination made by administrative official in the enforcement of this Ordinance.
- (2) To hear and decide special exception to the terms of the Ordinance upon which such board is required to pass under this Ordinance.
- (3) To authorize upon appeal in specific cases such variances from the terms of the Ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of the Ordinance will result in practical difficulty or unnecessary hardship, so that the spirit of the Ordinance shall be observed, public safety and welfare secured, and substantial justice done.
- (4) The Board may permit in appropriate cases, and subject to appropriate conditions and safeguards in harmony with the general purpose and intent of the Ordinance, a building or premises to be erected or used for such public utility purposes in any location which is reasonably necessary for the public convenience and welfare.
- (5) The Board may reverse, affirm, or wholly or partly modify the requirements appealed from and may issue or direct the issuance of a permit.
- (6) Assistance - the Board may request assistance from other town or county officers, departments, commissions and boards.
- (7) Oaths - the chairperson may administer oaths and compel the attendance of witnesses.

9.5 Appeals and Applications

Appeals from the decision of the Zoning Administrator concerning the literal enforcement of this Ordinance may be made by any person aggrieved or by an officer, department, board or bureau of the Town. Such appeals shall be filed with the secretary and the officer from whom the appeal is taken within thirty (30) days after the date of written notice of the decision or order of the Zoning Administrator, Plan Commission or the Town Board. Applications may be made by the owner or lessee of the structure, land or water to be effected at any time and shall be filed with the Zoning Administrator. Such appeals and applications shall include the following:

- (1) Names and Addresses of the appellant or applicant and all abutting and opposite property owners of record.
- (2) Sketch showing all the information required under Section 2.4 for a Land Use Permit.
- (3) Additional Information which was required for the decision appealed from or may be required by the Board of Appeals.
- (4) Fee in the amount as set by resolution of the Town Board to be paid at the time of application.

9.6 Hearings

The Board of Appeals shall fix a reasonable place for the hearing and hold a hearing within 45 days or less, give a Class One (1) notice thereof as provided in Chapter 985 of the Wisconsin Statutes, and give due notice to the parties in interest, the Zoning Administrator, Plan Commission and the Town Board. At the hearing the applicant or the appellant may appear in person, by agent, or by attorney.

9.7 Decisions

The Board of Appeals shall decide all appeals and applications within thirty (30) days after the final hearing and shall transmit a signed copy of the Board's decision to the appellant or applicant, the Zoning Administrator and the Town Board.

Conditions may be placed upon any Land Use Permit ordered or authorized by this Board.

9.8 Review by Court of Record

Any person or persons aggrieved by any decision of the Board of Appeals may commence an action seeking the remedy available by certiorari. Such action shall be commenced within thirty (30) days after the filing of the decision in the office of the Board of Appeals.

SECTION 10.0 CHANGES AND AMENDMENTS

10.1 Authority

Whenever the public necessity, convenience, health, safety, or general welfare require, the Town Board may by Ordinance, change the district boundaries or amend, change, or supplement the regulations established by this Ordinance or amendments hereto in accordance with Section 62.23(7) of the Wisconsin Statutes.

10.2 Initiation

A change or amendment may be initiated by the Town Board, Plan Commission or by a petition of one or more property owners within the area proposed to be affected.

10.3 Petitions for Amendment

Petitions for any change to the district boundaries or amendments to the regulations shall be filed with the Town Clerk who shall present it to the Town Board at its next succeeding meeting; such petition shall describe the premises to be rezoned or the regulations to be amended, lists the reasons justifying the petition, specify the proposed use and have attached the following:

- (1) Plot plan drawn to a scale of 1 inch equals 100 feet showing the area proposed to be rezoned, its location, its dimensions, the location and classification of adjacent zoning districts, and the location and existing use of all properties within one hundred (100) feet of the area proposed to be rezoned.
- (2) Owners Names and Addresses of all properties lying within one hundred (100) feet of the area proposed to be rezoned.
- (3) Additional Information required by the Plan Commission or Town Board.
- (4) Fee in an amount set from time to time by resolution of the Town Board.

10.4 Hearings and Board Action

The Town Plan Commission shall hold a public hearing upon each petition. Notice of the time and place of such a hearing shall be given by publication in the Town of a Class Two (2) Notice, under Code 985 of the Wisconsin Statutes. Notice of the hearing should be provided to the owner, applicant, all owners of property within 100 feet of the subject site, the Zoning Administrator, Plan Commission and the Town Board.

- (1) Recommendations. Within 45 days after the public hearing, the Town Plan Commission shall act on such petition approving, modifying or disapproving the petition. The recommendation shall be made in writing to the Town Board.
- (2) Action by the Town Board. After careful consideration of the Town Plan Commission recommendation, the Town Board shall vote on the passage of the proposed change or amendment within 45 days after receiving the Plan Commission recommendation.

10.5 Approval by the County Board

After approval by the Town Board, the Dodge County Board of Supervisors shall approve the proposed change or amendment.

10.6 Protest

In case of a protest against an amendment proposed duly signed and acknowledged by the owners of twenty percent (20%) or more either of the areas of the land included in such proposed amendment, or by the owners of twenty percent (20%) or more of the area of the land immediately adjacent extending one hundred (100) feet there from, or by the owners of twenty percent (20%) or more of the land directly opposite thereto extending one hundred (100) feet from the road frontage of such opposite land, such amendment shall not become effective except by the favorable vote of three-fourths of the members of the Town Board voting on the proposed change.

10.7 Rezoning Land out of the A-1 Farmland Preservation Zoning District

The Town must submit a report on A-1 Prime Farmland Preservation rezonings to the Department of Agriculture, Trade, and Consumer Protection and to the County by March 1 of each year in accordance with Wis. Stats.91.48(2). Land may be rezoned out of the A-1 Prime Agricultural Zoning District if the Town Board finds that all of the following apply:

- (1) The land is better suited for a use not allowed in the A-1 Farmland Preservation Zoning District.
- (2) The rezoning is consistent with the Town of Portland Comprehensive Plan.
- (3) The rezoning is substantially consistent with the Dodge County Farmland Preservation Plan.
- (4) The rezoning will not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.

SECTION 11.0

PLAN COMMISSION

11.1 Composition

The Plan Commission shall consist of five members, all of whom shall be appointed by the Town Board Chairperson, who shall also choose the presiding officer. The Town Board Chairperson may appoint himself or herself to the Commission and may appoint other Town elected or appointed officials to the Commission, except that the Commission shall always have at least one citizen member who is not a Town official. All other provisions of State Statutes 61.35 and 62.23 shall apply.

Members of the Commission shall be appointed to hold office for a period of three years. Appointments shall be made by the Town Board Chairperson during the month of April or at any other time if a vacancy occurs during the middle of a term.

11.2 Rules and Organization

The Plan Commission may adopt rules for the transaction of business and shall keep a record of its resolutions, transactions, findings and determinations. Such record shall be a public record. Meetings of the Commission shall be held at the call of the chairperson and at such other times as the Commission may determine.

11.3 Functions

The Plan Commission shall have the following functions and duties:

- (1) To make a recommendation to the Town Board on a comprehensive plan for the physical development of the Town.
- (2) To make a recommendation to the Town Board on the issuance of a conditional use permit in accordance with Section 4.0 of this Ordinance.
- (3) To make a recommendation to the Town Board on any petition to amend this Ordinance or change the zoning district boundaries.

SECTION 12.0 RIGHT-TO-FARM

12.1 Purpose

It is the intent of this section to conserve, protect, and encourage the continued use and improvement of agricultural land in the Town of Portland for the production of agricultural products. Additionally, this Right-to-Farm section is designed to preserve the right of farmers to produce, without unnecessary interference, agricultural products using generally accepted agricultural practices.

12.2 Applicability

The provisions of this section shall apply to all land use change applications within the jurisdiction of this Ordinance.

12.3 Limitation on Private Action

This section shall not apply in the case of a negligent agricultural operation. An agricultural use or agricultural practice is not, nor shall it become, a nuisance if the following apply:

- (1) The agricultural use or agricultural practice alleged to be a nuisance is conducted on, or on a public right-of-way adjacent to, land that was in agricultural use without substantial interruption before the plaintiff began the use of property that the plaintiff alleges was interfered with by the agricultural use or agricultural practice; and
- (2) The agricultural use or agricultural practice does not present a substantial threat to public health or safety.

12.4 Development Review

In reviewing any application for a land use change, the Town Board and/or Plan Commission shall, to the maximum extent feasible, ensure that such change does not adversely affect any existing agricultural operation on land not subject to the land use change, including access to active agricultural operations.

12.5 Sounds and Smells

Farmers often work late into the night, especially during planting and harvest time, when noise from their machinery can be heard. Land preparation can cause dust, especially during windy and dry weather. The smell of organic fertilizer may be evident during field applications.

12.6 Slow Moving Vehicles

Moving at top speeds of 15 to 20 miles per hour, farm equipment may slow travel time on rural roads. Vigilance and patience is required. Farm equipment will display a Slow Moving Vehicle emblem, a red-orange fluorescent triangle surrounded by a reflective red border, on the rear of the implement. This is a warning to slow down. Large farm equipment may extend into the oncoming traffic lane. Safety should be a top concern for all drivers on town roads, as well as the equipment operators.

12.7 Chemicals

Fertilizers and herbicides are often used in growing crops. These products are applied by licensed applicators. Respect for a neighbor's adjacent land is shown by knowing the prevailing winds and preventing drift.

NOTE: Through section 823.08 of the Wisconsin Statutes, the Wisconsin Legislature has adopted a right to farm law. This statute limits the remedies of later established residential property to seek changes to pre-existing agricultural practices in the vicinity of residential property. Active agricultural operations are now taking place and may continue in the vicinity of the Town of Portland. These active agricultural operations may produce noises, odors, dust, machinery traffic, or other conditions during daytime and evening hours.

SECTION 13.0 PERFORMANCE STANDARDS

13.1 Prohibited Activities

All activities involving the production, processing, cleaning, servicing, testing, or repair of materials, goods, or products shall be conducted in such a manner whereby there shall be no danger of fire or explosion, no offensive noise, vibration, smoke, dust, odor, glare, or heat, and objectionable influences detrimental to the public health, safety, comfort, or general welfare of the immediate neighborhood or community.

13.2 Compliance

A violation of this Section which is so flagrant as to constitute a potential nuisance shall be the subject of a nuisance action brought by the Town Attorney on behalf of the Town.

SECTION 14.0 DEFINITIONS

For the purposes of this Ordinance, the following definitions shall be used. Words used in the present tense include the future; the singular number includes the plural number; and the plural number includes the singular number. The words "shall", "will", and "must" are always mandatory. The words "may" and "should" are discretionary terms. The masculine shall include the feminine.

Accessory Use: Within the A-1 Farmland Preservation Zoning District means any of the following land uses on a farm:

- (a) A building, structure, or improvement that is an integral part of, or is incidental to, an agricultural use.
- (b) An activity or business operation that is an integral part of, or incidental to, an agricultural use.
- (c) A business, activity, or enterprise, whether or not associated with an agricultural use, that is conducted by the owner or operator of a farm, that requires no buildings, structures, or improvements other than those described in par. (a), that employs no more than 4 full-time employees annually and that does not impair or limit the current or future agricultural use of the farm or of other protected farmland.

Accessory Use of Structure: A use or detached structure subordinate to the principal use of a structure, land, or water and located on the same lot or parcel serving a purpose customarily incidental to the principal structure.

Adult Entertainment: Any business engaged in the sale or display of books, videos, and other materials of a pornographic nature offensive to a significant segment of the population; Includes live performances and movie theater showings of a pornographic nature.

Agricultural Use

Any of the following activities conducted for the purpose of producing an income or livelihood:

1. Crop or forage production.
2. Keeping livestock.
3. Beekeeping.
4. Nursery, sod, or Christmas tree production.
5. Floriculture.
6. Aquaculture.
7. Fur farming.
8. Forest management.
9. Enrolling land in a federal agricultural commodity payment program or a federal or state agricultural land conservation payment program.
10. Any other use that the Department of Agriculture, Trade and Consumer Protection, by rule, identifies as an agricultural use.

Agriculture-related use:

An agricultural equipment dealership, facility providing agricultural supplies, facility for storing or processing agricultural products, or facility for processing agricultural wastes. In addition, any use that the Department of Agriculture, Trade and Consumer Protection identifies by rule as an agriculture-related use.

Animal Confinement Facility: Any animal, livestock or poultry operation with 500 or more animal units that are used in the production of food, fiber, or other animal products or that will be fed, confined, maintained, or stabled for a total of 45 days or more in any 12-month period.

Animal Unit: Animal Unit has the following meaning that was given in s. NR 243.03 (3) Wisconsin Administrative Code as of April 27, 2004: “Animal Unit” means a unit of measure used to determine the total number of single animal types or combination of animal types, as specified in s. NR 243.11, Wisconsin Administrative Code, which are fed, confined, maintained or stabled in an animal feeding operation. The total number of animal units for a given type of animal shall be calculated by multiplying the number of animals for each animal type by the appropriate equivalency factor from the following table, and summing the products. The number of combined animal units shall be the sum of the number of animal units for each animal type. For animal types not listed in the following table, the equivalency to animal units shall be based on live animal weights. In these cases, 1,000 pounds of live weight is equivalent to one animal unit.

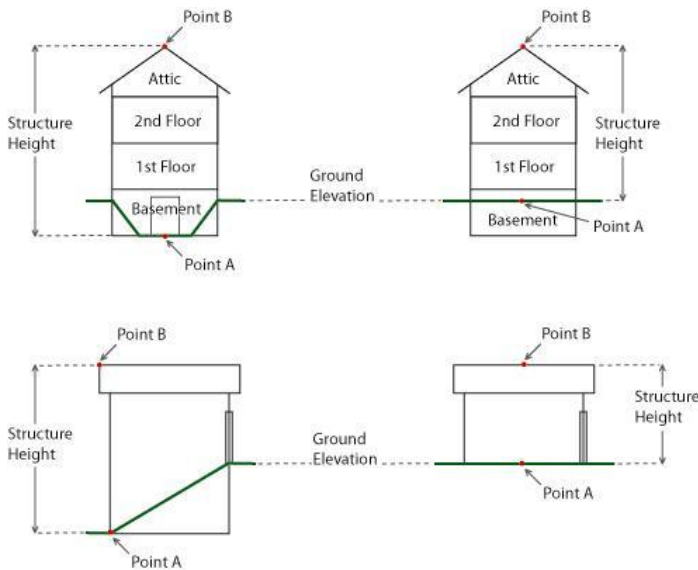
Animal Unit Calculation Table Number Equivalent to 500 Animal Units		
Number Equivalent to 500 Animal Units	Animal Type	Animal Equivalency Factor
	Dairy Cattle:	
350	Milking and Dry Cows	1.4
455	Heifers (800 to 1200 lbs)	1.1
835	Heifers (400 to 800 lbs)	0.6
2500	Calves (under 400 lbs)	0.2
	Beef Cattle:	
500	Steers or Cows (600 lbs to Mkt.)	1.0
1000	Calves (under 600 lbs)	0.5
350	Bulls	1.4
	Swine:	
1250	Pigs (55 lbs to Mkt.)	0.4
5000	Pigs (up to 55 lbs)	0.1
1250	Sows	0.4
1000	Boars	0.5
	Sheep:	
5000	Per Animal	0.1
	Horses:	
250	Per Animal	2.0
	Ducks:	
2500	Per Bird (Wet Lot)	0.2
50000	Per Bird (Dry Lot)	0.01
	Chickens:	
50000	Layers	0.01
100000	Broilers	0.005
50000	Broilers (continuous over flow watering)	0.01
15000	Layers or Broilers (Liquid Manure System)	0.033
	Turkeys:	
27500	Per Bird	0.018
	Combined Animal Units:	
500	Calculated Total	

Arterial Street: A public street or highway used or intended to be used primarily for fast or heavy through traffic. Arterial streets and highways shall include freeways and expressways as well as arterial streets, highways, and parkways.

Basement: A space having half or more of its floor-to-ceiling height below the average level of the adjoining ground and with a floor-to-ceiling height of not less than 6.5 feet.

Building Area: Total ground coverage in square feet of all buildings and structures including garages, carports, and other attached or accessory structures.

Building Height: Building height is the measurement of the vertical line segment starting at the lowest point of any exposed wall and its intersect with the ground (Point A in the following diagram) to a line horizontal to the highest point of a structure (Point B in the following diagram), unless specified under other sections of this Ordinance.



Certified Farmland Preservation Plan:

A farmland preservation plan that is certified as determined under Wis. Stats. 91.12.

Certified Farmland Preservation Zoning Ordinance:

A zoning ordinance that is certified as determined under Wis. Stats. 91.32.

Conditional Uses: Uses of a special nature as to make impractical their predetermination as a permitted use in a district. Conditional uses as used in the A-1 Farmland Preservation Zoning District must meet the requirements of Wis. Stats. 91.01(10).

Corner Lot: A lot abutting two or more streets at their intersections.

Density: Number of living units per acre allowable under the schedule of district regulations.

Duplex: A dwelling containing two dwelling units.

Dwelling: A detached building designed or used exclusively as a residence or sleeping place, but does not include boarding or lodging houses, motels, hotels, tents, cabins, or mobile homes except mobile homes (with the wheel assembly and hitch removed, and located on and anchored to a four foot footing or basement).

Dwelling, Multifamily: A dwelling containing three or more units.

Dwelling, Single Family: A dwelling containing one dwelling unit.

Dwelling Unit: One or more rooms that are arranged, designed, or used as living quarters for one family only.

Emergency Shelter: Public or private enclosures designed to protect people from arterial, radiological, biological, or chemical warfare; fire, flood, windstorm, riots, and invasions.

Essential Services: Services provided by public and private utilities necessary for the exercise of the principal use or service of the principal structure. These services include underground, surface or overhead gas, electricity, steam, water, sanitary sewerage, storm water drainage, and communication systems and accessories thereto, such as poles, towers, wires, mains, drains, vaults, culverts, laterals, sewers, pipes, catch basins, water storage tanks, conduits, cables, fire alarm boxes, police call boxes, traffic signals, pumps, lift stations, and hydrants, but not including buildings.

Expressway: A divided arterial street or highway with full or partial control of access and with or without grade separated intersections.

Family: Any number of persons related by blood, adoption, or marriage, or not to exceed four (4) persons not so related, living together in one dwelling as a single housekeeping entity.

Farm

For farmland preservation program purposes, a farm is defined as all land under common ownership that is primarily devoted to agricultural use.

Farm Acreage:

The size of a farm in acres. "Farm acreage" does not include non-farm residential acreage.

Farm Residence:

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

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

Floor Area: Area in square feet of all floors in a building including elevators and stairways, measured by perimeter of outside walls multiplied by the number of floors, including basements which are used in the primary function of the building.

Freeway: An expressway with full control of access and with fully grade separated intersections.

Frontage: The smallest dimension of a lot abutting a public street measured along the street line.

Gross Farm Revenues:

Means gross receipts from agricultural use of a farm, excluding rent receipts, less the cost or other basis of livestock or other agricultural items purchased for resale which are sold or otherwise disposed of during the taxable year.

Home Occupation: Any occupation for gain or support conducted entirely within buildings by resident occupants, which is clearly incidental to the principal use of the premises and does not exceed twenty-five percent (25%) of the area of any floor.

Household Pets: Dogs, cats, song birds and other small animals, providing that they are not raised or reared for commercial resale or as a source of staple supplement. Household pets shall not include horses, chickens, cows, goats, sheep, hogs or other animals.

Interchange: A grade-separated intersection with one or more turning lanes for travel between intersection legs.

Kennel: The use of land, with related buildings or structures, for the commercial breeding, rearing, or boarding of more than four (4) dogs.

Land Use Permit: A permit granting authorization to locate, erect, move, reconstruct, extend, convert, or structurally alter a use, sign, structure, land, or water, pursuant to the requirements of this Ordinance. Receipt of such a permit demonstrates compliance with all applicable Zoning Ordinance requirements. A land use permit is separate from a building permit, which may be required under different Town Ordinance.

Livestock Facilities with More Than 500 Animal Units: Means facilities covered by Wis. Adm. Code ch. ATCP 51.

Loading Area: A completely off-street space or berth on the same lot for the loading or unloading of freight carriers, having adequate ingress and egress to a public road or alley.

Lot: A contiguous and continuous quantity of land in possession of, owned by, or recorded as property of the same claimant, person, persons, or company and having frontage on a public road, occupied by a principal structure or use, and sufficient in size to meet the lot width, lot frontage, lot area, yard, parking area, and other space provisions of this Ordinance. For the purposes of this definition, the boundaries of the lot includes those commonly owned parcels that are abutting or touching at more than one point and those commonly owned parcels that are separated only by a waterway or a transportation or utility right-of-way. For zoning purposes, tax parcel identification numbers shall not be used in defining a lot.

Lot Lines and Area: The peripheral boundaries of a parcel of land and the total area lying within such boundaries.

Lot Width: The width of a parcel of land measured at the rear of the specified street yard.

Minor Structures: A structure which is one hundred (100) square feet in area or less and is accessory to the principal use of the lot.

Mobile Home: A transportable, single-family dwelling unit suitable for year-round occupancy and containing the same water supply, waste disposal, and electric conveniences as immobile housing.

Motel: A series of attached, semi-attached, or detached sleeping units for the accommodation of transient guests.

Nonfarm Residence:

A single family residence other than a farm residence.

Nonfarm Residential Acreage:

The total number of acres of all parcels on which nonfarm residences are located. If a nonfarm residence is located on one of 2 or more adjoining parcels owned by the same person, the adjoining parcels are also considered “nonfarm residential acreage” unless clearly devoted to non-residential use other than open space use.

Nonconforming Uses or Structures: Any structure, land, or water lawfully used, occupied, or erected at the time of the effective date of this Ordinance which does not conform to the regulations of this Ordinance or amendments thereto. Any such structure conforming in respect to use, but not in respect to frontage, width, height, area, yard, parking, loading, or distance requirements shall be considered a nonconforming structure and not a nonconforming use.

Prime Farmland:

An area with a class I or II land capability classification as identified by the natural resources conservation service of the federal department of agriculture or land that is identified as prime farmland in a certified farmland preservation plan. Prime farmland soils are not necessarily associated with the boundaries of the A-1 Farmland Preservation Zoning District.

Principal Structure: A structure in which is conducted the principal use of the lot on which it is located.

Professional Home Office: A residence that contains a home office that is clearly incidental to the principal residential use of the premises and does not exceed one-half (1/2) the area of only one (1) floor of the residence, and no more than one (1) nonresident person is employed.

Property Ownership:

All land, whether one parcel or two or more contiguous parcels that is under one ownership. For the purposes of this definition, when determining the property ownership boundaries, the term “contiguous parcel” includes those commonly owned parcels that are abutting or touching at one point or more and those commonly owned parcels that are separated only by a waterway or a transportation or utility right-of-way.

Protected farmland:

Land that is located in the A-1 Farmland Preservation Zoning District, is covered by a farmland preservation agreement, or is otherwise legally protected from nonagricultural development.

Side Yard: A yard extending from the street yard to the rear yard of the lot, the width of which shall be the minimum horizontal distance between the nearest point of any structure and the lot line.

Signs: Any words, letters, figures, numerals, phrases, sentences, emblems, devices, designs, trade names, or trade marks by which anything is made or known and which are used to advertise or promote an individual firm, association, corporation, profession, business, commodity, or product and which are visible from any public street or highway.

Street Yard: A yard extending across the full width of the lot, the depth of which shall be the minimum horizontal distance between the existing or proposed street or highway line and a line parallel thereto through the nearest point of the principal structure. Corner lots shall have two such yards.

Streets or Roads: A public right-of-way not less than forty (40) feet wide providing primary access to abutting properties.

Structure: Any construction, excluding fills, or any production or piece of work artificially built or composed of parts joined together in some definite manner having form, shape and utility.

Structural Alterations: Any change in the supporting members of a structure, such as foundations, bearing walls, columns, beams, or girders.

Swimming Pool: Any structure, portable or permanent, containing a body of water 36 inches or more in depth, intended for recreational purposes, but not including a wading pool, an ornamental reflecting pool or fish pond or similar type pool, located and designed so as not to create a hazard or to be used for swimming, does not include temporary, portable blow-up pools, wading pools, or kiddie pools.

Travel Trailer: A travel trailer is a vehicular, portable, structure built on a chassis and designed as a temporary dwelling for travel, recreation and vacation.

Trailer Space: A parcel of land in a travel trailer parking area for the placement of a single trailer and the exclusive use of its occupants.

Turning Lanes: An existing or proposed connecting roadway between two arterial streets or between an arterial street and any other street. Turning lanes include grade separated interchange ramps.

Useable Open Space: Space suitable for recreations, gardens, or household service activities, such as clothes drying. Such space must be at least 75 percent open to the sky, free of automobile traffic, parking, and undue hazards, and readily accessible by all those for whom it is intended.

Utilities: Public and private facilities such as water wells, water and sewage pumping stations, water storage tanks, power and communication transmission lines, electrical power substations, static transformer stations, microwave radio relays, and gas regulation stations, but not including sewage disposal plants, municipal incinerators, warehouses, shops, and storage yards.

Wind Energy System: Wind Energy System shall mean equipment that converts and then stores or transfers energy from the wind into usable forms of energy and includes all of the land, buildings, structures and equipment used by the wind energy system and its support facilities including the wind turbine, tower, access roads, control and office facilities, meteorological towers, maintenance and all power collection and transmission systems.

Yard: An open space on the same lot with a structure unoccupied and unobstructed from the ground upward except for vegetation. The street and rear yards extend the full width of the lot.

Zoning Administrator: The Zoning Administrator for the Town of Portland or such person or firm designated to perform the duties of the Zoning Administrator.