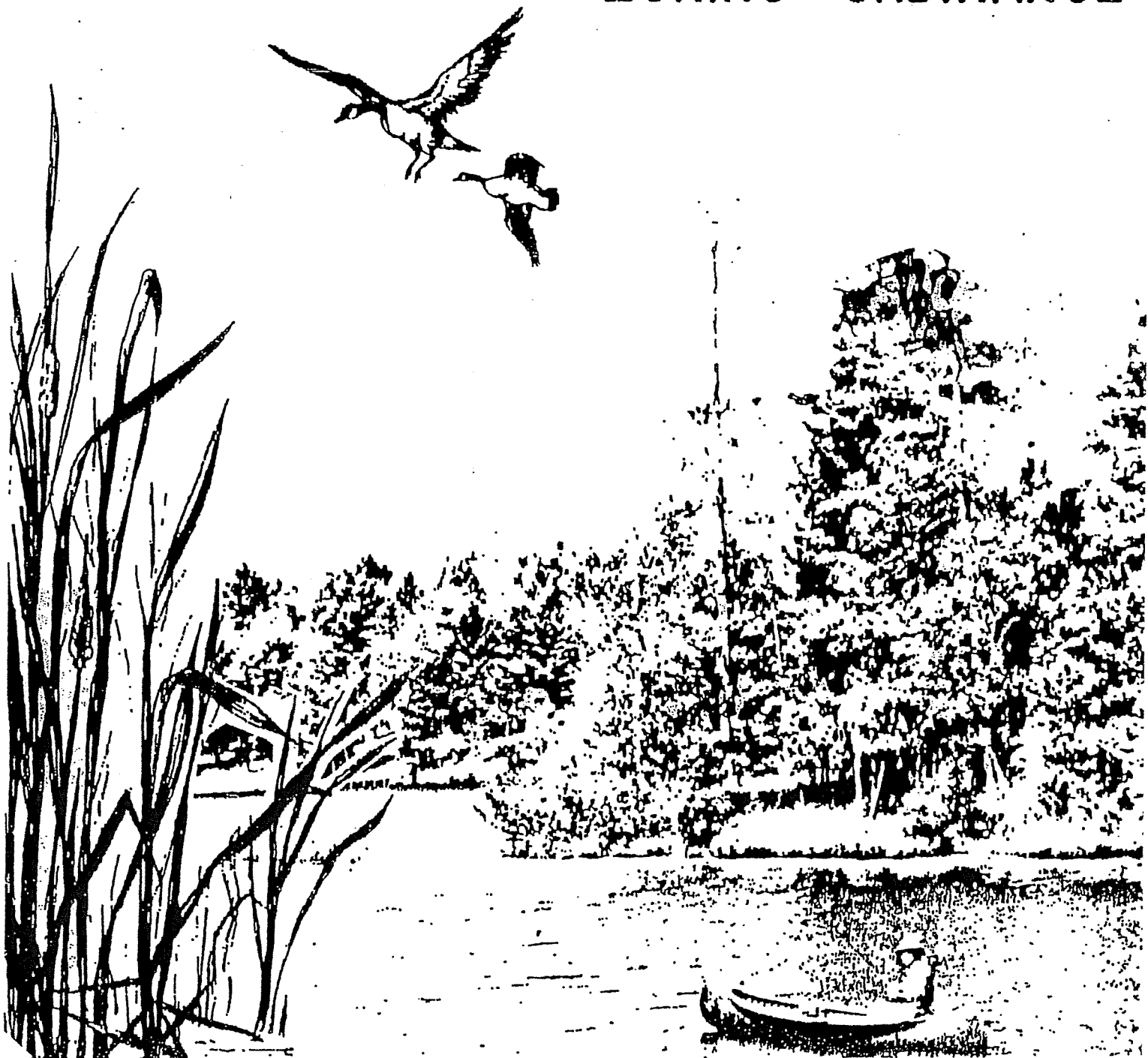
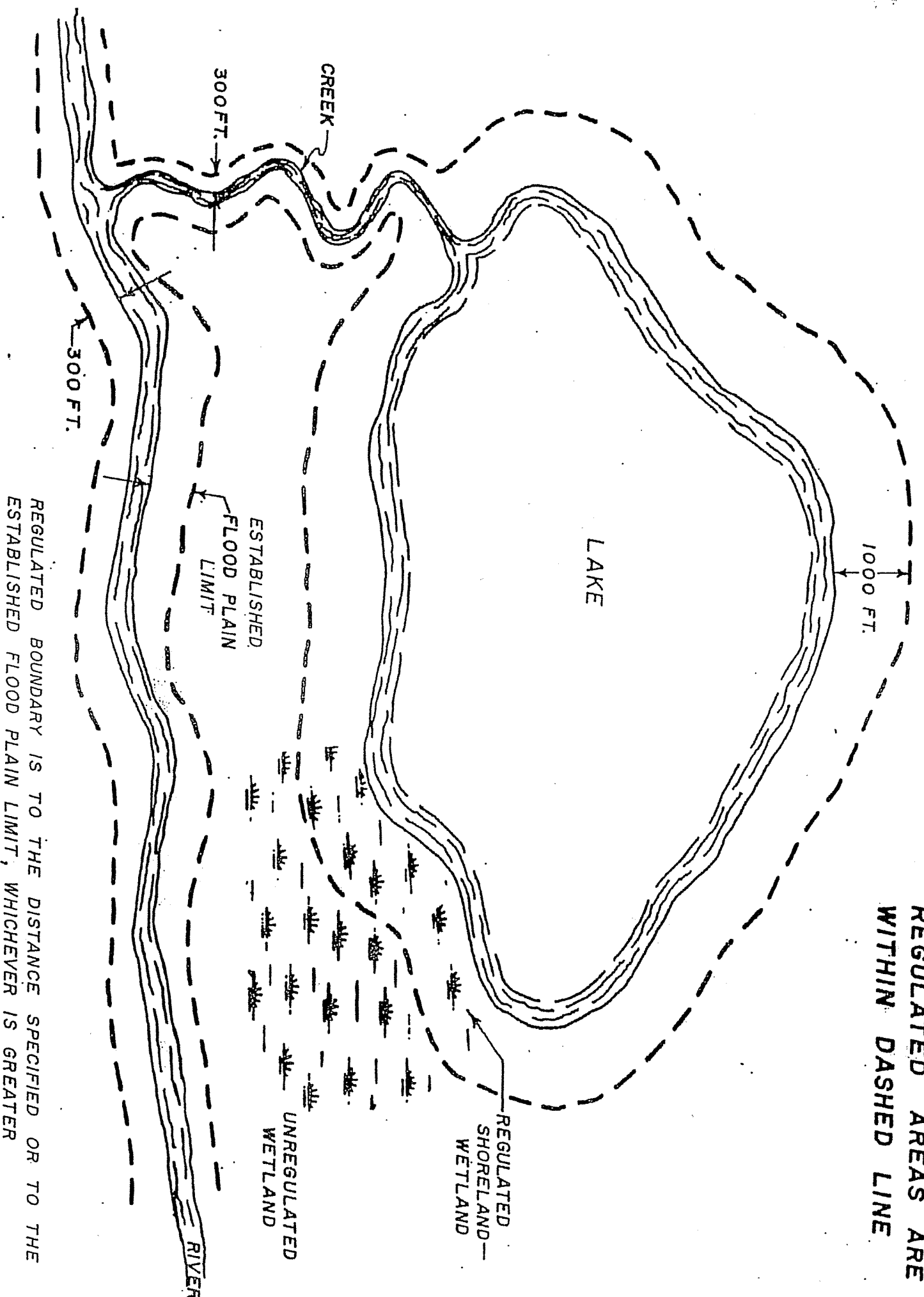


— JUNEAU COUNTY —
SHORELAND
WETLAND
ZONING ORDINANCE



REGULATED AREAS ARE
WITHIN DASHED LINE



Juneau County Board Of Supervisors

Courthouse
Mauston, Wisconsin 53948



ORDINANCE # 86-OR-03

DATE August 19, 1986

INTRODUCED BY: Zoning Committee

INTENT: Amendments to Shoreland-Wetland Zoning Ordinance

SYNOPSIS:

FISCAL NOTE:

WHEREAS, the Juneau County Zoning Committee has reviewed the Shoreland-Wetland Zoning Ordinance;

WHEREAS, said Committee has perceived a need for certain additions to such ordinance; and

WHEREAS, a public hearing was held in accordance with sec. 59.95 (5) (e) Stats., on June 11, 1986, and no person objected to the proposed changes;

NOW, THEREFORE, THE COUNTY BOARD OF SUPERVISORS OF JUNEAU COUNTY DOES ORDAIN, as follows to amend the Juneau County Shoreland-Wetlands Ordinance:

Sec. 4.14 be amended to include:

"4.14 Class D. Roads

- designated* (1) All town roads and public streets within platted subdivisions are ~~designed~~ as Class D Roads.
- (2) The setback from Class D Roads shall be Sixty-three (63) feet from the center line of such road or Thirty (30) feet from the right-of-way line, whichever is greater.

Section 4.4 be amended to include:

4.4 REDUCED BUILDING SETBACKS IN EXISTING SUBDIVISIONS. A setback of less than that required by Section 4.1 and 4.2 may be permitted by the zoning administrator in an existing subdivision which was platted prior to the effective date of this ordinance. This setback reduction is permitted where the platted lot size does not allow compliance with setback requirements and where there is at least one main building on either side of the applicants lot, within 600 feet of the proposed site that is built to less than the required setback. In such case, the setback shall be the average of the setbacks of the nearest main building on each side of the proposed site or, if there is an existing main building on only one side, the setback shall be the average of the existing building's setback and the required setback. Any other setback may be permitted by the Board of Adjustment according to Section

Adopted by the County Board of Supervisors of Juneau County

this 19th day of August, 1986.

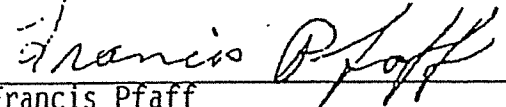
Carl E. Wilke

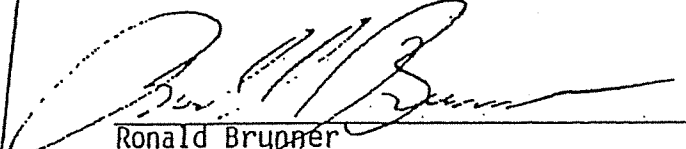
County Clerk

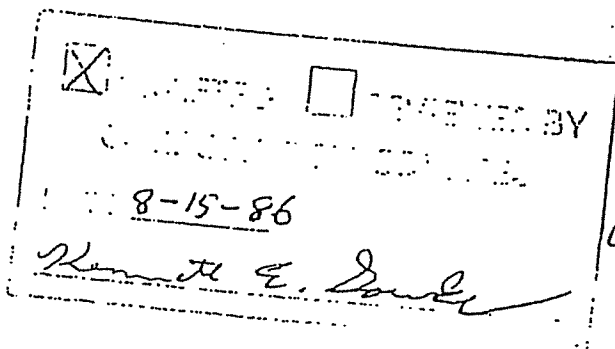
14.51 (4), upon a written finding of unnecessary hardship.

SUBMITTED AND RECOMMENDED FOR ADOPTION THIS 19th DAY OF AUGUST, 1986.


James Koca, Chairperson


Francis Pfaff


Ronald Brunner



1st Reading : 8/19/86 2:15 p.m.

2nd Reading : 8/19/86 Motion by Pfaff to suspend the rules on the
second reading and have a second roll call on
the Ordinance. Second by Preston. Carried.
Roll call : 19 Ayes 2 Absent (Brown, Senzig)

Adopted : 8/19/86

Published: 8/26/86

SHORELAND ZONING ORDINANCE

Table of Contents

	<u>Page</u>
Section 1.0 <u>Statutory Authorization, Finding of Fact, Statement of Purpose and Title</u>	
1.1 Statutory Authorization.....	1
1.15 Repeal of Existing Shoreland Provisions.....	1
1.2 Finding of Fact.....	1
1.3 Purpose.....	1
1.4 Title.....	1
2.0 <u>General Provisions</u>	
2.1 Regulated Shoreland Areas.....	1
2.2 Compliance.....	2
2.3 State Agencies Regulated.....	2
2.4 Abrogation and Greater Restrictions.....	2
2.5 Interpretation.....	2
2.6 Severability	3
3.0 <u>Dimensions of Building Sites</u>	
3.1 Lots not Served by Public Sanitary Sewer.....	3
3.2 Lots served by Public Sanitary Sewer.....	3
3.3 Substandard Lots.....	3
3.4 Lots in Cluster Subdivisions.....	3
4.0 <u>Setbacks</u>	
4.1 Highway Setbacks.....	4
4.2 Setbacks from the Water.....	4
4.3 Reduced Building Setbacks.....	4
5.0 <u>Removal of Shore Cover</u>	
5.1 Purpose.....	4
5.2 Shoreline Cutting.....	5
5.3 Paths.....	5
5.4 Cutting Plan.....	5
6.0 <u>Filling, Grading, Lagooning, Dredging, Ditching and Excavating</u>	
6.1 General Standards.....	5
6.2 Permit Required.....	5
6.3 Soil Conservation Practices.....	6
6.4 Permit Conditions.....	6
7.0 <u>Non-Conforming Uses</u>	6

Section 8.0	<u>Shoreland Zoning District Boundaries</u>	
8.1	Shoreland Zoning Districts.....	7
8.2	Official Shoreland Zoning Maps.....	7
9.0	<u>Shoreland-Wetland District</u>	
9.1	Designation.....	7
9.2	Purpose.....	8
9.3	Permitted Uses.....	8
9.4	Prohibited Uses.....	10
9.5	Rezoning of Lands in the Shoreland-Wetland District.....	10
10.0	<u>General Purpose District</u>	
10.1	Designation.....	10
10.2	Purpose.....	10
10.3	Permitted Uses.....	11
10.4	Special Exceptions.....	11
11.0	<u>Shore Cover Regulations</u>	
11.1	Off-Street Parking & Loading.....	13
11.2	Loading Space.....	13
11.3	Off-Street Parking.....	13
12.0	<u>Dwellings</u>	13
13.0	<u>Limited Rezoning to Achieve Small Lot Sizes and Setbacks</u>	
13.1	Purpose.....	13
13.2	Requirements for Planned Residential Unit Development.....	14
13.3	Procedure for Establishing Planned Residential Development District.....	15
14.0	<u>Administrative Provisions</u>	
14.1	Zoning Administrator.....	15
14.2	Zoning Permits.....	15
14.3	Certificates of Compliance.....	16
14.4	Special Exception Permits.....	16
14.5	Board of Adjustment.....	17
15.0	<u>Changes and Amendments</u>	18
16.0	<u>Enforcement and Penalties</u>	20
17.0	<u>Definitions</u>	20

SHORELAND ZONING ORDINANCE

1.0 STATUTORY AUTHORIZATION, FINDING OF FACT, STATEMENT OF PURPOSE AND TITLE

1.1 STATUTORY AUTHORIZATION. This ordinance is adopted pursuant to the authorization in sections 59.97, 59.971, 87.30 and 144.26, Wisconsin Statutes.

1.15 REPEAL OF EXISTING SHORELAND PROVISIONS. The adoption of this ordinance shall constitute a repeal of the Juneau County Shoreland Zoning Provisions adopted October 22, 1968 and any and all amendments thereto as provided in Wisconsin Statutes, Section 59.97 (2) (e).

1.2 FINDING OF FACT. Uncontrolled use of the shorelands and pollution of the navigable waters of Juneau County would adversely affect the public health, safety, convenience, and general welfare and impair the tax base. The legislature of Wisconsin has delegated responsibility to the counties to further the maintenance of safe and healthful conditions; prevent and control water pollution; protect spawning grounds, fish and aquatic life; control building sites, placement of structures and land uses; and to preserve shore cover and natural beauty, and this responsibility is hereby recognized by Juneau County, Wisconsin.

1.3 PURPOSE. For the purpose of promoting the public health, safety, convenience and welfare, this ordinance has been established to:

1.31 FURTHER THE MAINTENANCE OF SAFE AND HEALTHFUL CONDITIONS AND PREVENT AND CONTROL WATER POLLUTION THROUGH:

- (1) Limiting structures to those areas where soil and geological conditions will provide a safe foundation.
- (2) Establishing minimum lot sizes to provide adequate area for private sewage disposal facilities.
- (3) Controlling filling and grading to prevent serious soil erosion problems.

1.32 PROTECT SPAWNING GROUNDS, FISH AND AQUATIC LIFE THROUGH:

- (1) Preserving wetlands and other fish and aquatic habitat.
- (2) Regulating pollution sources.
- (3) Controlling shoreline alterations, dredging and lagooning.

1.33 CONTROL BUILDING SITES, PLACEMENT OF STRUCTURES AND LAND USES THROUGH:

- (1) Separating conflicting land uses.
- (2) Prohibiting certain uses detrimental to the shoreland area.
- (3) Setting minimum lot sizes and widths.
- (4) Regulating side yards and building setbacks from roadways and waterways.

1.34 PRESERVE SHORE COVER AND NATURAL BEAUTY THROUGH:

- (1) Restricting the removal of natural shoreland cover.
- (2) Preventing shoreline encroachment by structures.
- (3) Controlling shoreland excavation and other earth moving activities.
- (4) Regulating the use and placement of boathouses and other structures.
- (5) Controlling the use and placement of signs.

1.4 TITLE. Shoreland Zoning Ordinance for Juneau County, Wisconsin.

2.0 GENERAL PROVISIONS.

2.1 REGULATED SHORELAND AREAS. The provisions of this ordinance apply to the shorelands of all navigable waters, as "navigable waters" is defined in section 144.26 (2) (d), Wisconsin Statutes, in the unincorporated areas of Juneau County, which are:

2.11 Within one thousand (1,000) feet of the ordinary high-water mark of navigable lakes, ponds or flowages. Lakes, ponds or flowages in Juneau County shall be presumed to be navigable if they are listed in the 1969 Wisconsin Department of Natural Resources publication "Surface Water Resources of Juneau County" or are shown on the United States Geological Survey Quadrangle maps or other zoning base maps which

have been incorporated by reference and made a part of this ordinance in Section 8.2. If evidence to the contrary is presented, the county zoning administrator shall make the initial determination whether or not the lake, pond or flowage in question is navigable under the laws of this state. The county zoning administrator shall also make the initial determination of the location of the ordinary high-water mark. The county zoning administrator shall contact the appropriate district or area office of the Department of Natural Resources for assistance when the determination of navigability or ordinary high-water mark is difficult.

2.12 Within three hundred (300) feet of the ordinary high-water mark of navigable river or streams, or to the landward side of the floodplain, whichever distance is greater. Rivers and streams in Juneau County shall be presumed to be navigable if they are designated as either continuous or intermittent waterways on the United States Geological Survey quadrangle maps or other zoning base maps which have been incorporated by reference and made a part of this ordinance in Section 8.2. If evidence to the contrary is presented, the county zoning administrator shall follow the procedures described in Section 2.11 of this ordinance. Flood Hazard Boundary maps, or Flood Insurance Study maps (or soil maps or other existing county maps used to delineate floodplain areas), which have been adopted by Juneau County, shall be used to determine the extent of the floodplain of navigable rivers or streams in Juneau County.

*revised
8-10-01*
2.2 COMPLIANCE. The use of any land or water, the size, shape and placement of lots, the use, size, type and location of structures on lots, the installation and maintenance of water supply and waste disposal facilities, the filling, grading, lagooning, dredging of any lands, the cutting of shoreland vegetation, the subdivision of lots, shall be in full compliance with the terms of this ordinance and other applicable local, state or federal regulations. (However, see Section 7.0 for standards applicable to nonconforming uses). Buildings, signs, private water supply, land use and sewage disposal systems shall require a permit unless otherwise expressly excluded by a provision of this ordinance. Property owners, builders and contractors are responsible for building code and ordinance compliance and reasonable care in construction.

2.3 MUNICIPALITIES AND STATE AGENCIES REGULATED. Unless specifically exempted by law, all cities, villages, towns and counties are required to comply with this ordinance and obtain all necessary permits. State agencies are required to comply if Section 13.48 (13), Wisconsin Statutes, applies. The construction, reconstruction, maintenance and repair of state highways and bridges by the Wisconsin Department of Transportation are exempt when Section 30.12 (4) (a), Wisconsin Statutes, applies.

2.4 ABROGATION AND GREATER RESTRICTIONS. This ordinance supersedes all the provisions of any county zoning ordinance enacted under Section 59.97, Wisconsin Statutes which relate to shorelands. However, where a county zoning ordinance enacted under a Statute other than s. 59.97 is more restrictive than the provisions contained in this ordinance, that ordinance shall continue in full force and effect to the extent of the greater restrictions, but not otherwise.

2.41 This ordinance shall not require approval of or be subject to disapproval by any town or town board.

2.42 If any existing town ordinance relating to shorelands is more restrictive than this ordinance or any amendments thereto, the town ordinance continues in all respects to the extent of the greater restrictions but not otherwise.

2.43 This ordinance is not intended to repeal, abrogate or impair any existing deed restrictions, covenants or easements. However, where this ordinance imposes greater restrictions, the provisions of this ordinance shall prevail.

2.5 INTERPRETATIONS. Where a provision of this ordinance is required by a standard in Chapter NR 115, Wisconsin Administrative Code, and where the ordinance provision is unclear, the provision shall be interpreted in light of the Chapter 115 standards in effect on the date of the adoption of this ordinance.

2.6 SEVERABILITY. If any portion of this ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this ordinance shall not be affected thereby.

3.0 DIMENSIONS OF BUILDING SITES.

3.1 LOTS NOT SERVED BY PUBLIC SANITARY SEWER.

3.11 Minimum area and width for each main building. The minimum lot area shall be 20,000 sq. ft. and the minimum lot width shall be at least 100 feet of frontage at the waters edge.

3.12 Side Yards. There shall be a side yard for each main building. The minimum width of one side yard shall be 10 feet. The minimum aggregate width of both side yards shall be 25 feet.

3.2 LOTS SERVED BY PUBLIC SANITARY SEWER.

3.21 Minimum area and width for Each Main Building. The minimum lot area shall be 10,000 sq. ft. and the minimum average lot width shall be 65 feet of frontage at the water's edge.

3.22 Side yard for Each Main Building Required. The minimum width for one side yard shall be 8 feet. The minimum aggregate width of both side yards shall be 20 feet.

3.3 SUBSTANDARD LOTS.

3.31 Substandard Lots Served by a Public Sanitary Sewer. A substandard lot served by a public sanitary sewer which is at least 7,500 sq. ft. in area and is at least 50 feet in width at the building setback line and at least 50 feet in width at the water-line may be used as a building site for a single family dwelling upon issuance of a zoning permit by the zoning administrator if it meets all of the following requirements:

- (1) Such use is permitted in the zoning district.
- (2) The lot was on record in the County Register of Deeds office prior to the effective date of this ordinance.
- (3) The lot was in separate ownership from abutting lands prior to the effective date of this ordinance. If abutting lands and the substandard lot were owned by the same owner as of the effective date of this ordinance, the substandard lot shall not be sold or used without full compliance with the terms of this ordinance, including minimum area and width requirements found in Section 3.1 and 3.2.
- (4) All the dimensional requirements of this ordinance (including side yard and setback requirements) will be complied with in so far as practical.

3.32 Substandard Lots Not Served by Public Sanitary Sewer. A substandard lot not served by public sanitary sewer which is at least 10,000 sq. ft. in area and at least 65 feet in width at the building setback line and at least 65 feet in width at the waters edge may be used as a building site upon issuance of a zoning permit by the zoning administrator if it meets all of the requirements of Section 3.31 (1)-(4).

3.33 Other Substandard Lots. Except for lots which meet the requirements of Sections 3.31 or 3.32, a building permit for the improvement of a lot having lesser dimensions than those stated in Sections 3.1 and 3.2 shall be issued only after granting of a variance by the Board of Adjustment.

3.34 Lots in Cluster Subdivisions. Lots in cluster subdivisions not served by public sanitary sewer may be reduced to the minimum allowed by the county private sewage system ordinance pursuant to procedures set forth in section 13.0.

4.0 SETBACKS.

4.1 HIGHWAY SETBACKS. For the purposes of determining the distance that buildings and other structures shall be set back from streets and highways, the highways of the county are divided into the following classes:

4.11 Class A Highways.

- (1) All state and federal highways are designated as Class A Highways.
- (2) The setback from Class A highways shall be 140 feet from the center line of the highway or 70 feet from the right-of-way line, whichever is greater.

4.12 Class B Highways.

- (1) All county trunks are hereby designated as Class B Highways. For the purpose of this ordinance, any road shall be considered a county trunk after it has been placed on the county trunk system by the County Board and approved by the Division of Highways.
- (2) The setback from Class B highways shall be 110 feet from the center line of such highway or 50 feet from the right-of-way line, whichever is greater.

4.13 Class C Highways.

- (1) All town roads, public streets and highways not otherwise classified are designated Class C Highways.
- (2) The setback from Class C highways shall be 83 feet from the center line of such highway or 50 feet from the right-of-way line, whichever is greater.

4.14 Objects Permitted within Highway Setback Lines.

- (1) Open fences.
- (2) Telephone, telegraph and power transmission poles, lines and portable equipment.
- (3) Field crops, shrubbery and trees, except that no trees, shrubbery or crops may be planted within the setback lines so as to obstruct the view.

4.2 SETBACKS FROM WATER.

4.21 Lots that Abut on Navigable Waters. All buildings and structures, except piers, boat hoists and boathouses which may require a lesser setback shall be set back at least 75 feet from the ordinary high-water mark of navigable waters.

4.22 Boathouses shall not extend below the ordinary high-water mark and shall be designated solely for boat storage and storage of related equipment and shall not be used for human habitation. The highest point of the roof elevation of the boathouse shall not be more than 10 feet vertical measurement above the natural ground surface. Railings may be placed on top the boathouse in excess of the 10-foot height standards, provided the railing is not solid in appearance and not greater than 3.5 feet in height.

4.3 REDUCED BUILDING SETBACKS. A setback of less than that required by Sections 4.1 and 4.2 may be permitted by the zoning administrator where there is at least one main building on either side of the applicants lot, within 200 feet of the proposed site that is built to less than the required setback. In such case, the setback shall be the average of the setbacks of the nearest main building on each side of the proposed site or, if there is an existing main building on only one side, the setback shall be the average of the existing building's setback and the required setback. Any other setback may be permitted by the Board of Adjustment, according to Section 14.51 (4), upon a written finding of unnecessary hardship.

5.0 REMOVAL OF SHORE COVER.

5.1 PURPOSE. The purpose of tree and shrubbery cutting regulations applicable to the shoreland area is to protect scenic beauty, control erosion and reduce effluent and nutrient flow from the shoreland. These provisions shall not apply to the removal of dead, diseased or dying trees or shrubbery at the discretion of the landowner, or to silvicultural thinning upon recommendation of a forester.

5.2 SHORELINE CUTTING. Tree and shrubbery cutting in a strip paralleling the shoreline and extending 35 feet inland from all points along the ordinary high-water mark of the shoreline shall be limited in accordance with the following provisions.

5.21 No more than 30 feet in any 100 feet, as measured along the ordinary high-water mark, shall be clear cut to a depth of the 35 foot strip.

5.22 Natural shrubbery shall be preserved so far as practical and, where removed, it shall be replaced with other vegetation that is equally effective in retarding runoff, preventing erosion and preserving natural beauty.

5.3 PATHS. Any path, road or passage within the 35 foot strip shall be constructed and surfaced as to effectively control erosion when created for the purpose of clear cutting within that area defined in Section 5.2.

5.4 CUTTING PLAN. As an alternative to Section 5.2, a special cutting plan allowing greater cutting may be permitted by the Board of Adjustment by issuance of a special exception permit, under Section 14.4. In applying for such permit, the Board shall require the lot owner to submit a sketch of his lot, including the following information: the location of parking, gradient of the land, existing vegetation, proposed cutting, and proposed replanting. The Board may grant such a permit only if it finds that such special cutting plans:

5.41 Will not cause undo erosion or destruction of scenic beauty, and

5.42 Will provide substantial shielding from the water of dwellings, accessory structures and parking areas. Where the plan calls for replacement plantings, the Board may require the submission of a bond which guarantees the performance of the planned tree or shrubbery planting by the owner.

6.0 FILLING, GRADING, LAGOONING, DITCHING AND EXCAVATING.

6.1 GENERAL STANDARDS. Filling, grading, lagooning, dredging, ditching or excavating which does not require a permit under Section 6.2 is permitted in the shoreland area provided that:

6.11 It is done in a manner designed to minimize erosion, sedimentation and impairment of fish and wildlife habitat.

6.12 Filling, grading, lagooning, dredging or excavating in a shoreland-wetland district meets the requirements of Sections 9.32 and 9.33.

6.13 A state or federal permit is obtained in addition to a permit under this ordinance, if state or federal laws require the issuance of a permit for the filling, grading, lagooning, dredging, ditching or excavating that is proposed.

6.14 Any fill placed in the shoreland area is protected against erosion by the use of rip-rapping, vegetative cover or a bulkhead.

6.2 PERMIT REQUIRED. Except as provided in Section 6.3, a special exception permit is required:

6.21 For any filling or grading of any area which has surface drainage toward the water and on which there is either:

- (1) Any filling or grading on slopes of 20% or more.
- (2) Filling or grading of more than 5,000 sq. ft. on slopes of 12-20%.
- (3) Filling or grading of 10,000 sq. ft. or more on slopes of less than 12%, except when such work is suggested, and plans are designed by, the County Soil Conservation Services Office, the Zoning Administrator may issue a permit without a public hearing. Any of the conditions listed in Section 6.4 may be attached to the permit by the Zoning Administrator.

In addition, a permit should be obtained from the Department of Natural Resources where more than 10,000 sq. ft. of the bank of a navigable body of water is exposed by grading, as required by Chapter 30, Wisconsin Statutes. Section 6.21 does not apply to municipal road or bridge work provided that all local and state floodplain regulations are adhered to.

6.22 Before constructing, dredging or commencing work on any artificial waterway, canal, lagoon, pond, lake or similar waterway which is within 300 feet of the ordinary high-water mark of a navigable body of water or where the purpose is the ultimate connection with a navigable water. In addition, a permit shall be obtained from the Department of Natural Resources where required under Chapter 30, Wisconsin Statutes. The Board of Adjustment shall evaluate each application according to the provisions of Section 6.4 and may request the County Land Conservation Committee to make available expert assistance from those state and federal agencies which are assisting said Committee under a memorandum of understanding.

*re-
mand
8-27* 6.3 SOIL CONSERVATION PRACTICES. Soil conservation practices such as terraces, runoff diversions and grassed waterways which are used for sediment retardation shall not require a permit under Section 6.2.

6.4 PERMIT CONDITIONS. In granting a special exception permit under Section 6.2, the Board of Adjustment shall attach the following conditions where appropriate, in addition to those provisions specified in Sections 14.42 and 14.43.

6.41 The smallest amount of bare ground shall be exposed for the shortest time as feasible.

6.42 Temporary ground cover (such as mulch) shall be used and a permanent cover (such as sod) shall be planted.

6.43 Diversion, silting basin, terraces and other methods shall be used to trap sediment.

6.44 Lagooning shall be conducted in such a manner as to avoid creation of fish trap conditions.

6.45 Fill shall be stabilized according to accepted engineering standards.

6.46 Fill shall not restrict a floodway or destroy the storage capacity of a floodplain.

6.47 Sides of a channel or artificial water course shall be stabilized to prevent slumping.

6.48 Sides of channels or artificial water courses shall be constructed with side slopes of 2 units horizontal distance to one unit vertical or flatter, unless rip-rapping is provided.

7.0 NON-CONFORMING USES.

7.1 The lawful use of a building, structure or property existing at the time this ordinance or ordinance amendment takes effect, which is not in conformity with the provisions of this ordinance, may be continued, including the maintenance of such a building or structure, subject to the following conditions:

7.11 If such use is discontinued for twelve (12) consecutive months, any future use of the building, structure, or property shall conform to this ordinance.

7.12 The maintenance and repair of nonconforming boathouses which are located below the ordinary high-water mark of any navigable waters shall comply with the requirements of Section 30.121 of the Wisconsin Statutes.

7.13 Uses which are threats to Public Health, safety or welfare shall not be permitted to continue as nonconforming uses.

7.14 Any existing nonconforming building or structure which is destroyed, after the effective date of this Ordinance, may be replaced if:

- (1) A building or structure that was a nonconforming use is rebuilt as a conforming use;
- (2) The property owner appeals the determination of the zoning administrator, and either the County Board of Adjustment or Circuit Court find in the property owner's favor under section 59.99 (4) or 59.99 (10) of the Wisconsin Statutes; or
- (3) The property owner successfully petitions to have the property rezoned under section 59.97 (5) (e) of the Wisconsin Statutes, section NR 115 (2) (e), Wisconsin Administrative Code, if applicable, and section 15 of this ordinance.

8.0 SHORELAND ZONING DISTRICT BOUNDARIES.

8.1 SHORELAND ZONING DISTRICTS. The shorelands of Juneau County are hereby divided into the following districts:

- (a) Shoreland-Wetland District.
- (b) General Purpose District

8.2 OFFICIAL SHORELAND ZONING MAPS. The following maps are hereby incorporated by reference and made a part of this ordinance and are on file in the office of the zoning administrator for Juneau County.

(1) United States Geological Survey Topographic Quadrangle Maps:

- | | |
|---------------------------|--------------------------|
| (a) Adams - 1961 | (i) Mauston - 1962 |
| (b) Arkdale NW - 1969 | (j) Necedah - 1969 |
| (c) Cutler - 1969 | (k) New Miner - 1969 |
| (d) Finley - 1969 | (l) Potato Hill - 1975 |
| (e) Hillsboro - 1966 | (m) Shennington - 1970 |
| (f) Kendall - 1962 | (n) Wisc. Dells N - 1975 |
| (g) Lyndon Station - 1975 | (o) Wonewoc - 1975 |
| (h) Mather- 1970 | |

(2) Flood Hazard Boundary Maps

(3) Official Wetland Inventory Maps dated November 17, 1982

2-84 *amendment*
8.21 All maps developed after effective date of this Ordinance, pursuant to Resolution 10-84, shall take precedence over any existing maps.

9.0 SHORELAND WETLAND DISTRICT.

9.1 DESIGNATION. This district includes all shoreland subject to regulation under Section 2.1 which are designated as wetlands on the wetlands maps that have been incorporated by reference and made part of this ordinance in Section 8.2.

9.1 (1) Locating shoreland-wetland boundaries. Where an apparent discrepancy exists between the shoreland-wetland district shown on the official wetlands maps and actual field conditions at the time the maps were adopted, the zoning administrator shall contact the appropriate district or area office of the Department of

Natural Resources to determine if the shoreland-wetland district as mapped is in error. If the Department staff concur with the zoning administrator that a particular area was incorrectly mapped as a wetland, the zoning administrator shall have the authority to immediately grant or deny a land use permit in accordance with the regulations applicable to the correct zoning district. In order to correct wetland mapping errors shown on the official zoning map, the zoning administrator shall be responsible for initiating a map amendment within a reasonable period of time.

9.2 PURPOSE. The purpose of the Shoreland-Wetland District is to maintain safe and healthful conditions, to prevent water pollution, to protect fishing, spawning grounds and aquatic life and to preserve shore cover and natural beauty. Development in wetlands should be limited and when development is permitted in a wetland, it should occur in a manner that minimizes the adverse impacts upon the wetland.

9.21 Wetlands are seldom suitable as building sites for the following reasons:

- (1) Septic tank systems will not function because of high groundwater.
- (2) Water supplies are often polluted by septic tank wastes that have not been adequately absorbed by the soil.
- (3) Foundations and roads crack due to poor support capabilities and frost action.
- (4) Flooding is common in spring and other times of high groundwater.

9.22 Wetlands provide fish spawning grounds and wildlife habitat, and the natural plant and animal communities found in wetlands provide ecological balance to a water-course. Wetlands help to prevent water pollution and flooding problems.

9.3 PERMITTED USES. The following uses shall be allowed, subject to the general shoreland zoning regulations in Sections 5 and 6, the provisions of chapters 30 and 31 of the Wisconsin Statutes, and the provisions of other state and federal laws, if applicable.

9.31 Activities and uses which do not require the issuance of a zoning permit, but which must be carried out without filling, flooding, draining, dredging, ditching, tiling or excavating:

- (1) Hiking, fishing, trapping, hunting, swimming and boating.
- (2) The harvesting of wild crops, such as marsh hay, ferns, mosses, wild rice, berries, tree fruits and tree seeds, in a manner that is not injurious to the natural reproduction of such crops.
- (3) The practice of silviculture, including the planting, thinning and harvesting of timber.
- (4) The pasturing of livestock.
- (5) The cultivation of agricultural crops.
- (6) The construction and maintenance of duckblinds.

9.32 Uses which do not require the issuance of a zoning permit and which may involve filling, flooding, draining, dredging, ditching, tiling, or excavating to the extent specifically provided below:

- (1) Temporary water level stabilization measures, in the practice of silviculture, which are necessary to alleviate abnormally wet or dry conditions that would have an adverse impact on the conduct of silvicultural activities if not corrected.
- (2) Dike and dam construction and ditching for the purpose of growing and harvesting cranberries.
- (3) Ditching, tiling, dredging, excavating or filling done to maintain or repair existing agricultural and hydro-electric project drainage systems only to the extent necessary to maintain the level of drainage required to continue the existing agricultural use. This includes the minimum filling necessary for disposal of dredged spoil adjacent to the drainage system, provided that the dredged spoil is placed on existing spoil banks where possible.

- redrawn
-07
- (4) Limited excavating and filling necessary for the construction and maintenance of fences for the pasturing of livestock.
 - (5) Limited excavating and filling necessary for the construction and maintenance of piers, docks and walkways built on pilings.
 - (6) Ditching, dredging, excavating or filling necessary for the maintenance, repair, replacement and reconstruction of existing town and county highways and bridges.

9.33 Uses which are permitted upon the issuance of a zoning permit under Section 14.2.

- (1) The construction and maintenance of roads which are necessary to conduct silvicultural activities or are necessary for agricultural cultivation, provided that:
 - (a) The road cannot as a practical matter be located outside the wetland; and
 - (b) The road is designed and constructed to minimize the adverse impact upon the natural functions of the wetland and meets the following standards:
 1. The road is designed and constructed as a single lane roadway with only such depth and width as is necessary to accommodate the machinery required to conduct agricultural and silvicultural activities;
 2. Road construction activities are carried out in the immediate area of the road bed only; and
 3. Any filling, flooding, draining, dredging, ditching, tiling or excavating that is done is necessary for the construction or maintenance of the road.
- (2) The construction and maintenance of nonresidential buildings used solely in conjunction with raising waterfowl, minnows or other wetland or aquatic animals or used solely for some other purpose which is compatible with wetland preservation, if such building cannot as a practical manner be located outside the wetland, provided that:
 - (a) Any such building does not exceed 500 sq. ft. in floor area; and,
 - (b) No filling, flooding, draining, dredging, ditching, tiling or excavating is to be done, (except limited excavating and filling necessary to provide structural support for the building.)
- (3) The establishment and development of public and private parks, campgrounds and recreation areas, boat access sites, natural and outdoor education areas, historic and scientific areas, wildlife refuges, game preserves and private wildlife habitat areas, provided that:
 - (a) Any private recreation or wildlife habitat area is used exclusively for that purpose;
 - (b) Only limited filling and excavating necessary for the construction of a boat ramp and access roads allowed. Such construction shall meet the criteria under Section 9.33 (1) (a) (b) 1. 2. 3.
 - (c) Ditching, excavating, dredging; dike and dam construction may be done in wildlife refuges, game preserves and private wildlife habitat areas, but only for the purpose of improving wildlife habitat or to otherwise enhance wetland values.
- (4) The construction and maintenance of electric, telephone, gas, water and sewer transmission and distribution lines, and related facilities by public utilities and cooperative associations organized for the purpose of producing or furnishing heat, light, power or water to their members, provided that,
 - (a) The transmission and distribution lines and related facilities cannot as a practical matter be located outside the wetland: and,
 - (b) Any filling, excavating, ditching or draining that is done is necessary for such construction or maintenance and is done in a manner designed to minimize flooding and other adverse impacts upon the natural functions of the wetlands.

- (5) The construction and maintenance of railroad lines, provided that:
 - (a) The railroad lines cannot as a practical matter be located outside the wetland; and
 - (b) Any filling, excavating, ditching or draining that is done is necessary for such construction or maintenance and is done in a manner designed to minimize flooding and other adverse impacts upon the natural functions of the wetlands.

9.4 PROHIBITED USES. Any use not listed in Sections 9.31, 9.32, or 9.33 is prohibited, unless the wetland or a portion of the wetland is rezoned by an amendment of this ordinance in accordance with the requirements of section 59.97 (5) (e), Wisconsin Statutes, chapter NR 115, Wisconsin Administrative Code, and section 9.5.

9.5 REZONING OF LANDS IN THE SHORELAND-WETLAND DISTRICT.

9.51 For all proposed text and map amendments to the shoreland-wetland district, the appropriate district and area office of the Department shall be provided with the following:

- (1) A copy of every petition for a text or map amendment to the shoreland-wetland district within 5 days of the filing of such petition with the County Clerk;
- (2) Written notice of the public hearing to be held on a proposed amendment, at least 10 days prior to such hearing;
- (3) A copy of the county zoning agency's findings and recommendations on each proposed amendment, within 10 days after the submission of those findings and recommendations to the County Board; and
- (4) Written notice of the County Board's decision on the proposed amendment, within 10 days after it is issued.

9.52 A wetland, or portion thereof, in the shoreland-wetland district shall not be rezoned if the proposed rezoning may result in a significant adverse impact upon any of the following:

- (1) Storm and floodwater storage capacity;
- (2) Maintenance of dry season stream flow, the discharge of groundwater to a wetland, the recharge of groundwater from a wetland to another area, or the flow of groundwater through a wetland.
- (3) Filtering or storage of sediments, nutrients, heavy metals or organic compounds that would otherwise drain into navigable waters;
- (4) Shoreline protection against soil erosion;
- (5) Fish spawning, breeding, nursery or feeding grounds;
- (6) Wildlife habitat; or
- (7) Areas of special recreational, scenic or scientific interest, including scarce wetland types.

9.53 If the Department has notified the county zoning agency that a proposed amendment to the shoreland-wetland district may have a significant adverse impact upon any of the criteria listed in Section 9.52, that amendment, if approved by the County Board, shall meet the requirements of NR 115.05 (2) (e) 9, Wisconsin Administrative Code.

10.0 GENERAL PURPOSE DISTRICT.

10.1 DESIGNATION. This district includes all shorelands adjacent to navigable lakes, ponds, flowages, rivers and streams within the jurisdiction of this ordinance, which are not in the Shoreland-Wetland District.

10.2 PURPOSE. Areas other than those contained in the Shoreland-Wetland District are potentially suited to a wide range of uses, including industrial, business, agricultural, residential, forestry and recreational uses. Selecting prospective locations for these uses and designating specific zones for each of them along navigable waters will require detailed county-wide comprehensive planning. Until such planning is undertaken and more detailed amendments to this ordinance can be enacted, a General Purpose District shall be used to allow a wide range of uses, subject to the general

provisions of this ordinance which are designed to: further the maintenance of safe and healthful conditions; protect spawning grounds, fish and aquatic life; and preserve shore cover and natural beauty. Minimum separating distances are provided to reduce conflicting land uses between potentially incompatible uses.

10.3 PERMITTED USES. Agricultural, residential, forestry and recreational uses are permitted, provided that they comply with the general provisions of this ordinance and provided that any nonresidential structure is located at least 10 feet from any residential dwelling on a nonfarm lot.

10.31 Any use permitted under Section 9.3.

10.32 Signs of the following type, size and location, provided that any sign intended to be read from the water shall be setback 75 feet from the ordinary high-water mark, shall be attached to a building and shall not exceed 30 sq. ft. in gross area. No sign shall be located, erected, moved, reconstructed, extended, enlarged or structurally altered until a zoning permit has been issued, except that signs listed in paragraphs (2), (3) and (6) shall not require a permit:

- (1) Directory signs advertising a business or activity conducted, an area of interest or a service available at a specific location within the county. Such signs shall not be more than 12 sq. ft. in gross area. There shall not be more than 2 such signs relating to any one use in the approaching direction along any one highway. No such sign shall be more than 10 miles from the location to which it relates or within 300 feet of an existing residence. Such signs may be placed at the right-of-way line of the highway.
- (2) Signs advertising a customary home occupation or professional office. Such signs shall not exceed 6 sq. ft. in gross area, shall be attached to the building and if illuminated, shall be indirectly lighted.
- (3) Signs advertising the sale, rent or lease of the property on which the sign is placed or other temporary signs. Such signs shall not exceed 8 sq. ft. in gross area and may be placed at the right-of-way line of the highway.
- (4) Signs attached to commercial and industrial buildings advertising a business conducted or a service available on the premises. No sign shall exceed 10 sq. ft. in gross area, be higher than 4 feet above the top of the roof line and exceed the maximum height limitation permitted in the district.
- (5) On-premise signs advertising a public or semi-public use. Such signs shall not exceed 12 sq. ft. in gross area. There shall be no more than one sign for each highway upon which the property faces. Such signs may be placed at the right-of-way line of the highway.
- (6) Recreational directory signs indicating the direction to a cottage, resort, residence or similar use. Such signs shall not be more than 4 sq. ft. in gross area. Where a common posting standard is provided, all such signs shall be attached to the standard. Recreational directory signs may be placed on the right-of-way line of the highway.
- (7) Larger signs or a greater number of signs may be permitted upon issuance of a special exception permit by the Board of Adjustment under Section 10.48.
- (8) Prohibited Characteristics of Signs:
 - (a) No sign shall be so placed as to interfere with the visibility or effectiveness of any official traffic sign or signal, or with driver vision at any access point or intersection.
 - (b) No sign shall contain, include or be illuminated by a flashing light or by any light directed toward a neighboring residence or toward the water.
 - (c) No sign shall contain, include or be composed of any conspicuous animated part.

10.4 SPECIAL EXCEPTIONS.

The following uses are permitted upon the issuance of a special exception permit according to the procedure set forth in Section 14.4. Unless a greater distance is specified, any business structure shall be at least 100 feet from a residence other

than that of the owner of the establishment, his agent or employee, 75 feet from a residential property line or 25 feet from any lot line.

10.41 Hotels, resorts (including 2 or more seasonal single family dwellings for rent or lease), motels, restaurants, dinner clubs, taverns and other private clubs.

10.42 Institutions of a philanthropic or educational nature.

10.43 Recreational camps and campgrounds, provided all buildings shall be more than 100 feet from the side lot line. Recreational camps shall conform to chapter HSS 75, Wisconsin Administrative Code, mobile home parks shall conform to chapter HSS 77, Wisconsin Administrative Code, and campgrounds shall conform to chapter HSS 78, Wisconsin Administrative Code.

10.44 Gift and specialty shops customarily found in recreational areas.

10.45 Marinas, boat liveries, sale of bait, fishing equipment, boats and motors, fish farms, forest industries.

10.46 Mobile Home parks, provided that:

- (1) The minimum size of a mobile home park shall be 10 acres.
- (2) The maximum number of mobile homes shall be 8 per acre.
- (3) Minimum dimensions of a mobile home site shall be 50 feet wide by 100 long.
- (4) All drives, parking lots and walkways shall be hard surfaced.
- (5) In addition to the requirements of Section 4.0, there shall be a minimum setback from all exterior lot lines of 40 feet.
- (6) The parks shall conform to the requirements of chapter H77, Wisconsin Administrative Code.
- (7) No mobile home site shall be rented for a period of less than 30 days.
- (8) Each mobile home site shall be separated from other mobile home sites by a yard not less than 15 feet wide.
- (9) There shall be 2 surfaced automobile parking spaces for each mobile home.
- (10) Unless adequately screened by existing vegetation cover, the mobile home park shall be screened by a temporary planting of fast growing material, capable of reaching a height of 15 feet or more, the individual trees to be of such a number and so arranged that, within 10 years, they shall have formed a screen equivalent in screening capacity to a solid fence or wall. Such permanent planting shall be grown or maintained to a height of not less than 15 feet.
- (11) The mobile home park site shall meet all applicable town and county regulations.
- (12) Any mobile home site shall not have individual soil absorption sewage disposal systems unless it meets the minimum lot size specifications as stated in Section 3.1.

10.47 Travel trailer parks, provided that:

- (1) The minimum size of a travel trailer park shall be 5 acres.
- (2) The maximum number of travel trailers shall be 15 per acre.
- (3) Minimum size of a travel trailer site shall be 2000 sq. ft.
- (4) Each travel trailer site be separated from other travel trailer sites by a yard not less than 15 feet wide.
- (5) There shall be 1½ automobile parking spaces for each trailer site.
- (6) In addition to the requirements of Section 4.0, there shall be a minimum setback of 40 feet from all other exterior lot lines.
- (7) The park shall conform to the requirements of chapter HSS 77, Wisconsin Administrative Code.
- (8) The screening provisions for mobile home parks shall be met.
- (9) The travel trailer park site shall meet all applicable town and county regulations.

10.48 Signs which are larger or in greater numbers than are permitted in Section 10.35 provided that such signs are found to be necessary to adequately inform the public and are approved by the Board of Adjustment.

10.49 Industrial uses may be permitted upon issuance of a special exception permit by the Board of Adjustment as provided in Section 14.4.

10.50 Solid waste disposal may be permitted upon issuance of a permit from the Department and a special exception permit by the Board of Adjustment.

11.0 SHORE COVER REGULATIONS. Shorecover regulations set forth in Section 5.0 shall apply to the General Purpose District.

11.1 OFF-STREET PARKING AND LOADING.

11.2 LOADING SPACE. All commercial and industrial uses shall provide sufficient maneuvering, loading and parking space on the premises for pick-up, delivery and service vehicles necessary for normal operations.

11.3 OFF-STREET PARKING. Each parking space shall be at least 200 sq. ft. in area. Each use shall provide the minimum off-street parking spaces.

12.0 Dwellings. Two parking spaces for each dwelling unit.

12.1 Restaurants, Taverns and Similar Establishments. One space for each 150 sq. ft. of floor area.

12.2 Drive-in Eating Stands Offering In-car Service. Five spaces for each person employed to serve customers.

12.3 Motels and Tourist Cabins. One space for each unit plus one space for each 3 employees.

12.4 Retail Business and Service Establishments. One space for each 200 sq. ft. of floor area.

12.5 Industrial Uses and Warehouses. One space for each two employees.

12.6 Service Stations. Parking for all vehicles used directly in the conduct of the business plus two (2) spaces for each gas pump and three (3) spaces for each grease rack.

13.0 LIMITED REZONING TO ACHIEVE SMALL LOT SIZES AND SETBACKS.

13.1 PURPOSE. In some instances where an individual lot or small tract of land has unique characteristics, such as unique terrain, which would result in unnecessary hardship as defined in Section 14.51 (4), if the owner were required to comply with one or more of the requirements for minimum lot sizes, width and setback, the Board of Adjustment may grant a variance. In other instances where larger areas are involved, the appropriate method for seeking relaxation of the same minimum standards is by rezoning to establish a Planned Residential Unit Development overlay.

This method is intended to permit smaller lots and setbacks where the physical layout of the lots is so arranged (often by setting them back farther from the navigable water) as to better assure the control of pollution and preservation of ground cover than would be expected if the lots were developed with the normal lot sizes and setbacks without special conditions placed upon the Planned Residential Unit Development at the time of its approval. A condition of all Planned Residential Unit Development is the preservation of certain open space, preferably on the shoreland, in perpetuity.

13.2 REQUIREMENTS FOR PLANNED RESIDENTIAL UNIT DEVELOPMENT. The County Board may in its discretion, upon its own motion or upon petition, approve a Planned Residential Unit Development either by approving first an overlay district and then a plat or by approving only a plat for the specific planned residential project upon finding, after a public hearing, that all of the following facts exist:

13.21 Area. The area for the proposed development is at least 40 acres in size.

13.22 Pollution Control. The location and nature of the septic systems which shall serve the homesites individually or collectively is such as to assure that effluent from the septic tank(s) will not reach the ground or surface waters in a condition which shall contribute to health hazards, taste, odor, turbidity, fertility or impair the aesthetic character of the adjacent or nearby navigable waters.

13.23 Preservation of Ground Cover. The location of homesites and the restrictions placed on part of the land for use by the public or residents of the Planned Residential Unit Development are such as to preserve the ground cover of the shoreland and the scenic beauty of the navigable water and prevent erosion and other pertinent factors. Land not used for lots and streets shall be dedicated in perpetuity to remain in open space. This may be accomplished by conveyance in common to each of the owners of lots in the development or to a corporation formed by them, or by dedication to the county, town or municipality. Lands dedicated to the public must be accepted by action of the governing body of the accepting unit of government. If the land is to be conveyed to owners of lots in the development, a homeowners or similar legally constituted body shall be created to maintain the open space. Any restriction placed on platted land by covenant, grant of easement or any other manner which was required by a public body or which names a public body as grantee, promisee or beneficiary, shall vest in the public body, the right to enforce the restriction at law or in equity against any one who has or acquires an interest in the land subject to the restriction.

13.24 Density. The number of platted homesites shall not exceed those which would have been possible if the same land were platted in accordance with the minimum lot sizes, setbacks and widths provided by the applicable provisions of the zoning ordinance. This figure should be determined by dividing the total area of the subdivision, excluding streets, by the minimum lot sizes required by Section 3.1.

13.25 Lot Sizes, Widths, Setbacks and Tree-Cutting. The lot sizes, widths, and setbacks shall not be less than those provided for in chapter H65, Wisconsin Administrative Code, and shall not be so small as to cause pollution or erosion along streets or other public ways and waterways or so small as to substantially depreciate the property values in the immediate neighborhood. Shore cover provisions in Section 5.0 shall apply except that maximum width of a lake frontage opening shall be 100 feet.

13.26 Water Supply and Sewage Disposal. Water supply and sewage disposal shall meet the minimum standards of the Department and the Department of Industry, Labor, and Human Relations.

13.3 PROCEDURE FOR ESTABLISHING A PLANNED RESIDENTIAL DEVELOPMENT DISTRICT. The procedure for establishing limited rezoning in the form of a Planned Residential Unit Development shall be as follows:

13.31 Petition. A petition setting forth all the facts required in Section 13.2 shall be submitted to the County Clerk with sufficient copies to provide for distribution by the Clerk as required by Section 13.32.

13.32 Review and Hearing. The petition shall be submitted to the county zoning agency established as required by section 59.97 (3) (d), Wisconsin Statutes, which shall hold a public hearing and report to the County Board as required by law. Copies of the petition and notice of hearing shall also be sent to the District and Area offices of the Department. The county zoning agency's report to the County Board shall reflect the recommendations of any federal or state agency with which the county zoning agency consults. If a petition seeks approval of a Planned Residential Unit Development District, a second public hearing need not be held in connection with the approval of a subsequent plat or plats which comply with the overlay district as approved.

13.33 Findings and Conditions of Approval. The County Board shall make written findings as to the compliance or noncompliance of the proposed overlay district with each of the applicable requirements set forth in Section 13.2. If the petition is granted in whole or in part, the County Board's approval shall attach such written conditions to the approval as shall be required by or be consistent with Section 13.2. The conditions of approval shall in all cases establish the specific restrictions applicable with regard to minimum lot sizes, width, setbacks and the location of septic tanks and the preservation of ground cover and open spaces.

13.34 Planning Studies. A landowner or petitioner shall at his own expense develop the facts required to establish compliance with the provisions of Section 13.2.

13.4 All Planned Residential Unit Development plats shall comply with Chapter H65, Wisconsin Administrative Code.

14.0 ADMINISTRATIVE PROCEDURES.

14.1 ZONING ADMINISTRATOR. The zoning administrator shall have the following duties and powers:

14.11 Advise applicants as to the provisions of this ordinance and assist them in preparing permit applications and appeal forms.

14.12 Issue permits and certificates of compliance and inspect properties for compliance with this ordinance. The Zoning Administrator shall respond within 20 business days to all written requests as to whether a parcel of land is a wetland within the shoreland area or is within a floodplain and such response shall state which maps listed in Section 8.2 (1), (2), and (3) were used to make such determination.

14.13 Keep records of all permits issued, inspections made, work approved and other official actions.

14.14 Have access to any structure or premises between 8:00 a.m. and 6:00 p.m. for the purpose of performing these duties, and if necessary, shall obtain an inspection warrant when required by State or Federal Law.

14.15 Submit copies of variances, special exceptions and decisions on appeals for map or text interpretations and map or text amendments within 10 days after they are granted or denied to the appropriate District and Area Offices of the Department.

14.16 Investigate and report violations of this ordinance to the appropriate county zoning committee and the District Attorney or Corporate Counsel.

14.2 ZONING PERMITS.

14.21 When Required. Except where another section of this ordinance specifically exempts certain types of development from this requirement (as in Sections 9.31 and 9.32), a zoning permit shall be obtained from the zoning administrator before any new

development, as defined in Section 17.2 (7), or any change in the use of an existing building or structure is initiated.

14.22 Application. An application for a zoning permit shall be made to the zoning administrator upon forms furnished by the county and shall include, for the purpose of proper enforcement of these regulations, the following data:

- (1) Name and address of applicant and property owner.
- (2) Legal description of the property and type of proposed use.
- (3) A sketch of the dimensions of the lot and location of buildings from lot lines, center line of abutting highways and the ordinary high-water mark of any abutting watercourses and water mark at the day of the sketch.
- (4) Whether or not a private water or sewage system exists or is to be installed.

14.3 CERTIFICATES OF COMPLIANCE.

14.31 No land shall be occupied or used, when a Zoning Permit is required, and no building hereafter erected, altered or moved shall be occupied, until a certificate of compliance is issued by the zoning administrator.

- (1) The certificate of compliance shall show that the building or premises or part thereof, and the proposed use thereof, conform to the provisions of this ordinance.
- (2) Application of such certificate shall be concurrent with the application for a zoning permit.
- (3) The certificate of compliance shall be issued within 10 days after the completion of the work specified in the zoning permit, if the building or premise or proposed use thereof conforms with all the provisions of this ordinance.

14.32 The zoning administrator may issue a temporary certificate of compliance for part of a building, pursuant to rules and regulations established therefore by the County Board.

14.33 Upon written request from the owner, the zoning administrator shall issue a certificate of compliance for any building or premises existing at the time of the adoption of this ordinance, certifying after inspection, the extent and type of use made of the building or premises and whether or not such use conforms to the provisions of this ordinance.

14.4 SPECIAL EXCEPTION PERMITS.

14.41 Application for a Special Exception Permit. Any use listed as a special exception in this ordinance shall be permitted only after an application has been submitted to the zoning administrator and a special exception permit has been granted by the Board of Adjustment.

14.42 Standards Applicable to All Special Exceptions. In passing upon a special exception permit, the Board of Adjustment shall evaluate the effect of the proposed use upon:

- (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 vegetative cover on the site.
- (4) The location of the site with respect to floodplains and floodways of rivers and streams.
- (5) The erosion potential of the site based upon degree and direction of slope, soil type and vegetative cover.
- (6) The location of the site with respect to existing or future access roads.
- (7) The need of the proposed use for a shoreland location.
- (8) Its compatibility with uses on adjacent land.
- (9) The amount of liquid wastes to be generated and the adequacy of the proposed disposal systems.
- (10) Location factors under which:
 - (a) Domestic uses shall be generally preferred;
 - (b) Uses not inherently a source of pollution within an area shall be preferred over uses that are, or may be, a pollution source;

14.5 BOARD OF ADJUSTMENT. The Chairman of the County Board shall appoint a Board of Adjustment under Section 59.99, Wisconsin Statutes, such Board consisting of five members, all of whom shall reside outside of incorporated municipalities and representing a cross section of the population. All appointees to be approved by the County Board. The County Board shall adopt such rules for the conduct of the business of the Board of Adjustment as required by section 59.99 (3), Wisconsin Statutes.

14.51 Powers and Duties.

- (1) The Board of Adjustment shall adopt such additional rules as it deems necessary and may exercise all the powers conferred upon such boards by section 59.99, Wisconsin Statutes.
- (2) It shall hear and decide appeals where it is alleged there is an error in any order, requirements, decision or determination made by an administrative official in the enforcement or administration of this ordinance.
- (3) It shall hear and decide applications for special exceptions.
- (4) It may authorize upon appeal, in specific cases, such variance from the terms of the ordinance as shall not be contrary to the public interest, where owing to special conditions, a literal enforcement of the ordinance will result in unnecessary hardship.
 - (a) In the issuance of a variance, the spirit of the ordinance shall be observed and substantial justice done. No variance shall have the effect of granting or increasing any use of property which is prohibited in that zoning district by this ordinance.
 - (b) For the purpose of this section, "unnecessary hardship" means any unique and extreme inability to conform to the requirements of this ordinance due to a special condition affecting a particular property, which was not self-created and is not solely related to economic gain or loss. Unnecessary hardship is present only where, in absence of a variance, no feasible use can be made of the property.

14.52 Appeals to the Board.

- (1) Appeals. Appeals to the Board of Adjustment may be taken by any person aggrieved or by an officer, department, board or bureau of the county affected by any decision of the zoning administrator or other administrative officer. Such appeal shall be taken within a reasonable time, as provided by the rules of the Board, by filing with the officer from whom the appeal is taken, and with the Board of Adjustment, a notice of appeal specifying the ground thereof. The zoning administrator or other officer from whom the appeal is taken shall forthwith transmit to the Board all the papers constituting the record upon which the action of appeal from was taken.

14.53 Hearing Appeals.

- (1) The Board of Adjustment shall affix a reasonable time for the hearing of the appeal. The Board shall give public notice thereof by publishing a Class 2 Notice under chapter 985, Wisconsin Statutes, specifying the date, time and place of hearing and matters coming before the Board, and shall mail notices to the parties in interest and the appropriate district and area office of the Department at least 10 days prior to the public hearing.
- (2) A decision regarding the appeal shall be made as soon as practical and a copy shall be transmitted to the Department within 10 days after the decision issued.
- (3) The final disposition of an appeal or application to the Board of Adjustment shall be in the form of a written resolution or order signed by the chairman and secretary of the Board. Such resolution shall state the specific facts which are the basis of the Board's determination and shall either affirm, reverse, vary or modify the order, requirement, decision or determination appealed, in whole or in part, dismiss the appeal for lack of jurisdiction or prosecution or grant the appeal or application.
- (4) At the public hearing, any party may appear in person or by agent or attorney.

- (c) Use locations within an area tending to minimize the possibility of pollution shall be preferred over use locations tending to increase that possibility.
- (d) The Board of Adjustment shall evaluate applications according to the provisions of Section 6.4 and may request the County Land Conservation Committee to make available expert assistance from those state and federal agencies which are assisting said committee under a memorandum of understanding.

14.43 Conditions Attached to Special Exceptions. Upon consideration of the factors listed above, the Board of Adjustment shall attach such conditions, in addition to those required elsewhere in this ordinance, as are necessary to further the purposes of this ordinance. Violations 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 setbacks and yards; specific sewage disposal and water supply facilities; landscaping and planting screens; period of operation, operational control; sureties; deed restrictions; location of piers, docks, parking and signs; and type of construction. To secure information upon which to base its determination, the Board of Adjustment may require the applicant to furnish, in addition to the information required for a zoning permit, the following information:

- (1) A plan of the area showing contours, soil types, ordinary high-water marks, ground cover, slope and vegetative cover.
- (2) Location of buildings, parking areas, traffic access, driveways, walkways, piers, open space and landscaping.
- (3) Plans of buildings, sewage disposal facilities, water supply systems and arrangement of operations.
- (4) Specifications for areas of proposed filling, grading, lagooning or dredging.
- (5) Other pertinent information necessary to determine if the proposed use meets the requirements of this ordinance.

14.44 Notice and Public Hearing. Before passing upon an application for a special exception permit, the Board of Adjustment shall hold a public hearing. Notice of such hearing, specifying the time, place and matters to come before the Board, shall be given as a Class 2 notice under chapter 985, Wisconsin Statutes, and notice shall be mailed to the appropriate district and area office of the Department at least 10 days prior to the hearing. The Board shall state in writing the grounds for refusing a special exception permit.

14.45 Fees. The applicant, upon filing his application, shall pay a fee to the zoning administrator in accordance with the following schedule; fees may be reviewed and adjusted semi-annually by the appropriate committee;

- (1) Zoning permits
- (2) Building permits
- (3) Certificates of Compliance
- (4) Planned Residential Unit Development reviews.
- (5) Public Hearings
- (6) Legal Notice publications.
- (7) Special exception (conditional use) permits.

14.46 Recording. When a special exception permit is approved, an appropriate record shall be made of the land use and structures permitted and such permit shall be applicable solely to the structures, use and property so described. A copy of any decision on a special exception permit shall be mailed to the appropriate district and area office of the Department within 10 days after they are granted or denied.

14.47 Revocation. Where the conditions of a special exception permit are violated, the special exception permit shall be revoked by the Board of Adjustment.

14.6 APPEAL TO COUNTY BOARD OF SUPERVISORS. Any person, having complied with the necessary procedures for hearing by the Board of Adjustment, and having received a final determination therefrom and wishing further appeal of that determination, may choose to make such further appeal to the full Juneau County Board of Supervisors. Such appeal to the County Board may be made either instead of or prior to appeal to the Circuit Court.

14.61 NOTICE OF FURTHER APPEAL.

- (1) Such appeal to the County Board of Supervisors shall be made by the filing of a Notice of Further Appeal with the County Clerk.

14.62 SCHEDULE FOR FURTHER APPEAL HEARINGS.

- (1) Such appeal for further hearing before the County Board of Supervisors shall be heard at the next regularly scheduled County Board Meeting if reasonable and provided that notice is filed not fewer than ten (10) calendar days before the meeting.
- (2) If, in the best judgement of the County Board, it is not possible to hear the matter at the next scheduled County Board Meeting, or if Notice was filed after the ten (10) day limit, then such hearing shall be scheduled and heard at the meeting of the immediately following month.

14.63 MANNER OF HEARING.

- (1) The County Board of Supervisors may hear all of the relevant facts in the case, but will give primary consideration to the decision already reached by the Board of Adjustment.

14.64 FINAL DETERMINATION.

- (1) Following a hearing by the County Board on a Further Appeal, the Board shall issue its opinion within ten (10) days of the determination. Such determination must be made by a simple majority of the County Board to overrule the Board of Adjustment, or the prior decision by the Board of Adjustment will stand.

14.65 APPEAL TO THE COURT.

- (1) Nothing in the foregoing section (14.6 et. al.) shall be construed as to limit the right of appeal to the Circuit Court.

15.0 CHANGES AND AMENDMENTS. The County Board may from time to time, alter, supplement or change the boundaries of use, districts and the regulations contained in this ordinance in accordance with the requirements of section 59.97 (5) (e), Wisconsin Statutes, and Section 9.5, where applicable.

15.1 Amendments to this ordinance may be made on petition of any interested party as provided in section 59.97 (5) (e) 1, Wisconsin Statutes.

15.2 Every petition for a text or map amendment filed with the County Clerk shall be referred to the county zoning agency. A copy of each petition shall be mailed to the appropriate district and area office of the Department within 5 days of the filing of the petition with the county clerk. Written notice of the public hearing to be held on the proposed amendment shall be mailed to the appropriate district and area office of the Department at least 10 days prior to the hearing.

15.3 A copy of the County Board's decision on each proposed amendment shall be forwarded to the appropriate district and area office of the Department within 10 days after the decision is issued.

16.0 ENFORCEMENT AND PENALTIES. Any development, any building or structure constructed, moved or structurally altered, or any use established after the effective date of this ordinance in violation of the provisions of this ordinance, by any person, firm, association, corporation (including building contractors or their agents) shall be deemed a violation. The zoning administrator or the county zoning agency shall refer violations to the District Attorney or Corporation Counsel, who shall expeditiously prosecute violations. Any person, firm, association, or corporation who violates or refuses to comply with any of the provisions of this ordinance shall be subject to a forfeiture of not less than ten (\$10.00) dollars nor more than two hundred (\$200.00) dollars per offense, together with the taxable costs of action. Each day of continued violation shall constitute a separate offense. Every violation of this ordinance is a public nuisance and the creation thereof may be enjoined and the maintenance thereof may be abated by action at suit of the county, the state, or any citizen thereof pursuant to section 87.30 (2), Wisconsin Statutes. Anyone alleged to have violated the terms of this ordinance shall have the right to trial by jury.

17.0 DEFINITIONS.

17.1 For the purpose of administering and enforcing this ordinance, the terms or words used herein shall be interpreted as follows: Words used in the present tense include the future; words in the singular include the plural number; and words in the plural number include the singular number. The word "shall" is mandatory, not permissive. All distances unless otherwise specified shall be measured horizontally.

17.2 The following terms used in this ordinance mean:

- (1) "Accessory use or structure" means a detached subordinate structure or use which is clearly incidental to, and customarily found in connection with, the principal structure or use.
- (2) "Boathouse" means any structure designed solely for the purpose of protecting or storing boats for noncommercial purposes.
- (3) "Bulkhead line" means a geographic line along a reach of navigable water that has been adopted by a municipal ordinance and approved by the Department pursuant to Section 30.11, Wisconsin Statutes, and which allows complete filling to the landward side of the line, except where such filling is prohibited by the floodway provisions of this or a stricter ordinance.
- (4) "Channel" means a natural or artificial watercourse with definite bed and banks to confine and conduct normal flow of water.
- (5) "County Zoning Agency" means that committee or agency created or designated by the County Board under section 59.97 (2) (a), Wisconsin Statutes, to act in all matters pertaining to county planning and zoning.
- (6) "Department" means the Department of Natural Resources.

- (7) "Development" means any man-made change to improved or unimproved real estate including but not limited to the construction of buildings, structures or accessory structures; the construction of additions or substantial improvements to buildings, structures or accessory structures the placement of mobile homes; mining, dredging, filling, grading, paving, excavation or drilling operations; and the deposition or extraction of materials.
- (8) "Farm Drainage Ditch" means any artificial channel which drains water from lands which are currently used for agricultural purposes.
- (9) "Flood" or "Flooding" means a general and temporary condition of partial or complete inundation of normally dry land areas caused by the overflow of inland waters, or the unusual and rapid accumulation or runoff of surface waters from any source.
- (10) "Floodplain" means that land which has been or may hereafter be covered by flood water during the regional flood. The floodplain is comprised of the floodway and the flood fringe.
- (11) "Lagoon" means an artificial enlargement of a waterway.
- (12) "Lot width" means the distance between side lines of the lot at the building line. In the case of a shoreland lot, the lot width is the width of the lot 75 feet from the waterline.
- (13) "Mobile home" means a structure transportable in one or more sections, which is built on a permanent chassis and is designed to be used with or without a permanent foundation when connected to required utilities.
- (14) "Navigable waters" means Lake Superior, Lake Michigan, all natural inland lakes within Wisconsin and all streams, ponds, sloughs, flowages and other waters within the territorial limits of this state, including the Wisconsin portion of boundary waters, which are navigable under the laws of this state. Under section 144.26 (2) (d) Wisconsin Statutes, notwithstanding any other provision of law or administrative rule promulgated thereunder, shoreland ordinances required under section 59.971, Wisconsin Statutes, and Chapter NR 115, Wisconsin Administrative Code, do not apply to lands adjacent to farm drainage ditches if:
- (a) Such lands are not adjacent to a navigable stream or river;
 - (b) The drainage ditches were not navigable streams before ditching; and
 - (c) Such lands are maintained in nonstructural agricultural use.
- (15) "Ordinary highwater mark" means the point on the bank or shore up to which the presence and action of surface water is so continuous as to leave a distinctive mark such as by erosion, destruction or prevention of terrestrial vegetation, predominance of aquatic vegetation, or other easily recognized characteristics.
- (16) "Pond" means any natural body of water other than a flowage, lake, river, stream, or drainage ditch. It also is an artificially created body of water if connected by a navigable channel to another navigable waterway. It also is an artificially constructed body of water which was constructed, for a nonagricultural purpose, within 500 feet of another navigable waterway since September 13, 1963, with or without a permit as required by section 30.19, Wisconsin State Statutes.
- (17) "Regional Flood" means a flood determined to be representative of large floods known to have generally occurred in Wisconsin and which may be expected to occur on a particular stream because of like physical characteristics, once in every 100 years.
- (18) "Setbacks from water" means the minimum horizontal distance from the ordinary highwater line of a body of water to the nearest part of a structure.

- (19) "Shorelands" means lands within the following distance from the ordinary highwater mark of a navigable water: 1,000 feet from a lake, pond or flowage; and 300 feet from a river or stream or to the landward side of the floodplain, whichever distance is greater.
- (20) "Shoreland-Wetland district" means the zoning district, created as a part of this ordinance, comprised of shorelands that are designated as wetlands on the wetland maps which have been incorporated by reference and made a part of this ordinance.
- (21) "Silvicultural thinning" means a woodland management practice which, for the purpose of this ordinance, improves or maintains the quality of adjacent surface water through responsible cutting in shorelands; and by which long lived species are perpetuated and provision is made for efficient methods of slash disposal.
- (22) "Special exception (conditional use)" means a use which is permitted by this ordinance provided that certain conditions are met and a permit is granted by the Board of Adjustment, or where appropriate, by the planning and zoning agency or county Board.
- (23) "Structure" means any man made object with form, shape and utility, either permanently or temporarily attached to, placed upon or set into the ground, stream bed or lake bed, which includes, but is not limited to, such objects as roofed and walled buildings, gas or liquid storage tanks, bridges dams and culverts, but does not include fences of open wire or rail design.
- (24) "Subdivision" means the division of a lot, parcel or tract by the owner thereof, or his agent, for the purpose of transfer of ownership or building development where the act of division creates three (3) or more parcels or building sites of five (5) acres or less in area or where the act of division creates three (3) or more parcels or building sites of five (5) acres each or less by successive division within a five year period.
- (25) "Substandard lot" means a lot that does not conform to the dimensional requirements of this ordinance.
- (26) "Travel trailer" means a vehicular portable structure designed as a temporary dwelling for travel, recreation and vacation use, which does not fall within the definition of a mobile home.
- (27) "Unnecessary hardship" means that circumstance where special conditions, which were not self-created, affect a particular property and make strict conformity with restrictions governing area, setbacks, frontage, height or density unnecessarily burdensome or unreasonable in light of the purpose of this ordinance.
- (28) "Variance" means an authorization granted by the Board of Adjustment to construct, alter or use a building or structure in a manner that deviates from the requirements of this ordinance.
- (29) "Waterline" means the shortest straight line at the waterfront end of a lot abutting a lake or stream that lies wholly within the lot providing that not less than 75 per cent of the length of such waterline shall be on the landward side of the ordinary highwater mark.
- (30) "Wetlands" means those areas where water is at, near or above the land surface long enough to be capable of supporting aquatic or hydrophytic vegetation and which have soils indicative of wet conditions.

Juneau County Board Of Supervisors

Courthouse
Mauston, Wisconsin 53948



ORDINANCE
RESOLUTION # 86-07

INTRODUCED BY: ZONING COMMITTEE

DATE December 16, 1986

INTENT: Amendment to Shoreland-Wetland Zoning Ordinance

SYNOPSIS:

FISCAL NOTE:

WHEREAS, the Juneau County Zoning Committee has perceived a need to amend the Shoreland-Wetland Zoning Ordinance clarifying the compliance section and relaxing standards for agricultural maintenance construction;

WHEREAS, a meeting was held with certain agricultural growers, the Department of Natural Resources and the Zoning Committee for input regarding needed language;

WHEREAS, a public hearing was held on the language of the amended Ordinance on December 10, 1986.

NOW, THEREFORE, THE JUNEAU COUNTY BOARD OF SUPERVISORS DOES ORDAIN as follows to amend the Juneau County Shoreland-Wetland Zoning Ordinance:

Amend Section 2.2 as follows:

2.2 COMPLIANCE. In regulated shoreland areas covered by this ordinance, the use of any land or water; the size, shape and placement of lots; the use, size, type and location of structures on lots; the installation and maintenance of water supply and waste disposal facilities; the filling, grading; lagooning and dredging of any lands; the cutting of shoreland vegetation; and the subdivision of lots shall be in full compliance with the terms of this ordinance and other applicable local, state and federal statutes and regulations, (However, see Section 7.0 for standards applicable to nonconforming uses). Anyone erecting a building, adding to a building, erecting a sign, installing or changing a private water supply, installing or changing a private sewage disposal system or changing the land use on a particular parcel of property shall obtain a permit unless such permit is otherwise expressly not required by a provision of this ordinance. Property owners, builders and contractors are responsible for building code and ordinance compliance together with reasonable care in construction.

Amend Section 6.3 as follows:

6.3 Agricultural Maintenance Construction. A permit under Section 6.2 is not required for the maintenance of existing agricultural service roads, drainage systems and dikes provided such construction meets the following standards:

(a) The maintenance dredging of farm drainage ditches is limited to re-establishing the pre-existing ditch cross-section. If the dredging

Adopted by the County Board of Supervisors of Juneau County
this 16th day of December 1986.
Cand S 1.1.11

exceeds pre-existing dimensions, a zoning permit shall be obtained under section 14.2.

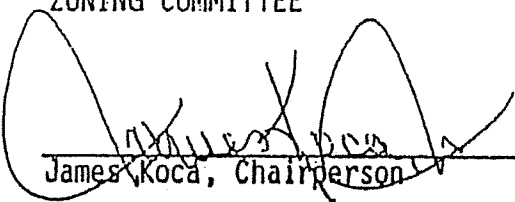
- (b) Excavated dredge spoils from maintenance dredging shall be leveled in the low lying areas immediately adjacent to the ditch.
- (c) Ditch banks and dikes shall be constructed at a clope of 3 horizontal to 2 vertical (67% grade) or flatter.
- (d) Ditch banks and a 10 foot wide adjacent buffer shall maintained in a sod cover free of woody vegetation, except adjacent to County forest land.
- (e) Dikes and road grade maintenance is limited to re-establishing the pre-existing elevation and dimensions of the dike and road. If the construction exceeds the pre-existing dimensions or elevation, a zoning permit shall be obtained under section 14.2.

Section 9.33 (6) be created as follows:

- (b) Construction requiring the issuance of a zoning permit under sections 6.3 (a) and (e).

INTRODUCED AND RECOMMENDED FOR ADOPTION THIS 16TH DAY OF DECEMBER, 1986.

ZONING COMMITTEE



James Koca, Chairperson



Francis Pfaff



Ronald Brunner

Juneau County Board Of Supervisors

Courthouse
Mauston, Wisconsin 53948



RESOLUTION # 42-84

DATE June 15, 1984

INTRODUCED BY: Zoning Committee

INTENT: Amendments to Shoreland-Wetland Zoning Ordinance

SYNOPSIS:

JUL - 3 1984

FISCAL NOTE:

WI. RAPIDS AREA HDQ.
WI. RAPIDS, WI.

WHEREAS, the Juneau County Shoreland-Wetland Zoning Ordinance has received approval from the Department of Natural Resources, and

WHEREAS, such approval is conditioned upon the adoption of certain amendments to said ordinance no later than July 2, 1984,

THEREFORE BE IT HEREBY RESOLVED that the following amendments be approved;

Section 8.21 be amended to read:

"All maps developed after the effective date of this Ordinance pursuant to Resolution 10-84, shall take precedence over any existing maps when the new maps are adopted and approved."

Section 14.6 be amended to include:

"An appeal to the Circuit Court must be made within 30 days after the filing of the decision of the Board of Adjustments, as indicated in Wis. Stat. s. 59.99 (10)."

Section 14.65 (1) be amended to read:

"Nothing in the foregoing sections (s. 14.6 et. seq.) shall be construed so as to limit or expand the right of appeal to the Circuit Court."

SUBMITTED AND RECOMMENDED FOR ADOPTION this 19th day of June, 1984.

JUNEAU COUNTY ZONING COMMITTEE

Roland G. Haebner
Roland G. Haebner

James S. Koci, Jr.
James S. Koci, Jr.

Bernard Niles
Bernard Niles

<input checked="" type="checkbox"/> DRAFTED	<input type="checkbox"/> REVIEWED BY
CORPORATION COUNSEL	
DATE <u>6-13-84</u>	
<u>S.B.</u>	

Adopted by the County Board of Supervisors of Juneau County

this 19th day of June, 1984.

Carl E. Wirth
County Clerk

Juneau County Board Of Supervisors

Courthouse

Moussion, Wisconsin 53948



ORDINANCE # 86-OR-03

INTRODUCED BY: Zoning Committee

DATE August 19, 1986

INTENT: Amendments to Shoreland-Wetland Zoning Ordinance

SYNOPSIS:

FISCAL NOTE:

WHEREAS, the Juneau County Zoning Committee has reviewed the Shoreland-Wetland Zoning Ordinance;

WHEREAS, said Committee has perceived a need for certain additions to such ordinance; and

WHEREAS, a public hearing was held in accordance with sec. 59.95 (5) (e) Stats., on June 11, 1986, and no person objected to the proposed changes;

NOW, THEREFORE, THE COUNTY BOARD OF SUPERVISORS OF JUNEAU COUNTY DOES ORDAIN, as follows to amend the Juneau County Shoreland-Wetlands Ordinance:

Sec. 4.14 be amended to include:

"4.14 Class D. Roads

- designated* (1) All town roads and public streets within platted subdivisions are ~~designated~~ as Class D Roads.
- (2) The setback from Class D Roads shall be Sixty-three (63) feet from the center line of such road or Thirty (30) feet from the right-of-way line, whichever is greater.

Section 4.4 be amended to include:

4.4 REDUCED BUILDING SETBACKS IN EXISTING SUBDIVISIONS. A setback of less than that required by Section 4.1 and 4.2 may be permitted by the zoning administrator in an existing subdivision which was platted prior to the effective date of this ordinance. This setback reduction is permitted where the platted lot size does not allow compliance with setback requirements and where there is at least one main building on either side of the applicants lot, within 600 feet of the proposed site that is built to less than the required setback. In such case, the setback shall be the average of the setbacks of the nearest main building on each side of the proposed site or, if there is an existing main building on only one side, the setback shall be the average of the existing building's setback and the required setback. Any other setback may be permitted by the Board of Adjustment according to Section

Adopted by the County Board of Supervisors of Juneau County

this 19th day of August, 1986.

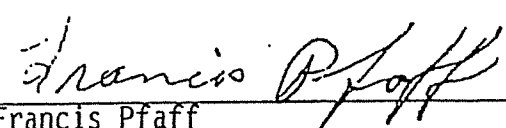
Carl E. Wiebe

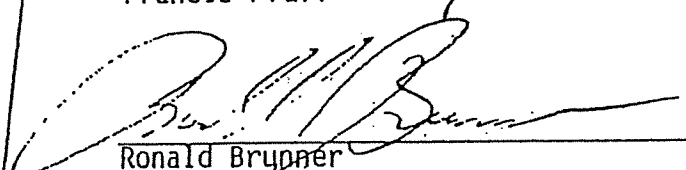
County Clerk

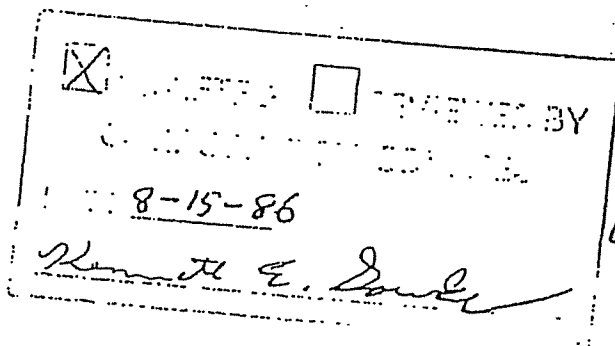
14.51 (4), upon a written finding of unnecessary hardship.

SUBMITTED AND RECOMMENDED FOR ADOPTION THIS 19th DAY OF AUGUST, 1986.


James Koca, Chairperson


Francis Pfaff


Ronald Brunner



1st Reading : 8/19/86 2:15 p.m.

2nd Reading : 8/19/86 Motion by Pfaff to suspend the rules on the second reading and have a second roll call on the Ordinance. Second by Preston. Carried.
Roll call : 19 Ayes 2 Absent (Brown, Senzig)

Adopted : 8/19/86

Published: 8/26/86