

ORDINANCE NO. -2022

Amending Ch. 350 – Zoning, Ordinance 146-76

The County Board of Supervisors of Green Lake County, Green Lake Wisconsin, duly assembled at its regular meeting begun on the 21st day of June 2022, does ordain as follows:

- 1 **WHEREAS**, an amendment is necessary to update the County's Zoning Ordinance.

Roll Call on Ordinance No. -2022

Submitted by Land Use Planning & Zoning Committee:

Ayes , Nays , Absent , Abstain

Passed and Enacted/Rejected this 21st day of June 2022.

Curt Talma

William Boutwell

County Board Chairman

Harley Reabe

ATTEST: County Clerk
Approve as to Form:

Charles Buss

Corporation Counsel

Gene Thom

2 **NOW, THEREFORE, THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY**
3 **OF GREEN LAKE DOES ORDAIN AS FOLLOWS:**

4 Section 1. Green Lake County Ordinance, No.146-76 adopted by the Green Lake County
5 Board of Supervisors on June 15, 1976 and as amended from time-to-time is amended as
6 follows (deletions are in ~~strikeout~~, additions are in underline):
7

8 **Article III: General Provisions, Amendments as follows:**
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10 **§ 350-13** Compliance required; number of buildings per lot; existing construction.

- 11
12 B. Every residential building hereafter erected, converted, enlarged or structurally
13 altered shall be located on a lot, and in no case, except as provided in Sections
14 350-40.A.(9) and 350-40.B.(5), shall there be more than one main residential
15 building on one lot. **[Amended 11-14-2017 by Ord. No. 22-2017]**
16

17 **§ 350-14** Nonconforming uses, structures and lots or parcels.

- 18
19 D. ~~No building shall be erected, structurally altered or relocated and no lumber,~~
20 ~~materials, furniture or other equipment shall be stocked, piled or stored in a~~
21 ~~manner that shall be of such characters as to adversely affect the property~~
22 ~~values and general desirability of the neighborhood. Reserved.~~
23

24 **§ 350-16** (~~Reserved~~) Public Nuisances Affecting Real Property
25

- 26 A. Definitions for purposes of this section.
27

28 **PUBLIC VIEW**

29 Observation from any location exterior to the property.
30

31 **JUNK:** Any of the following that are visible from public view:

- 32 1. Motorized vehicles or motorized equipment of any type, if not currently capable
33 of motorized operation including, but not limited to, cars, vans, trucks, recreation
34 vehicles, watercraft, motor homes, lawn mowers, snow blowers, outboard
35 motors, go-carts, mopeds, scooters and mini-bikes.
36 2. Non-motorized vehicles intended to transport persons or property on a road or
37 highway, including trailers and bicycles, if not currently safe to use on the road.
38 3. Vehicle parts
39 4. Tires, with or without rims
40 5. Interior appliances and electronic equipment not in use including, but not limited
41 to, cooktop range and ovens, refrigerators, dishwashers, fans, clothes dryers,
42 clothes washers, microwaves, televisions, screens, audio equipment,
43 computers, arcade games and vending machines.
44 6. Interior plumbing and mechanical fixtures not in use including, but not limited to,
45 toilets, sinks, piping, bathtubs, tub surrounds, water heaters/tanks, water

- 46 softeners, humidifiers, dehumidifiers, wood-burning stoves, furnaces and related
47 pipng and ductwork.
48 7. Interior furniture that is abandoned, discarded or damaged including, but not
49 limited to, sofas, recliners, mattresses, bed frames, dressers, credenzas, desks,
50 tables and chairs.
51 8. Outdoor recreation equipment that is disassembled or broken including, but not
52 limited to, trampolines, above-ground swimming pools, swimming pool
53 components and patio furniture.
54 9. Building components or construction materials not installed or in use including,
55 but not limited to, doors, windows, siding, shingles, lumber and flooring.
56 10. Outdoor fixtures or containers not currently in use including, but not limited to,
57 fuel tanks, propane tanks, liquid barrels and air conditioners.
58 11. Scrap metal, plastic, glass or wood not in use.
59 12. Any other item similar in nature to the above list.

60
61 B. Prohibited Activities. No person, group of persons, company firm, corporation, or
62 any other entity shall within the unincorporated areas of the county,

- 63 1. Operate an unlicensed junkyard.
64 2. Store any junk outside a building and within public view for a period of any part
65 of five (5) or more days during any thirty (30) day period.
66 3. Leave any dead animal not buried or otherwise legally disposed of for a period
67 of more than three days on the premises.
68 4. Store or dispose of any solid waste or other junk except in accordance with all
69 applicable state and local regulations.

70
71 C. Exceptions.

- 72 1. This section is not intended to regulate or place limitations on any legally
73 licensed junkyard, salvage dealer, sanitary landfill or other junk, waste disposal
74 or storage activity for which a valid license from the state and/or other
75 necessary municipal issuing authority is required and has been issued and all
76 such licenses are in full force and effect.
77 2. This section does not regulate or place limitations on junk that is stored inside a
78 closed building.
79 3. This section is not intended to prohibit the proper outside storage of licensed
80 and operable motor vehicles.

81
82 **Article IV: Zoning Districts, Amendments as follows:**

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84 **§ 350-27 A-1 Farmland Preservation District.**

85 (2) Conditional uses:

86 (a) Agriculture-related uses. (See Subsection D for "agriculture-related use"
87 definition.) No more than two agriculture-related uses or any combination of
88 agriculture-related uses or uses described in (b) below, shall be allowed on
89 contiguous lands under common ownership.

90 (b) A business, activity, or enterprise, whether or not associated with an

91 agricultural use, and is not a dog breeding facility or a dog breeder as defined
92 in ATCP 16, which meets all of the following requirements: **[Amended 9-21-**
93 **2021 by Ord. No. 30-2021]**

94 [1] It is conducted on a farm by an owner or operator of that farm.

95 [2] It requires no buildings, structures, or improvements other than those
96 described in Subsection D(1) and (3) of the definition of "accessory use."

97 [3] The total cumulative hours worked by paid employees, excluding the
98 owner(s), shall not exceed 160 hours per week.

99 [4] It does not impair or limit the current or future agricultural use of the farm
100 or other protected farmland.

101 [5] A farm residence is already established on the same parcel as the
102 business, activity or enterprise.

103 [6] The farm is at least 20 acres in area.

104 [7] No more than two businesses, activities or enterprises, whether or not
105 associated with an agricultural use, including any agriculture-related uses
106 from (a) above, shall be allowed by conditional use permit per farm.

107 **§ 350-32 C-1 General Commercial District.**

108 B. Conditional uses. An application for a conditional use permit shall not be
109 approved unless, at a minimum, it complies with the conditions and standards set
110 forth in Article VII, Conditional Use Permits.

111 (2) One single-family residential use may be allowed on a lot or parcel in this
112 district. The single-family residence shall only be occupied by the owner or
113 operator of established in the same building with the commercial use.

114 **§ 350-33 C-2 Extensive Commercial District.**

115 B. Conditional uses. An application for a conditional use permit shall not be
116 approved unless, at a minimum, it complies with the conditions and standards set
117 forth in Article VII, Conditional Use Permits.

118 (1) One single-family residential use may be allowed on a lot or parcel in this
119 district. The single-family residence shall only be occupied by the owner or
120 operator of established in the same building with the commercial use.

121 (16) Contractor's yard or shop (inside material storage only). **[Added 3-19-2019**
122 **by Ord. No. 2-2019]**

123 **§ 350-34 I Industrial District.**

124 A. Permitted uses. Any use permitted in the C-2 Extensive Commercial District
125 except residential, educational or institutional uses, with the following provisions:

126 ~~(1) There may be one single family residential use established in the same~~
127 ~~building with any commercial use.~~

128 ~~(2) There may be a dwelling for the owner, watchman or caretaker employed on~~
129 ~~the premises and members of his family in connection with any wholesale or~~
130 ~~industrial trade.~~

131 B. Conditional uses. The following are permitted as conditional uses, provided that
132 consideration is given to such matters as the creation of nuisance conditions for
133 the public or the users of nearby areas and the creation of traffic hazards, and
134 that any use is not in conflict with any laws of the State of Wisconsin or any
135 ordinances of Green Lake County governing nuisances. An application for a
136 conditional use permit shall not be approved unless, at minimum, it complies with
137 the conditions and standards set forth in Article VII, Conditional Use Permits.

138 (29) One single-family residential use may be allowed on a lot or parcel in this
139 district. The single-family residence shall only be occupied by the owner or
140 operator of the commercial or industrial use.

141 **§ 350-40 R-3 Multiple-Family Residence District.**

142 A. Permitted uses. **[Amended 11-14-2017 by Ord. No. 22-2017]**

143 (9) Dwelling, multiple-family, three to eight units. The dwelling may contain all the
144 dwelling units, or the dwelling units may be located in multiple separate
145 buildings.

146 B. Conditional uses. Conditions and standards for a conditional use permit are set
147 forth in § 350, Article VII, Conditional Use Permits. **[Amended 11-14-2017 by**
148 **Ord. No. 22-2017]**

149 (5) Dwelling, multiple-family, nine plus units. The dwelling may contain all the
150 dwelling units, or the dwelling units may be located in multiple separate
151 buildings.

152 **Article V: Nonbuilding Structures, Amendments as follows:**

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154 **§ 350-43.3 Driveways, & walkways**

155 Driveways and walkways shall comply with the following:

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157 A. Driveways and walkways may be allowed within the side yard and street yard
158 setbacks within the street yard.

159

160 B. Walkways no greater than 36 inches in width may be allowed within the side and
161 rear yard setbacks.

162 **Article VI: Highway Setback Lines, Amendments as follows:**

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164 § 350-52 Structures permitted within setback lines.
165 A. The following kinds of structures may be placed between the setback lines and
166 the highway:

167 (10) Irrigation and liquid manure transport piping and structures that are
168 necessary for underground pipeline maintenance.

169 **Article XIII: Word Usage and Definitions, Amendments as follows:**

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171 § 350-77 Word usage and definitions.

172 **CONTRACTOR'S EQUIPMENT**

173 Means all apparatus, machinery, vehicles and other things required for the
174 execution and completion of work or assembly of work by any building trade or
175 other contractor.

176 **CONTRACTOR'S YARD or SHOP**

177 Means any land, building or structure used for the purpose of storing contracting
178 equipment and material or performing shop work or assembly work by any building
179 trade or other contractor.

180 **PATIO**

181 A residential accessory structure, used as an outdoor space for leisure, dining,
182 cooking, or similar use, that consists of a surface layer, including but limited to
183 concrete, pavers, bricks, tiles, asphalt or stone (e.g. flagstone, limestone,
184 bluestone, slate, granite, gravel, stone screenings) and the supporting base layers
185 extending subgrade to the underlying soil.

186 Section 2. This ordinance shall become effective upon passage and publication.

187 Section 3. The repeal and recreation of any section herein shall not have any effect on
188 existing litigation and shall not operate as an abatement of any action or proceeding then
189 pending or by virtue of the repealed sections.

190 Section 4. All ordinances and parts of ordinances in conflict herewith are hereby
191 repealed.