

CHAPTER 17

ZONING CODE

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17.72	Resolution #98-58	October 20, 1998	Adopted
17.72	Resolution #00-74	November 14, 2000	Revised
17.72	Resolution #00-74A	March 31, 2009	Revised
17.57	Resolution #07-07	March 27, 2007	Revised
17.57	Resolution#07-07D	March 31, 2009	Revised

INTRODUCTION

17.01 AUTHORITY AND PURPOSE.

- (1) For the purposes listed in SS59.97, 59.971, 59.99, 87.30 and 144.26, Wis. Stats., the County Board does ordain and enact this zoning code. (Am. #87-02)
- (2) An ordinance regulating and restricting the location, construction and use of buildings, structures and the use of land in the unincorporated portions of the County and for such purposes dividing the County into districts.

17.02 INTERPRETATION. The provisions of this chapter shall be held to be minimum requirements, adopted for the promotion and protection of the public health, morals, safety or the general welfare. Whenever the requirements of this chapter are at variance with the requirements of any other lawfully adopted regulations, ordinances or private covenants, the most restrictive, or that imposing the higher standards, shall govern.

17.03 SHORELAND PROVISIONS. The shoreland provisions of this chapter shall not require approval or be subject to disapproval by any town board.

17.04 DEFINITIONS:

For the purposes of this Ordinance, certain words or terms that are used herein shall be interpreted and/or defined as follows:

Words used in the present tense shall include the future tense.

The term "shall" is always mandatory.

The singular includes the plural.

The word "lot" includes the word "plot" or "parcel".

The word "person" includes an individual, all partnerships, associations and bodies, politic and corporate.

The word "used" or "occupied" as applied to any land or building shall be construed to include intended, arranged, or designed to be used or occupied.

ACCESSORY USE: A use customarily incidental and subordinate to the principal use or building and located on the same lot with such principal use or building.

AIRPORT: An area of land devoted or intended to be devoted to landing and takeoff of all aircraft, whether fixed wing or not, and whether private or commercial. Includes such nomenclature as landing strip or field, airstrip, landing area, etc...

ALLOWED USES: Land use activities that are totally permitted or allowed in their respective zoning districts and that do not require a zoning permit.

APPLICANT: Any person or persons, firm, or corporation or any agent thereof seeking to build, construct, excavate, grade, install, and/or use the land in any manner that would require a permit as defined in this ordinance.

AUTHORIZED USE: Are those activities that involve a use of the land and that require a permit to be issued.

BED & BREAKFAST: (see Boarding House)

BOARDING HOUSE: Any owner occupied dwelling where lodging and meals are furnished for compensation for three (3) or more persons not members of the same family.

BOATHOUSE: Any structure located on the same lot as the principal building and used solely for protecting or storing of boats and related equipment and used strictly for non-commercial purposes in conjunction with a residence.(sec.17.57(18))

BUILDING: Any structure use, designed or intended for the protection, shelter or roofed enclosure of persons, animals or property.

BUILDING, HEIGHT OF: The vertical distance measured from the average elevation of the highest point of the proposed finished grade to the highest point of the structure.

CAMPING GROUND: A parcel of land used or intended to be used, let or rented for occupancy by campers or for occupancy by or of trailers, tents or movable or temporary dwellings, rooms or sleeping quarters of any kind.

CERTIFICATE OF COMPLIANCE: A document signed by a plumber, soil tester, zoning official, or other qualified individual that verifies whether septic, soils, setbacks, and/or other aspects of any particular lot and it's inherent development are in compliance with current administrative codes and/or zoning ordinances.

CONDITIONAL USE: (CR. #86-36) A use which is permitted by this chapter, provided that certain conditions specified in this chapter are met and that a permit is granted by the Zoning committee or Board.

CAMPING UNIT: Any self-propelled, towed, and/or portable vehicle or unit designed and used only for temporary sleeping and recreation purposes while engaging in the pastime of camping.

COUNTY PLANNING AGENCY: A county zoning committee authorized by Section 59.97 of Wisconsin Statutes, or any agency created by the County Board and authorized by said statute to plan land use.

DISTRICT: A specific area designated with reference by this Ordinance and the Official Zoning Maps within which the regulations governing the use and erection of structures and the use of premises and land are uniformly applied.

DWELLING: Any building designed and used exclusively as the living quarters for one or more families. This includes site constructed, modular, or mobile home units designed for this purpose.

DWELLING, SINGLE FAMILY: A detached building designed for or occupied exclusively by one family. This shall include a primary housing unit as described in 348.07 (2) (c), Wis. Stats.

DWELLING MULTI-FAMILY: A dwelling or group of dwellings on one plot containing separate living units for 2 or more families, but which may have joint services or facilities or both.

EASEMENT: Authorization by a property owner for the use of his land by another person for a specific written recorded purpose.

ENLARGEMENT OF WATERWAYS: To construct, dredge, or do any development of a canal, channel,

ditch, lagoon, pond, lake, or similar waterway. Enlargement of waterways require permits from the Department of Natural Resources as defined Section 30.19, Wisconsin Statutes.

ENVIRONMENTAL DAMAGE: The harming of any wildlife or their habitat, including but not limited to, fish, bird, animal, or plant life, or the degradation of the air, land, and waters within the state. While the definition of environmental damage is necessarily general and must be subjectively applied, it should be applied liberally in each case to protect the environment of the county.

ENVIRONMENTAL POLLUTION: The contaminating or rendering unclean or impure air, land, or waters of the state, or making the same injurious to public health, harmful for commercial or recreational use, or deleterious to fish, bird, animal, or plant life as defined by Section 144.30(9), Wisconsin Statutes.

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

EXCLUSIVE AG: Lands that meet all the requirements of the State of Wisconsin with regard to the Farmland Preservation Program.

EXPANDED HOME OCCUPATION: A home occupation that may involve persons other than the resident family and such occupation may be carried on other than within the confines of the home.

EXPLORATION: The on site geologic examination of conditions of the surface of the site by drilling or excavating for purposes of searching for or defining the extent and nature of deposits of metallic or nonmetallic minerals and includes such associated activities as clearing and preparing sites or constructing roads.

FAMILY: One or more persons living, sleeping, cooking and eating on the same premises as a single housekeeping unit.

FARM: An area of land of at least 5 acres in size where animals, produce, plants, and/or bees may be raised, cultivated, and/or maintained for sale or off-premise consumption and to include places where animals that may commonly be associated with farming are maintained only for pleasure.

FARMING, GENERAL: The production of field or truck crops or the raising of livestock and livestock products for commercial gain.

FILLS: The placement or depositing of any material such as dirt, stumps, rocks, gravel, sawdust, sod, debris or like substance within or adjacent to the shorelands area. See Section 30.12, Wisconsin Statutes for required state permits.

FLOODPLAIN: (cr #86-36) Land which has been or may be covered by floodwater during the regional flood. The floodplain includes the floodway and the flood fringe as those terms are defined in Ch. NR 116, Wis. Adm. Code.

FLOOR AREA: The area within the outside lines of the exterior walls of a building at the first floor level or basement wall; provided that the floor area of a dwelling shall not include space not usable for living quarters, such as attics and garages.

FOREST INDUSTRIES: The cutting and storing of forest products, the operation of portable sawmills, the production of maple syrup and sugar, and other uses related to forests.

FUR FARM: Any property comprising land or buildings or both, used for the purpose of raising or harboring furbearing animals including those defined in Section 29.01(3)(c), Wisconsin Statutes, and also other furbearing animals, if any, whether the animals are kept for breeding, slaughtering or pelting purposes.

GARAGE, PRIVATE: An accessory building or accessory portion used, or intended to be used, for the storage of private motor vehicles, and having a capacity of not more than 3 automobiles or not more than 2 per family housed in the building, whichever is greater. The term also includes carports. The capacity limitations shall not apply in the agricultural, commercial, or industrial districts.

GARAGE, PUBLIC: A building or portion thereof used for the housing or care of motor vehicles for the general public or where such vehicles are equipped or repaired for remuneration or kept for hire or sale. This may include premises commonly known as "gasoline stations" or "service stations".

GASOLINE SERVICE STATIONS: Any area of land, including any structure thereon, that is used for the sale of gasoline or other motor vehicle fuel and oil, or other lubricating substances, or motor vehicle accessories; and which may include facilities used or designed to be used for polishing, repairing, greasing, washing, spraying, dry cleaning, or otherwise maintaining such vehicles.

GRADING: Filling over or removing topsoil or a combination of both within the shoreland areas. See Section 30.19, Wisconsin Statutes, for required state permits.

GRAVEL PIT: (see Quarry)

HIGHWAY: A public or private thoroughfare which affords a primary means of access to abutting property.

HOME OCCUPATION: A gainful occupation conducted by a member of the family within his place of residence, where the space used is incidental to residential use and no article is sold or offered for sale, except such as is produced by such home occupation.

HOSPITAL: Unless otherwise specified, the term "hospital" shall be deemed to include sanitarium, sanitorium, preventorium, clinic, rest home, nursing home, convalescent home and any other place for the diagnosis, treatment or other care of human ailments and shall be deemed to be limited to places for the diagnosis, treatment or other care of human ailments.

JUNK YARD: (see Salvage Yard)

KENNEL: A premise used for the harboring of more than three (3) dogs or other animals so suited, which are more than six (6) months old in age.

LAND USE PERMIT: Is the term used to describe the document that must be issued by the zoning department and that grants the applicant permission to engage in those types of activities on any given parcel or parcels of land and for which this Ordinance specifically states that such activities require a permit. (It is not a Building Permit per se, however building is an example of a land use activity that requires a zoning or Land Use permit.)

LOT: A parcel of land occupied or capable of being occupied by one primary building and its accessory building(s) or other uses customarily incidental to it, including such open spaces as are required by this chapter, the Rusk County Subdivision Control Ordinance, and all applicable state statutes. Adjoining lands of common ownership shall be considered a contiguous parcel even if divided by a public or private road, easement, or navigable rivers or streams.

LOT AREA: The total area in a horizontal plane within the peripheral boundaries of a lot. No land included in a road (public or private) or street, highway or railroad right-of-way may be included when computing lot area.

LOT DEPTH: A mean horizontal distance between the front and rear lot lines, measured in the general direction of its side lot lines.

LOT LENGTH: Shall be measured from the right-of way of any highway, road, or private easement to opposite end of said lot and shall not exceed six (6) times (x) its width.

LOT LINES: Any line dividing one lot from another.

LOT WIDTH: The required minimum width of a lot shall be measured as the shortest distance between the lot side lines at or greater than the necessary setback distance for said lot. To the point at which the lot's minimum area and width requirement has been met no additional area of any particular lot in question need meet the minimum width requirement.

MAJOR RECREATIONAL EQUIPMENT: Includes travel trailers, pickup campers or coaches, motorized dwellings, tent trailers, boats and boat trailers, snowmobiles and snowmobile trailers, and the like.

MINE: A place where an excavation is made to obtain ores, precious stones, minerals, or other elements of value that may or may not require further refinement. For the purpose of this chapter, excavations for the removal of substances such as gravel, sand, dirt, etc... that require extraction by such means are defined as quarries.

MOBILE HOME: Any structure which is not self propelled and was originally designed to be capable of relocation and transportation by any motor vehicle upon public highways. It is not a manufactured building as defined in ILHR 20.57(52) Wisconsin Administrative Code but is further defined herein as a structure which does not require substantial on-site fabrication, which is intended for occupancy as a seasonal or year-round office and/or residence, and which has sleeping or office accommodations and bathroom and kitchen facilities with plumbing and electrical connections provided for attachment to outside systems.

MOBILE HOME PARK: Any lot on which two (2) or more mobile homes are parked for the purpose of permanent year round and seasonal habitation and including any associated service, storage, recreation, and other community service facilities designed for the exclusive use of park occupants.

MOTEL and HOTEL: A building or group of buildings containing rooms which are offered for compensation and the temporary accommodation of transients, and where there is no permanent occupancy of any unit, except by the owner or his agent or employees.

NAVIGABLE WATER: 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.

NONCONFORMING BUILDING OR STRUCTURE: Any existing building or structure which does not

comply with all of the regulations of this chapter or of any amendment hereto for the zoning district in which such structure is located.

NONCONFORMING USE: Any use of land, buildings or structures which does not comply with all of the regulations of this chapter or any amendments thereto governing said use for the zoning district in which such use is located.

NORMAL HIGH WATER ELEVATION: The line where the natural vegetation changes from predominantly aquatic to predominantly terrestrial.

NURSERY: Any building or lot, or portion thereof, used for the cultivation or growing of plants and including all accessory buildings.

ON-SITE SOILS EVALUATION: When the zoning administrator or other qualified representative from the zoning office, at the request of the soil tester, plumber, or other applicant, will physically inspect the soils during daylight hours and as per ILHR 83.09 and 83.10 in any location within Rusk County. The inspection is not a soil test which must be done by a certified soil tester. It is to aid the property owner, soil tester, plumber, developer, realtor, or whomever in determining what type of sanitary waste disposal system is appropriate for their particular site and situation.

ORDINARY (NORMAL) HIGH WATER MARK (OHWM): The point on the bank or shore of any navigable lake, river, or stream, 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. Primarily it is the line where the natural vegetation changes from predominantly aquatic to predominately terrestrial.

OUTLOT: A parcel of land, other than a lot or block, so designated on the plat, -where structures cannot meet required zoning setbacks and is a nonconforming lot according to current lot size requirements.

PARCEL: A description of land that may or may not be within a recorded plat. Can be a single platted lot, government lot, quarter section, or any other defined portion of land.

PERMITTED USE: It is that use of the land and/or structures which does not require any variances, public hearings, town board, and/or Zoning Committee approvals, and which may be granted a permit by the Zoning Administrator, once the appropriate fees and applications have been properly completed, signed by the applicant, and submitted to the Zoning Office.

PLANNED UNIT DEVELOPMENT: It is a type of zoning district that has specific requirements with regard to lot size(s), total land area, number of dwellings and accessory buildings per lot, and other attributes that are described in Section 17.58 of this chapter.

PRE-CONSTRUCTION SITE EVALUATION: When the zoning administrator or other qualified representative from the zoning office, at the request of the applicant, will physically inspect the property with regard to setbacks and other building or construction regulations that are within the jurisdiction of the Rusk County Zoning Department.

PRINCIPAL USE: For any given parcel of land it is that use of the land and/or structures which is the primary or main use as distinguished from a customary or accessory use.

PRIVATE SEWAGE SYSTEM: Means a sewage treatment and disposal system serving a single structure(s) with a septic tank and a soil absorption field located on the same parcel. This term also means

an alternative sewage system approved by the Department of Industry, Labor, and Human Relations (DILHR) including a substitute for the septic tank or soil absorption field, a holding tank, a system serving more than one structure, and/or a system located on a different parcel than the structure.

QUARRY: An open excavation in the earth for removing stone, sand, gravel, dirt, rocks, or any other substance to be used in construction of roads or buildings.

RESTORATION: The act of restoring the land to a usable condition upon completing, either wholly or in part, that construction which has made said land unsuitable to normal forestry, agricultural, or residential type use.

RESTAURANT: A space or business establishment within a suitable building, provided with sanitary and proper kitchen and kitchen equipment approved by the State Board of Health, and a dining room of related capacity, having employees for preparing, cooking, and serving comestible food.

SALVAGEABLE MATERIAL: Those products or materials whose primary usefulness has changed or expired and are being stored or retained for whatever reason. Salvageable materials include, but are not limited to, scrap iron and other metals, lumber and other construction materials, paper, rags, appliances, rubber tires, or other rubber products, bottles glass, plastics, machines or machine parts, motor vehicles or equipment and other similar related materials.

SALVAGE YARD: Any area, with or without buildings or structures, where significant amounts of salvageable materials (including second hand items) are bought, sold, exchanged, stored, baled, packed, disassembled, or handled. This definition also includes auto salvage yards, junk yards and other like and similar uses. Buildings or structures that are part of an establishment that is it the business of buying and selling such materials are required to meet the requirements of this chapter. Four or more inoperative, unlicensed or dismantled vehicles, farm machinery, construction, or other types of equipment shall constitute a salvage yard.

SCREENING: A means of obscuring from view, by use of sight obscuring fencing, tree planting, earthen berm, and/or other acceptable means whereby the contents are obscured from sight from any road, water course or other public right of way.

SELF-CONTAINED RECREATIONAL EQUIPMENT/VEHICLES: A recreational vehicle which can operate independent of connections to sewer, water, and electric systems. Water storage and sewage holding tanks are located within the vehicle.

SETBACK: Means the minimum horizontal distance, which is called a setback line, that is established parallel to right- of- ways, centerlines, lot lines, and/or water bodies for the purpose of defining limits within which structures, buildings, and/or other uses must be constructed, maintained or confined.

SHOOTING RANGE: An area designed and constructed for the discharge of firearms that is open for club members or public use, excluding individually owned and used target and archery ranges.

SHORELAND: (Am. #86-36) Lands within the following distances from the ordinary high watermarks of navigable waters: 1,000' from a lake, pond or flowage; and 300' from a river or stream or to the landward side of the floodplain, whichever distance is greater.

SIGN: Any structure or natural object or part thereof or device attached thereto or printed or represented thereon which is intended to attract attention to any object, product, place, activity, person, business institution or organization, or which shall display or include any letter, word, model, banner, flag, pennant, insignia, device or representation used as or which is in the nature of an announcement, direction or

advertisement.

STEPS & LANDINGS: Stairways that are built within the shoreland setback area. Stairs and landings are not to exceed 6' in width. Such steps and landings are not considered structures and do not require a permit. A deck that is attached to a building and that does not exceed 6' in width is also permitted when its construction is primarily to provide ingress and egress from an existing structures.

STRUCTURE: Anything constructed, erected, or placed, on a parcel of land, the use of which requires location on the ground or that it be attached to something having a location on the ground the purpose of which is human habitation, animal housing, or storage, whether private or commercial, and which is intended to remain on said parcel for a period exceeding 30 consecutive days or more than 3 months in any given one year period and shall require a Land Use (zoning) permit but not including utility lines, whether above or below ground, poles, pedestals, transformers and their normal accessory equipment.

SURVEY, CERTIFIED: A certified survey map of not more than 4 parcels of land on one page which shall be submitted to the Rusk County Zoning Office for review prior to being recorded in the office of the Register of Deeds of Rusk County and which shall meet the requirements of the Rusk County Zoning and Subdivision Control Ordinance and Chapter 236.34, of the Wisconsin Statutes.

TRAVEL TRAILER: A portable vehicle less than ten (10) feet wide by fifty (50) feet long designed and used for temporary living and housekeeping, office, and/or commercial purposes.

UNNECESSARY HARDSHIP: Is 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 purposes of this ordinance.

USE: The purpose for which land or structures, or portions thereof, are occupied, maintained, employed and/or otherwise utilized.

UTILITIES: As used herein describes those services such as electric, telephone, gas, and/or other essential components of development that are necessary to provide fundamental usefulness to both dwellings and other structures whether private or commercial.

VARIANCE: (cr. 87-02) An authorization granted by the Board of Adjustment to construct, alter or use a building or structure or parcel of land in a manner that deviates from the standards of this chapter.

VISION CLEARANCE: An unoccupied triangular space at the intersection highways or streets with other highways or streets or at the intersection of highways or streets with railroads. Such vision clearance triangle shall be bounded by the intersecting highway, street or railroad right-of-way lines and a setback line connecting points located on such right-of way lines by measurement from their intersection as specified in this chapter.

WETLANDS: (CR. 86-36) 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.

YARD: An open space on the same lot with a structure, unoccupied and unobstructed from the ground upward, except for vegetation as permitted, and except for permitted accessory buildings in rear yards.

YARD, FRONT: An open unoccupied space on the same lot with the building between the from line of the building and the front line of the lot and extending the full width of the lot.

YARD, REAR: An open unoccupied space on the same lot with the building between the rear line of the

building and the rear line of the lot and extending the full width of the lot.

YARD, SIDE: An open unoccupied space on the same lot with the building situated between the building and the side line of the lot and extending from the front yard to the rear yard. Any lot line not a rear line or a front line shall be deemed a side line.

ZONING ADMINISTRATOR: The employee of Rusk County officially designated to administer the County Zoning Code.

ZONING COMMITTEE: The Rusk County Zoning and Land Use Committee. (May be referred to as the Planning Committee)

ZONING DISTRICT: (see DISTRICT)

ZONING PERMIT: A permit stating that the purpose for which a building or land is to be used is in conformity with the uses permitted and all other requirements under this chapter for the zone in which it is located.

ZONING DISTRICTS

17.05 ESTABLISHMENT OF DISTRICTS. For the purpose of this chapter, the unincorporated areas of the County are hereby divided into the following types of districts:

- (1) RR-1: RESIDENTIAL DISTRICT.
- (2) RR-2: RESIDENTIAL DISTRICT
- (3) RR-3: RESIDENTIAL DISTRICT
- (4) A-1: AGRICULTURAL DISTRICT.
- (5) C-1: COMMERCIAL DISTRICT.
- (6) I-1: INDUSTRIAL DISTRICT.
- (7) F-1: FORESTRY DISTRICT.
- (8) W-1: RESOURCE CONSERVATION DISTRICT.
- (9) SW-1: SHORELAND AND SHORELAND-WETLAND DISTRICT (OVERLAY). (Am. #87-02)
- (10) PUD: PLANNED UNIT DEVELOPMENT DISTRICT.

17.06 ZONING MAP AND DISTRICT BOUNDARIES.

- (1) The location and boundaries of these districts are shown in a single map officially designated, "Official Zoning Map, Rusk County, Wisconsin," and on separate maps officially designated, "Detailed Zoning Maps, Rusk County, Wisconsin."
- (2) These maps, together with all explanatory matter and regulations thereon, are an integral part of this chapter. In the event of a conflict between zoning district boundaries shown on the Official Zoning Map and the Detailed Zoning Maps, the latter shall govern and prevail. District boundaries are normally lot lines; section and quarter section lines, centerline of streets, highways, railroads or alleys. Questions regarding exact location or district boundaries shall be decided by the County Zoning Administrator. Decisions may be reviewed on appeal to the Board of Adjustment as provided in S17.68 of this chapter.
- (3) The single official copies of the Official Zoning Map and Detailed Zoning Maps, together with a copy of this chapter, shall be kept at the County Zoning Administrator's office and shall be available for public inspection during office hours. These maps shall be certified by the Chairman of the County Board and attested by the County Clerk. Any changes affecting zoning district boundaries or explanatory matter and regulations shall be made in accordance with provisions of S59.97, Wis. Stats.

COUNTY 02/95

REGULATIONS

17.10 APPLICATION OF REGULATIONS. The use of any land or water; the size, shape and placement of lots; the use, size, height, type and location of structures thereon; and the provisions for open spaces shall be in compliance with the regulations set forth on the "Official Zoning Map, Rusk County, Wisconsin," and in the text of this chapter.

17.11 STANDARD DISTRICT REGULATIONS.

- (1) SETBACK REQUIREMENTS ON HIGHWAYS AND ROADS.
 - (a) All State and U.S. numbered highways are hereby designated Class A highways. The

setback line for Class A highways and for any other roads designated as major roads on official maps in the County shall be 110' from the centerline of the highway or 50' from the right-of-way line, whichever is greater.

- (b) All County trunk highways not otherwise designated as Class A highways are hereby designated Class B highways. The setback for Class B highways and for roads designated as arterial roads on official maps in effect in the County shall be 75' from the centerline of such highway or 42' from the right-of-way line, whichever is greater.
 - (c) All town roads not otherwise designated Class A or Class B highways are hereby designated Class C highways. The setback for Class C highways and for streets other than major and arterial roads designated as such on official maps in effect in the County shall be 65' from the centerline of the highway or 30' from the right-of-way line, whichever is greater.
 - (d) A setback equal to the average setback of existing principal buildings, located within 500' of a proposed building site and on the same side of the street, shall be permitted where 5 of these buildings do not conform with the appropriate setback line.
 - (e) Minor, readily removable structures such as open fences or signs permitted by this chapter may be placed within setback lines. Public utility equipment without permanent foundations is also permitted. When deemed necessary by the County Zoning Committee in connection with development such as highway improvement programs, property owners and public utilities may be required to remove, at their own expense and without right of compensation, any such structures erected within setback lines.
- (2) **VISUAL CLEARANCE AT INTERSECTIONS.** In each quadrant of every street intersection there shall be designated a visual clearance triangle bounded by the street centerline and a line connecting them 300' from a Class A highway intersection, 250' from a Class B highway intersection and 200' from a Class C highway intersection. If 2 highways of a different class intersect, the largest distance shall apply to both centerlines. Within this triangle, no object over 2-1/2' in height above the streets shall be allowed if it obstructs the view across the triangle. Posts or open fences are excluded from this provision. Tree trunks shall be exempt where they are unbranched to a height of 10' and located a minimum of 30' apart.
- (3) **ACCESS DRIVEWAYS.**
- (a) Access driveways to highways from abutting properties shall comply with the following requirements:
 - 1. **Minimum Distance of Highway Frontage Between Access Driveways for Separate Land Uses.**
 - a. Class A highways. Federal aid primary highways, 600'; and federal aid secondary highways, 500'.
 - b. Class B highways, 300'.
 - c. Class C highways, 75'.
 - 2. **Minimum Distance Access Driveways may be Located in the Right-of-Way of an Intersecting Highway.**
 - a. Class A highways. Federal aid primary highways, 300'; and federal aid secondary highways, 250'.
 - b. Class B highways, 150'.

c. Class C highways, 75'.

- (b) Where there is more than one lot abutting on Class A and Class B highways between access driveways, a service road of not less than 50' right-of-way shall be provided across the entire frontage of each lot unless a temporary access permit has been granted with the approval of the agency having jurisdiction over the highway. Use of access is limited to the use authorized in the temporary access permit. This permit would be revocable when a frontage road is provided.
- (c) The maximum number and width of access driveways to highways and service roads shall be as follows:

ZONING CODE 17.11(3)(d)

<u>Type of Access Driveway</u>	<u>Maximum Number of Access Driveways</u>	<u>Maximum Width of Access Driveways</u>
Commercial and Industrial Land Uses	2	35'
Other Land Uses	1	24'

- (d) Where crossovers in median strips have been provided, access driveways shall be directly opposite these crossovers.
- (e) OUTLOT ACCESS.
 - 1. No outlot access driveways shall be permitted for outlots on county, state or federal highways. Pedestrian access which requires fill or an alteration of road construction shall be approved by the County Highway Commissioner in the case of county highways and the Wisconsin Department of Transportation in the case of state or federal highways and shall be limited to a 3 foot width of surface per lot.
 - 2. Town Boards shall have the authority to approve or deny outlot access driveways on town roads.

(4) EXCESSIVE HEIGHT PERMITTED. Heights of the following structures may exceed ordinance limits for the district in which they are to be located with the approval of the County Zoning Committee: cooling towers, stacks, penthouses, lookout towers, silos, windmills, water towers, spires, radio and television aerials, masts, antennae and necessary mechanical appurtenances.

(5) LOT SIZES.

- (a) After adoption of this chapter, no lot shall be so reduced that the dimensional and yard requirements required by this chapter cannot be met. Lots existing and of record prior to adoption of this chapter, but of substandard size, may be devoted to uses permitted in the district in which located.
- (b) If 2 or more substandard lots with continuous frontage have the same ownership as of the effective date of this chapter, the lots involved shall be considered to be an individual parcel for the purpose of this chapter.

- (c) Lots created after adoption of this chapter and which are not served by public sewer systems shall meet minimum area requirements of the County Sanitary Code and Ch. 18 of this General Code. Any shoreland lot must be 20,000 sq. feet. in area with a minimum average width of 100'.
- (6)
 - (a) **ACCESSORY USES AND STRUCTURES.** Any permanent, roofed structure serving as an accessory, if attached to the principal building, shall be considered a part of the principal buildings. If such structure is a building and is not attached to the principal building, it shall conform to the setback and other dimensional requirements of the district within which it is located.
 - (b)
 1. No permit shall be granted for any second or subsequent accessory building unless there is adequate space on the lot suitable for replacement septic system after construction of the accessory building.
 2. No permit shall be granted for any second or subsequent accessory building unless there is adequate space on the lot suitable to bring any noncomplying structure on the lot into compliance with setback and other zoning requirements after construction of the accessory buildings.
 - (c) Any garage, as defined in this code, is to be considered an accessory building if it is attached to a primary use structure or not.
- (7) **DRAINAGE, SANITATION AND WATER SUPPLY.**
 - (a) No principal building shall be erected, structurally altered or relocated on land which is not adequately drained at all times by reason of adverse soil conditions, steep slopes, shallow impermeable bedrock, periodic flooding or where the lowest floor level is less than 4' above the highest groundwater level.
 - (b) No principal building intended for human use or occupancy shall be erected, structurally altered or relocated on a lot, unless provision is made for safe and adequate facilities for water supply and disposal of sewage in accordance with the regulations of the County Sanitary Code and the appropriate requirements of the Wisconsin Administrative Code.
 - (c) The County Zoning Administrator shall not hereafter authorize a building to be erected, structurally altered or relocated which has a private waste disposal system unless the plans for the system have been reviewed in accordance with the provisions of the County Sanitary Code and a sanitary permit has been issued.
 - (d) Private sewage disposal systems for dwelling units shall meet the location requirements of the County Sanitary Code and the applicable minimum standards of the Wisconsin Administrative Code.
 - (e) Where connection is not to be made to a public water system, no residential use shall be permitted unless provision is made for a safe and adequate supply of drinking water located on the premises, a permit for which has been obtained in accordance with the provisions of the County Sanitary Code.

17.12 SUPPLEMENTARY REGULATIONS.

- (1) AIRPORT SAFETY ZONES. Except for field crops and fences under 5' high, the maximum height of any object located within 500' of either side of the centerline of a landing strip, and extended to a distance of 2 miles from the end of the runway shall be no higher than 1/20 of the distance of the object to the landing strip.
- (2) OFF-STREET PARKING. Any building hereafter erected or placed on a lot shall be provided with off-street parking spaces for those using such building.
 - (a) Each parking space required shall be at least 200 sq. ft. in area.
 - (b) Residential uses shall be provided with at least one parking space for each dwelling unit.
 - (c) Commercial and industrial uses as listed and permitted in the zoning districts shall be provided, except as noted below, with one parking space for each 200 sq. ft. of floor area. However, restaurants, taverns and similar establishments shall be provided with at least one space for each unit; drive-in eating stands offering in-car service shall be provided with at least 5 spaces for each person employed to serve customers.
 - (d) Public gathering uses shall be provided with at least one space for each 5 patrons to be accommodated on the premises.
- (3) OFF-STREET LOADING AND UNLOADING. Any commercial or industrial building hereafter erected or placed on a lot shall be provided with sufficient off-street loading and unloading space so that no public streets or alleys need be blocked by such activities. In the Industrial District such buildings shall be provided with a minimum of 400 sq. ft. of off-street loading and unloading space.

SIGNS

17.15 PERMIT REQUIRED. No sign shall hereafter be located, erected, moved, reconstructed, extended, enlarged, converted or structurally altered within the County until a land use permit has been issued by the County Zoning Administrator, except those signs excepted below and without being in conformity with the provisions of this subchapter.

17.16 R-1 AND W-1 DISTRICTS. All signs are prohibited in the R-1 and W-1 Districts except the following:

- (1) Signs over show windows or doors of a nonconforming business establishment announcing without display or elaboration only the names and occupation of the proprietor and not to exceed 2' in height and 10' in length.
- (2) Real estate signs not to exceed 8 sq. ft. in areas which advertise the sale, rental or lease of the premises upon which such signs are temporarily located.
- (3) Names, occupation and warning signs not to exceed 2 sq. ft. located on the premises.
- (4) Bulletin boards for public, charitable or religious institutions not to exceed 20 sq. ft. in area located on the premises.
- (5) Memorial signs, tablets, names of buildings and date of erection when cut into any masonry surface or when constructed of metal and affixed flat against a structure.
- (6) Official signs, such as traffic control, parking restrictions, information and notices.
- (7) Temporary signs or banners when authorized by the County Zoning Committee.

17.17 C-1, RR-1, A-1, I-1 AND F-1 DISTRICTS. Signs are permitted in the C-1, RR-1, A-1, I-1 and F-1 Districts subject to the following restrictions:

- (1) Wall signs placed against the exterior walls of buildings shall not extend more than 6" outside of a building's wall surface, shall not exceed 500 sq. ft. in area for any one premises and shall not exceed 20' in height above the mean centerline street grade.
- (2) Projecting signs fastened to, suspended from or supported by structures shall not exceed 100 sq. ft. in area for any one premises, shall not extend more than 6' into any required yard, shall not extend into any public right-of-way, shall not be less than 10' from all side lot lines, shall not exceed a height of 20' above the mean centerline street grade and shall not be less than 10' above the sidewalk nor 15' above a driveway or an alley.
- (3) Ground signs shall not exceed 20' in height above the mean centerline street grade, shall meet all yard requirements for the district in which it is located, shall not exceed 100 sq. ft. on one side nor 200 sq. ft. on all sides for any one premises.
- (4) Roof signs shall not exceed 10' in height above the roof, shall meet all yard and height requirements for the district in which it is located, and shall not exceed 300 sq. ft. on all sides for any one premises.
- (5) Window signs shall be placed only on the inside of commercial buildings and shall not exceed 25% of the glass area of the pane upon which the sign is displayed.

- (6) Signs or billboards which advertise a general brand of product, an area of interest, a business activity or a service available which is not in direct relation to the use of the premises on which it is located. Such signs shall not exceed 300 sq. ft. in area. Freestanding signs shall be erected outside a line parallel to and 5' from the highway right-of-way, shall not exceed 20' in height above the ground or be located within 300' of an existing residence.

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Rusk Co. Board on 5/27/97

- (7) Recreational directory signs indicating the direction to a cottage, resort, residence or similar use. Such signs shall not exceed 4 sq. ft. in area. When a common posting is provided, all such signs shall be attached thereto. Recreational directory signs may be placed at the right-of-way line of the highway provided they are not within 100' of an existing residence. Information on such signs may be of reflective material.
- (8) Signs advertising a business or activity conducted, area of interest or service available within 12 air miles of the premises on which it is located. Such signs shall not exceed 20 sq. ft. in area, and no more than 2 such signs relating to any one use shall be permitted in the approaching direction along any one highway. A larger number of signs and a greater distance from the premises may be permitted by the Zoning Committee by a conditional use permit finding it necessary for directing the traveling public.
- (9) Combinations of any of the above signs shall meet all the requirements for the individual sign.

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

17.19 NONCONFORMING SIGNS. Signs lawfully existing at the time of the adoption or amendment of this subchapter may be continued although the use, size or location does not conform with the provisions of the subchapter. However, it shall be deemed a nonconforming use or structure and the provisions of S17.60 shall apply.

REGULATION OF SPECIAL USES

- 17.20 GENERAL PROVISIONS. Except as added to or altered hereafter in this section, the procedures and requirements of S17.40 governing conditional uses shall apply.
- 17.21 QUARRIES AND MINES. (1) APPLICATION REQUIRED. Application requesting County Zoning Committee approval of a proposed quarrying or mining activity shall be accompanied by:
- (a) A description of all phases of the contemplated operation including types of machinery and equipment which will or might be necessary to carry on the operation and, where appropriate, the estimated daily quantity of water required, its source and its disposition.
 - (b) A legal description of the proposed site.
 - (c) A topographic map (may be required by the County Zoning Committee at a minimum contour interval of 5') of the proposed site and the area extending beyond the site to a minimum distance of 300' on all sides.
 - (d) A restoration plan as hereinafter required.
- (2) CONSIDERATION OF COMPATIBILITY. In reviewing a proposal for a quarrying or mining activity, the County Zoning Committee shall take into consideration:
- (a) The effect of the proposed operation on drainage and water supply.
 - (b) The possibility of soil erosion as a result of the proposed operation.
 - (c) The most suitable land use for the area.
 - (d) Other considerations specified in S17.31 of this chapter.
- (3) RESTORATION PLAN AND FINANCIAL GUARANTEE REQUIRED. No grant to carry on a quarrying or mining operation shall be given until the County Zoning Committee approves a restoration plan and the owner agrees to restore the quarried area to a condition of practical usefulness and reasonable physical attractiveness as soon as practicable after the quarrying operations have ceased. The owner shall provide sufficient financial guarantee to secure the performance of the restoration agreement by the County District Attorney. The agreement and financial guarantee shall be in a form approved the County District Attorney.
- (4) CONDITIONS FOR APPROVAL. The County Zoning Committee may set forth conditions regarding appropriate setback and other dimensional requirements, particularly with reference to avoiding a nuisance effect on surrounding residential uses. Suitable fencing, capping and landscaping may be required.
- (5) DURATION OF CONDITIONAL GRANT. The initial grant to carry on a quarrying or mining operation shall not be effective for more than 5 years, except that the initial grant to carry on metal mining operations shall not be effective for more than 25 years. Authorization may be extended for any number of additional years, subject to conditions specified by the County Zoning Committee.

(6) **EXISTING QUARRY AND PAST MINING OPERATIONS.**

- (a) Within 60 days after the effective date of this chapter, the owners of all existing quarrying and past mining operations shall submit to the County Zoning Committee the names of the quarry and mine owners and operators and information regarding its operation.
- (b) Within one year after adoption of this chapter, the owners shall submit to the County Zoning Committee a plan for restoration of the quarrying and mining site in accordance with sub. (4) of this section. The restoration plan shall not impose requirements which are economically or engineeringly unreasonable with respect to conditions resulting from operations prior to enactment of this chapter.
- (c) Within 3 years after the effective date of this chapter, any such existing operation shall be subject to the provisions of subs. (4), (5) and (6) of this section.

17.22 **SALVAGE YARDS.**

- (1) **PURPOSE:** The purpose of this chapter is to control and govern the location, size, setbacks, and dimensions of salvage yards in Rusk County. The objective is not to remove or require relocation of existing salvage yards, but rather to regulate those that will begin after the effective date of this ordinance. This ordinance does not supersede any license or permit required by other state or federal agencies to legally operate a salvage yard. Junk yards and like uses are considered to be a salvage yard.
- (2) **CLASSIFICATION OF SALVAGE YARDS.** The following classifies salvage yards in Rusk County.
 - (a) **Class A:** For the purpose of this ordinance, a Class A salvage yard is defined as an operation licensed by the Department of Transportation that is in the business of buying and selling salvageable vehicles and equipment.
 - (b) **Class B:** For the purpose of this ordinance, a Class B salvage yard is defined as an operation which stores or keeps for the purpose of buying, selling or processing salvageable metals, plastics, paper, wood, appliances, machinery and other salvage materials, excluding vehicles as per Class A classification.
- (3) **PROHIBITED LOCATIONS:**
 - (a) No salvage yard shall be allowed on any parcel of land less than one (1) acre in size.
 - (b) No salvage yard will be permitted in any of the following zoning districts: (RR-1) Recreational Residential, (RR-2) Recreational Residential, (RR-3) Recreational Residential, (F-1) Forestry, (W-1) Resource Conservation, (SW-1) Shoreland and Shoreland-Wetland, and (PUD) Planned Unit Development.
 - (c) Within 2,000 feet of any incorporated city or village.
 - (d) Within 1,000 feet of any lake or pond or 500 feet of any named river or stream.
 - (e) Within 250 feet of any residential dwelling or potable well. Salvage yard property owner's residence and well are exempt from this requirement.

- (f) Within any established floodplain of Rusk County as shown on FEMA maps effective date January 2, 1987.
 - (g) As per Wis. Stats. 84.31 and 175.25.
- (4) EXEMPTIONS: The following are exempt from the requirements of this Code.
- (a) Approved recycling centers which are designated by the county, state, village, city, or town to receive and temporarily store materials for recycling.
 - (b) Those uses and activities as herein defined when entirely established within an enclosed building. Provided that the use and activity is allowed within the zoning district.
 - (c) Materials that are stored by the property owner, for their own use, on their own land, when such person is engaged in farming as defined by State Stats. 91.01(6).
- (5) SCREENING:
- (a) Those salvage yards that are located on a state or federal highway shall be screened according to the provisions of this ordinance.
 - (b) Screening will be required when there is an existing development within 500 feet of the proposed salvage yard even if such development is located across the road.
 - (c) Screening is required so materials are not noticeably visible from other currently developed property in the vicinity of the salvage yard, nor from public right-of-way such as roads, streets, highways and waterways. The screening shall be a minimum of eight feet in height and shall be kept in good repair.
- (6) PERMIT APPLICATION IS REQUIRED: A conditional use permit for a salvage yard is required. Application requesting County Zoning Committee approval of a proposed salvage yard activity shall be accompanied by the following:
- (a) A description of all phases of the contemplated operation including types of machinery and equipment which will or might be necessary to carry on the operation.
 - (b) A legal description of the proposed location.
 - (c) A legible, detailed map showing the location and distance to development, land use and all wells within 250 feet of the proposed location.
 - (d) The contemplated size and location of all proposed structures that will be part of the operation.
 - (e) The location and separation distances of all driveways being proposed.
- (7) STANDARDS: The following standards shall apply to salvage yards.
- (a) It is recommended that for fire protection, an unobstructed fire break be maintained one rod in width and completely surround the salvage yard operation.

- (8) SETBACKS: Setbacks, other than those already listed or described, shall be as follows:
- (a) Whichever of the following is greater; ten (10) feet from right-of-way or sixty (60) feet from center line of a highway when no fence is proposed.
 - (b) One (1) foot from sideyard property line when there is a fence and no current development on the adjoining land.
- Ordinance# 94-126
Adopted by County Board on 12/19/94.

17.23 GARBAGE AND REFUSE DISPOSAL SITES.

- (1) No garbage or refuse disposal sites shall be permitted in the County except in conformance with the rules and regulations of Ch. NR 51, Wis. Adm. Code.
- (2) All such disposal sites shall have minimum front, side and rear yards of 100' each.
- (3) Garbage and refuse disposal sites shall be screened so that the salvage materials are not visible from other property in the vicinity, nor from a public right-of-way such as roads, streets, highways and waterways.

17.24 MOBILE HOME PARKS. Except as otherwise specifically authorized, no mobile home or primary housing unit intended for occupancy shall be located within the County except in a mobile home park, the plan of which has been approved by the Zoning Committee. Such parks shall meet the following requirements.

- (1) Minimum size; 5 acres.
- (2) Maximum number of mobile home sites; 6 per acre.
- (3) Minimum width of a mobile home site; 40'.
- (4) Maximum height of a mobile home trailer; 15'.
- (5) Minimum distance between mobile home trailers; 20'.
- (6) Minimum distance between mobile home and service road; 10'.
- (7) Each mobile home site shall be connected to a public or common water supply system and a public or common sewage disposal system.
- (8) All drives, parking areas and walkways shall be hard surfaced. There shall be one parking space for each mobile home and additional parking spaces for automotive vehicles within the park, totaling not less than 1 1/4 parking spaces for each mobile home space.
- (9) No mobile home sales office or other business or commercial use shall be located on the mobile home park site. However, laundries, washrooms, recreation rooms, maintenance equipment storage and one office are permitted.
- (10) Minimum side yard setback; 40' at all front, side and rear lot lines of the mobile home park.

- (11) Each mobile home park shall be completely enclosed, except for permitted entrances and exits, by:
 - (a) A temporary planting of fast growing material, capable of reaching a height of 15' or more, and
 - (b) A permanent evergreen planting, the individual tree to be such a number and so arranged that within 10 years they will have formed a dense screen. Such permanent planting shall be grown or maintained to a height of not less than 15'.
- (12) All mobile homes shall meet the construction standards of the Mobile Homes Manufacturing Association.
- (13) Mobile home parks shall comply with the sanitation regulations of the County Sanitary Code and the appropriate requirements of the Wisconsin Administrative Code.

17.25 TRAILER CAMPS. Except as otherwise specifically authorized, no trailer shall be located within the County except in a federal, State, town or County camp or in a private campsite, the plan of which has been approved by the County Zoning Committee.

- (1) Each trailer site shall be plainly marked and surfaced.
- (2) Maximum number of trailer sites shall be 15 per gross acre.
- (3) All drives and parking areas other than those at individual trailer sites shall be hard surfaced.
- (4) Central toilet, shower and washing facilities shall be provided in sufficient quantity, as determined by appropriate Wisconsin Administrative Code requirements.
- (5) Water supply and the manner of sewage disposal shall comply with regulations of the County Sanitary Code and the appropriate requirements of the Wisconsin Administrative Code.
- (6) No trailer shall be less than 50' from the front, side or rear lot lines of the camp.
- (7) Marshland and shoreland areas shall not be altered.
- (8) The screening provisions for mobile home parks shall be met.

17.26 MAJOR RECREATIONAL EQUIPMENT. The parking, storage or use of major equipment shall not be subject to the provisions of this section, except that no major recreational equipment shall be parked or stored on any lot in a residential district except in a garage or carport or behind the nearest portion of a building to a street. Such equipment may be parked anywhere on residential premises for a period not to exceed 24 hrs. during loading and unloading. No such equipment shall be used for living or housekeeping purposes when parked or stored on a residential lot, or in any location not approved for such use.

CONDITIONAL USES

17.40 GENERAL PROVISIONS. One of the purposes of this chapter is to divide the unincorporated portions of the County into districts within which the use of land and buildings, and the bulk and location of buildings in relation to the land are mutually compatible and substantially uniform. There are certain uses that may be entirely appropriate and not necessarily incompatible with the basic uses permitted in any district, but not at every or any location thereon or without restrictions or conditions being imposed by reason of unique problems that use of its particular location presents from a zoning standpoint, including the impact of those uses upon neighboring land or public facilities, and the public need for the particular use at a particular location. Such uses may be necessary or desirable to be allowed in a particular district, provided that due consideration is given to their location, development and operation. Such uses are hereby classified as conditional uses and are subject to the provisions specified herein.

- (1) **APPROVALS REQUIRED.** Any conditional uses listed in this chapter shall be permitted only after receiving the appropriate town board and County Zoning Committee's approval.
 - (a) Any person must make a request to the County Zoning Administrator for a conditional use permit. The Zoning Administrator shall promptly send the application to the appropriate town board clerk with any or all data the applicant deems pertinent to the situation. The town board shall make a determination and send such determination to either the County Zoning Administrator or the County Zoning Committee. The Zoning Committee will then follow the procedures specified in this subchapter to consider the conditional use application.
 - (b) In those areas where the appropriate town board and the Zoning Committee disagree, a mediation board made up of 3 members shall rule. The membership shall include a town board member, a Zoning Committee member and any other person agreed upon by the town board and the County Zoning Committee.
 - (c) Upon such approvals, issuance of a conditional use permit will be granted.
- (2) **BASIS OF APPROVAL.** The County Zoning Committee shall consider the effect of such grant on the health, general welfare, safety and economic prosperity of the County and of the immediate area in which such use would be located, including such considerations as the effect on the established character and quality of the area, its physical attractiveness, existing topography, drainage features, erosion potential, vegetation cover, the prevention and control of water pollution, the location with respect to floodplains and floodways, the movement of traffic and the relationship to existing or proposed roads, the demand for related services, the possible hazardous, harmful, noxious, offensive or nuisance effects resulting from noise, dust, smoke or odor and other factors.
- (3) **CONDITIONS WHICH MAY BE REQUIRED.** Upon consideration of the factors listed above, the County Zoning Committee may attach such conditions, in addition to those required elsewhere in this chapter, that it deems necessary to further the purposes of this chapter. Violation of any of these conditions shall be deemed a violation of this chapter. Such conditions may include, without limitations because of specific enumeration, increased setbacks and yards, specified waste disposal and water supply facilities, landscaping and planting screens, operational controls, sureties and

deed restrictions.

17.41 PROCEDURE.

- (1) **APPLICATION.** Application for a conditional use permit shall be made to the County Zoning Administrator who shall promptly refer the application to the County Zoning Committee. In addition to the information required under S17.66 for a land use permit, the County Zoning Committee may require the applicant to submit other pertinent data and information necessary to properly evaluate the request. The Zoning Committee may further request information it deems necessary from the appropriate town board to further evaluate the request.
- (2) **FEES.** The fee for filing of application for the conditional use permits shall be established by the County Zoning Committee. A copy of the current fee schedule shall be kept on file in the office of the County Zoning Administrator.
- (3) **HEARING.** The County Zoning Committee shall schedule a public hearing on the application within 30 days after it is filed or in a special situation, which shall be written into the minutes of the Committee, may waive the public hearing requirements. Whenever shoreland is involved, a copy of the notice for a public hearing shall be sent to the Wisconsin Department of Natural Resources at least 10 days prior to such hearing.
- (4) **DETERMINATION.** The Zoning Committee shall report its decision within 90 days after the filing of the application. Its decision shall include an accurate description of the use permitted, of the property on which it is permitted, and all conditions made applicable thereto. In those cases where shorelands are involved a copy of the Zoning Committee's determination shall be sent to the Wisconsin Department of Natural Resources within 10 days of the rendering of such decision.
- (5) **MAPPING AND RECORDING.** When a conditional use permit is granted, an appropriate record shall be made of the land use and building permits, and such grant shall be applicable solely to the structures, use and property so described.
- (6) **TERMINATION.** Where a permitted conditional use does not continue in conformity with the conditions of the original approval, the conditional use permit shall be terminated by action of the Zoning Committee.

ZONING DISTRICTS

17.51 Recreational - Residential

This district provides for one and two family year round and seasonal residential and recreational development and essential recreation-oriented services in areas of high residential and recreational value protected from traffic hazards and the intrusion of incompatible land uses. It is intended to encourage such development around existing residential and recreational areas where soil conditions and physical features will support and are suitable for such development without depleting or destroying natural resources. It is also intended that these areas are economically able to be provided with and readily served by utilities, roads, and other essential facilities and services.

As shown in the chapter 17.05 there will be three of these districts identified as RR-1, RR-2, and RR-3. Each district will have the same principal requirements with the only substantive difference being the permitted dimensional sizing.

- (1) ALLOWED USES.
 - (a) Private horticulture and gardening.
 - (b) Essential services and utilities intended to serve the principal permitted use.
 - (c) Remodeling of existing conforming structures provided such remodeling does not change the use, overall volume, or substantially alter the exterior dimensions of said structure.
 - (d) Tool sheds, doghouses, school bus stop shelters, and other like structures less than 13' in height and 100 sq. ft. in dimensional size, provided they are not located within a required setback area.
 - (e) Forest management programs.

- (2) USES AUTHORIZED BY A LAND USE PERMIT.
 - (a) One and two family individual year-round and seasonal dwellings.
 - (b) Private garages, carports, accessory buildings, and other land uses clearly incidental to the customary principal use.
 - (c) All structures, additions, and other construction improvements such as decks and patios, not to include remodeling, new roofing, siding, or other structural changes that do not increase the dimensional characteristics of existing buildings.
 - (d) All access roads, driveways, and entrances require a permit and must meet the requirements of Sec. 17.11 of this Ordinance.
 - (e) Signs, subject to the provisions of Sec. 17.15 through 17.19 of this chapter.
 - (f) Customary home occupation.
 - (g) Recreational trails including but not limited to, hiking, snowmobiling, skiing, all-terrain-vehicles (ATV's), and horse back riding.
 - (h) Satellite dishes, outside wood burning devices and other similar incidental equipment that serves a principal or accessory permitted use.

- (3) USES AUTHORIZED BY TOWN BOARD & ZONING COMMITTEE APPROVAL.
 - (a) Commercial horticulture and gardening.
 - (b) Customary accessory uses, provided such uses are clearly incidental to the principal use and that no such use generates traffic or noise that would create a public or private nuisance.
 - (c) The replacement of a mobile home or primary housing unit with another provided the initial installation had been granted a conditional use permit.

- (4) USES AUTHORIZED BY A CONDITIONAL USE PERMIT.

- (a) Multi-family (3 or more) dwelling units.
- (b) Rooming and boarding houses (Bed & Breakfasts).
- (c) Travel trailers, recreational vehicles (RV's), mobile homes, and primary housing units intended for primary occupancy.
- (d) Mobile home parks and travel trailer-RV campgrounds, subject to the provisions of Sec.17.24 of this chapter and Wisconsin Administrative Code requirements.
- (e) Public and semi-public uses including but not limited to, public and private schools, churches, public parks and recreational areas, hospitals, rest homes and homes for the aged, fire and police stations, and historic sites. Sewage disposal plants, garbage incinerators, and commercial maintenance, repair, and storage buildings shall not be permitted.
- (f) Commercial telephone, telegraph, and power transmission and communication towers, substations, relay and repeater stations and accompanying towers, equipment housing and other necessary appurtenant equipment and structures.
- (g) Commercial home occupations or professional offices, provided no such use occupies more than 25% of the total floor area of the dwelling, not more than one nonresident person is employed on the premises, and such use will not include an operational activity that would create a nuisance to be otherwise incompatible with the surrounding area.
- (h) Recreational service -oriented uses, such as resorts and motels, restaurants and cocktail lounges, marinas, sport shops and bait sales, and other recreational services which in the opinion of the County Zoning Committee are of the same general character or clearly incidental to a permitted use or use authorized by a conditional permit.

17.52 A-1: AGRICULTURAL DISTRICT. This district is intended to provide for the continuation of general farming and related activities in those areas best suited for such development and to prevent the untimely and uneconomical scattering of residential, commercial or industrial development into such areas.

(1) PERMITTED USES.

- (a) One family and 2 family farm residences and a single mobile home, but only when occupied by owners and/or persons engaged in farming activities on the premises.
- (b) All agricultural land uses, buildings and activities, except farms for disposal of garbage or offal.
- (c) Roadside stands for the sale of products grown on the premises, if sufficient off-street parking space for customers is provided.
- (d) Agricultural processing industries and warehouses, except slaughterhouses, and rendering and fertilizer plants.
- (e) Vacation farms and other farm-oriented recreational uses, such as riding stables, winter sports activities and game farms.
- (f) Cemeteries and mausoleums.

- (g) Essential services and utilities intended to serve a permitted principal use on the premises.
- (h) Woodlots and tree farms.
- (i) Customary uses, provided such uses are clearly incidental to a principal permitted use.
- (j) Signs subject to the provisions of S17.15 through 17.19 of this chapter.
- (k) Residential dwellings and accessory structures on parcels that have an existing allowed residential use.

(2) USES AUTHORIZED BY CONDITIONAL PERMIT.

- (a) One family and 2 family year-round dwellings.
- (b) Mobile home parks and trailer parks, subject to the provisions of S17.24.
- (c) A primary housing unit provided the lot area and setback requirements of this district are met and the owner provides an accessory building or garage for storage purposes.
- (d) Dumps for the disposal of garbage, sewage, rubbish or offal, subject to the applicable provisions of the Wisconsin Administrative Code and the provisions of S17.20.
- (e) Slaughterhouses, rendering and fertilizer plants.
- (f) Public and semi-public uses including, but not limited to, public and private schools, churches, public parks and recreation areas, hospitals, rest homes and homes for the aged, fire and police stations, historic sites. Sewage disposal plants and garbage incinerators shall not be permitted.
- (g) Telephone, telegraph and power transmission towers, poles and lines, including transformers, substations, relay and repeater stations, equipment housing and other necessary appurtenant equipment and structures.
- (h) Airports, subject to the provisions of S17.12.
- (i) Quarrying, mining and processing of products from these activities subject to the provisions of S17.21.
- (j) Home based business.

17.53 C-1: COMMERCIAL DISTRICT. This district is intended to provide for the orderly and attractive grouping at appropriate locations of retail stores, shops, offices and similar commercial establishments.

- (1) PERMITTED USES. Facilities such as, but not limited to, the following:
 - (a) Retail stores and shops offering convenience goods and services.
 - (b) Business and professional offices and studios.

- (c) Banks and savings and loan offices.
 - (d) Public and semi-public buildings and institutions.
 - (e) Commercial entertainment facilities.
 - (f) Laundromats.
 - (g) Restaurants.
 - (h) Taverns.
 - (i) Medical and dental clinics.
 - (j) Auto service stations and maintenance facilities.
 - (k) Public and private marinas.
 - (l) Recreation service-oriented facilities as stated in the RR-1 District.
 - (m) Motels and tourist homes.
 - (n) Rooming and boardinghouses.
 - (o) Customary accessory uses, provided such uses are clearly incidental to the principal permitted use.
- (2) USES AUTHORIZED BY CONDITIONAL USE PERMIT.
- (a) Public and semi-public conditional uses as stated in the R-1 District.
 - (b) New and used car sales establishments.
 - (c) Wholesaling establishments.
 - (d) Transportation terminals.
 - (e) Farm implement sales firms.
 - (f) Outdoor theaters.
 - (g) Miniature golf, go-carts and amusement parks.
 - (h) Drive-in establishments offering in-car service to customers.
 - (i) Single family dwellings and primary housing units, but only when occupied by owners and/or persons engaged in commercial activities on the premises.
 - (j) Home based business.

17.54 INDUSTRIAL DISTRICT. This district is intended to provide for manufacturing and industrial operations

which, on the basis of actual physical and operational characteristics, would not be detrimental to surrounding areas by reason of smoke, noise, dust, odor, traffic, physical appearance or similar factors relating to public health, welfare and safety. Those industries requiring outdoor storage for raw materials and/or finished products may be required to provide a fence or screen in accordance with the provisions of S17.20.

(1) **PERMITTED USES.**

- (a) Manufacturing, assembly, fabricating and processing plants and similar type industrial operations consistent with the purposes of this district.
- (b) General warehousing.
- (c) Accessory uses clearly incidental to a permitted use.
- (d) Any use determined to be objectionable by the County Zoning Committee on the basis of pollution, noise, dust, smoke, vibration, odor, flashing lights or danger of explosion may be permitted only upon the issuance of a conditional use permit setting forth dimensional and site requirements, performance standards, aesthetic controls and pollution standards for that particular use.

(2) **USES AUTHORIZED BY CONDITIONAL PERMIT.**

- (a) Salvage yards, subject to the provisions of S17.22.
- (b) Quarrying, mining and processing of products from these activities, subject to the provisions of S17.21.

17.55 **F-1: FORESTRY DISTRICT.** This district provides for the continuation of forest programs and related uses in those areas best suited for such activities. It is intended to encourage forest management programs and also to recognize the value of the forest as a recreational resource by permitting as a conditional use certain recreational activities, which, when adequately developed, are not incompatible to the forest.

(1) **PERMITTED USES.**

- (a) Production of forest crops, including tree plantations.
- (b) Harvesting of wild crops, such as marsh hay, ferns, moss, berries, tree fruits and tree seeds.
- (c) Hiking trails, snowmobile trails and wildlife refuges.
- (d) Signs, subject to the provisions of SS17.15 through 17.19.
- (e) Hunting and fishing cabins.
- (f) Seasonal dwellings and customary accessory buildings, such as private garages and carports on the same lot as the seasonal dwelling unit.
- (g) A primary housing unit, provided the lot area and setback requirements of this district are met and the owner provides an accessory building or garage for storage purposes.

- (h) One family and 2 family year-round dwelling units and accessory buildings.
- (2) USES AUTHORIZED BY A CONDITIONAL USE PERMIT.
- (a) Public and private parks, playgrounds and winter sports areas.
 - (b) Dams, plants for production of electric power and flowage areas.
 - (c) Trailer camps subject to the provision of 17.25.
 - (d) Forest connected industries, such as sawmills, debarking operations, chipping facilities and similar operations.
 - (e) Recreation and youth camps.
 - (f) Riding stables.
 - (g) Shooting ranges.
 - (h) Quarrying and mining operations subject to the provisions of S17.21.
 - (i) Year-round residence for caretakers of recreational areas.
 - (j) Telephone, telegraph and power transmission towers, poles and lines, including transformers, substations, relay and repeater stations, equipment housing and other necessary appurtenant equipment and structure, radio and television stations and transmission towers, fir towers, and microwave relay towers.
 - (k) Airports, subject to the provisions of S17.12
 - (l) Garbage and refuse disposal sites subject to the provisions of S17.23.
 - (m) Resorts/motels and other similar business operations as approved by the zoning committee.

Ordinance #96-60A Approved by Rusk
County Board on 9/24/96

17.56 W-1: RESOURCE CONSERVATION DISTRICT. This district is intended to be used to prevent destruction of natural or man-made resources and to protect watercourses, including the shorelands of navigable waters and areas which are not adequately drained or which are subject to periodic flooding, where developments would result in hazards to health or safety, would deplete or destroy resources or be otherwise incompatible with the public welfare. The provisions of this district shall not apply to, nor override, the shoreland wetland regulations set forth in S17.57.

- (1) PERMITTED USES.
- (a) Public fish hatcheries.
 - (b) Soil and water conservation programs.

- (c) Forest management programs.
 - (d) Wildlife preserves.
- (2) USES AUTHORIZED BY CONDITIONAL USE PERMIT.
- (a) Drainage where such activity will not be in conflict with the stated purposes of this district.
 - (b) Public and private parks.
 - (c) Dams, plants for the production of electric power and flowage areas.
 - (d) Grazing where such activities will not be in conflict with the stated purposes of this district.
 - (e) Accessory structures, such as hunting and fishing lodges.
 - (f) Orchards and wild crop harvesting.
 - (g) Telephone, telegraph and power transmission towers, poles and lines, including transformers, substations, relay and repeater stations, equipment housings and other necessary appurtenant equipment and structures, radio and television stations and transmission towers, fire towers and microwave relay towers.
 - (h) Trailer camps, subject to the provision of S17.25.
 - (i) Signs, subject to the provisions of SS17.15 through 17.19.
 - (j) Recreation trails, where such activities would not be in conflict with the stated purpose of this district.
 - (k) No use shall involve dumping or filling of mineral soil or peat removal or any other use that would disturb the natural fauna, flora, watercourses, water regimen or topography.

17.58 PUD: PLANNED UNIT DEVELOPMENT DISTRICT. This district is intended to provide for large scale residential or residential/recreational development. This district shall have no definite boundaries until such are approved by the County Board on the recommendation of the Zoning Committee in accordance with procedures prescribed for zoning amendments by S59.97, Wis. Stats. Plans for the proposed development shall be submitted in duplicate and shall show the location, size and proposed use of all structures and land included in the areas involved. The plans may provide for a combination of single and multi-family development as well as related commercial uses, provided that the plans indicate that:

1. A single area of at least 5 acres is involved.
2. Each residential building and lot in the district will conform to the R-1 District requirements and each commercial building and lot will conform to the C-1 district requirements.
3. Adequate streets and sidewalks as determined to serve the needs of the area involved will be provided.

4. Adequate access to public streets and proper internal circulation will be provided.
5. Adequate sewer and water facilities will be provided.
6. The development will constitute a reasonable extension of the living areas in the County and will be compatible with surrounding land uses.

17.59 ZONING SCHEDULE-DIMENSIONAL REQUIREMENTS

	RR-1	RR-2	RR-3	A-1	C-1	I-1	F-1
BUILDING HEIGHT LIMIT	35'*	35'*	35'*	35'**	35'*	60'*	35'*
REQUIRED LOT AREA							
With Public Sewer	40,000	30,000	10,000	5 acres	10,000	1 acre	20,000
Without Public Sewer	40,000	30,000	10,000		20,000		20,000
Within Shorelands	40,000	30,000	20,000	1 acre	1 acre	1 acre	1 acre
BUILDABLE LOT WIDTH							
With Public Sewer	200	150	100	200	75	200	100
Without Public Sewer	200	150	100	200	200	200	200
YARD REQUIRED							
Front	30	30	30	50	10	50	30
Side-Principal Building	10	10	10	20	10	20	10
Within Shoreland	15+	15+	15+	15+	15+	15+	15+
Side-Accessory Building	5	5	5	10	5	10	5
Rear	25	25	25	50	20	50	40
FLOOR AREA SQUARE FEET							
Principal Residence							
3 Bedrooms	700	700	700	1000	700	700	700
2 Bedrooms	600	600	600	900	600	600	600
1 Bedroom	500	500	500	800	500	500	500
SEASONAL CABINS AND MOBILE HOMES							
3 Bedrooms	600	600	600	800			800
2 Bedrooms	400	400	400	700			700
1 Bedroom	300	300	300	600			600

* Except Towers

** Except Silos and Farm Structures

+ 2 Sides Must Equal at Least 35'

NONCONFORMING USES

17.60 **DEFINED AND REGULATED.** Present uses of buildings, signs and premises may be continued even though they do not conform to the restriction of this chapter. No structural alterations, addition or repair to any building or structure with a nonconforming use or any nonconforming building or structure, over the life of the building or structure, shall exceed 50 percent of its current real estate tax equalized fair market value for that year to be applied to all future improvements, unless it is permanently changed to conform to the requirements of this ordinance. Any nonconforming use that is abandoned for one year shall be discontinued permanently.

Ordinance #96-60 Adopted by the Rusk County Board on 9/24/96

ADMINISTRATION

17.65 COUNTY ZONING ADMINISTRATOR.

1. DESIGNATION. The County Zoning Committee shall appoint a Zoning Administrator for the administration and enforcement of the provisions of this chapter. The County Zoning Committee may also authorize designation of deputy zoning administrators to assist in the enforcement and administration of this chapter.
2. DUTIES. In administering and enforcing this chapter the Zoning Administrator and any of his deputies shall perform the following duties:
 - (a) Provide necessary forms and applications for use permits.
 - (b) Issue land use permits where the provisions of this chapter have been complied with.
 - (c) Issue conditional use permits when authorized by the Zoning Committee.
 - (d) Survey the County, upon adoption of this chapter and when necessary upon the passage of amendments, identify and record information relative to nonconforming uses and structures.
 - (e) Maintain files of applications, permits and other relevant information.
 - (f) Make an annual report of this activities to the Zoning Committee.
3. POWERS. The Zoning Administrator and his appointed deputies shall have powers and authority including, but not limited to, the following:
 - (a) Access to any structure or premises for the purpose of performing his duties between 8 a.m. and 6 p.m. by the permission of the owner or upon issuance of a special inspection warrant.
 - (b) Upon reasonable cause or question as to proper compliance, to revoke any land use permit and issue cease and desist orders requiring the cessation of any building, moving, alteration or use which is in violation of the provisions of this chapter.

17.66 LAND USE PERMITS.

1. PERMIT REQUIRED. No structure shall be built, moved or structurally altered, and no land use shall be substantially altered until a land use permit has been issued by the Zoning Administrator. He shall not issue a permit for a structure or a use not in conformity with the requirements of this chapter. The fee for filing of applications for land use permits shall be established by the Zoning Committee. A copy of the current fee schedule shall be kept on file in the office of the Zoning Administrator.
2. APPLICATION PROCEDURE. Applications for land use permits shall be accompanied by scale maps or drawings showing accurately the location, size and shape of the lots involved and of any proposed structures, including the relation to abutting streets or lakes or streams, and the existing and proposed use of each structure and lot, and the number of families to be accommodated.
3. EXPIRATION. Land use permits for construction, alteration or removal of structures shall expire 12 months from their date of issuance if no building activity has begun within such time. Land use permits for land use changes shall expire 18 months from their date of issuance where no action has been taken to accomplish such changes.
4. EXCEPTIONS. A land use permit is not required for farm buildings or school bus stop shelters, provided such structures meet the dimensional and setback requirements of this chapter.

17.67 VIOLATIONS. Except as otherwise provided, any person who violates this chapter shall forfeit up to \$200, plus costs of prosecution, for each day of violation. Default of payment may result in imprisonment in the County Jail for a period of not more than 6 months. Every violation of this chapter is a public nuisance and the creation thereof may be enjoined and the maintenance thereof may be abated including , but not limited to, requirements that the property be restored to its condition prior to such violation pursuant to S59.97(11), Wis. Stats.

17.68 BOARD OF ADJUSTMENT. The Rusk County Board of Adjustment, as created by Rusk County Ordinance 97-68 and subject to the policies and procedures of that Ordinance, shall have the following powers with respect to this Ordinance, (Chapter 17, Rusk County Ordinances - The Rusk County Comprehensive Zoning Code, except Section 17.57 thereof, The Shoreland/Wetland Zoning Code, which has its separate authorization):

1. Grant a variance from only the dimensional standards of this Ordinance.
2. Hear and decide appeals where it is alleged that there is an error or an abuse of discretion in any order, requirement, decision or determination made by an administrative official if the enforcement or administration of this Ordinance.
3. Hear and decide appeals from the denial by the County Zoning Committee to issue a Condition Use Permit. See sections 17.40 & 17.41.

17.69 AMENDMENTS.

1. PROCEDURE. The County Board may amend this chapter in accordance with the procedures prescribed by S59.97(5)(e) to (k), Wis. Stats.
2. FEE. Any petition for amendment submitted by other than a governmental body shall be accompanied by a fee to defray the cost of advertising, investigation and processing.

17.70 PUBLIC HEARINGS.

1. NOTICE. Adequate notice shall be given of any public hearing required by the provisions of this chapter, stating the time and place of such hearing and the purpose for which it is being held.
2. PROCEDURE.
 - (a) Posting and Publishing. Notice of public hearing shall be given as per S59.97(3)(d), Wis. Stats.
 - (b) Notice of Proposed Change. In addition, when the hearing involved a proposed change in the zoning district classification of any property, or the granting of a conditional use, the town in which the affected land is located shall be notified as per S59.97(3)(d), Wis. Stats. Also, a copy of the notice shall be posted in the vicinity of the proposed change or conditional use, where practical, and notice of the public hearing shall be mailed to the owners of all lands within 300' of any part of the land included in such proposed change or conditional use at least 10 days before such public hearing. The failure of such notice to reach any property owner shall not invalidate any amending ordinance or grant of a conditional use.

17.71 VALIDITY.

1. CONFLICT. All other ordinances or parts of ordinances in conflict with the provisions of this chapter are hereby repealed.

2. COURT INVALIDATION. Invalidation by a court of any part of this chapter shall not invalidate the rest of this chapter.
3. FORCE AND EFFECT. Following passage and publication by the County Board, this amendment shall be in full force and effect in each town, as provided in S59.97(3)(g), Wis. Stats.

Rusk County Zoning Fee Schedule Effective February 1, 2009

Sanitary Permit Fees

Applies to all unincorporated areas. State Law requires that Sanitary Permits be obtained prior to issuance of any Land Use Permits or Building Permits for structures that have or will have plumbing and water service installed.

Soil Test Review	\$40.00	Non-Plumbing System	\$60.00
Single Boring Soil Test	\$20.00	Transfer	\$25.00
		Reconnection/Repair	\$50.00
Filter installation	\$116.00	Revision / Renewal	\$50.00
Conventional /Tank replace	\$250.00	Additional Rev/Ren (>1)	\$100.00
Conventional w/ Lift	\$275.00	Grease Interceptor	\$100.00
Holding Tank	\$400.00	Agent Review	\$60.00
Any Other POWTS	\$325.00	Re-Inspection	\$50.00

Land Use Permit Fees

Applies to all unincorporated areas in townships with comprehensive zoning (Atlanta, Flambeau, Grant, Grow, Marshall, Thornapple, Stubbs, Washington, and Wilson) and are required countywide in all shoreland and mapped floodplain areas.

	Construction	New	Additions / Alterations
Dwelling			
0-1000 sq. ft.		\$125.00	\$75.00
1001-2000 sq. ft.		\$200.00	\$75.00
Over 2000 sq. ft.		\$75 every 1000 ft ² over	\$75.00
WI Administrative Building Permit		\$ 50.00	
Accessory Building (>100 & <1200sqft)		\$50.00	\$25.00
Accessory Building (>=1200 sq ft)		\$100.00	
Commercial Building		\$150.00	\$75.00
Industrial Establishment		\$200.00	\$150.00
Walkout Basement		\$25.00	
Decks		\$25.00	
Decks > 100 square feet		\$50.00	
RV		\$100.00	
Any Other Land Use		\$100.00	
Site Inspection – without permit application		\$75.00	

Permits for Shoreland properties

All unincorporated areas within 1000 ft of a lake, pond or flowage; or within 300 ft of a river or stream. Also includes mapped floodplain areas and wetlands that are partially or entirely located in shorelands.

Grading and/or Filling	\$100.00
Permits requiring mitigation	\$50.00

Activities within 75 feet of the Ordinary High Water Mark.

Retaining walls	\$200.00
Boathouse	\$200.00
Gazebo (59.692(1v))	\$100.00
Walkway / Stairway	\$50.00
Vegetative Buffer Restoration	No Fee or Permit Required

Other Fees

Public Hearing Notice	\$200.00	Copy of Ordinance	\$5.00
Variance Request	\$200.00	Copy of Ordinance Mailed	\$6.70
Special Meeting	\$250.00		
After-the-fact-Fee	2.5X permit fee with \$500 Maximum		
Certified Survey Map Review	\$100.00	+ \$40.00 per lot.	