

MEMORANDUM

DATE: January 19, 2026

TO: Village of Reedsville Board
Village of Reedsville Clerk-Treasurer
General Public and Interested Citizens

FROM: Eric Fowle, AICP – Senior Planner

SUBJECT: Revised Draft Zoning Code Text Amendments and Official Zoning Map Amendments

Attached is a revised and final set of draft materials illustrating the proposed text amendments to Title 8 (Zoning Regulations) of the Village of Reedsville Code of Ordinances (Attachment A), and map amendments to the Official Zoning Map (Attachment B).

The amendments are being proposed to address a number of initial inconsistencies in the current ordinance language, as well as to ensure the Official Zoning Map is up to date and correct in terms of aligning existing uses to zoning district allowances. A basic summary of the proposed zoning text and zoning map amendments is as follows:

1. Zoning Map amendments are shown as individual black letters or boundaries overlaid on top of the current base zoning map. This map was created in December, 2025, based on several historic maps spanning over 40 years which were provided by the Village. The zoning map amendments serve two purposes: 1) to ensure that an accurate, true, and correct zoning map is adopted by the Village so that there are no questions regarding accuracy moving forward, and; 2) to ensure that existing land use align with the appropriate zoning district allowances.
2. Creation of new Public/Institutional (P/I) zoning district on both the map and in the zoning text. This places all governmental owned buildings and facilities, as well as churches, cemeteries, and the like into a single zoning district which will make it easier to administer. The draft amended zoning map shows the specific parcels which will be changed to this new district.
3. Due to the nature of how the Conservancy District boundaries are defined on the zoning map, additional text has been added to the ordinance to further describe the district.
4. All allowed principal uses in a zoning district, as well as district dimensional standards, have been removed from the zoning ordinance text and are now placed in the new Tables 1 and 2. This improves administration exponentially. A majority of these tables' content was taken verbatim from the current zoning text, however; several additions were made to close some gaps which were found. Cells with no coloring/shading and blue text identify where these additions occurred. Additionally, each allowed principal use is now divided into either being a "permitted by right" (P) use, or a "conditional" (C) use.

5. Language was added to Section 8-3-8 which now formally references "Accessory Uses" in relation to all zoning districts. Additionally, Tables 3 and 4 were created to address which accessory uses are allowed in which zoning districts, as well as to portray their associated dimensional standards. A majority of the information on these two tables is new, as it never existed before in the previous ordinance version.
6. Home Occupations were addressed partially in the existing zoning ordinance (Section 8-3-21) and there is an existing Home Occupation Application Form which was created in the past; however; there is little contained in these provisions to adequately control all aspects of a home occupation. Nor was their language for which to govern and guide the process for issuance of a home occupation permit. The proposed amendments now place Home Occupations as a formal Accessory Use which is allowable only under the Conditional Use Permit process. This will give the Village significantly more control over the nature of any home occupation operations.
7. Language was added to Section 8-11-3 APPEAL PROCEDURE to further elaborate on public hearing and notification requirements for any variances or appeals. Section 8-12-3 AMENDMENTS was also modified to include similar language for any zoning map or text amendments.
8. Section 8-12-4 regarding conditional use permits was added in order to provide the ability address any use listed in Tables 1 and 3 as a Conditional Use. Those uses listed in Table 1 and 3 as "C" would be subject to this process.
9. Additions were made to Chapter 10 OFF STREET PARKING AND LOADING to address requirements for handicapped accessible parking spaces.
10. Other minor changes, such as correcting the title of the Clerk position, and adding/clarifying some definitions were made.

If you have any questions, please feel free to contact me or the Village Clerk-Treasurer.

Village of Reedsville
Ordinance No. 2026-xx

AN ORDINANCE AMENDING TITLE 8 – ZONING REGULATIONS OF THE VILLAGE OF REEDSVILLE CODE OF ORDINANCES AND THE OFFICIAL ZONING MAP

WHEREAS, it is deemed to be in the best interest of the Village of Reedsville, Manitowoc County, that Title 8 (Zoning Regulations) of the Village of Reedsville Code of Ordinances and the Official Zoning Map be modified and amended in the manner hereinafter; and

WHEREAS, a Notice of Public Hearing before the Village Board was duly published in the Brillion News on February 26th, 2026, and March 5th, 2026; and

WHEREAS, a Public Hearing was held before the Village Board on March 9th, 2026 regarding the proposed Amendments to Title 8 (Zoning Regulations) and the Official Zoning Map; and

WHEREAS, based on the above, it is deemed to be in the best interest of the Village of Reedsville that Title 8 (Zoning Regulations) and the Official Zoning Map for the Village of Reedsville be modified and amended in the manner hereinafter more particularly set forth below.

NOW, THEREFORE, the Village Board of the Village of Reedsville does hereby ordain as follows:

1. Title 8 (Zoning Regulations) of the Village of Reedsville Code of Ordinances and Official Zoning Map are amended to read as shown in Attachment A and Attachment B:
2. Except as hereinabove specifically modified and amended, Title 8 (Zoning Regulations) of the Village of Reedsville, Manitowoc County, shall remain in full force and effect exactly as originally adopted and previously amended. All ordinances or parts of ordinances inconsistent with or in contravention of the provisions of this Ordinance are hereby repealed.
3. **SEVERABILITY**. Several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision and shall not affect the validity of any other provisions, sections or portions thereof of the ordinance. The remainder of the ordinance shall remain in

full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

This Ordinance shall take effect and be in full force from and after its passage and the day after its publication or posting.

Adopted by the Village Board of the Village of Reedsville, Manitowoc County, Wisconsin, at its regularly scheduled meeting on this 9th day of March, 2026.

Jack Siebert, Village President

Stephanie Stiefvater, Village Clerk-Treasurer

Posted/Published on: _____, 2026

TITLE 8
ZONING ORDINANCE REGULATIONS

ATTACHMENT A

CHAPTER 1
ZONING TITLE, DEFINITIONS

TEXT TO BE ADDED
~~TEXT TO BE REMOVED~~

SECTION:

8-1-1: Short Title

8-1-2: Definitions

8-1-1: SHORT TITLE:

This title shall be known as the ZONING ORDINANCE. (1968 Code ch. 12)

8-1-2: DEFINITIONS:

ACCESSORY USE, BUILDING OR STRUCTURE: A use, building or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use, building or structure. See Table 3 and Table 4 for allowed accessory uses and dimensional standards.

BASEMENT OR CELLAR: A story partly underground with at least one- half (1/2) of its height below the average level of the adjoining ground.

CUSTOMARY HOME OCCUPATION: Any home-based occupation in a residential zoning district which is conducted on the premises. Customary home occupations shall be approved as Conditional Uses in a residential zoning district only after meeting the special requirements outlined in Section 8-3-20. Customary home occupations may include the following uses:

1. Professional Services
 - a. Accountants
 - b. Consultants
 - c. Freelancers (writing, web development)
2. Creative Arts
 - a. Artists (painting and sculptures)
 - b. Musicians (music lessons)
 - c. Crafts People (homemade goods; jewelry, pottery)
3. Health and Wellness
 - a. Personal trainers
 - b. Massage therapist
 - c. Nutritionist
4. Food Type Business
 - a. Bakers
 - b. Caterers
 - c. Food preservation (jams, pickles)
5. Education Services
 - a. Tutors
 - b. Childcare provider (daycare)

BOARDING AND ROOMING HOUSE: Any dwelling in which persons are housed or lodged with or without meals, and without separate kitchen facilities.

BUILDING: Any structure having a roof supported by columns or by walls and intended for the shelter, housing or enclosure of persons, animals or chattels.

DWELLING: A building designed or used exclusively as residential living quarters. A dwelling may consist of multiple dwelling units.

DWELLING UNIT: A building or portion thereof designed or used exclusively as the residential living quarters for one family.

ESSENTIAL SERVICES: The erection, construction, alteration or maintenance by public utilities or municipal departments of underground surface or overhead gas, communication, electrical, steam, fuel or water transmission or distribution systems, collections, supply or disposal systems, including towers, poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm and police call boxes, traffic signals, hydrants and similar accessories in connection therewith, but not including buildings which are necessary for the furnishing of adequate service by such utility or municipal departments for the general public health, safety, convenience or welfare.

GRADE ESTABLISHED: The elevation of the centerline of the streets as officially established by the village.

LOT OF RECORD: A lot which is shown on the records of the county register of deeds.

MOTEL OR AUTO COURT: A group of attached or detached buildings containing individual living or sleeping units where a garage is attached or a parking space is conveniently located to each unit all for the temporary use by automobile tourists or transients.

NONCONFORMING USE, BUILDING OR STRUCTURE: A use, building or structure existing at the time of the effective date hereof, and which does not conform to the zoning regulations of the village.

PARKING SPACE: The area required for parking one automobile which, in this title, is held to be an area ten feet (10') wide and eighteen feet (18') long, not including passageways.

PLAT: A map of a subdivision.

RESIDENCE: A building designed or used exclusively as permanent living quarters.

TOWNHOME / TOWNHOUSE ROW DWELLING: A building consisting of three (3) or more attached one-family dwellings units not more than two and one-half (2-1/2) stories in height.

STRUCTURE: Anything constructed or erected which requires permanent location on the ground or attachment to something having such location.

YARD: A required open space on the same lot with a building or structure.

YARD, FRONT: A yard extending across the full width of the lot and lying between the front line of the lot and the nearest line of the building.

YARD, REAR: A yard extending across the full width of the lot and lying between the rear line of the lot and the nearest line of the principal building.

YARD, SIDE: A yard extending from the front yard to the rear yard, extending between the building and side lot line. Any line not a rear line or a front line shall be deemed a side line. (1968 Code ch. 12)

**CHAPTER 2
ZONING DISTRICTS, MAP**

SECTION:

8-2-1: Districts Established

8-2-2: Zoning Map

8-2-3: Interpretation Of District Boundaries

8-2-1: DISTRICTS ESTABLISHED:

The village is hereby divided into the following types of districts:

- | | | | |
|-----|------------------------------------|----|-------------------------------|
| I | Industrial district | A | Agricultural district |
| B | Business district | PI | Public/Institutional district |
| R | Residential district | C | Conservancy district |
| R-M | Multiple-family residence district | | |

8-2-2: ZONING MAP:

The boundaries of the above mentioned districts are shown upon a map, which map is designated as the official zoning map of the village of Reedsville. The official zoning map shall be and remain on file in the office of the ~~village clerk~~ Village Clerk-Treasurer, and all notations, references and other information shown thereon are a part of this title and have the same force and effect as if said zoning map and all such notations, references and other information shown thereon were fully set forth or described herein. (1968 Code ch. 12)

8-2-3: INTERPRETATION OF DISTRICT BOUNDARIES:

A. Where district boundaries are indicated as approximately following the centerlines of streets or highways, street lines or highway right of way lines, such centerlines, street lines or highway right of way lines shall be construed to be such boundaries.

B. Where district boundaries are so indicated that they approximately follow the lot lines, such lot lines shall be construed to be said boundaries.

C. Where district boundaries are so indicated that they are approximately parallel to the centerlines or street lines of streets, or the centerlines or right of way lines of highways, such district boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated on the zoning map. If no distance is given, such dimension shall be determined by the use of the scale shown on said zoning map.

D. Where the boundary of a district follows a railroad line, such boundary shall be deemed to be located in the middle of the main tracks of said railroad line.

E. Questions concerning the exact location of district boundary lines shall be determined by the village planning commission. (1968 Code ch. 12)

**CHAPTER 3
GENERAL ZONING PROVISIONS**

SECTION:

8-3-1: Use

8-3-2: Height, Density, Lot Area And Yards

8-3-3: Yards And Open Space

8-3-4: Substandard Lots

8-3-5: Frontage

8-3-6: Visibility

8-3-7: Dwellings In Nonresidential Districts

8-3-78: Accessory Buildings In Residence Districts

8-3-89: Temporary, Garage Or Trailer Dwellings

8-3-910: Floor Area

8-3-1011: Building Grades

8-3-1112: Moving Buildings

8-3-1213: Excavations Or Holes

8-3-1314: Removal Of Soil, Sand Or Other Material

8-3-1415: Storage, Dumping Of Waste, Junk, Garbage

8-3-1516: Prior Construction

8-3-1617: Approval Of Plats

8-3-1718: Essential Services

8-3-1819: Nonconforming Buildings And Uses

8-3-1920: Location Of Mobile Homes Outside Mobile Home Parks

8-3-2021: Special Requirements Governing Home Occupations

8-3-1: USE:

No building or land shall hereafter be used or occupied and no building shall be erected, moved or altered unless in conformity with the regulations herein specified for the district in which it is located. (1968 Code ch. 12)

8-3-2: HEIGHT, DENSITY, LOT AREA AND YARDS:

No building shall hereafter be erected or altered:

- A. To exceed the height,
- B. To accommodate or house a greater number of families,
- C. To occupy a greater percentage of lot area, or
- D. To have narrower or smaller rear yards or front yards, than is specified herein for the district in which such building is located. (1968 Code ch. 12)

8-3-3: YARDS AND OPEN SPACE:

No part of a yard or open space about any building required for the purpose of complying with the provisions of this title shall be included as a part of a yard or other open space similarly required for another building. An open porch or terrace may occupy a front yard; provided that the unoccupied portion of the front yard furnishes a depth of not less than fifteen feet (15'). A one-story bay window may project not more than three feet (3') beyond the front line of the building. (1968 Code ch. 12)

8-3-4: SUBSTANDARD LOTS:

Any lot in a single ownership which ownership was of record at the time of the effective date hereof that does not meet the requirements of this title for yards, courts or other areas of open space may be utilized for single residence purposes, provided the requirements for such yard or court area, width, depth or open space is within seventy five percent (75%) of that required by the terms of this title. The purpose of this provision is to permit utilization of recorded lots which lack adequate width or depth as long as reasonable living standards can be provided. (1968 Code ch. 12)

8-3-5: FRONTAGE:

Every building shall front upon a public street ~~which easement~~ and shall conform to the minimum frontages established by Table 2 – District Dimensional Standards. ~~have a minimum width of fifty feet (50'). (1968 Code ch. 12)~~

8-3-6: VISIBILITY:

No wall, fence or shrubbery shall be erected, maintained or planted on any lot which unreasonably obstructs or interferes with traffic visibility on a curve or at any street intersection. (1968 Code ch. 12)

~~**8-3-7: DWELLINGS IN NONRESIDENTIAL DISTRICTS:**~~

~~No dwelling shall be erected in the I industrial district. However, the sleeping quarters of a watchman or a caretaker may be permitted. (1968 Code ch. 12)~~

8-3-78: ACCESSORY BUILDINGS IN RESIDENCE DISTRICTS:

An accessory building attached to the principal building, on a lot, shall be made structurally a part thereof, and shall comply in all respects with the requirements of this title applicable to the principal building. Breezeways, for the purpose of this title, as an attachment between the garage and the main building, shall be considered as part of the main building, but breezeways shall not be considered as constituting usable dwelling unit/working space. (1968 Code ch. 12)

- A. Accessory buildings and structures are allowed in all zoning districts per those listed in Table 3 – Table of Allowed Accessory Uses.
- B. Accessory buildings and structures shall conform to all dimensional standards as shown in Table 4 – Accessory Use Dimensional Standards.

8-3-89: TEMPORARY, GARAGE OR TRAILER DWELLINGS:

Basements dwellings, garages dwellings or trailers dwellings shall not be used for dwelling purposes, except as specifically provided for in this title. (1968 Code ch. 12)

8-3-910: FLOOR AREA:

Every dwelling unit shall meet the standards contained in Table 2 – District Dimensional Standards contain not less than seven hundred twenty (720) square feet of usable floor area if in a one-family residence, not less than six hundred (600) square feet of usable floor area if in a two-family residence or row house or residence converted to two-family use, and not less than four hundred (400) square feet of usable floor area if in a multiple-family residence, or residence converted to multiple-family use, exclusive of basements, cellars and unfinished attics. (1968 Code ch. 12)

8-3-1011: BUILDING GRADES:

Any building requiring yard space shall be located at such an elevation that a sloping grade shall be maintained to cause the flow of surface water to run away from the walls of the building. When a new building is constructed on a vacant lot between two (2) existing buildings or adjacent to an existing building, the existing established grade shall be used in determining the grade around the new building and the yard around the new building shall be graded in such a manner as to meet existing grades and not to permit runoff of surface water to flow onto the adjacent properties. Grades shall be approved by the street committee of the village board. (1968 Code ch. 12)

8-3-1112: MOVING BUILDINGS:

See section 7-1-9 of this code. (Ord. 4-00, 8-22-2000)

8-3-1213: EXCAVATIONS OR HOLES ¹:

The construction, maintenance or existence within the village of any unprotected, unbarricaded, open or dangerous excavations, holes, pits or wells, or of any excavations, holes or pits which constitute or are reasonably likely to constitute a danger or menace to the public health, safety or welfare, are hereby prohibited; provided, however, this section shall not prevent any excavation under a permit issued pursuant to this title or the building code of the village, where such excavations are properly protected and warning signs posted in such manner as may be approved by the village clerk Village Clerk-Treasurer; and, provided further, that this section shall not apply to lakes, streams or other natural bodies of water, or to ditches, streams, reservoirs or other major bodies of water created or existing by authority of any government agency. (1968 Code ch. 12)

Notes:

1. See also section 2-1-4 of this code.

8-3-1314: REMOVAL OF SOIL, SAND OR OTHER MATERIAL:

The use of land for the removal of topsoil, sand, gravel or other material from the land is not permitted in any district, except under a temporary certificate from the ~~village clerk~~ Village Clerk-Treasurer issued upon approval of the village planning commission and on condition that such removal of soil will not be below the normal building grade as established from the nearest existing or proposed street, when such building grade has been established and approved by the village street committee. A temporary certificate may be issued in appropriate cases upon the filing of an application accompanied by a suitable agreement or bond that such removal will not cause stagnant water to collect, or leave the surface of the land at the expiration of such permit in an unstable condition or unfit for the growing of turf or for other land uses permitted in the district in which such removal occurs. This regulation shall not prohibit the normal removal of soil for the construction of an approved building or structure when such plans have been approved by the ~~village clerk~~ Village Clerk-Treasurer and a building permit has been issued and a contract let for said building development. (1968 Code ch. 12)

8-3-1415: STORAGE, DUMPING OF WASTE, JUNK, GARBAGE:

The use of land for the storage or collection or accumulation of used lumber, and other used materials, or for the dumping, disposal or salvage of automobiles, scrap, iron, junk, garbage, rubbish or other refuse or of ashes, slag or other industrial wastes or byproducts shall not be permitted in any district, except as specifically permitted in chapter 4 of this title. The dumping of dirt, sand, rock or other material excavated from the earth is permitted in any district, provided the surface of such material is graded within a reasonable time in a manner preventing the collection of stagnant water, and which leaves the ground surface in a condition suitable for the growing of turf or for other land uses permitted in the district. (1968 Code ch. 12)

8-3-1516: PRIOR CONSTRUCTION:

Nothing in this title shall be deemed to require any change in the plans, construction or designated use of any building upon which actual construction was lawfully begun prior to the effective date hereof and upon which actual construction has been diligently carried on, and provided further that such building shall be completed within two (2) years from the effective date hereof. (1968 Code ch. 12)

8-3-1617: APPROVAL OF PLATS:

No proposed plat of a new subdivision shall hereafter be approved by either the village board or the village plan commission unless the lots within such plat equal or exceed the minimum size and width requirements set forth in the various districts of this title, and unless such plat fully conforms with the statutes of the state and the ordinances of the village. (1968 Code ch. 12)

8-3-1718: ESSENTIAL SERVICES:

Essential services shall be permitted as authorized under any franchise or that may be regulated by any law of the state or any ordinance of the village, it being the intention hereof to exempt such essential services from the application of this title. (1968 Code ch. 12)

8-3-1819: NONCONFORMING BUILDINGS AND USES:

The lawful use of a building or premises existing at the time of the adoption or amendment of the village zoning regulations may be continued although such use does not conform with the provisions of said zoning regulations. Such nonconforming use may not be extended. The total structural repairs or alterations in such a nonconforming building shall not, during its life, exceed fifty percent (50%) of the assessed value of the building unless permanently changed to a conforming use. If such nonconforming use is discontinued for a period of twelve (12) months, any future use of the building and premises shall conform to this title. (1968 Code ch. 12)

8-3-1920: LOCATION OF MOBILE HOMES OUTSIDE MOBILE HOME PARKS:

- A. It shall be unlawful, within the limits of the village, for any person to park any mobile home on any street or other public place or on any tract of land owned by any person, occupied or unoccupied, within the village except as provided in this code.
- B. Emergency or temporary stopping or parking is permitted on any street for not longer than three (3) hours, subject to any other and further prohibitions, regulations or limitations imposed by the traffic and parking regulations for that street.
- C. No person shall park or occupy any mobile home on the premises of any occupied dwelling, or any lot which is not part of the premises of any occupied dwelling, either of which being not an approved mobile home park, except the parking of only one unoccupied camping or travel trailer in an accessory private garage building, or in a rear yard in any district, is permitted, providing no living quarters shall be maintained or any business practiced in said camping or travel trailer while parked or stored. (1981 Code)

8-3-2021: SPECIAL REQUIREMENTS GOVERNING HOME OCCUPATIONS:

The following requirements shall apply to home occupations where permitted ~~herein~~ through the conditional use permit process (see Section 8-12-4):

- A. No persons other than members of the family owning the premises shall be engaged in home occupations.
- B. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than twenty five percent (25%) of the gross floor area of any one floor of the dwelling unit (including the basement or cellar) shall be used in the conduct of home occupation.
- C. There shall be no change in the outside appearance of the building or premises, or other visible evidence of conduct of such home occupation that will indicate from the exterior that the building is utilized in part for any purpose other than that of a dwelling unit, except that a name plate, not more than three (3) square feet in size, nonilluminated, may be permitted.
- D. No home occupation shall be conducted in any accessory building nor shall there be any exterior storage of any materials on the premises.
- E. No traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall be met off the street and not located in any required yard except as herein provided.

F. No use shall create smoke, odor, glare, noise, dust, vibration, fire hazard, electrical interference or any other nuisance not normally associated with the average residential use in the district.

G. Home occupations shall include the use of the premises by a physician, surgeon, dentist, lawyer, clergyman or other professional persons for consultation or emergency treatment, but not for the general practice of his profession.

H. The following uses have a tendency to expand beyond the provisions for home occupations and thereby impair the character of residential areas, therefore, they shall not be permitted as accessory uses in residential districts: small motor repair, painting of vehicles or boats, television repair, auto repair.

I. Before anyone shall engage in any customary home occupation, they shall first obtain a ~~permit from the village clerk.~~ conditional use permit. This permission shall not be retroactive to include all preexisting home occupations, and all home occupations must be approved through the conditional use permit process.

J. Any building used for a customary home occupation, shall be deemed to be a public building and subject to fire inspections under section 5-1-2 of this code. (Ord., 1-3-1984)

CHAPTER 4

I INDUSTRIAL DISTRICT

SECTION:

8-4-1: Uses Permitted

~~8-4-2: Special Use Conditions~~

8-4-~~32~~: Height Dimensional Standards

~~8-4-4: Area~~

~~8-4-5: Setback Requirement~~

~~8-4-6: Front Yard~~

8-4-1: USES PERMITTED

Land shall be used and buildings or structures shall be erected, altered, enlarged or used for any purpose as established in Table 1 – Table of Allowed Principal Uses. ~~except the following:~~

~~Acid manufacture.~~

~~Cement, lime, gypsum or plaster of paris manufacture.~~

~~Fertilizer manufacture and potash refining.~~

~~Fireworks, explosive or match manufacture.~~

~~Garbage, offal or dead animal reduction or dumping, except by the village or its agents.~~

~~Glue manufacture, fat rendering or distillation of bones.~~

~~Petroleum or other inflammable liquids, production or refining.~~

~~Residences. (1968 Code ch. 12)~~

8-4-2: DIMENSIONAL STANDARDS

All buildings, structures, and uses shall meet the dimensional standards as established in Table 2 – District Dimensional Standards.

8-4-2: SPECIAL USE CONDITIONS:

~~The use of land for the storage, collection or accumulation of used lumber and other used materials, or for the dumping, disposal or salvage of automobiles, scrap iron, junk, garbage, rubbish or other refuse, or of ashes, slag or other industrial wastes or byproducts shall be permitted in the I industrial district only if a special permit has been issued by the village board granting such use. The application for said permit shall state in writing the intended use and type of operation, and shall show on a plot plan what fencing and screening will be used. The village board may approve, approve conditionally or reject said application on the basis of the effect such use and operation may have on existing or proposed future land uses in the vicinity. (1968 Code ch. 12)~~

8-4-3: HEIGHT:

~~No building or structure may be erected to a height exceeding four (4) stories or seventy five feet (75'). (1968 Code ch. 12)~~

8-4-4: AREA:

~~Not more than forty percent (40%) of the area of the lot may be covered by buildings or structures. (1968 Code ch. 12)~~

8-4-5: SETBACK REQUIREMENT:

~~Whenever the I industrial district abuts upon any other use district, every building or industrial use of the property in the I industrial district shall set back from the property line of such other district a minimum of one hundred feet (100'). (1968 Code ch. 12)~~

8-4-6: FRONT YARD:

~~Each lot shall have a front yard of not less than fifty feet (50') in depth. (1968 Code ch. 12)~~

CHAPTER 5 B BUSINESS DISTRICT

SECTION:

8-5-1: Uses Permitted

8-5-2: Height Dimensional Standards

8-5-3: Yards

8-5-1: USES PERMITTED:

Land shall be used and buildings or structures shall be erected, altered, enlarged or used as established in Table 1 – Table of Allowed Principal Uses. ~~only for one or more of the following purposes:~~

~~All uses permitted in the R-M multiple-family residence district.~~

~~Banks, offices, studios, theaters, restaurants, taverns, bowling alleys, hotels, motels, trailer courts, funeral homes and similar services.~~

~~Bus passenger station.~~

~~Garage and filling station.~~

~~Lodges, clubs and organization meeting places.~~

~~Manufacturing or processing which is clearly incidental to commercial use is permitted. However, such manufacturing or processing is limited to that which employs not more than ten (10) persons in such operation.~~

~~Newspaper offices and printing plants.~~

~~Plumbers and plumbing shops.~~

~~Public utility buildings, telephone exchange buildings, electric transformer stations and substations, water and sewage pumping stations.~~

~~Schools, hospitals, clinics, and other institutions for human care.~~

~~Stores and shops for the conducting of any retail or wholesale business.~~

~~Wholesale business, lumberyard and warehouse, with bulk storage of petroleum products to be underground only, said tanks to be buried within an area of thirty three thousand (33,000) square feet minimum; said site to be approved by the fire chief and the village board. (Ord. 2011-5, 11-7-2011)~~

Notes

- 1. See section 8-7-1 of this title.

8-5-2: DIMENSIONAL STANDARDS

All buildings, structures, and uses shall meet the dimensional standards as established in Table 2 – District Dimensional Standards.

8-5-2: HEIGHT:

~~No building or structure shall be erected or structurally altered to exceed a height of two (2) stories or thirty feet (30'). (1968 Code ch. 12)~~

8-5-3: YARDS:

~~No front or side yard shall be required, except that when a building or group of buildings abut a residential district, a side yard shall be provided on the side of the lot abutting the residential district, such yard shall have a width of not less than ten feet (10'). There shall be a rear yard with a~~

~~depth of not less than twenty five percent (25%) of the depth of the lot, except that the depth of the rear yard need not be greater than twenty five feet (25'). The rear yard may be used for off street parking and unloading as provided by chapter 10 of this title. (1968 Code ch. 12)~~

CHAPTER 6 R RESIDENTIAL DISTRICT

SECTION:

8-6-1: Uses Permitted

8-6-2: Height Dimensional Standards

8-6-3: Lot Coverage

8-6-4: Area

8-6-5: Yards

8-6-1: USES PERMITTED:

Land shall be used and buildings or structures shall be erected, altered, enlarged or used as established in Table 1 – Table of Allowed Principal Uses. ~~only for one or more of the following purposes:~~

~~Churches and schools.~~

~~Customary home occupations, including professional offices, in conformity with section 8-3-21 of this title.~~

~~Golf courses, public playgrounds and public recreation areas.~~

~~Public buildings.~~

~~Public utility buildings subject to the approval of the plan commission as being not injurious to the surrounding neighborhood.~~

~~Railroad rights of way not including yards.~~

~~Single-family and two-family dwellings, accessory buildings and uses.~~

~~Swimming pools, private.~~

~~Temporary real estate signs, not to exceed twenty five (25) square feet in area. (1968 Code ch. 12; amd. Ord., 1-3-1984)~~

8-6-2: DIMENSIONAL STANDARDS

All buildings, structures, and uses shall meet the dimensional standards as established in Table 2 – District Dimensional Standards.

8-6-2: HEIGHT:

No dwelling shall be erected or structurally altered to exceed a height of thirty five feet (35') or two and one-half (2 1/2) stories; however, nonresidential buildings and structures permitted in this district shall not exceed a height of seventy five feet (75'). (1968 Code ch. 12)

8-6-3: LOT COVERAGE:

The ground area occupied by the principal and accessory buildings shall not exceed thirty percent (30%) of the total area of the lot. (1968 Code ch. 12)

8-6-4: AREA:

Every dwelling or other principal building hereafter erected or structurally altered shall provide a lot having an area of not less than seven thousand two hundred (7,200) square feet, and a width of not less than sixty feet (60'); excepting, however, where a lot is smaller in area or width but is a lot of record as of the effective date hereof, said lot may be occupied by a single-family dwelling; provided, that the lot is not less than five thousand four hundred (5,400) square feet in area. (1968 Code ch. 12)

8-6-5: YARDS:

- ~~—A. Front Yard: There shall be a front yard of not less than thirty feet (30').~~
- ~~—B. Rear Yard: There shall be a rear yard having a depth of not less than twenty five feet (25'), excepting that accessory buildings and structures may be placed within the rear yard if set back not less than four feet (4') from rear or side property lines.~~
- ~~—C. Side Yards: Each lot shall have two (2) side yards, each not less than seven feet (7'), and provided further, that on corner lots, the side yard adjacent to the street shall be not less than fifteen feet (15'). (1968 Code ch. 12)~~

**CHAPTER 7
R-M MULTIPLE-FAMILY RESIDENCE DISTRICT**

SECTION:

8-7-1: Uses Permitted

8-7-2: Height Dimensional Standards

8-7-3: Lot Coverage

8-7-4: Area

8-7-5: Yards

8-7-1: USES PERMITTED:

Land shall be used and buildings or structures shall be erected, altered, enlarged or used as established in Table 1 – Table of Allowed Principal Uses. ~~only for one or more of the following purposes:~~

~~Any use permitted in the R residential district 1-~~

~~Apartment houses not exceeding sixteen (16) dwelling units.~~

~~Boarding houses and rooming houses.~~

~~Row dwellings, not to contain more than six (6) dwelling units. (1968 Code ch. 12; amd. Ord. 2002-1,4-1-2002)~~

Notes

- ~~1. See section 8-6-1 of this title.~~

8-7-2: DIMENSIONAL STANDARDS

All buildings, structures, and uses shall meet the dimensional standards as established in Table 2 – District Dimensional Standards.

8-7-2: HEIGHT:

~~No dwelling shall be erected or structurally altered to exceed a height of thirty five feet (35') or two and one-half (21/2) stories; however, nonresidential buildings and structures permitted in this district shall not exceed a height of seventy five feet (75'). (1968 Code ch. 12)~~

8-7-3: LOT COVERAGE:

~~The ground area covered by the principal and accessory buildings shall not exceed thirty five percent (35%) of the lot. (1968 Code ch. 12)~~

8-7-4: AREA:

~~Every dwelling hereafter erected or structurally altered to furnish two (2) or more dwelling units shall provide a lot area of not less than three thousand six hundred (3,600) square feet. (1968 Code ch. 12)~~

8-7-5: YARDS:

- ~~A. Front Yard: There shall be a front yard of not less than twenty five feet (25').~~
- ~~B. Side Yards: Each lot shall have two (2) side yards, each not less than seven feet (7'), and provided further, that on corner lots, the side yard adjacent to the street shall be not less than fifteen feet (15').~~
- ~~C. Rear Yard: There shall be a rear yard having a depth of not less than twenty five feet (25'), excepting that accessory buildings and structures may be placed within the rear yard if set back not less than four feet (4') from the rear or side property lines. (1968 Code ch. 12)~~

**CHAPTER 8
A AGRICULTURAL DISTRICT**

SECTION:

8-8-1: Uses Permitted

8-8-2: Height Dimensional Standards

~~8-8-3: Area~~

~~8-8-4: Yards~~

8-8-1: USES PERMITTED:

Land shall be used and buildings or structures shall be erected, altered, enlarged or used as established in Table 1 – Table of Allowed Principal Uses. ~~only for one or more of the following purposes:~~

~~Accessory buildings and uses.~~

~~Farming, but excluding swine farming and fur farming.~~

~~Parks, parkways and recreation areas.~~

~~Roadside stands for sale of products grown or raised on premises, provided such stands are located not less than thirty feet (30') from any public street or highway right of way.~~

~~Single-family dwellings. (1968 Code ch. 12)~~

8-8-2: DIMENSIONAL STANDARDS

All buildings, structures, and uses shall meet the dimensional standards as established in Table 2 – District Dimensional Standards.

8-8-2: HEIGHT:

~~No dwelling shall exceed thirty five feet (35') in height or two and one-half (2 1/2) stories. No other principal or accessory building shall exceed seventy five feet (75') in height. (1968 Code ch. 12)~~

8-8-3: AREA:

~~Every dwelling hereafter erected or structurally altered shall provide a lot area of not less than five (5) acres. (1968 Code ch. 12)~~

8-8-4: YARDS:

~~No building or structure shall be erected less than thirty feet (30') from any property line, or future right of way line as shown on the official map of Reedsville. (1968 Code ch. 12)~~

**CHAPTER 9
C CONSERVANCY DISTRICT**

SECTION:

8-9-1: Uses Permitted

8-9-2: Height Dimensional Standards

8-9-3: Area

8-9-4: Yards

8-9-1: USES PERMITTED:

The Conservancy District’s purpose is to limit development within areas along or near water features and wetlands within the Village of Reedsville. The boundaries of the Conservancy District are established on the official zoning map by using the outermost extent of either a WDNR identified wetland area, or the existing flood hazard boundary as defined by FEMA. The Conservancy District also includes any public park and recreation lands owned by the Village of Reedsville.

Land shall be used and buildings or structures shall be erected, altered, enlarged or used as established in Table 1 – Table of Allowed Principal Uses. ~~only for one or more of the following purposes:~~

~~Cemeteries.~~

~~Churches.~~

~~Farming, but excluding swine farming and fur farming.~~

~~Fraternal organizations.~~

~~Hospitals, other than animal hospitals.~~

~~Parks, parkways and other recreational uses.~~

~~Public buildings.~~

~~Schools – public, private, parochial. (1968 Code ch. 12)~~

8-9-2: DIMENSIONAL STANDARDS

All buildings, structures, and uses shall meet the dimensional standards as established in Table 2 – District Dimensional Standards.

8-9-2: HEIGHT:

~~No building shall exceed seventy five feet (75') in height. (1968 Code ch. 12)~~

8-9-3: AREA:

~~Each lot area shall have a minimum area of one acre and a minimum average width of one hundred twenty feet (120'). (1968 Code ch. 12)~~

8-9-4: YARDS:

~~Any building or structure erected shall have a minimum front yard of not less than twenty five feet (25'). (1968 Code ch. 12)~~

Village of Reedsville Zoning Ordinance

DRAFT - 01-19-25

Table 1 - Table of Allowed Principal Uses

Note: Blue text represents additions from original ordinance provisions.

P = Permitted PA = Permitted Accessory Use C = Conditional Use Use Not Allowed

Land Use	Other Code References and Standards	Zoning District						
		Agricultural A	Residential R	Residential Multi-Family RM	Business B	Industrial I	Public / Institutional PI	Conservancy C
AGRICULTURAL								
Farming (agricultural production - crops, animal husbandry)		P	P					P
Swine or hog farming								
For farming								
Agricultural related accessory buildings and uses		P						
Animal hospital		C						
Roadside stands for sale of products grown or raised on premises, provided such stands are located not less than thirty feet (30') from any public street or highway right of way		P						P
RESIDENTIAL								
Single-Family Residential		P	P					
Duplex Residential			P					
Residential Accessory Buildings & Structures	Table 3 & Table 4		P					
Customary home occupations	Sec. 8-3-21		C	C				
Temporary real estate signs, not to exceed twenty five (25) square feet in area, (1968 Code ch. 12; and Ord., 1-3-1984)			PA					
Apartment houses not exceeding sixteen (16) dwelling units,				P				
Town Homes not exceeding six (6) dwelling units,	(1968 Code ch. 12; and Ord. 2002-1, 4-1-2002)			P				
Mobile home courts				C				
Boarding houses and rooming houses				C				
Sleeping quarters of a watchman or a caretaker						P		
BUSINESS								
Banks					P			
Offices					P			
Studios					P			
Theaters					P			
Restaurants					P			
Taverns					P			
Bowling alleys					P			
Golf courses					C			C
Hotels, Motels					P			
Funeral homes					P			
Bus passenger station					C			
Garage and filling station					P			
Fraternal organizations, lodges, clubs and organization meeting places					P			
Manufacturing or processing which is clearly incidental to commercial use is permitted and employs no more than 10 persons					C			
Newspaper offices and printing plants					P			
Plumbers and plumbing shops					P			
Stores and shops for the conducting of any retail or wholesale business					P			
Medical clinics other than hospitals					P			
Commercial Accessory Buildings & Structures	Table 3 & Table 4				PA			
INDUSTRIAL								
Wholesale business, lumberyard and warehouse, with bulk storage of petroleum products to be underground only, said tanks to be buried within an area of thirty three thousand (33,000) square feet minimum; said site to be approved by the fire chief and the village board	(Ord. 2011-5, 11-7-2011)					P		
Storage, collection or accumulation of used lumber and other used materials, or for the dumping, disposal or salvage of automobiles, scrap iron, junk, garbage, rubbish or other refuse, or of ashes, slag or other industrial wastes or byproducts						C		
Acid manufacturing								
Cement, lime, gypsum or plaster of paris manufacturing								
Fertilizer manufacturing and potash refining								
Fireworks, explosive or match manufacturing								
Garbage, offal or dead animal reduction or dumping, except by the village or its agents								
Glue manufacture, fat rendering or distillation of bones								
Petroleum or other inflammable liquids, production or refining								
Industrial Accessory Buildings & Structures	Table 3 & Table 4					PA		
PUBLIC / INSTITUTIONAL								
Church							C	
School (public or private)							C	
Cemetery							P	
Post Office							P	
Government Offices & Buildings							P	
Government Support Facilities							C	
Hospital							C	
Museum							P	
Public utility buildings							P	
Parks, Parkways, Public playgrounds and public recreation areas,		P					P	C
Public / Institutional Accessory Buildings & Structures	Table 3 & Table 4						PA	

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Village of Reedsville Zoning Ordinance

DRAFT - 01-19-26

Table 2 - District Dimensional Standards

Note: Blue text represents additions from original ordinance provisions.

Dimensional Standard	Zoning District						
	Agricultural A	Residential R	Residential Multi-Family RM	Business B	Industrial I	Public / Institutional PI	Conservancy C
BUILDING SIZE							
Minimum Building Size	720 sq. ft. for single family residence	720 sq. ft. for single family residence, 600 sq. ft. per unit for duplex and townhome residences	400 sq. ft. per unit	Note	None	None	n/a
Maximum Building Height	2-1/2 stories or 35 feet for residences, other principal and accessory buildings shall not exceed 75 feet	2-1/2 stories or 35 feet	2-1/2 stories or 35 feet	2 stories or 30 feet	4 stories or 75 feet	2-1/2 stories or 35 feet, except for water storage towers which have no height limit	75 feet
LOT SIZE							
Minimum Lot Size	5 acres (or 217,800 sq. ft.)	7,200 sq. ft. or 5,400 sq. ft. for existing lots of record prior to Dec. 31, 1968	7,200 sq. ft. plus 3,600 sq. ft. per additional unit	3,500 sq. feet	10,000 sq. ft.	None	None
Maximum Lot Coverage (incl. principal, conditional use, and accessory buildings and structures)	None	30%	35%	40%	40%	50%	10%
LOT WIDTH / FRONTAGE							
Minimum Lot Width / ROW Frontage	50 feet	60 feet	50 feet	50 feet	50 feet	50 feet	None
BUILDING SETBACKS							
Front Yard Building Setback	30 feet	30 feet	25 feet	5 feet for parcels fronting Manitowoc Street / 30 feet for all other parcels	50 feet	25 feet	25 feet
Rear Yard Building Setback	30 feet	25 feet	25 feet	None, except when abutting an R or RM District there shall be a rear yard of not less than 25% of the depth of the lot or greater than 25 feet	Whenever the I district abuts upon any other district, every building or industrial use of the property shall set back from the property line of such other district a minimum of 100 feet	25 feet	25 feet
Side Yard Building Setback	30 feet	7 feet, except for corner lots the side yard adjacent to the street shall be not less than 15 feet	7 feet, except for corner lots the side yard adjacent to the street shall be not less than 15 feet	None, except when abutting an R or RM District, side yard building setback shall be 10 feet	Whenever the I district abuts upon any other district, every building or Industrial use of the property shall set back from the property line of such other district a minimum of 100 feet	10 feet	10 feet

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Village of Reedsville Zoning Ordinance

DRAFT - 01-19-26

Table 3 - Table of Allowed Accessory Uses

P = Permitted Accessory Use;

C = Conditional Accessory Use

Use Not Allowed

Accessory Use, Buildings and Structures	See for Additional Regulations	Is Permit Required?	Zoning District						
			Agricultural (A)	Residential (R)	Residential Multi-Family (RM)	Business (B)	Industrial (I)	Public/Institutional (PI)	Conservancy (C)
Antennas		Yes	PA	PA	PA	PA	PA	PA	PA
Berms		Yes	PA	PA	PA	PA	PA	PA	PA
Decks		Yes	PA	PA	PA	PA	PA	PA	PA
Driveway, grass/natural areas		No	PA						PA
Driveway, gravel		Yes	PA				PA	PA	PA
Driveway, paved (asphalt, concrete, pavers, etc.)		Yes	PA	PA	PA	PA	PA	PA	PA
Electric Vehicle Charging Stations (EVCS)		Yes	PA	PA	PA	PA	PA	PA	PA
Fences/walls/privacy screens		Yes	PA	PA	PA	PA	PA	PA	PA
Firewood		No	PA	PA	PA				PA
Flatwork		Yes	PA	PA	PA	PA	PA	PA	PA
Garages		Yes	PA	PA	PA	PA	PA	PA	PA
Gardens (including composting) nurseries and orchards, provided no sales are conducted on the premises.		No	PA	PA	PA	PA	PA	PA	PA
Gazebos		Yes	PA	PA	PA	PA	PA	PA	PA
Geothermal equipment for private use not associated with a public or private utility		Yes	PA	PA	PA	PA	PA	PA	PA
Greenhouse (detached)		Yes	PA	PA	PA	PA	PA	PA	PA
Heating devices, outdoor		Yes							
Home occupations	Section 8-12-4	Yes, Conditional Use	C	C	C				
Hot tubs		Yes	PA	PA	PA				PA
Hunting blinds		No	PA						PA
Landscaping		Yes, only for non-residential	PA	PA	PA	PA	PA	PA	PA
Outdoor Storage, Temporary		No	PA			PA	PA	PA	
Patio		Yes	PA	PA	PA	PA	PA	PA	PA
Parking area, grass/natural areas		No	PA						PA
Parking area, gravel		Yes	PA				PA	PA	PA
Parking area, paved (asphalt, concrete, pavers etc.)		Yes	PA	PA	PA	PA	PA	PA	PA
Parking (outdoor) of commercial vehicles and equipment		No	PA			PA	PA	PA	
Parking (enclosed) or storage of not more than one commercial or service vehicle provided it is used by the occupant(s).		No	PA	PA	PA	PA	PA	PA	
Parking of Boats, Trailers, Recreational Vehicles etc.		No	PA	PA	PA				PA
Pergolas		Yes	PA	PA	PA	PA	PA	PA	PA
Playsets		No	PA	PA	PA	PA	PA	PA	PA
Portable Storage Unit		No	PA	PA	PA	PA	PA	PA	
Public utility installations (other than solar or wind).		Yes	PA	PA	PA	PA	PA	PA	PA
Residential (single-family) dwellings shall be considered accessory to agricultural uses, provided such dwellings are occupied by a person or a family at least one member of which earns a substantial part of his or her livelihood from farming operations on the farm parcel or is the parent or child of the farm operator.		Yes	PA						
Residential quarters for caretakers or clergy		Yes						PA	
Roadside Stand (farm produce, etc.)		No	PA			PA		PA	
Sheds (detached)		Yes	PA	PA	PA	PA	PA	PA	
Stockpile/Construction Stockpile		No	PA	PA	PA	PA	PA	PA	PA
Swimming Pools, private		Yes	PA	PA	PA				
Signs / Awnings	Chapter 1 - Section 2-1-9	Yes	PA	PA	PA	PA	PA	PA	PA
Stormwater Facility		Yes	PA	PA	PA	PA	PA	PA	PA

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Village of Reedsville Zoning Ordinance
Table 4 - Accessory Use Dimensional Standards

DRM-F-01-19-20

Note: Blue text represents additions from original ordinance provisions

Dimensional Standard	Zoning District						
	Agricultural (A)	Residential (R)	Residential Multi-Family (RM)	Business (B)	Industrial (I)	Public / Institutional (PI)	Conservancy (C)
Maximum Lot Coverage (incl. principal, conditional use, and accessory buildings and structures)	None	30%	35%	40%	40%	50%	10%
Maximum Number of detached accessory buildings	Unlimited	2	2	Unlimited	Unlimited	Unlimited	Unlimited
Maximum Number of detached accessory structures	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited
Maximum Building area (subject to Lot Coverage Max)	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited
Maximum Structure area (subject to Lot Coverage Max)	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited
Accessory Structure Maximum Height (except for allowed towers and antennae)	75 feet	18 feet	24 feet	50 feet	50 feet	50 feet	24 feet
Easements	Buildings and Structures are prohibited in all easements unless approval is granted by entity controlling the easement	Buildings and Structures are prohibited in all easements unless approval is granted by entity controlling the easement	Buildings and Structures are prohibited in all easements unless approval is granted by entity controlling the easement	Buildings and Structures are prohibited in all easements unless approval is granted by entity controlling the easement	Buildings and Structures are prohibited in all easements unless approval is granted by entity controlling the easement	Buildings and Structures are prohibited in all easements unless approval is granted by entity controlling the easement	Buildings and Structures are prohibited in all easements unless approval is granted by entity controlling the easement
Front and Corner Side Building Setback	Shall not be placed closer to the front/corner side lot line than the principal structure	Shall not be placed closer to the front/corner side lot line than the principal structure	Shall not be placed closer to the front/corner side lot line than the principal structure	Shall not be placed closer to the front/corner side lot line than the principal structure	Shall not be placed closer to the front/corner side lot line than the principal structure	Shall not be placed closer to the front/corner side lot line than the principal structure	Shall not be placed closer to the front/corner side lot line than the principal structure
Rear Yard Building Setback	4 feet	4 feet	4 feet	4 feet	Whenever the I district abuts upon any other district, every building or industrial use of the property shall set back from the property line of such other district a minimum of 100 feet	4 feet	4 feet
Side Yard Building Setback	4 feet	4 feet	4 feet	4 feet	Whenever the I district abuts upon any other district, every building or industrial use of the property shall set back from the property line of such other district a minimum of 100 feet	4 feet	4 feet

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**CHAPTER 10
OFF STREET PARKING AND LOADING**

SECTION:

8-10-1: Parking Spaces Required

8-10-2: Parking Spaced for Handicapped Persons

8-10-32: Reduction Of Parking Space

8-10-43: Unspecified Uses And Mixed Occupancies

8-10-54: Off Street Loading Requirements

8-10-65: Parking Areas Development And Maintenance

8-10-1: PARKING SPACES REQUIRED:

The following off street parking spaces shall be provided and satisfactorily maintained by the owner of the property, for each building which, after the effective date hereof, is erected, enlarged or altered for use for any of the following purposes:

Bank or offices	1 parking space for each 200 square feet of floor space
Bowling alley	At least 2 spaces for each alley
Churches, auditoriums and other places of assembly with fixed seats	1 parking space for each 6 seats based on maximum seating capacity of the main assembly room
Dance hall and other places of assembly without fixed seats	At least 1 parking space for each 200 square feet of floor space
Dwelling	At least 1 parking space for each dwelling unit in the building or buildings
Establishments for the sale and consumption on the premises of food, alcoholic beverages or refreshments	At least 1 parking space for each 300 square feet of floor area
Manufacturing or warehousing establishments	1 space for every 5 employees during largest 8 hour shift
Mortuary or funeral home	1 parking space for each 100 square feet in the main place of assembly
Retail establishments	1 space for each 200 square feet of floor space
Tourist cabins and motels	At least 1 parking space for each lodging unit
Wholesale establishments	1 parking space for each 3 employees

(1968 Code ch. 12; amd. Ord. 2003-8, 11-17-2003)

8-10-2: PARKING SPACES FOR HANDICAPPED PERSONS

- A. Any parking area to be used by the general public shall provide parking spaces designated and located to adequately accommodate handicapped persons, and these shall be clearly marked as such.
- B. Handicapped stalls shall be located in close proximity to the principal entrance(s).
- C. Parking spaces shall be designed in accordance with the state and federal building code and, as a minimum, shall meet the Federal ADA standards (<https://www.ada.gov/topics/parking/>).
- D. Handicap ramps shall meet the Federal ADA standards.
- E. The number of handicapped accessible parking space shall be dictated by the standards in Table 10-1 below:

Table 10-1: Required Handicapped Accessible Parking Spaces

Total Number of Parking Spaces Provided in a Parking Lot or Facility	Minimum Number of Accessible Parking Spaces Permitted
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 percent of total
1001 and over	20, plus 1 for each 100, or fraction thereof, over 1000
At least one of every six spaces must be van accessible.	

Source: 2010 ADA Standards for Accessible Design

8-10-32: REDUCTION OF PARKING SPACE:

Off-street parking space required under this chapter may be reduced at a time when the capacity or use of a building is changed in such a manner that the new use or capacity would require less space than before the change. Such reduction, however, shall not be below the standards as set forth in this chapter. (1968 Code ch. 12)

8-10-43: UNSPECIFIED USES AND MIXED OCCUPANCIES:

In the case of a use not specifically mentioned in this chapter, the requirements for off street parking facilities shall be the same as for the above mentioned uses which, in the opinion of the village planning commission, shall be deemed most similar. In the case of mixed uses, the total requirements for off street parking facilities shall be the sum of the requirements for the various uses computed separately. (1968 Code ch. 12)

8-10-54: OFF STREET LOADING REQUIREMENTS:

On the same lot with every building, structure or part thereof, erected hereafter to be used for other than exclusive dwelling purposes, there shall be provided on the lot, adequate space for standing, loading and unloading motor vehicles in order to avoid undue interference with the public use of streets or alleys. Such space, unless otherwise adequately and specifically provided for, shall include a ten foot by twenty five foot (10' x 25') loading space, with fifteen feet (15') height clearance, and one such space shall be provided for each twenty thousand (20,000) square feet or fraction thereof of floor or lot area used for other than residential purposes. (1968 Code ch. 12)

8-10-65: PARKING AREAS DEVELOPMENT AND MAINTENANCE:

Every parcel of land hereafter used as a public or private parking area shall be developed and maintained by the owner in accordance with the following requirements:

Off street parking area for more than five (5) vehicles shall be effectively screened on each side which adjoins or faces premises situated in any residential district, by a fence of acceptable design, wall or compact hedge. Such fence, wall or hedge shall not be less than four feet (4') and no solid portion shall be more than six feet (6') in height and shall be maintained in good condition. The space between such fence, wall or hedge and the side lot line of adjoining premises in any residential district shall be landscaped with grass, hardy shrubs or evergreen ground cover and maintained in good condition. (1968 Code ch. 12)

**CHAPTER 11
ZONING BOARD OF APPEALS**

SECTION:

8-11-1: Creation, Appointment And Organization

8-11-2: Procedure, Rules, Meetings And Minutes

8-11-3: Appeal Procedure

8-11-1: CREATION, APPOINTMENT AND ORGANIZATION:

A board of appeals is hereby created having the powers authorized in section 62.23, Wisconsin statutes. Said board shall consist of five (5) members, appointed by the village president subject to confirmation of the village board, for terms of three (3) years, except that of those first appointed, one shall serve for one year, two (2) for two (2) years and two (2) for three (3) years. Vacancies shall be filled for the remainder of the unexpired term only. All members of the board shall serve without compensation. (1968 Code ch. 12)

8-11-2: PROCEDURE, RULES, MEETINGS AND MINUTES:

The chairman of the board of appeals shall be designated by the village president. The board shall adopt its own rules of procedure deemed necessary to carry out the provisions of this chapter. Meetings of the board shall be held at the call of the chairman and at such other times as the board may determine. Such chairman, or in his absence the acting chairman, may administer oaths and compel the attendance of witnesses. All meetings of the board shall be open to the public. The board shall keep minutes of its proceedings, showing the vote of each member upon each question. The presence of four (4) members shall be necessary to constitute a quorum. (1968 Code ch. 12)

8-11-3: APPEAL PROCEDURE:

Appeals to the board of appeals may be taken by any person aggrieved or by any officer, department, board or commission of the village affected by any decision or ruling ~~of the village clerk~~ made under this title. Such appeal shall be taken within fifteen (15) days after the decision or ruling ~~of the village clerk~~ by filing with the ~~village clerk~~ Village Clerk-Treasurer and with the board an application and notice of appeal, along with any subject fees, specifying the grounds, therefore. The ~~village clerk~~ Village Clerk-Treasurer shall forthwith transmit to the board all of the papers constituting the record upon which the action appealed from was taken.

A. Stay Of Proceedings: An appeal shall stay all legal proceedings in furtherance of the action appealed from, unless the ~~village clerk~~ Village Clerk-Treasurer certifies to the board of appeals, after the notice of appeal shall have been filed ~~with him~~, that by reason of facts stated in the certificate a stay would, in ~~his~~ their opinion, cause imminent peril to life or property. In such case, proceedings shall not be stayed otherwise than by a restraining order which may be granted by the board of appeals or by a court of record on application, on notice to the ~~village clerk~~ Village Clerk-Treasurer from whom the appeal was taken.

~~B. Hearings: The board of appeals shall fix a reasonable time for the hearing of the appeal or other matter referred to it, and to give due notice thereof. The board shall hear and decide the appeal within a reasonable time. At the hearing, any party may appear in person or by agent, or by attorney.~~

B. Public Hearing and Notification

1. A public hearing on all appeals or variances shall be held by the Board of Appeals within 45 days after receipt of a complete application, unless the time is extended by agreement with the applicant.

2. Notice of such public hearing shall be given pursuant to Ch. 985, Wis. Stats.

3. Not less than 10 days before the hearing, a copy of the notice shall be provided to the following. Failure to give such notice(s) shall not invalidate the public hearing nor any decision on the proposed appeal or variance.

(a) The clerk of any municipality whose boundaries are within 1,000 feet of property affected by a proposed appeal or variance.

(b) Property owners of all lands located within 300 feet of any part of the parcel(s) affected by a proposed appeal or variance.

C. Powers Of Board: The board of appeals shall have the following powers:

1. To hear and decide appeals where it is alleged there is error in any order, requirement, decision or determination made by an administrative official in the enforcement of this section or of any ordinance adopted pursuant thereto.
2. To hear and decide special exception to the terms of this zoning title upon which such board is required to pass under such title.
3. To authorize, upon appeal in specific cases, such variance from the terms of this title as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this title will result in practical difficulty or unnecessary hardship, so that the spirit of this title shall be observed, public safety and welfare secured and substantial justice done.
4. The board may permit in appropriate cases, and subject to appropriate conditions and safeguards in harmony with the general purpose and intent of this title, a building or premises to be erected or used for such public utility purposes in any location which is reasonably necessary for the public convenience and welfare.

D. Decisions Of The Board: In exercising the above mentioned powers, the board may, in conformity with the provisions of this title, reverse or affirm, wholly or in part, or may modify the order, requirement, decision or determination appealed from, and may make such order, requirement, decision or determination as ought to be made, and to that end shall have all the powers of the officer from whom the appeal is taken, and may issue the permit. The concurring vote of four (4) members of the board shall be necessary to reverse any order, requirement, decision or determination of the ~~village clerk~~ Village Clerk-Treasurer or to decide in favor of the applicant on any matter upon being brought before the board as required by this title. The grounds of every such determination shall be stated. (1968 Code ch. 12)

**CHAPTER 12
ZONING ADMINISTRATION AND ENFORCEMENT**

SECTION:

8-12-1: Building Permit Required

8-12-2: Administrative Officials Designated

8-12-3: Amendments

8-12-4: Conditional Use Permits

8-12-45: Violations And Penalties

8-12-1: BUILDING PERMIT REQUIRED:

It shall be unlawful for any person to commence excavation for or construction of any building or structure, or structural changes in any existing building or structure without first obtaining a building permit from the ~~village clerk~~ Village Clerk-Treasurer. No permit shall be issued for the

construction, alteration or remodeling of any building or structure until application has been submitted in accordance with the provisions of this title, showing that the construction proposed is in compliance with the provisions of this title and other regulations of the village. (1968 Code ch. 12)

8-12-2: ADMINISTRATIVE OFFICIALS DESIGNATED:

Except as otherwise provided in this title, the ~~village clerk~~ Village Clerk-Treasurer shall administer and enforce the provisions hereof, including the receiving of applications, the inspection of premises and the issuing of building permits. In cases of violation of the provisions of this title, said inspector shall notify the village attorney who shall issue warrants or such other legal proceedings as are necessary. (1968 Code ch. 12)

8-12-3: AMENDMENTS:

- A. The village board may, from time to time, on its own motion, or on petition, or on recommendation of the planning board, amend, supplement or repeal the regulations and provisions of this title after public notice and hearing. (1968 Code ch. 12)
- B. INITIATION. Zoning map or text amendments may be initiated by the Village Board, Plan Commission, or by any interested person or organization.

C. APPLICATION.

1. Application. All applications for an amendment to this Chapter shall be made to the Village Clerk-Treasurer using forms furnished by the Village of Reedsville. Such application shall include, at a minimum, the following:

- (a) Name and address of the petitioner.
- (b) Signature of the petitioner.
- (c) If the application is for a zoning text amendment, the proposed text changes including reference(s) to the affected section(s) of this Chapter.
- (d) If the application is for a zoning map amendment, a description of the affected property, the current zoning district classification(s), and the proposed zoning district classification(s)
- (e) Fees.

[1] Application for an amendment shall be accompanied by a fee established by the Village Board.

[2] The applicant shall pay the total cost associated with public hearing notification and legal publications to the Village of Reedsville.

[3] Costs associated with a third-party consultant hired by the Village for review of an application (e.g., planning, engineering, architectural, legal, etc.) may be the responsibility of the applicant.

2. No application shall be accepted by the Village Clerk-Treasurer until complete as judged by the Village Clerk-Treasurer and until the fee established by the Village Board has been paid in full. Submittal of a complete application and required application fee does not guarantee approval/issuance of the permit, certificate, or request.

D. PUBLIC HEARING AND NOTIFICATION.

1. A public hearing on all proposed amendments shall be held by the Plan Commission within 45 days after receipt of a complete application, unless the time is extended by agreement with the applicant.

2. Notice of such public hearing shall be given pursuant to Ch. 985, Wis. Stats.

3. Not less than 10 days before the hearing, a copy of the notice shall be provided to the following. Failure to give such notice(s) shall not invalidate the public hearing nor any decision on the proposed amendment.

(a) The clerk of any municipality whose boundaries are within 1,000 feet of property affected by a proposed amendment. (Note: For zoning text amendments, it is assumed that all properties within the Village are affected)

(b) For zoning maps amendments (rezoning), property owners of all lands located within 300 feet of any part of the parcel(s) affected by a proposed zoning map amendment.

E. PLAN COMMISSION RECOMMENDATION.

1. Within 45 days after the public hearing and after consideration of comments provided therein, the Plan Commission shall review the proposed amendment and make a recommendation to the Village Board that the application be granted as requested or modified, or denied, unless the time is extended by agreement with the applicant. If the Plan Commission fails to make a recommendation within this timeframe, the proposed amendment shall be forwarded to the Village Board without recommendation.

2. The Plan Commission shall not recommend adoption of a proposed amendment unless it finds that adoption of such amendment is consistent with the Village's adopted comprehensive plan and is in the public interest.

F. VILLAGE BOARD ACTION.

1. Within 120 days after receipt of a complete application, the Village Board shall review the proposed amendment and Plan Commission recommendation, and act to approve or deny the proposed amendment, unless the time is extended by agreement with the applicant. Failure of the Village Board to act within such timeframe shall constitute approval of the proposed amendment as presented. The Village Board may approve an amendment by a favorable vote of a simple majority of a voting quorum.

2. The Village Board shall not approve an amendment unless it finds that adoption of such amendment is consistent with the Village’s adopted comprehensive plan and is in the public interest.

G. EFFECT OF DENIAL. No application that has been denied (either wholly or in part) shall be resubmitted for a period of 12 months from the date of said order of denial, except on grounds of new evidence or proof of change of factors found valid by the Village Clerk-Treasurer.

8-12-4: CONDITIONAL USE PERMITS

A. APPLICABILITY.

(1) A conditional use permit shall be required for the establishment of each use listed as a conditional use in Table 1 of this Chapter.

(2) Expansions, changes to, or substitution of a use permitted as a conditional use shall require a conditional use permit and shall be subject to review and approval in accordance with this Section, except that the minor expansion of a building housing a use permitted as a conditional use which will not increase the scale or intensity of such use and will not increase the floor area of such building shall only require a building/zoning permit.

B. APPLICATION

(1) Application. All applications for conditional use permits shall be made to the Village Clerk-Treasurer using forms furnished by the Village of Reedsville. Such application shall include the following:

(a) Facts and information, other than merely personal preferences or speculation, directly pertaining to the conditions and requirements relating to the conditional use, including the required information and plans as indicated on the application form furnished by the Village.

(b) Plans and data which include:

[1] The location, size and shape of the lot(s) involved and of any existing and proposed structures;

[2] The existing and proposed use of each structure and lot.

[3] Such factors as existing and proposed drainage, sanitary sewage disposal, water systems, waste disposal, driveway locations, off-street parking, highway access, neighboring land uses, and such other information regarding the proposed conditional use and surrounding area that may be required to determine conformity with this Chapter.

(c) Fees.

[1] Application for conditional use permit shall be accompanied by a fee established by the Village Board.

[2] The applicant shall pay the total cost associated with public hearing notification and legal publications to the Village of Reedsville.

[3] Costs associated with a third-party consultant hired by the Village for review of an application (e.g., planning, engineering, architectural, legal, etc.) may be the responsibility of the applicant.

(2) No application shall be accepted by the Village Clerk-Treasurer until complete as judged by the Village Clerk-Treasurer and until the fee established by the Village Board has been paid in full. Submittal of a complete application and required application fee does not guarantee approval/issuance of the permit, certificate, or request.

C. PUBLIC HEARING AND NOTIFICATION.

(1) A public hearing on all conditional use permits shall be held by the Plan Commission within 45 days after receipt of a complete application, unless the time is extended by agreement with the applicant.

(2) Notice of such public hearing shall be given pursuant to Ch. 985, Wis. Stats.

(3) Not less than 10 days before the hearing, a copy of the notice shall be provided to the clerk of any municipality whose boundaries are within 1,000 feet of property affected by a conditional use permit and property owners of all lands located within 300 feet of any part of the parcel(s) affected by a conditional use permit. Failure to give such notice(s) shall not invalidate the public hearing nor any decision on the conditional use permit.

D. PLAN COMMISSION RECOMMENDATION.

(1) Within 45 days after the public hearing and after consideration of comments provided therein, the Plan Commission shall review the conditional use permit application and make a recommendation to the Village Board that the permit be approved as proposed, approved with conditions or modifications, or denied, unless the time is extended by agreement with the applicant. If the Plan Commission makes a recommendation to deny the proposed conditional use permit, the Plan Commission shall include reasons for denial. If the Plan Commission fails to make a recommendation within this timeframe, the application shall be forwarded to the Village Board without recommendation.

(2) The Plan Commission recommendation to approve or deny the conditional use permit must be supported by substantial evidence.

E. VILLAGE BOARD ACTION

(1) Within 120 days after receipt of a complete application, the Village Board shall review the conditional use permit application and Plan Commission recommendation, and act to approve, approve with conditions or modifications, or deny the permit, unless the time is extended by agreement with the applicant. Failure of the Village Board to act within such timeframe shall constitute approval of the conditional use permit as presented.

(2) The Village Board may approve a conditional use permit by a favorable vote of a simple majority of a voting quorum.

(3) The Village Board action/decision to approve or deny the conditional use permit must be supported by substantial evidence.

(4) An applicant's failure to demonstrate, by substantial evidence, that the application and all applicable requirements in this Chapter and conditions established by the Village

relating to the conditional use are or will be satisfied shall be grounds to deny the conditional use permit. At all times, the burden of proof to demonstrate satisfaction of these criteria remains with the applicant.

(5) A copy of the decision with any conditions or reasons for rejection shall be sent promptly to the applicant. If the application is denied, the reasons for denial shall be stated in the decision.

F. BASIS OF APPROVAL OR DENIAL

(1) The Plan Commission and Village Board shall review each conditional use permit application for compliance with all requirements applicable to that specific use and to all other relevant provisions of this Chapter. The Plan Commission and Village Board action/decision to approve or deny the conditional use permit must be supported by substantial evidence.

(2) To aid in the review and decision-making regarding the proposed conditional use, the Plan Commission and Village Board shall evaluate the following specific criteria, as applicable, but shall not be limited thereto:

(a) The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the health, safety, and general welfare of the Village and of the immediate area in which such use would be located.

(b) The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity nor adversely affect property values in the area.

(c) The establishment of the conditional use will not impede the normal and orderly development and improvement of the surround property for uses allowed in the district.

(d) Adequate utilities, access, drainage, and/or other necessary facilities have been or are being provided.

(e) The proposed use will be adequately served by essential public services and facilities and the use will not create excessive additional public costs or be detrimental to the economic welfare of the Village.

(f) Adequate measures have been or will be taken to provide ingress and egress and the proposed project will not adversely affect traffic flow and congestion on public streets.

(g) The conditional use conforms to the applicable regulations of the district in which it is located.

G. CONDITIONS

(1) The Village Board may, in approving an application for a conditional use permit, impose such conditions and requirements that it determines are required to prevent or minimize adverse effects from the proposed conditional use on other properties in the neighborhood and on the general health, safety, and welfare of the Village. All such conditions placed on a Conditional Use shall be:

- (a) Consistent with the general purpose or intent of this Chapter.
- (b) Based upon substantial evidence, defined as facts and information other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a Conditional Use Permit and that reasonable persons would accept in support of a conclusion; and
- (c) Measurable, to the extent practical.

H. EXPIRATION, DURATION, AND TRANSFER

- (1) Expiration. All conditional use permits shall expire 12 months from the date of authorization by the Village Board where the Village Board determines that no action has commenced to establish the authorized use.
- (2) Duration. A conditional use permit will generally remain in effect as long as the conditions and requirements upon which the permit was issued are followed. The Village Board may, at its discretion, grant a limited term conditional use permit if a reasonable basis exists for such limitation. Any limited term conditional use permit may be subject to renewal after a re-evaluation of the use via a public hearing before the Plan Commission and approval by the Village Board.
- (3) Transfer. Subsequent owners of the property are generally allowed to continue the use, subject to conditions and requirements imposed on the original conditional use permit.

I. REVOCATION OF CONDITIONAL USE PERMIT. Should a permit applicant, his heirs or assigns, fail to comply with the conditions of the permit issued by the Village Board or should the use, or characteristics of the use be changed without prior written approval by the Village Board, the Conditional Use Permit may be revoked. The process for revoking a permit shall generally follow the procedures for granting a permit as set forth in this Chapter.

J. EFFECT OF DENIAL. No application that has been denied (either wholly or in part) shall be resubmitted for a period of 12 months from the date of said order of denial, except on grounds of new evidence or proof of change of factors found valid by the Zoning Administrator.

8-12-4 5: VIOLATIONS AND PENALTIES:

- A. A violation of this title is an offense punishable by a fine not exceeding fifty dollars (\$50.00) or by imprisonment for a period not exceeding sixty (60) days or by both such fine and imprisonment.
- B. Whenever a violation of this title occurs, any person may file a complaint in regard thereto. All such complaints must be in writing and shall be filed with the ~~village clerk~~ Village Clerk-Treasurer, who shall properly record such complaint and immediately investigate and report thereon to the village planning commission. (1968 Code ch. 12)

