



County of Door
LAND USE SERVICES DEPARTMENT: ZONING
County Government Center
421 Nebraska Street
Sturgeon Bay, WI 54235

Kristin Rankin, Zoning Administrator

Direct line: (920) 746-2266

Main office line: (920) 746-2323

FAX: (920) 746-2387

E-mail: krankin@co.door.wi.us

Website: <https://www.co.door.wi.gov/164/Land-Use-Services>

April 7, 2023

Town of Gibraltar
C/o Kelly Murre, Clerk
PO Box 850
Fish Creek, WI 54212

Re: Proposed rezoning of tax parcel: 014-02-33312713E, 3815 STH 42

Greetings:

We are sending you this letter to notify the town that there will be a hearing regarding a request to rezone a parcel in Gibraltar at an upcoming Door County Resource Planning Committee meeting. The scheduling process for the hearing will begin on May 5, 2023 unless we hear from the town before that date. The hearing will be held no sooner than three weeks after the scheduling process has begun. As a reminder, comments may be submitted to the Land Use Services Department up to 12 p.m. the day before the public hearing, and/or the town may offer verbal testimony at the hearing.

Enclosed is a "Town Recommendation Worksheet" which we ask you to complete and send back to the Door County Land Use Services Department.

Michael Niss on behalf of the Fish Creek Sanitary District #1 proposes to rezone 4.90 acres at 3815 CTH F from Light Industrial (LI) to Neighborhood Residential (NR). The zoning request is being sought so that the applicant may apply for a conditional use permit to establish a multiple occupancy development.

The applicant has the responsibility to contact the Town of Gibraltar (Kelly Murre, Clerk: 920-868-1714) to determine if/when the town may be discussing this matter at a future meeting.

Sincerely,

Kristin Rankin
Zoning Administrator

Enc.: Town recommendation worksheet, application packet & draft staff report
C.C.: Michael Niss, via e-mail (with enclosure)
Fish Creek Sanitary District #1 (with enclosure)
Neighboring property owners within 300' of proposed rezoning (w/o enclosure)

**Door County Land Use Services Department
Request for Town Recommendation**

Michael Niss on behalf of the Fish Creek Sanitary District #1 proposes to rezone 4.90 acres at 3815 CTH F from Light Industrial (LI) to Neighborhood Residential (NR). The zoning request is being sought so that the applicant may apply for a conditional use permit to establish a multiple occupancy development.

The (circle one) Town Board / Planning Committee of the Town of _____ held a legally noticed and posted meeting on _____, at which, by a vote of ____ (Yea) to ____ (Nay), the town recommended (check one) ____ **SUPPORT** ____ **DENIAL** for a petition to rezone.

Reason(s) for the town's decision:

Is the proposal consistent with the Town Comprehensive Plan?

Concerns or objections the town may wish to see potentially addressed through modifications to the proposed amendment:

Town Clerk Signature

Date

***See reverse side for map amendment criteria.**

GENERAL CRITERIA REGARDING ZONING HEARING CASES IN DOOR COUNTY

This document is intended to provide a general guide to the issues and criteria to consider when making decisions regarding this type of zoning hearing. It should not be considered a complete guide to applicable statutes or ordinances.

ZONING AMENDMENT – MAP

(See also Door County Zoning Ordinance section 11.08 and Wisconsin Statutes section 59.69(5).)

By state law, petitions to rezone property which are under county zoning jurisdiction are heard at a public hearing before the county planning committee (called the Resource Planning Committee in Door County), which makes a recommendation to the county board for final decision. The town board of a town under comprehensive zoning does have, however, statutory authority to essentially "veto" rezonings approved at the county level that it (the town) does not support. (Comprehensively zoned towns may not, however, force the county to rezone property through this authority – the town can only prevent a rezoning. Note that towns with shoreland-only county zoning do not have any "veto" authority.)

A petition to change the zoning district designation of a property or properties may be submitted by: 1) the property owner(s) of all or some of the land in question, 2) the town board of the town in which the land is located, if the town is under county zoning, 3) the Door County Resource Planning Committee, or 4) any county board supervisor.

Considerations in evaluating petitions to rezone

- Was the existing district due to a mistake in the mapping process?
- Have circumstances changed for this property or surrounding properties since the original zoning district designation?
- How are the adjacent properties zoned and used?
- Is the land area in question large or small?
- Would the new district fit official plan guidelines for the property? Is the existing district a better fit?
- Is the request simply to economically benefit one property owner or a small group of property owners?
- Is there an overriding public good to be gained by rezoning the property? (If yes, rezoning might be justified even if other considerations point toward denying the petition.)

In general, a rezoning that 1) will economically benefit only one or a few property owners, 2) affects a small area of land, 3) is not a fit with official plans, 4) will allow for higher intensity or higher density uses than those allowed on surrounding properties, and 5) will not result in any overall public benefit may constitute "spot zoning," which may be deemed illegal.

Note that rezoning a property means that any use allowed in the new zoning district may be established on the property, now or in the future, not just the use being proposed by the current applicant. A property owner may volunteer to legally restrict the uses to which the property may be put, such as through a deed restriction naming the county as enforcement agency, but the planning committee may be reluctant to participate in such discussions or agreements for fear of inadvertently engaging in "contract rezoning," which is illegal.



County of Door

LAND USE SERVICES DEPARTMENT: Planning

County Government Center
421 Nebraska Street
Sturgeon Bay, WI 54235

Draft STAFF REPORT Petition for Zoning Amendment - Map

Applicant Information

- **Name & property address:** Michael Niss, on behalf of The Fish Creek Sanitary District #1, 3815 CTH F
- **Parcel identification numbers:** 014-02-33312713E
- **Petition Request:** To rezone 4.90 acres of the subject lot from Light Industrial (LI) to Neighborhood Residential (NR).
- **Purpose of the proposed rezoning:** In order to apply for a conditional use permit to establish a multiple occupancy development.

Description of Subject Property and Surrounding Area

Lot Configuration:

- **Lot area and frontage:** Wooded, rectangular-shaped lot containing 24.48 acres. The area petitioned to be rezoned is the northwest corner of the lot, containing 4.90 acres. There is 193.88' of frontage along CTH F.
- **Existing uses/structures:** The existing buildings/structures are located on the southwest portion of the 24.48 acre lot and are used as a sanitary treatment plant.
- **Traffic patterns/road usage:** Medium to high levels of traffic during the tourism months.

Surrounding Area: To the west of the subject lot are single-family homes on lots zoned Single Family Residential – 20,000. Lots further to the east and to the south are zoned Heartland-3.5 and contain single-family residences.

The areas to the northwest, west, and southwest of the subject property are all zoned Single Family Residential – 20,000. Uses along Little Spring Rd., along Spring Ct., and to the north/northeast consist primarily of small lots with single-family residences. The area to the north, across County Highway F, is zoned Small Estate and contain single-family residences.

Uses to the northwest, north, and northeast also consist of small lots with single-family residences. The remaining areas to the west, southwest, south, and east consist of large lots that are mostly wooded but also contain a couple of single-family residences. Storage units and a campground lie further to the east, along County Highway F.

Background/History

The sanitary treatment plant was established in 1989, with subsequent additions in 2001 and 2018.

Zoning Considerations

See the enclosed Table of District Requirements, section 3.02(3)(b), to compare district requirements for minimum lot area and yard setbacks.

- **Section 2.03(25): Purpose of the Light Industrial (LI) zoning district:**

“This district is intended to provide for manufacturing, warehousing, and other light industrial operations. It is also intended that this district be used for the location of trade or contractor establishments, commercial storage facilities, and similar businesses. Such uses should not be detrimental to the surrounding area or to the county as a whole by reason of noise, dust, smoke, odor, traffic, physical appearance, degradation of groundwater, or other nuisance factors. Such uses may be subject to requirements which will reasonably ensure compatibility. This district can also be used for industrial or business parks. Lot sizes of at least 60,000 square feet are required for new lots.”

- **Section 2.03(26): Purpose of the Neighborhood Residential (NR) zoning district:**

Note that the housing-related amendments that were adopted in early 2022 allow the NR district to have a maximum of 12 bedrooms per acre rather than the 9 bedrooms per acre stated in s. 2.03(26) below. Staff is aware that this section needs to be amended and it will be part of a package of clean-up amendments that will be presented to the Resource Planning Committee in the near future.

“This district is intended to provide for both single family residential developments and multiple occupancy developments. Lot sizes of at least 20,000 square feet are required for new single family residential lots. A maximum density of 9 bedrooms per acre of net lot area is required for new multiple occupancy developments.”

- **Principal uses allowed.** Please see the attached Table of Principal Uses to compare the types of uses allowed in the existing zoning district as opposed to the proposed zoning district. Rezoning a property means that any use allowed in the new zoning district may be established on the property, now or in the future, not just the use being proposed by the current applicant.

Issues for the RPC to consider in evaluating petitions to rezone are below. A brief staff opinion regarding these matters is at the end of the list of questions. The RPC needs to reach its own determinations, though.

- Was the existing district due to a mistake in the mapping process?
- Have circumstances changed for this property or surrounding properties since the original zoning district designation?
- How are the adjacent properties zoned and used?
- Will rezoning allow for higher intensity or higher density uses than those allowed on surrounding properties?
- Would the new district fit official plan guidelines for the property? Is the existing district a better fit?
- Is the request simply to economically benefit one property owner or a small group of property owners?
- Is there an overriding public good to be gained by rezoning the property? (If yes, rezoning might be justified even if other considerations point toward denying the petition.)

The Light Industrial zoning district does not allow any residential uses. A rezoning of the subject lot from Light Industrial to Neighborhood Residential would allow for a lower intensity of uses, but a higher density of uses than those surrounding it, if you only consider the area to be rezoned. If you consider the entire sanitary district parcel as a whole, which will presumably never contain residential development beyond that proposed, the proposed number of units (all of which are studio apartments) is not much denser than the adjacent SF20 zoning allows. While a rezoning does not fit with the future land use designation of the area being proposed for rezoning, that designation is in place due to the existence of the treatment plant; if that were not present, the area would likely be designated as residential, like the rest of the neighborhood. The rezoning is being requested in order to develop workforce housing, which may be viewed as an overriding public benefit.

Comprehensive Plan Considerations

- **County comprehensive plan future land use map designation and description.**

The subject lot is designated as Communications/Utilities (~20.9 ac.) and Governmental/Institutional Facilities (~3.6 ac.) on the comprehensive plan's future land use map. The area that is being proposed for rezoning is located entirely in the Communications/Utilities area. Both of these future land use categories are described below and shown on the attached map.

Communications/Utilities – Those areas shown as “Communications/Utilities” denote areas where the generation, processing, and/or transmission of electronic communications or of water, electricity, petroleum, or other transmittable products is occurring currently, or where the disposal, waste processing, and/or recycling of byproducts is occurring.

Governmental/Institutional Facilities – Those areas shown as “Governmental/Institutional Facilities” denote existing or planned expansions of public and private facilities for education, health, or assembly; cemeteries and related facilities; and government facilities used for administration or safety. (Note that public utilities and outdoor recreation areas are categorized separately.)

While a rezoning from Light Industrial to Neighborhood Residential does not fit with the Communications/Utilities future land use designation, the rezoning is being requested in order to develop workforce housing, which, as stated above, may be viewed as an overriding public benefit. The site is located approximately 1.2 miles from the heart of Fish Creek, an easy walk or bicycle ride to get to the many businesses located along the stretch between Spring Road and downtown. Providing housing for the workforce that these businesses need will help the community stay economically strong. The site is also located less than ½ mile from the YMCA and the Peninsula School of Art, amenities that the residents are likely to use.

- **Relevant goals/objectives/action items from comprehensive plan.**

GOAL 6. Encourage quality affordable housing and economic opportunities for the current and future population.

Policies

1. Enact regulatory changes at the local level that will encourage provision of affordable housing and allow for desired housing and economic development.
6. Provide a range of housing types, densities, and lot size options, with smaller minimum lot sizes and higher densities in areas where appropriate, such as in or

adjacent to existing residential areas, downtowns, hamlets, or other commercial areas, or, areas served by public sewer, facilities, and other infrastructure, etc.

- **Other relevant text from county comprehensive plan.**

Excerpt from the Housing and Economic Development Vision Statement:

Housing options include affordable, mixed types in areas close to schools and services, with options for senior residents that help them maintain their homes and independence for as long as possible.

KR/RYP/MKG
4/5/2023

(3)(a) Table of principal uses – General. This table shall apply as appropriate wherever this Ordinance is applicable.

| Type of Use | Zoning Districts | | | | | | | | | | | | | | | | | | |
|---|------------------|----------------|-------------------|-----------------|----------------|----|-----------------|----------------|------|------|------|----|----|----|----------------|----------------|-----------------|----|---|
| | W | NA | EA | GA | PA | CS | HL ⁸ | ES | SF10 | SF20 | SF30 | SE | RR | HD | CC | MC | RC | LI | |
| AGRICULTURAL USES | | | | | | | | | | | | | | | | | | | |
| Agricultural Visitation Facility (s. 4.03(4)) (Added: 26 Aug 1997; Ord. 21-97) | | | | C | C | | | | | | | | | | | | | | |
| Agriculture (s. 4.03(1)) (Amended: 26 Aug 1997; Ord. 21-97) | | P | P | P | P | P | P | P | | | | | | | | | | | P |
| Greenhouses (Amended: 30 Sept 2010; Ord. 2010-13) | | | p ¹⁷ | P | p ¹ | P | P | p ¹ | | | | | | | C | C | | | |
| Roadside Stands (s. 4.03(2)) (Amended: 30 Sept 2010; Ord. 2010-13) | | P | p ¹⁷ | P | P | P | P | P | | | | | | | | | | | |
| Tree/Shrub Nurseries | | p ¹ | P | P | p ¹ | P | P | p ¹ | | | | | | | | | | | |
| COMMERCIAL USES | | | | | | | | | | | | | | | | | | | |
| Art Galleries (Amended: 9 May 2008; Ord. 2008-01) | | | | C | C | C | C ¹⁰ | | | | | | | | P | P | P | | |
| Assembly Hall (s. 4.04(17)) (Added: 5 Aug. 2013; Ord. 2013-13) | | | | C ¹⁴ | C | C | C ¹⁴ | C | | | | | | | C | C | C ¹⁴ | | |
| Auto Repair (s. 4.04(5)) | | | | C | | C | | | | | | | | | C | C | | | P |
| Auto/Recr. Vehicle Sales, Rental, and Service Lot (Amended: 20 Sept. 2016; Ord. 2016-14) | | | | | | | | | | | | | | | C | C | | | |
| Banks | | | | | | | | | | | | | | | p ² | p ² | | | |
| Carwash (Added: 27 August 2002; Ord. 12-02) | | | | | | | | | | | | | | | C | C | C | | C |
| Commercial Fishing Facilities | | | | P | | P | | | | | | | | | C | C | C | | P |
| Commercial Trucking Establishments (Amended: 30 Sept 2010; Ord. 2010-13) | | | C ^{3,17} | C ³ | | | | | | | | | | | | | | | P |
| Commercial Storage Facilities (s. 4.04(8)) | | | | | | | | | | | | | | | C | C | C | | P |
| Community Commercial Kitchen (s. 4.04(16)) (Added: 28 May 2012; Ord. 2012-13) | | | | | | | | | | | | | | | P | P | | | P |
| Conference Facilities | | | | | | | | | | | | | | | C | C | C | | |
| Day Care Centers (s. 4.04(14)) | | | | | | | | | | | | | | | C | C | C | | |

(3)(a)Table of principal uses – General. This table shall apply as appropriate wherever this Ordinance is applicable (continued).

| Type of Use | Zoning Districts | | | | | | | | | | | | | | | | | | |
|--|------------------|----|-----------------|----|----|----|-----------------|----|------|------|------|----|----|----|----|----|----|----|--|
| | W | NA | EA | GA | PA | CS | HL ⁸ | ES | SF10 | SF20 | SF30 | SE | RR | HD | CC | MC | RC | LI | |
| COMMERCIAL USES (Continued) | | | | | | | | | | | | | | | | | | | |
| Family Day Care Homes (s. 4.04(13)) (Amended: 16 April 1996; Ord. 9-96) (Amended: 30 September 2010; Ord. 2010-13) | | P | P ¹⁷ | P | P | P | P | P | C | C | C | P | P | C | P | P | P | P | |
| Farm Implement Sales/Service (Amended: 30 September 2010; Ord. 2010-13) | | | C ²² | C | C | C | | | | | | | | | C | C | | P | |
| Ferry Terminals | | | | | | | | | | | | | | | P | P | C | | |
| Fertilizer Distribution Plants (Amended: 30 Sept., 2010, Ord. 2010-13) | | | C ²² | C | C | C | | | | | | | | | | | | C | |
| Fitness Centers, Tanning Salons & Spas (Added: 30 January 2003; Ord. 01-03) | | | | | | | | | | | | | | | C | C | C | | |
| Funeral Homes | | | | | | | | | | | | | | | C | C | | | |
| Gas Stations | | | | | | | | | | | | | | | C | C | C | C | |
| Grain Mills (Amended: 30 September 2010; Ord. 2010-13) | | | C ²² | C | C | C | | | | | | | | | C | C | | P | |
| Home Businesses (s. 4.04(10)) (Amended: 20 April 2010, Ord. 2010-03) (Amended: 27 September 2012; Ord. 2012-21) | | | | C | C | C | C | C | | | | | C | | | P | | | |
| Home Occupations (s. 4.04(9a)) (Amended: 8 August 2000; Ord. 12-00) (Amended: 30 Sept 2010;Ord. 2010-13) | | P | P ¹⁷ | P | P | P | P | P | P | P | P | P | P | P | P | P | P | | |
| Home Office/Studio (s. 4.04(9)) (Added: 8 August 2000; Ord. 12-00) (Amended: 30 Sept 2010; Ord. 2010-13) | | P | P ¹⁷ | P | P | P | P | P | P | P | P | P | P | P | P | P | P | | |
| Indoor Recreation | | | | | | | | | | | | | | | P | C | P | | |
| Kennels (s. 4.04(2)) | | | | P | P | P | | | | | | | | | | | | | |
| Laundromats and Laundry Service | | | | | | | | | | | | | | | P | P | C | P | |
| Lumber/Building Supply Yards (s. 4.04(6)) | | | | | | | | | | | | | | | C | C | | P | |
| Medical/Dental Clinics | | | | | | | | | | | | | | | P | P | | | |
| Model Homes (s. 4.04(4)) | | | | | | | C | C | C | C | C | C | P | P | P | P | P | | |

(3)(a) Table of principal uses – General. This table shall apply as appropriate wherever this Ordinance is applicable (continued).

| Type of Use | Zoning Districts | | | | | | | | | | | | | | | | | | |
|---|------------------|----|---------------------|-----------------|----|-----------------|---------------------|----|------|------|------|----|----|----|----|----------------|----------------|------------------|-----------------|
| | W | NA | EA | GA | PA | CS | HL ⁸ | ES | SF10 | SF20 | SF30 | SE | RR | HD | CC | MC | RC | LI | |
| COMMERCIAL USES (Continued) | | | | | | | | | | | | | | | | | | | |
| Passenger Bus Terminals | | | | | | | | | | | | | | | | C | C | | |
| Personal Service Establishments | | | | | | | | | | | | | | | | P | P | | |
| Professional Offices/Studios | | | | | | | | | | | | | | | | P | P | C | |
| Radio/TV Stations (Amended: 29 Sept. 2015; Ord. 2015-09; Effective 9 Nov. 2015) | | | | | | | | | | | | | | | | P | P | | |
| Non-Motorized Recreational Equipment Sales/Service/Rentals (Amended: 26 Feb. 2013; Ord. 2013-07) (Amended: 20 Sept. 2016; Ord. 2016-14) | | | | | | | | | | | | | | | | P | P | P | |
| Motorized Recreational Equipment Sales/Service/Rentals (Amended: 26 Feb. 2013; 2013-07) (Amended: 20 Sept. 2016; Ord. 2016-14) | | | | | | | | | | | | | | | | C | C | C | |
| Restaurants or Taverns (s. 4.04(3)) | | | | | | | | | | | | | | | | p ² | p ² | C | |
| Retail Stores | | | | | | | | | | | | | | | | p ⁶ | p ⁶ | p ^{4,6} | |
| Trade or Contractor Establishments (s. 4.04(7)) (Amended: 18 Dec. 2001; Ord. 12-01) | | | | C | | C | | | | | | | | | | C | P | | P |
| Veterinarian Clinics | | | | P | | P | | | | | | | | | | P | P | | |
| Wineries/Breweries (Amended: 5 Aug. 2013; Ord. 2013-10) (Amended: 22 May 2018; Ord. 2018-11; Effective 2 July 2018) | | | | C ²⁴ | | C ²⁴ | C ^{23, 24} | | | | | | | | | C | C | | p ²⁴ |
| INDUSTRIAL USES | | | | | | | | | | | | | | | | | | | |
| Asphalt/Concrete Plants | | | | | | | | | | | | | | | | | | | C |
| Bulk Storage of Fuel Products | | | | | | | | | | | | | | | | | | | C |
| Freight Terminals (s. 4.05(2)) | | | | | | | | | | | | | | | | | C | | P |
| Fruit/Vegetable/Cheese Processing Plants (Amended: 30 Sept. 2010; Ord. 2010-13) (Amended: 22 May 2018; Ord. 2018-11; Effective 2 July 2018) | | | C ^{22, 24} | C ²⁴ | | C ²⁴ | C ²⁴ | | | | | | | | | | | | p ²⁴ |
| Manufacturing, Assembly, Processing | | | | | | | | | | | | | | | | C | | | P |
| Nonmetallic Mining (s. 4.05(3)) (Amended: 30 Sept. 2010; Ord. 2010-13) | | | | C | | C | C | | | | | | | | | | | | C |
| Resource Recovery Facilities (s. 4.05(6)) | | | | C | | C | | | | | | | | | | | | | C |
| Salvage Yards (s. 4.05(4)) | | | | C | | C | | | | | | | | | | | | | C |

(3)(a) Table of principal uses – General. This table shall apply as appropriate wherever this Ordinance is applicable (continued).

| Type of Use | Zoning Districts | | | | | | | | | | | | | | | | | | |
|---|------------------|---|-----------------|-----------------|----|----|-----------------|----|------|-----------------|------|----|----|----|----|----|----|----|---|
| | W | NA | EA | GA | PA | CS | HL ⁸ | ES | SF10 | SF20 | SF30 | SE | RR | HD | CC | MC | RC | LI | |
| INDUSTRIAL USES (Continued) | | | | | | | | | | | | | | | | | | | |
| Sawmills/Planing Mills (s. 4.05(1)) (Amended: 30 Sept 2010; Ord. 2010-13) | | C | C ²² | P | C | P | C | | | | | | | | | | | | P |
| Sewage Disposal/Treatment Plants (Amended: 30 Sept 2010; Ord. 2010-13) | | | | C | | C | C | | | | | | | | C | C | | | C |
| Slaughterhouses | | | | C | | C | | | | | | | | | | C | | | C |
| Solid Waste Facilities (s. 4.05(5)) (Amended: 30 Sept 2010; Ord. 2010-13) | | | | C | | C | | | | | | | | | | | | | C |
| Temporary Asphalt/Concrete Plants (s. 4.05(7)) (Amended: 30 Sept 2010; Ord. 2010-13) | | | | C | C | C | C | C | | C ¹⁴ | C | C | C | C | C | C | C | C | C |
| Wholesale Establishments/Distributorships | | | | | | | | | | | | | | | C | C | | | P |
| INSTITUTIONAL USES | | | | | | | | | | | | | | | | | | | |
| Auditorium (Added: 25 June 2013; Ord. 2013-12) | | | | | | | | | | | | | | | C | C | | | |
| Cemeteries (Amended: 30 Sept 2010; Ord. 2010-13) | | P | C ²⁰ | P | P | P | P | P | | P ¹⁴ | P | P | P | P | P | P | P | P | |
| Churches (Amended: 30 Sept 2010; Ord. 2010-13) | | C | C ²⁰ | C | C | C | C | C | | C ¹⁴ | C | C | C | C | P | P | P | | |
| Community Living Arrangements | | As regulated in s. 59.69(15), Wis. Stats. | | | | | | | | | | | | | | | | | |
| Fine Arts Venue (s. 4.06(2)) (Added: 28 May 2012; Ord. 2012- 12) | | C | | C ¹⁴ | C | C | C ¹⁴ | C | | | | | | | C | C | C | | |
| Fire/Police Stations (Amended: 30 Sept 2010; Ord. 2010-13) | | | | C | | C | P | C | | | | | C | C | C | C | | | |
| Hospitals | | | | | | | | | | | | | | | C | C | | | |
| Institutional Residential | | | | C | | C | | | | | | | | C | C | C | | | |
| Libraries/Museums (Amended: 28 June 2006; Ord. 2006-11) | | | | | | | C | | | C ¹² | | | | | P | P | P | | |
| Post Offices | | | | | | | | | | | | | | | P | P | | | |
| Private Schools (Amended: 30 Sept 2010; Ord. 2010-13) | | | C ¹⁷ | C | | C | C | C | | | | C | C | C | C | C | C | | |

(3)(a) Table of principal uses – General. This table shall apply as appropriate wherever this Ordinance is applicable (continued).

| Type of Use | Zoning Districts | | | | | | | | | | | | | | | | | | |
|---|------------------|-----------------|-----------------|----|----|----|-----------------|----|------|------|------|-----------------|----|----|----|----|----|----|---|
| | W | NA | EA | GA | PA | CS | HL ⁸ | ES | SF10 | SF20 | SF30 | SE | RR | HD | CC | MC | RC | LI | |
| INSTITUTIONAL USES (Continued) | | | | | | | | | | | | | | | | | | | |
| Public Schools (Amended: 30 Sept., 2010; Ord. 2010-13) | | | C ²⁰ | C | | C | C | C | | | | C | C | C | C | C | C | | |
| Public Highway Garages (s. 4.06(1)) (Amended: 30 Sept., 2010; Ord. 2010-13) | | | | C | | C | C | C | | | | | C | | | C | | | P |
| Town Halls/Community Centers (Amended: 22 March 2005; Ord. 2005-11) (Amended: 30 Sept 2010; Ord. 2010-13) | | P ¹¹ | C ²⁰ | P | P | P | P | | | | | | P | | P | P | | | |
| Travelers' Information Centers | | | | | | | | | | | | | | | P | P | P | | |
| OUTDOOR RECREATIONAL USES | | | | | | | | | | | | | | | | | | | |
| Amusement Park | | | | | | | | | | | | | | | | C | C | | |
| Campgrounds/Trailer Camps (s. 4.07(2)) (Amended: 24 Feb. 2004; Ord. 2004-04) | | C | | C | | C | C | | | | | | | | | C | C | | |
| Camping (s. 4.07(3)) (Amended: 30 Sept. 1997; Ord. 28-97) (Amended: 30 Sept 2010; Ord. 2010-13) | | P | P ¹⁷ | P | P | P | P | P | | P | P | P | P | P | | | P | | |
| Commercial Riding Stables (s. 4.07(4)) (Amended: 28 May 1996; Ord. 11-96) | | C | | C | C | C | C | | | | | | | | | | C | | |
| Golf Courses | | | | | | C | C ¹⁴ | C | | | | C ¹⁴ | | | | | C | | |
| Golf Driving Range (Added: 25 March 1997; Ord. 7-97) | | | | C | | | | | | | | | | | | | | | |
| Gun Clubs/Shooting Ranges | | C | | C | | C | | | | | | | | | | | | | |
| Institutional Recreation Camps (s. 4.07(6)) | | C | | | | C | C | | | | | | | | | | C | | |
| Marinas/Excursion Boating/Charter Fishing (s. 4.07(5)) | | | | | | | | | | | | | | | C | C | C | | |
| Outdoor Active Recreation Facility (Added: 26 Feb. 2013; Ord. 2013-07) (s.4.07(9)) | | C | | C | C | C | C | C | | | | | | | C | C | C | | |
| Outdoor Theatre | | | | | | | | | | | | | | | | C | C | | |

(3)(a) Table of principal uses – General. This table shall apply as appropriate wherever this Ordinance is applicable (continued).

| Type of Use | Zoning Districts | | | | | | | | | | | | | | | | | |
|---|------------------|----------------|-----------------|----------------|----------------|----------------|-----------------|----------------|------|-----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| | W | NA | EA | GA | PA | CS | HL ⁸ | ES | SF10 | SF20 | SF30 | SE | RR | HD | CC | MC | RC | LI |
| OUTDOOR RECREATIONAL USES (Cont.) | | | | | | | | | | | | | | | | | | |
| Parks (s. 4.07(1)) (Amended: 30 Sept., 2010; Ord. 2010-13) | | P ⁹ | C ²⁰ | P ⁹ | P ⁹ | P ⁹ | P ⁹ | P ⁹ | | P ⁹ | P ⁹ | P ⁹ | P ⁹ | P ⁹ | P ⁹ | P ⁹ | P ⁹ | P ⁹ |
| Private Riding Stables (s. 4.07(4)) (Amended: 30 Sept., 2010; Ord. 2010-13) | | P | P ¹⁷ | P | P | P | P | P | | | | P | P | | | | C | |
| Public Boat Launching Facilities (Amended: 22 March 2005; Ord. 2005-10) (Amended: 20 Sept. 2016; Ord. 2016-14) | | C | | | | C | | C | | C | C | C | C | C | C | C | C | |
| Retreat Centers (s. 4.07(7)) (Amended: 18 Dec 1997; Ord. 40-97) | | C | | C | | C | C | C | | | | | | | | | C | |
| Ski Resorts | | | | | | | | | | | | | | | | | C | |
| | | | | | | | | | | | | | | | | | | |
| RESIDENTIAL USES | | | | | | | | | | | | | | | | | | |
| Accessory Residences (s. 4.08(3)) (Amended: 27 July 2000; Ord. 17-00) (Amended: 17 April 2012; Ord. 2012-14) | | | | | | | | | | | | | | | P | P | P | P |
| Bed & Breakfast Establishments (s. 4.08(10)) (Amended: 9 Nov 2011; Ord. 2011-14) | | P | | P | P | P | C | P | | C ¹⁴ | C | P | P | P | P | P | P | |
| Boardinghouses (s. 4.08(11)) (Amended: 9 Nov 2011; Ord. 2011-14) | | | | P | P | P | P | P | | | | | P | P | P | P | P | |
| Conservation Subdivisions (Ch. 6) (Added 4 April 2011; Ord. 2011-05) (Amended: 22 Feb. 2022; Ord. 2022-03) | | P | | P | P | P | P | P | | P | P | P | P | P | P | P | P | |
| Duplexes (Amended: 22 Feb. 2022; Ord. 2022-03) | | | | P | | P | P | | | | | | P | P | P | P | P | |
| Dwellings for Agricultural Production & Processing Workers (s. 4.08(7)) (Added: 25 June 1996; Ord. 16-96) (Amended: 22 Feb. 2022; Ord. 2022-03) | | | | P | P | P | P | | | | | | | | | | | P |
| Farm Related Residences (s. 4.08(2)) (Amended: 30 Sept., 2010; Ord. 2010-13) (Amended: 11 Dec., 2012 Ord. 2012-25) | | P | | P | P | P | P ¹⁵ | P | | | | | | | | | | |
| Manufactured Homes (s. 4.08(4)) (Amended: 22 Feb. 2022; Ord. 2022-03) | | | | | | P | P | | | | | | P | P | | | | |
| Manufactured Home Parks (s. 4.08(5)) | | | | | | C | C ¹⁴ | | | | | | C | C | | | | |
| Multiple Occupancy Developments (s. 4.08(8)) (Amended: 5 Oct. 1998; Ord. 22-98) | | | | | | | | | | | | | | C ⁷ | C ⁷ | C ⁷ | C ⁷ | |

(3)(a) Table of principal uses – General. This table shall apply as appropriate wherever this Ordinance is applicable (continued).

| Type of Use | Zoning Districts | | | | | | | | | | | | | | | | | | |
|--|------------------|----|--|----|----|----|-----------------|----|------|------|------|----|----|----|----|----|----|----|---|
| | W | NA | EA | GA | PA | CS | HL ⁸ | ES | SF10 | SF20 | SF30 | SE | RR | HD | CC | MC | RC | LI | |
| RESIDENTIALS USES (Continued) | | | | | | | | | | | | | | | | | | | |
| Nonfarm Residential Lots (s.4.08(2a)) (Added: 11 December 2012; Ord. 2012-25) | | | C | | | | | | | | | | | | | | | | |
| Secondary Dwelling Units (s.4.08(9)) (Added: 4 April 2011; Ord. 2011-04) | | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | |
| Single Family Residences (Amended: 30 Sept. 2010; Ord. 2010-13) | | P | P ¹⁹ | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | |
| Single Family Residences Separated From Farm Parcels (s. 4.08(1)) (Amended: 30 Sept. 2010; Ord. 2010-13) (Amended: 11 Dec. 2012; Ord. 2012-25) | | P | | P | P | P | P ¹⁵ | P | | | | | | | | | | | |
| Temporary Manufactured Homes (s. 4.08(6)) (Amended: 30 Sept. 2010; Ord. 2010-13) | | P | P ¹⁹ | P | P | P | P | P | | P | P | P | P | P | | | P | P | |
| MISCELLANEOUS USES | | | | | | | | | | | | | | | | | | | |
| Airports (s. 4.09(1)) | | | | C | | C | | | | | | | | | | | | | |
| Airstrips and Landing Fields (s. 4.09(1)) | | | | C | C | C | C | | | | | | | | | | | | |
| Animal Shelters/Pounds (s. 4.09(3)) | | | | C | C | C | | | | | | | | | C | C | | | |
| Municipal/Commercial Parking Lots | | | | | | | | | | | | | | | C | C | C | C | |
| Utility Facilities - Type A (s. 4.09(2)) (Amended: 28 March 2000; Ord. 05-00) (Amended: 30 Sept. 2010; Ord. 2010-13) | | C | C ²¹ | C | C | C | C | C | P | C | C | C | C | C | C | C | C | C | C |
| Utility Facilities - Type B (s. 4.09(2)) (Amended: 30 Sept. 2010; Ord. 2010-13) | | C | C ²¹ | C | C | C | C | C | | C | C | C | C | C | C | C | C | C | C |
| Mobile Service Support Structures and Related Facilities (Amended: 29 Sept. 2015; Ord. 2015-09 Effective 9 Nov. 2015) | | | -----As regulated by Chapter 14 of this ordinance----- | | | | | | | | | | | | | | | | |

KEY: P = Permitted uses.

S = (Deleted: 27 May 2008; Ord. 2008-04)

C = Uses permitted as conditional uses.

(3)(a) Table of principal uses – General. This table shall apply as appropriate wherever this Ordinance is applicable.

FOOTNOTES:

1. Such use shall not entail on-site retail sales.
 2. Establishments with drive-through facilities shall be permitted only as provided in s. 11.04, conditional use permits. (Amended: 27 May 2008; Ord. 2008-04)
 3. Restricted to commercial trucking of farm products or to provide a farm service.
 4. Such use shall be incorporated into a larger development and the floor area dedicated to the retail use shall not exceed 30% of the total floor area of the buildings which serve the development's clientele.
 5. (Deleted: 28 May 2012; Ord. 2012-13)
 6. Establishments where the total floor area of all buildings which serve a retail use on the lot exceeds 20,000 sq. ft. shall only be permitted as conditional uses.
 7. See s. 4.08(8)(a). (Amended: 26 Feb. 2103; Ord. 2013-06)
 8. The HL column shall refer to the principal uses allowed in the Heartland-3.5 (HL3.5), Heartland-5 (HL5), and Heartland-10 (HL10) districts. (Added: 28 May 1996; Ord. 13-96)
 9. Privately owned parks which include active recreation shall only be permitted as conditional uses. (Added: 27 May 1997; Ord. 15-97)
 10. Subject to Section 4.04(15) in the Town of Liberty Grove. (Recreated: 15 April 2008; Ord. 2008-01; Effective 9 May 2008)
 11. Allowed in Natural Area (NA) zoning district only in the Town of Union. (Added: 22 March 2005; Ord. 2005-11; Effective 2 May 2005)
 12. Allowed in the Town of Jacksonport only. (Added: 28 June, 2006; Ord. 2006-11)
 13. (Added: 22 Aug. 2006; Ord. 2006-16; Effective 12 Sept. 2006; Deleted: 22 Feb. 2022; Ord. 2022-03)
 14. Not allowed in Town of Gibraltar. (Added: 22 Aug 2006, Ord. 2006-16; Effective 12 Sept. 2006) (Added: 5 Aug 2013; Ord. 2013-13)
 15. Permitted in Town of Gibraltar only. (Added: 22 Aug 2006; Ord. 2006-16; Effective 12 Sept. 2006)
 16. (Added: 22 May 2007; Ord. 2007-11; Deleted: 22 Feb. 2022; Ord. 2022-03)
- Note: Please see Appendix A for further information regarding footnotes 17-22.** (Relocated from below footnote 22: 20 Sept. 2016; Ord. 2016-14)
17. Shall meet the requirements of s. 91.01(1)(d), Wis. Stats. (Added: 30 Sept 2010, Ord. 2010-13)
 18. (Deleted: 12 December 2012; Ord. 2012-25)
 19. Shall only be authorized if located on a conforming lot. (Added: 30 Sept 2010; Ord. 2010-13) (Amended: 11 Dec. 2012; Ord. No. 2012-25)
- A residence in the EA zoning district which meets the requirements of s. 91.01(19), Wis. Stats. shall be authorized with a regular zoning permit.
- A residence in the EA zoning district which fails to meet s. 91.01(19), Wis. Stats., must obtain a Conditional Use Permit in accordance with s. 91.46(2), Wis. Stats.
20. Shall meet the requirements of s. 91.46(5), Wis. Stats., and shall not include active recreation. (Added: 30 Sept. 2010; Ord. 2010-13)
 21. Shall meet the requirements of s. 91.46(4) or s. 91.44(1)(f), Wis. Stats., as appropriate. (Added: 30 Sept 2010; Ord. 2010-13)
 22. Shall meet the requirements of s. 91.01(3), Wis. Stats., as appropriate. (Added: 30 Sept 2010; Ord. 2010-13)
 23. Allowed only in the Town of Liberty Grove. Such use is restricted to wineries only and may be established only on lots five acres or larger. (Added: 5 August 2013; Ord. 2013-10)
 24. Retail sales and tasting areas are not allowed. (Added: 22 May 2018; Ord. 2018-11; Effective 2 July 2018)

(3)(b) Table of principal uses – Town of Gibraltar. This table shall apply in the Town of Gibraltar.

Commentary: In order to determine all principal uses allowed in the Town of Gibraltar, reference to s. 2.05(3)(a), table of principal uses – General, is also required.

| Type of Use | Zoning Districts | | | | | |
|---|------------------|-----|----|----|----------------|----------------|
| | CA | CS5 | CI | NR | VC | GC |
| AGRICULTURAL USES | | | | | | |
| Agricultural Visitation Facility (s. 4.03(4)) (Added: 26 Aug. 1997; Ord. 21-97) | | | | | | |
| Agriculture (s. 4.03(1)) (Amended: 26 Aug. 1997; Ord. 21-97) | p ⁶ | P | | | | |
| Greenhouses | | P | | | C | C |
| Roadside Stands (s. 4.03(2)) | | P | | | | |
| Tree/Shrub Nurseries | | P | | | | |
| COMMERCIAL USES | | | | | | |
| Art Galleries (Amended: 26 Oct. 2000; Ord. 18-00) | | C | | | P | P |
| Assembly Hall (Added: 5 August 2013; Ord. 2013-13) (s. 4.04(17)) | | | | | C | C |
| Auto Repair (s. 4.04(5)) | | C | | | C | C |
| Auto/Recreational Vehicle Sales, Rental, and Service Lot (Amended: 20 Sept. 2016; Ord. 2016-14) | | | | | C | C |
| Banks | | | | | p ¹ | p ¹ |
| Carwash (Added: 27 August 2002; Ord. 12-02) | | | | | C | C |
| Commercial Fishing Facilities | | P | | | C | C |
| Commercial Trucking Establishments | | | | | | |
| Commercial Storage Facilities (s. 4.04(8)) | | | | | C | C |
| Community Commercial Kitchen (s. 4.04(16)) (Added: 28 May 2012; Ord. 2012-13) | | | | | P | P |

(3)(b) Table of principal uses – Town of Gibraltar (continued). This table shall apply in the Town of Gibraltar.

Commentary: In order to determine all principal uses allowed in the Town of Gibraltar, reference to s. 2.05(3)(a), table of principal uses – General, is also required.

| Type of Use | Zoning Districts | | | | | |
|--|------------------|-----|----|----|----|----|
| | CA | CS5 | CI | NR | VC | GC |
| COMMERCIAL USES (Continued) | | | | | | |
| Conference Facilities | | | | | C | C |
| Day Care Centers (s. 4.04(14)) | | | | | C | C |
| Family Day Care Homes (s. 4.04(13)) (Amended: 16 April 1996; Ord. 9-96) | | P | P | C | P | P |
| Farm Implement Sales/Service | | C | | | C | C |
| Ferry Terminals | | | | | P | P |
| Fertilizer Distribution Plants | | C | | | | |
| Fitness Centers, Tanning Salons & Spas (Added: 30 January 2003; Ord. 01-03) | | | | | C | C |
| Funeral Homes | | | | | C | C |
| Gas Stations | | | | | C | C |
| Grain Mills | | C | | | C | C |
| Home Businesses (s. 4.04(10)) (Amended: 18 Dec. 2001; Ord. 12-01) | | C | | | | P |
| Home Occupations (s. 4.04(9a)) (Amended: 8 August 2000; Ord. 12-00) | | P | P | P | P | P |
| Home Office/Studio (s. 4.04(9)) (Added: 8 August 2000; Ord. 12-00) | P | P | P | P | P | P |
| Indoor Recreation | | | | | P | C |
| Kennels (s. 4.04(2)) | | P | | | | |
| Laundromats and Laundry Service | | | | | P | P |
| Lumber/Building Supply Yards(s. 4.04(6)) | | | | | C | C |

(3)(b) Table of principal uses – Town of Gibraltar (continued). This table shall apply in the Town of Gibraltar.

Commentary: In order to determine all principal uses allowed in the Town of Gibraltar, reference to s. 2.05(3)(a), table of principal uses – General, is also required.

ZONING DISTRICTS; USE REGULATIONS 2.05(3)(b)

| Type of Use | Zoning Districts | | | | | |
|--|------------------|----------------|----|----|----------------|----------------|
| | CA | CS5 | CI | NR | VC | GC |
| COMMERCIAL USES (Continued) | | | | | | |
| Medical/Dental Clinics | | | | | P | P |
| Model Homes (s. 4.04(4)) | | | C | P | P | P |
| Passenger Bus Terminals | | | | | C | C |
| Personal Service Establishments | | | | | P | P |
| Professional Offices/Studios | | | | | P | P |
| Radio/TV Stations (Amended: 29 Sept. 2015; Ord. 2015-09; Effective 9 Nov. 2015) | | | | | P | P |
| Non-Motorized Recreational Equipment Sales/Service/Rentals (Amended: 20 Sept. 2016; Ord. 2016-14) | | | | | P | P |
| Motorized Recreational Equipment Sales/Service/Rentals (Amended: 20 Sept. 2016; Ord. 2016-14) | | | | | C | C |
| Restaurants or Taverns (s. 4.04(3)) | | | | | p ¹ | p ¹ |
| Retail Stores | | | | | p ³ | p ³ |
| Trade or Contractor Establishments (s. 4.04(7)) (Amended: 18 Dec. 2001; Ord. 12-01) | | C | | | | |
| Veterinarian Clinics | | P | | | P | P |
| Wineries/Breweries (Amended: 22 May 2018; Ord. 2018-11; Effective 2 July 2018) | | C ⁷ | | | C | C |
| INDUSTRIAL USES | | | | | | |
| Asphalt/Concrete Plants | | | | | | |
| Bulk Storage of Fuel Products | | | | | | |
| Freight Terminals (s. 4.05(2)) | | | | | | C |
| Fruit/Vegetable/Cheese Processing Plants (Amended: 22 May 2018; Ord. 2018-11; Effective 2 July 2018) | | C ⁷ | | | | |
| Manufacturing, Assembly, Processing | | | | | C | |

(3)(b) Table of principal uses – Town of Gibraltar (continued). This table shall apply in the Town of Gibraltar.

Commentary: In order to determine all principal uses allowed in the Town of Gibraltar, reference to s. 2.05(3)(a), table of principal uses – General, is also required.

| Type of Use | Zoning Districts | | | | | |
|--|------------------|-----|----|----|----|----|
| | CA | CS5 | CI | NR | VC | GC |
| INDUSTRIAL USES (Continued) | | | | | | |
| Nonmetallic Mining (s. 4.05(3)) | | C | | | | |
| Resource Recovery Facilities (s. 4.05(6)) | | C | | | | |
| Salvage Yards (s. 4.05(4)) | | C | | | | |
| Sawmills/Planing Mills (s. 4.05(1)) | | P | | | | |
| Sewage Disposal/Treatment Plants | | C | | | C | C |
| Slaughterhouses | | C | | | | |
| Solid Waste Facilities (s. 4.05(5)) | | C | | | | |
| Temporary Asphalt/Concrete Plants (s.4.05(7)) | | C | C | | C | C |
| Wholesale Establishments/Distributorships | | | | | C | C |
| INSTITUTIONAL USES | | | | | | |
| Auditorium (Added: 25 June 2013; Ord. 2013-12) | | | | | C | C |
| Cemeteries | | P | P | | P | P |
| Churches | | C | C | | P | P |
| Community Living Arrangements | | | | | | |
| Fine Arts Venue (s. 4.06(2)) (Added: 28 May 2012; Ord. 2012-12) | | | | | C | C |
| Fire/Police Stations | | C | C | | C | C |
| Hospitals | | | | | C | C |
| Institutional Residential | | C | | | C | C |
| Libraries/Museums | | | | | P | P |
| Post Offices | | | | | P | P |
| Public or Private Schools | | C | | | C | C |

(3)(b) Table of principal uses – Town of Gibraltar (continued). This table shall apply in the Town of Gibraltar.

Commentary: In order to determine all principal uses allowed in the Town of Gibraltar, reference to s. 2.05(3)(a), table of principal uses – General, is also required.

| Type of Use | Zoning Districts | | | | | |
|---|------------------|-----|----|----|----|----|
| | CA | CS5 | CI | NR | VC | GC |
| INSTITUTIONAL USES | | | | | | |
| Public Highway Garages (s. 4.06(1)) | | C | | | | C |
| Town Halls/Community Centers (Amended: 22 March 2005; Ord. 2005-11) | | P | | | P | P |
| Travelers' Information Centers | | | | | P | P |
| OUTDOOR RECREATIONAL USES | | | | | | |
| Amusement Park | | | | | | C |
| Campgrounds/Trailer Camps (s. 4.07(2)) (Amended: 24 Feb. 2004; Ord. 2004-04) | | C | | | | C |
| Camping (s. 4.07(3)) (Amended: 30 Sept. 1997; Ord. 28-97) | P | P | P | | | |
| Commercial Riding Stables (s. 4.07(4)) (Amended: 28 May 1996; Ord. 11-96) | | C | | | | |
| Golf Courses | | | | | | |
| Golf Driving Range (Added: 25 March 1997; Ord. 7-97) | | | | | | |
| Gun Clubs/Shooting Ranges | | C | | | | |
| Institutional Recreation Camps (s. 4.07(6)) | | C | | | | |
| Marinas/Excursion Boating/Charter Fishing (s. 4.07(5)) | | | | | C | C |
| Outdoor Active Recreation Facility (Added: 26 Feb 2013; Ord. 2013-07)(s.4.07(9)) | C | C | | | C | C |
| Outdoor Theatre | | | | | | C |
| Parks (s. 4.07(1)) ⁵ | C | P | P | C | P | P |
| Private Riding Stables (s. 4.07(4)) | | P | P | | | |

(3)(b) Table of principal uses – Town of Gibraltar (continued). This table shall apply in the Town of Gibraltar.

Commentary: In order to determine all principal uses allowed in the Town of Gibraltar, reference to s. 2.05(3)(a), table of principal uses – General, is also required.

| Type of Use | Zoning Districts | | | | | |
|---|------------------|-----|----|----------------|----------------|----------------|
| | CA | CS5 | CI | NR | VC | GC |
| OUTDOOR RECREATIONAL USES (Continued) | | | | | | |
| Public Boat Launching Facilities (Amended: 22 March 2005; Ord. 2005-10) (Amended: 20 Sept. 2016; Ord. 2016-14) | C | C | C | C | C | C |
| Retreat Centers (s. 4.07(7)) (Amended: 18 Dec 1997; Ord. 40-97) | | C | | | | |
| Ski Resorts | | | | | | |
| RESIDENTIAL USES | | | | | | |
| Accessory Residences (s. 4.08(3)) (Amended: 27 July 2000; Ord. 17-00) | | | | | P | P |
| Bed & Breakfast Establishments (s. 4.08(10)) (Amended: 9 Nov 2011; Ord. 2011-14) | | P | P | | P | P |
| Boardinghouses (s. 4.08(11)) (Amended: 9 Nov 2011; Ord. 2011-14) | | P | | | P | P |
| Conservation Subdivisions(Ch.6) (Added: 4 April 2011; Ord. 2011-05) | | P | | P | | P |
| Duplexes (Amended: 22 Feb. 2022; Ord. 2022-03) | | P | | P | P | P |
| Dwellings for Agricultural Production & Processing Workers (s. 4.08(7)) (Added: 25 June 1996; Ord. 16-96) | | P | | | | |
| Farm Related Residences (s. 4.08(2)) | | P | | | | |
| Manufactured Homes (s. 4.08(4)) | | P | | | | |
| Manufactured Home Parks (s. 4.08(5)) | | C | | | | |
| Multiple Occupancy Developments (s.4.08(8)) (Amended: 5 Oct. 1998; Ord. 22-98) | | | | C ⁴ | C ⁴ | C ⁴ |
| Secondary Dwelling Units (s.4.08(9)) (Added: 4 April, 2011; Ord. 2011-04) | P | P | P | P | P | P |
| Single Family Residences | P | P | P | P | P | P |
| Single Family Residences Separated From Farm Parcels (s. 4.08(1)) | | P | | | | |
| Temporary Manufactured Homes (s. 4.08(6)) | | P | P | P | | P |

(3)(b) Table of principal uses – Town of Gibraltar (continued). This table shall apply in the Town of Gibraltar.

Commentary: In order to determine all principal uses allowed in the Town of Gibraltar, reference to s. 2.05(3)(a), table of principal uses – General, is also required.

| Type of Use | Zoning Districts | | | | | |
|---|---|-----|----|----|----|----|
| | CA | CS5 | CI | NR | VC | GC |
| MISCELLANEOUS USES | | | | | | |
| Airports (s. 4.09(1)) | | | | | | |
| Airstrips and Landing Fields (s. 4.09(1)) | | C | | | | |
| Animal Shelters/Pounds (s. 4.09(3)) | | C | | | | C |
| Municipal/Commercial Parking Lots | | | | | C | C |
| Utility Facilities - Type A (s. 4.09(2)) (Amended: 28 March 2000; Ord. 05-00) | | C | C | C | C | C |
| Utility Facilities - Type B (s. 4.09(2)) | | C | C | C | C | C |
| Mobile Service Support Structures and Related Facilities (Created: 24 August 2004; Ord. 2004-18) (Amended: 29 Sept. 2015; Ord. 2015-09; Effective 9 Nov. 2015) | -----As regulated by Chapter 14 of this ordinance ----- | | | | | |

KEY: P = Permitted uses. S = (Deleted: 27 May 2008; Ord. 2008-04). C = Uses permitted as conditional uses.

FOOTNOTES:

1. Establishments with drive-through facilities shall be permitted only as provided in s. 11.04, conditional use permits. (Amended: 27 May 2008; Ord. 2008-04)
 2. (Deleted: 28 May 2012; Ord. 2012-13)
 3. Establishments where the total floor area of all buildings which serve a retail use on the lot exceeds 20,000 sq. ft. shall only be permitted as conditional uses.
 4. See s. 4.08(8)(a). (Amended: 26 Feb. 2013; Ord. 2013-06)
 5. Privately owned parks which include active recreation shall only be permitted as conditional uses. (Added: 27 May 1997; Ord. 15-97)
 6. Forestry Practices only.
 7. Retail sales and tasting areas are not allowed. (Added: 22 May 2018; Ord. 2018-11; Effective 2 July 2018)
- (Table and footnotes added 22 Aug. 2006; Ord. 2006-16; Effective 12 Sept. 2006)

(3)(a) Table of district requirements – General. This table shall apply as appropriate wherever this Ordinance is applicable.

| ZONING DISTRICT Development Type | Individual Lot Requirements | | | Yards | | | | | Conservation Subdivision & Manufactured Home Park Requirements | | |
|--|---|------------------------------------|---|-----------------------|-----------------------|-----------------------|-----------------------|--------------|--|--|-------------------------|
| | Min. Lot Area | Min. Lot Width ⁶ (feet) | Max. Imperv. Surface Ratio ¹ | Side Principal (feet) | Side Accessory (feet) | Rear Principal (feet) | Rear Accessory (feet) | Front (feet) | Min. Site Area | Max. Allowable Density (density unit per acre) | Min. Preser. Open Space |
| RURAL RESIDENTIAL (RR) | | | | | | | | | | | |
| All Other Development (Deleted: 22 Mar. 2022; Ord. 2022-05) | 40,000 | 150 | 35% | 20 | 15 | 50 | 20 | 25 | n/a | n/a | n/a |
| Conservation Subdivision (Added: 4 April 2011; Ord. 2011-05) (Amended: 22 Mar. 2022; Ord. 2022-05) | 10,000 | 65 | n/a | 40 ² | 30 ² | 50 ² | 40 ² | 25 | 3.7 acres | 1.63 | 40% |
| Manufactured Home Park | 4,500 ⁵ | 50 ⁵ | n/a | 40 ² | 40 ² | 40 ² | 40 ² | 25 | 5 acres | 6.00 | 25% |
| HIGH DENSITY RESIDENTIAL (HD) | | | | | | | | | | | |
| All Other Development | 20,000 | 100 | 45% | 10 | 5 | 20 | 10 | 25 | n/a | n/a | n/a |
| • unsewered | 16,200 | 90 | 45% | 10 | 5 | 20 | 10 | 25 | n/a | n/a | n/a |
| • with public sewer | | | | | | | | | | | |
| Conservation Subdivision (Added: 4 April 2011; Ord. 2011-05) (Amended: 22 Mar. 2022; Ord. 2022-05) | 10,000 | 65 | n/a | 20 ² | 10 ² | 40 ² | 20 ² | 25 | 1.8 acres | 3.27 | 30% |
| Manufactured Home Park | 4,500 ⁵ | 50 ⁵ | n/a | 40 ² | 40 ² | 40 ² | 40 ² | 25 | 5 acres | 6.00 | 25% |
| Multiple Occupancy Development | ----- See s. 4.08(8), multiple occupancy development requirements (Amended: 5 October 1998, Ord. 22-98) ----- | | | | | | | | | | |
| COMMERCIAL CENTER (CC) | | | | | | | | | | | |
| All Other Development | 20,000 | 100 | 75% | 10 | 5 | 20 | 10 | 25 | n/a | n/a | n/a |
| • unsewered | 16,200 | 90 | 75% | 10 | 5 | 20 | 10 | 25 | n/a | n/a | n/a |
| • with public sewer | | | | | | | | | | | |
| Multiple Occupancy Development | ----- See s. 4.08(8), multiple occupancy development requirements (Amended: 5 Oct. 1998, Ord. 22-98) ----- | | | | | | | | | | |
| MIXED USE COMMERCIAL (MC) | | | | | | | | | | | |
| All Other Development | 20,000 | 100 | 45% | 10 | 5 | 20 | 10 | 25 | n/a | n/a | n/a |
| • unsewered | 16,200 | 90 | 45% | 10 | 5 | 20 | 10 | 25 | n/a | n/a | n/a |
| • with public sewer | | | | | | | | | | | |
| Multiple Occupancy Development | ----- See s. 4.08(8), multiple occupancy development requirements (Amended: 5 Oct. 1998, Ord. 22-98) ----- | | | | | | | | | | |
| RECREATIONAL COMMERCIAL (RC) | | | | | | | | | | | |
| All Other Development | 20,000 | 100 | 45% | 10 | 5 | 20 | 10 | 25 | n/a | n/a | n/a |
| Conservation Subdivision (Added: 4 April 2011; Ord. 2011-05) (Amended: 22 Mar. 2022; Ord. 2022-05) | 10,000 | 65 | n/a | 20 ² | 10 ² | 20 ² | 20 ² | 25 | 1.8 acres | 3.27 | 30% |
| Multiple Occupancy Development | ----- See s. 4.08(8), multiple occupancy development requirements (Amended: 5 Oct. 1998, Ord. 22-98) ----- | | | | | | | | | | |
| LIGHT INDUSTRIAL (LI) | | | | | | | | | | | |
| All Development | 60,000 | 200 | 60% | 20 ⁷ | 10 ⁷ | 20 ⁷ | 10 ⁷ | 25 | n/a | n/a | n/a |

Key: n/a – Not applicable.

FOOTNOTES:

1. Regarding impervious surface ratio regulations:
 - a. For lots existing as provided in s. 3.04(5), lots created prior to the effective date of this Ordinance, the maximum impervious surface ratio on the lot shall be as it existed on the effective date of this Ordinance or as required here, whichever is greater. (Amended: 20 Sept. 2016; Ord. 2016-14)
 - b. For lots in zoning districts with impervious surface ratio allowances less than 30%, where a portion of but not the entire lot, is subject to the Door County Shoreland Zoning Ordinance, the shoreland ordinance allowances only shall be applied to the entire lot. (Added: 20 Sept. 2016; Ord. 2016-14)
 - c. For conservation subdivisions and manufactured home parks, the maximum impervious surface ratio shall be calculated using the entire development, with the maximum being no more than that allowed for an individual lot in the district. (Amended: 17 April 2012; Ord. 2012-14) (Amended: 27 May 2014; Ord. 2014-10)
 - d. Property owners seeking to exceed the allowable impervious surface ratio shall be required to obtain an Impervious Surface Authorization permit as described in s. 11.03. (Added: 20 Sept. 2016; Ord. 2016-14)
2. For conservation subdivisions and manufactured home parks, the yards refer to minimum yard requirements as measured from perimeter of site area devoted to development. (Amended: 17 April 2012; Ord. 2012-14)
3. For lots existing as provided in s. 3.04(5), lots created prior to the effective date of this Ordinance, the minimum side yard requirements shall be 20% of the lot width or 50 feet in the EA, GA, and PA district or 40 feet in the CS, HL3.5, HL5, and HL10 districts, whichever is less. In the Heartland zoning districts in the Town of Gibraltar, the minimum side yard requirement for lots existing as provided in Section 3.04(5) shall be 20% of the lot width or 20 feet, whichever is less. (Amended 22 Aug. 2006; Ord. 2006-16; Effective 12 Sept. 2006) (Amended: 27 May 2014; Ord. 2014-10) (Amended: 20 Sept. 2016; Ord. 2016-14)
4. This minimum area requirement shall include areas which are one half of one-sixteenth of a section as shown on the original United States Government Survey, such areas being 20 acres, or nearly so, in size.
5. Refers to minimum area or minimum width requirements for individual manufactured home sites within a manufactured home park. (Amended: 25 June 1996; Ord. 16-96)
6. (Amended: 22 October 1996; Ord. 29-96) (Deleted: 20 Sept. 2016; Ord. 2016-14)
7. For side and rear lot lines that coincide with the boundary of the Light Industrial district, such yard requirements shall be doubled. (Added: 25 June 1996; Ord. 16-96)
8. This minimum area requirement shall include parcels which are quarter, quarter, quarter sections (1/64th of a section) as described within the original United States Government Survey, said parcels being 10 acres, or nearly so in area. (Added: 22 October 1996; Ord. 33-96) (Amended; 4 April 2011; Ord. 2011-05)
9. Minimum lot area in the Countryside (CS) zoning district in the Town of Baileys Harbor shall be 5 acres. (Added: 26 June 2008; Ord. 2008-07)
10. The minimum lot width in the Countryside (CS) zoning district in the Town of Baileys Harbor shall be 250'. (Added: 26 June 2008; Ord. 2008-07)
11. The minimum lot width for corner lots shall be 75'. (Added: 22 February 2011; Ord. 2011-03)
12. (Added: 17 April 2012; Ord. 2012-14) (Deleted: 20 Sept. 2016; Ord. 2016-14)

(3)(b) Table of district requirements – Town of Gibraltar. This table shall apply in the Town of Gibraltar. Commentary: In order to determine all district requirements in the Town of Gibraltar, reference to s. 3.02(3) (a), table of district requirements – general, is also required.

| <u>ZONING DISTRICT</u> Development Type | Individual Lot Requirements | | | Yards | | | | | Conservation Subdivision & Manufactured Home Park Requirements | | |
|---|--|---|---|---|--|--|--|----------------|--|--|------------------------|
| | Min. Lot Area | Min. Lot Width ⁵ (feet) | Max. Imperv. Surface Ratio ¹ | Side Principal (feet) | Side Accessory (feet) | Rear Principal (feet) | Rear Accessory (feet) | Front (feet) | Min. Site Area | Max. Allowable Density (density unit per acre) | Min. Preser Open Space |
| <u>CONSERVATION AREA (CA)</u> All Development | 15 acres | 450 | 25% | 25 | 20 | 50 | 50 | 25 | n/a | n/a | n/a |
| <u>COUNTRYSIDE-5 (CS5)</u> All Other Development Conservation Subdivision (Added: 4 April 2011; Ord. 2011-05) Manufactured Home Park | 5 acres 10,000 ⁸ 4,500 ⁴ | 250 65 ⁸ 50 ⁴ | 25% n/a n/a | 40 ³ 40 ² 40 ² | 20 20 ² 40 ² | 50 50 ² 40 ² | 40 40 ² 40 ² | 25 25 25 | n/a 10 ⁶ acres 20 ⁷ acres | n/a 0.35 1.50 | n/a 60% 50% |
| <u>CHAMBERS ISLAND (CI)</u> Lots fronting navigable water, all development Lots not fronting navigable water, all development (Added: 25 March 2014; Ord. 2014-03) | 3 acres 10 acres ⁶ | 350 600 | 25% 25% | 50 ³ 100 ³ | 15 15 | 50 50 | 20 20 | 25 25 | n/a n/a | n/a n/a | n/a n/a |
| <u>NEIGHBORHOOD RESIDENTIAL (NR)</u> All Other Development • unsewered • with public sewer Conservation Subdivision (Added: 4 April 2011; Ord. 2011-05) | 20,000 16,200 10,000 ⁸ | 100 90 65 ⁸ | 45% 45% n/a | 10 10 20 ² | 5 5 10 ² | 20 20 40 ⁴ | 10 10 20 ² | 25 25 25 | n/a n/a 1.8 acres | n/a n/a 3.27 | n/a n/a 30% |
| Multiple Occupancy Development | ----- See s. 3.15(4)(d) and s. 4.08(8), multiple occupancy development requirements (Amended: 5 Oct. 1998, Ord. 22-98) ----- | | | | | | | | | | |
| <u>VILLAGE COMMERCIAL (VC)</u> All Other Development • unsewered • with public sewer | 20,000 16,200 | 100 90 | 75% 75% | 10 10 | 5 5 | 20 20 | 10 10 | 25 25 | n/a n/a | n/a n/a | n/a n/a |
| Multiple Occupancy Development | ----- See s. 3.15(4)(b) and s. 4.08(8), multiple occupancy development requirements (Amended: 5 Oct. 1998; Ord. 22-98) ----- | | | | | | | | | | |

(3)(b) Table of district requirements – Town of Gibraltar (continued). This table shall apply in the Town of Gibraltar.

| ZONING DISTRICT Development Type | Individual Lot Requirements | | | Yards | | | | | Conservation Subdivision & Manufactured Home Park Requirements | | |
|---|--|------------------------------------|---|-----------------------|-----------------------|-----------------------|-----------------------|--------------|--|--|------------------------|
| | Min. Lot Area | Min. Lot Width ⁵ (feet) | Max. Imperv. Surface Ratio ¹ | Side Principal (feet) | Side Accessory (feet) | Rear Principal (feet) | Rear Accessory (feet) | Front (feet) | Min. Site Area | Max. Allowable Density (density unit per acre) | Min. Preser Open Space |
| <u>GENERAL COMMERCIAL (GC)</u> All Other Development | | | | | | | | | | | |
| • unsewered | 20,000 | 100 | 45% | 10 | 5 | 20 | 10 | 25 | n/a | n/a | n/a |
| • with public sewer | 16,200 | 90 | 45% | 10 | 5 | 20 | 10 | 25 | n/a | n/a | n/a |
| Multiple Occupancy Development | ----- See s. 4.08(8), multiple occupancy development requirements (Amended: 5 Oct. 1998; Ord. 22-98) ----- | | | | | | | | | | |

KEY: n/a - Not applicable.

FOOTNOTES:

1. Regarding impervious surface ratio regulations:

- a. For lots existing as provided in s. 3.04(5), lots created prior to the effective date of this Ordinance, the maximum impervious surface ratio on the lot shall be as it existed on the effective date of this Ordinance or as required here, whichever is greater. (Typographical Correction: 16 May 2007) (Amended: 20 Sept. 2016; Ord. 2016-14)
- b. For lots in zoning districts with impervious surface ratio allowances less than 30% where a portion of but not the entire lot is subject to the Door County Shoreland Zoning Ordinance, the shoreland ordinance allowances only shall be applied to the entire lot. (Added: 20 Sept. 2016; Ord. 2016-14)
- c. For conservation subdivisions and manufactured home parks, the maximum impervious surface ratio shall be calculated using the entire development, with the maximum being no more than that allowed for an individual lot in the district. (Amended: 17 April 2012; Ord. 2012-14) (Amended: 27 May 2014; Ord. 2014-10)
- d. Property owners seeking to exceed the allowable impervious surface ratio shall be required to obtain an Impervious Surface Authorization permit as described in s. 11.03. (Added: 20 Sept. 2016; Ord. 2016-14)

2. For conservation subdivisions and manufactured home parks, the yards refer to minimum yard requirements as measured from perimeter of site area devoted to development. (Amended: 17 April 2012; Ord. 2012-14)

3. For lots existing as provided in s. 3.04(5), lots created prior to the effective date of this Ordinance, the minimum side yard requirements shall be 20% of the lot width or 40 feet in the CS5 and CI districts, whichever is less. (Amended: 22 Aug. 2006; Ord. 2006-16; Effective 12 Sept. 2006) (Amended: 25 March 2014; Ord. 2014-03) (Amended: 27

May 2014; Ord. 2014-10) (Amended: 20 Sept. 2016; Ord. 2016-14)

Commentary: This footnote (3) grandfathers long-standing side yard setbacks in two of the larger zoning districts which are unique to the Town of Gibraltar. (Added 22 Aug. 2006; Ord. 2006-16 ; Effective 12 Sept. 2006) (Amended: 25 March 2014; Ord. 2014-03)

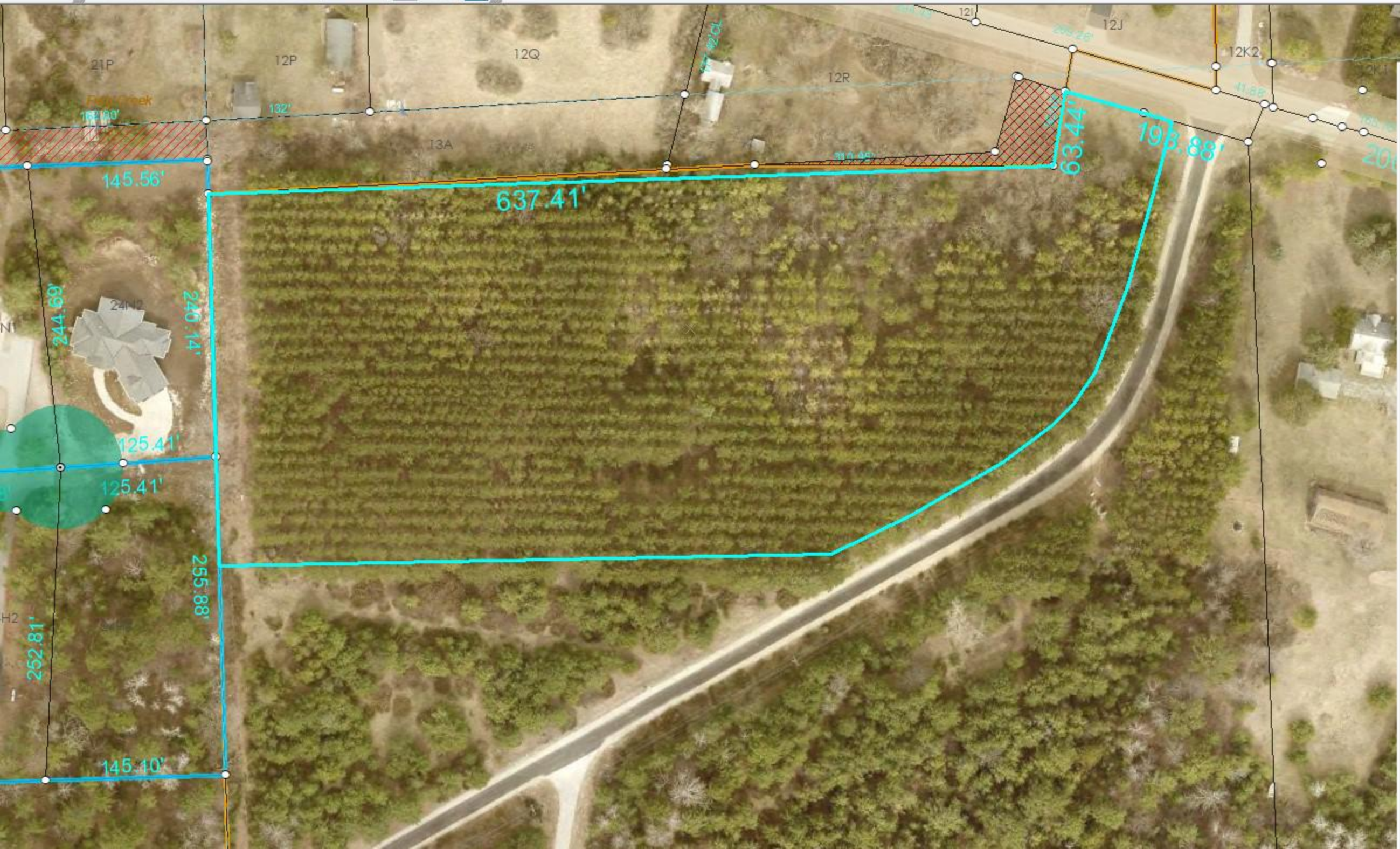
4. Refers to minimum area or minimum width requirements for individual manufactured home sites within a manufactured home park. (Amended: 25 June 1996; Ord. 16-96)

5. (Amended: 22 October 1996; Ord. 29-96) (Deleted: 20 Sept. 2016; Ord. 2016-14)

6. This minimum area requirement shall include parcels which are quarter, quarter, quarter sections (1/64th of a section) as described within the original United States Government Survey, said parcels being 10 acres, or nearly so in area. (Added: 4 April 2011; Ord. 2011-05)

7. This minimum area requirement shall include areas which are one half of one-sixteenth of a section as shown on the original United States Government Survey, such areas being 20 acres, or nearly so, in size. (Added: 4 April 2011; Ord. 2011-05)

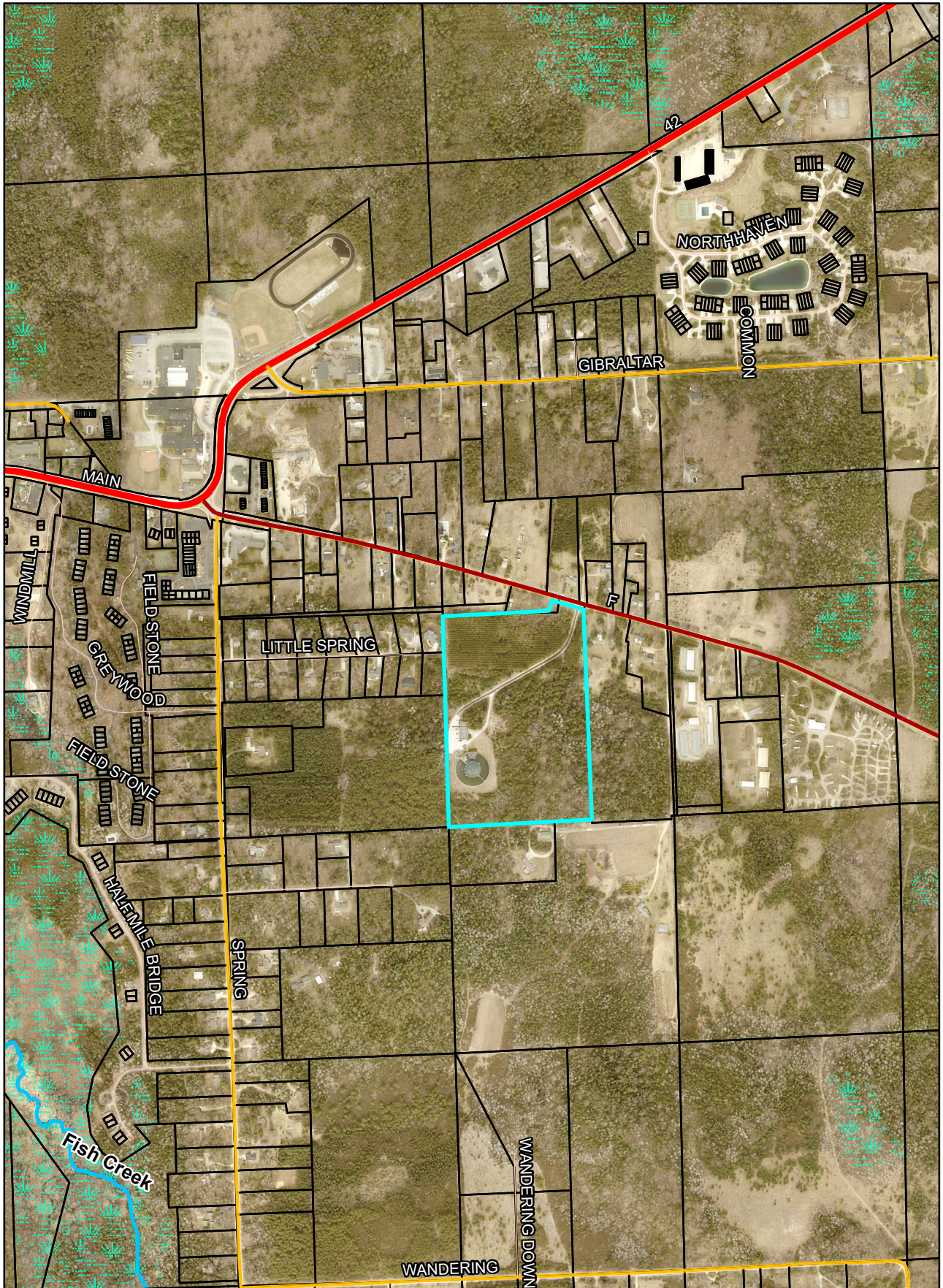
8. (Added: 17 April 2012; Ord. 2012-14) (Deleted: 20 Sept. 2016; Ord. 2016-14)



Aerial Map (neighborhood)

Niss on behalf of the Fish Creek Sanitary District: 014-02-33312713E

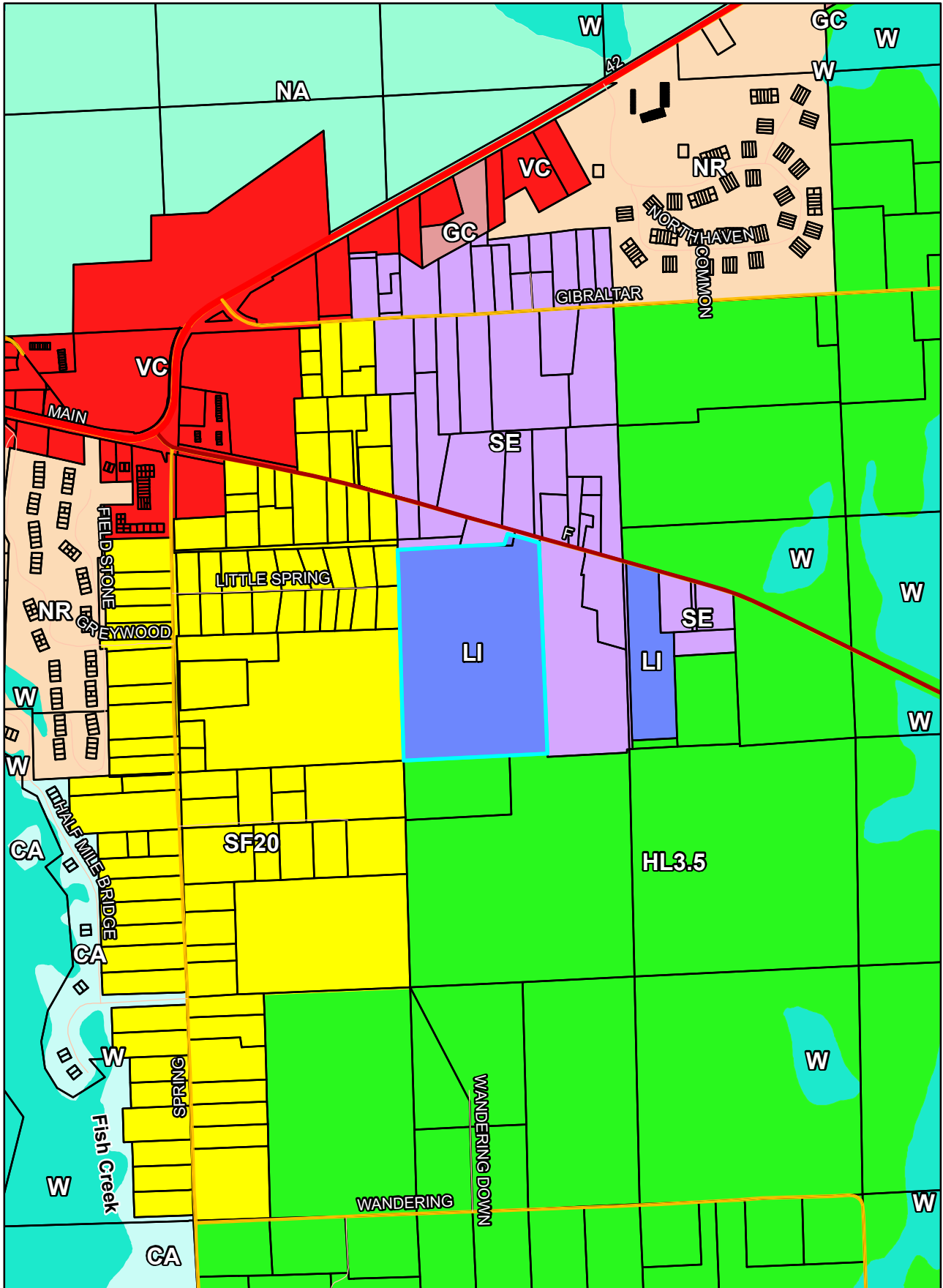
Proposed rezoning: Light Industrial (LI) to Neighborhood Residential (NR)



Zoning Map

Niss on behalf of the Fish Creek Sanitary District: 014-02-33312713E

Proposed rezoning: Light Industrial (LI) to Neighborhood Residential (NR)



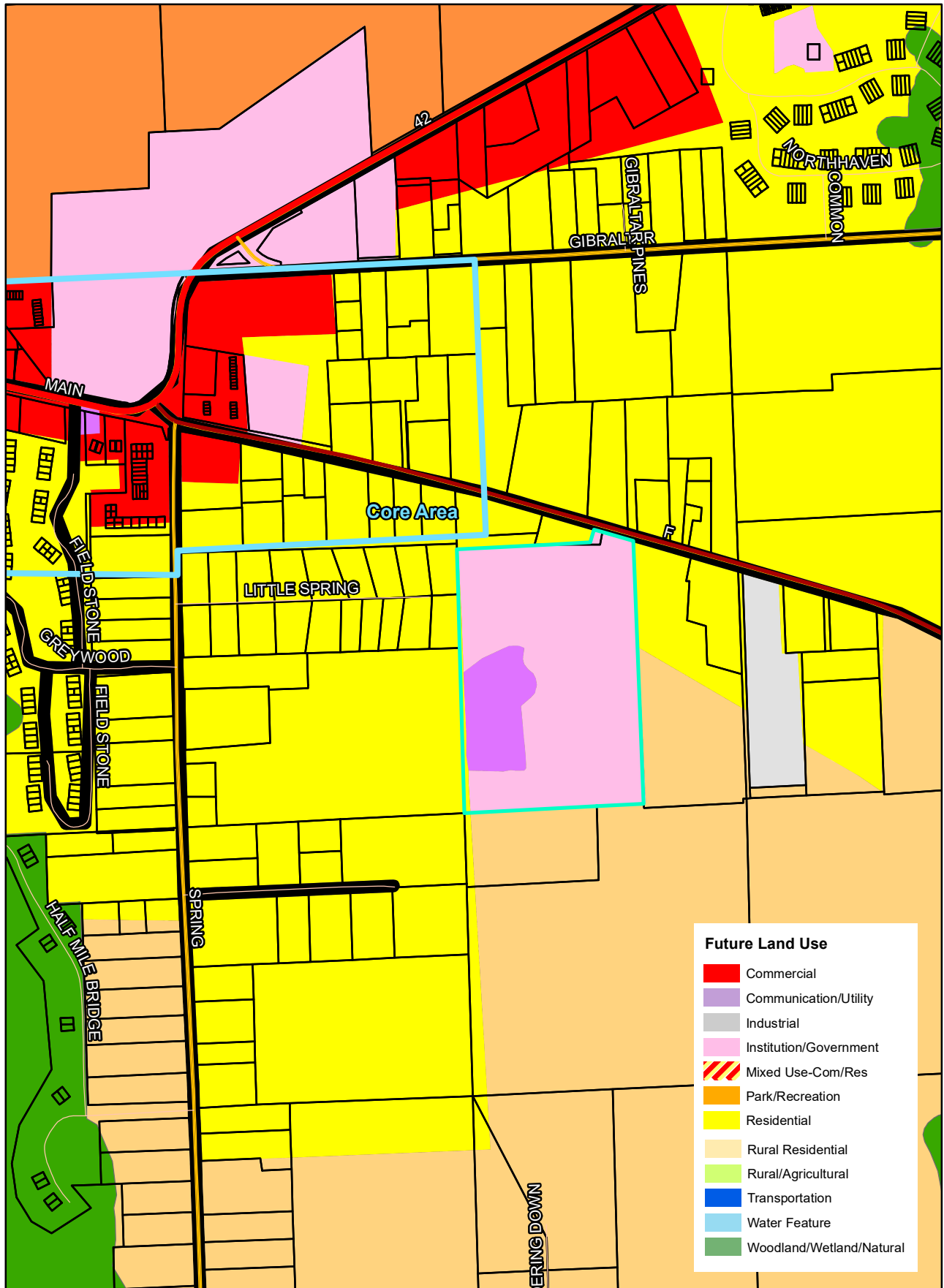
Aerial Map (close-up)

Niss on behalf of the Fish Creek Sanitary District: 014-02-33312713E
Proposed rezoning: Light Industrial (LI) to Neighborhood Residential (NR)



Future Land Use Map

Niss on behalf of the Fish Creek Sanitary District: 014-02-33312713E
Proposed rezoning: Light Industrial (LI) to Neighborhood Residential (NR)



Workforce Housing Development

January 8, 2023

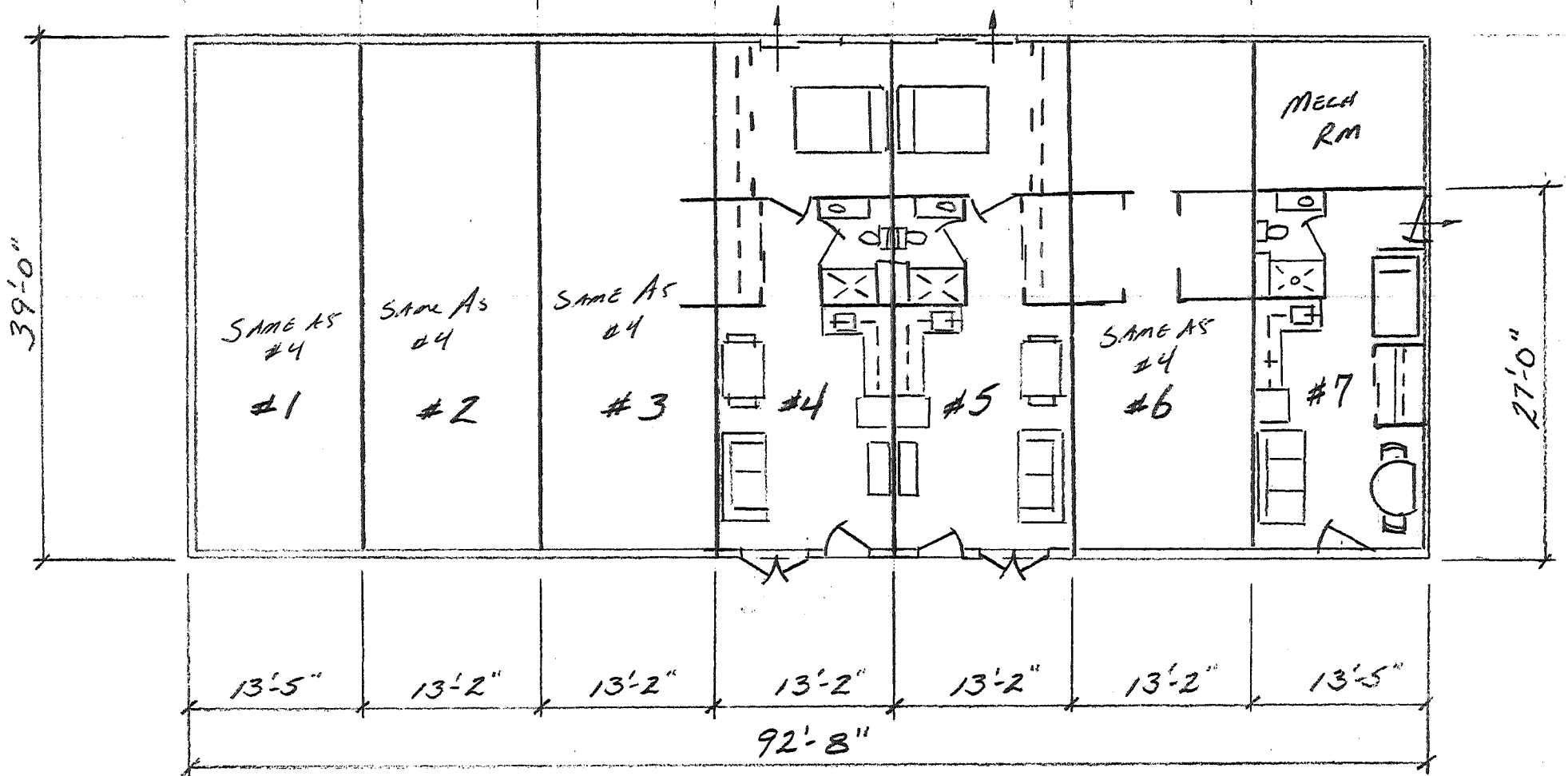
Our mission is to design and build a workforce housing complex in the Town of Gibraltar. The development is comprised of seven, 3,880 sq. ft., single story buildings. Each building will house seven, 540 sq. ft., efficiency apartments. The individual units are intended for single or double occupancy and owned by local business owners, for staff housing. The individually owned units will be governed by condo association bylaws. The 4 acre layout, combined with an efficient unit design, offers hard working individuals a quiet, comfortable place to live while working in Northern Door County.

Proposed Location: 3815 County Hwy F, Fish Creek, WI
Fish Creek Sanitary District No. 1

Construction Manager: Michael Niss Construction
P.O. Box 898
Fish Creek, WI 54212

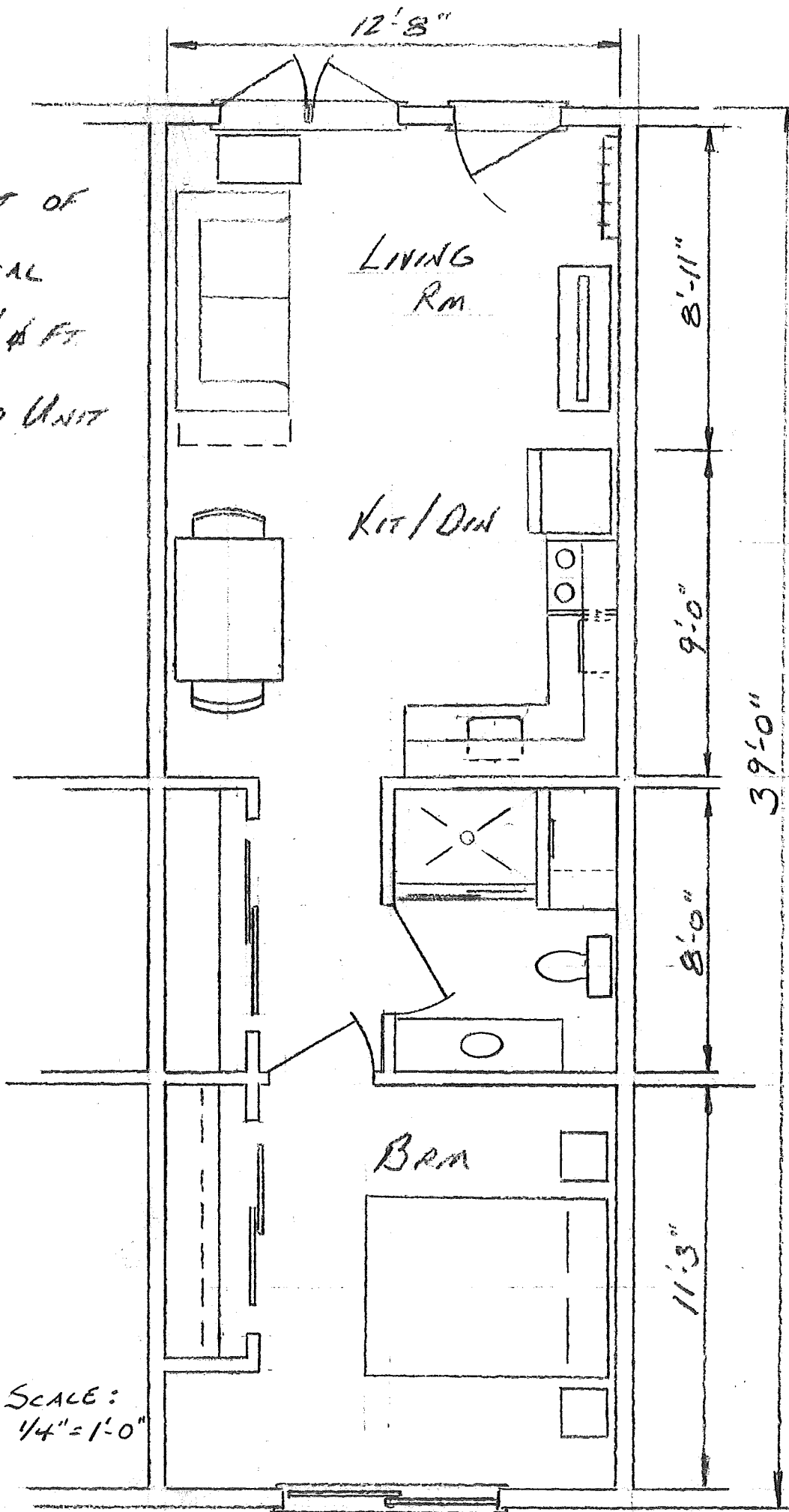
Architect: Richard Toyne
Sturgeon Bay, WI

STUDIO APARTMENT BUILDING FOR WORKFORCE HOUSING



MA
12/22

LAYOUT OF
TYPICAL
514 A FT
STUDIO UNIT



12'-8"

LIVING
Rm

KIT/DIN

BRM

8'-11"

9'-0"

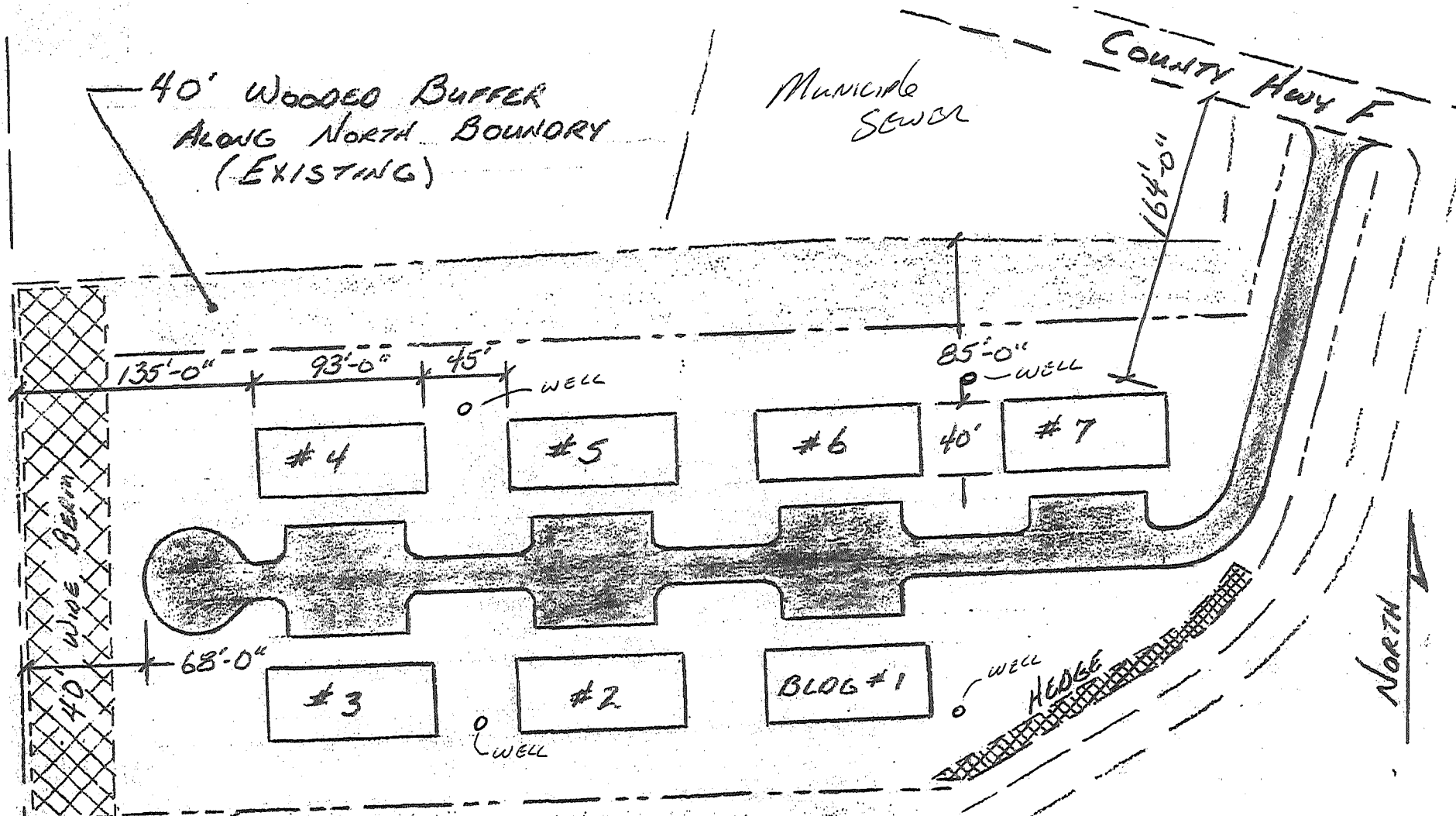
8'-0"

11'-3"

39'-0"

12/22

SCALE:
1/4" = 1'-0"



4.375 ACRES
TO BE CLEARED &
DEVELOPED

EXISTING WOODED AREA
EXISTING DRIVE

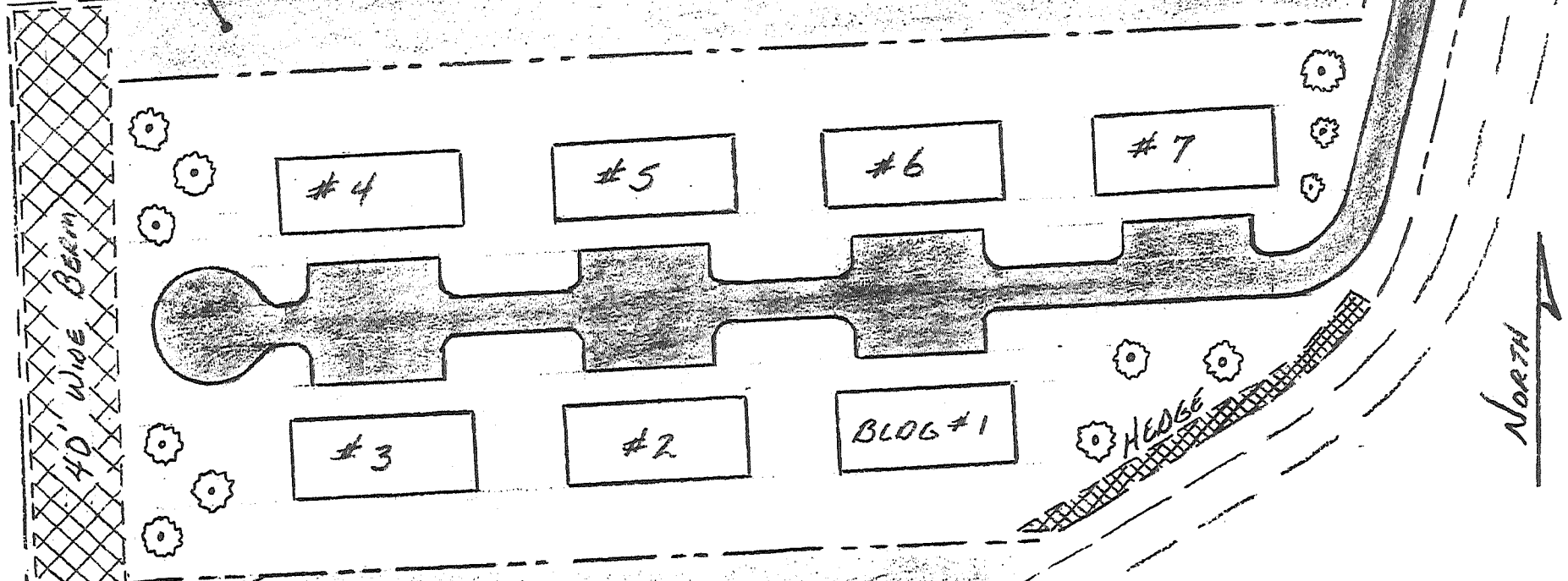
WORKFORCE HOUSING
4,500 SQ FT STUDIO UNITS
7 UNITS PER BUILDING - 46 UNITS
IN TOTAL. SINGLE AND/OR
DOUBLE OCCUPANCY.

SCALE:
1" = 82'
.012

M. NISS
12-19-22
1-6-23

40' WOODED BUFFER
ALONG NORTH BOUNDARY
(EXISTING)

COUNTY HWY F



± 3.75 ACRES
TO BE CLEARED &
DEVELOPED

WORKFORCE HOUSING
± 540 SQ FT STUDIO UNITS
7 UNITS PER BUILDING - 46 UNITS
IN TOTAL. SINGLE AND/OR
DOUBLE OCCUPANCY.

M. NISS
12-19-22
1-6-23 []

SCALE:
1" = 82'
.012

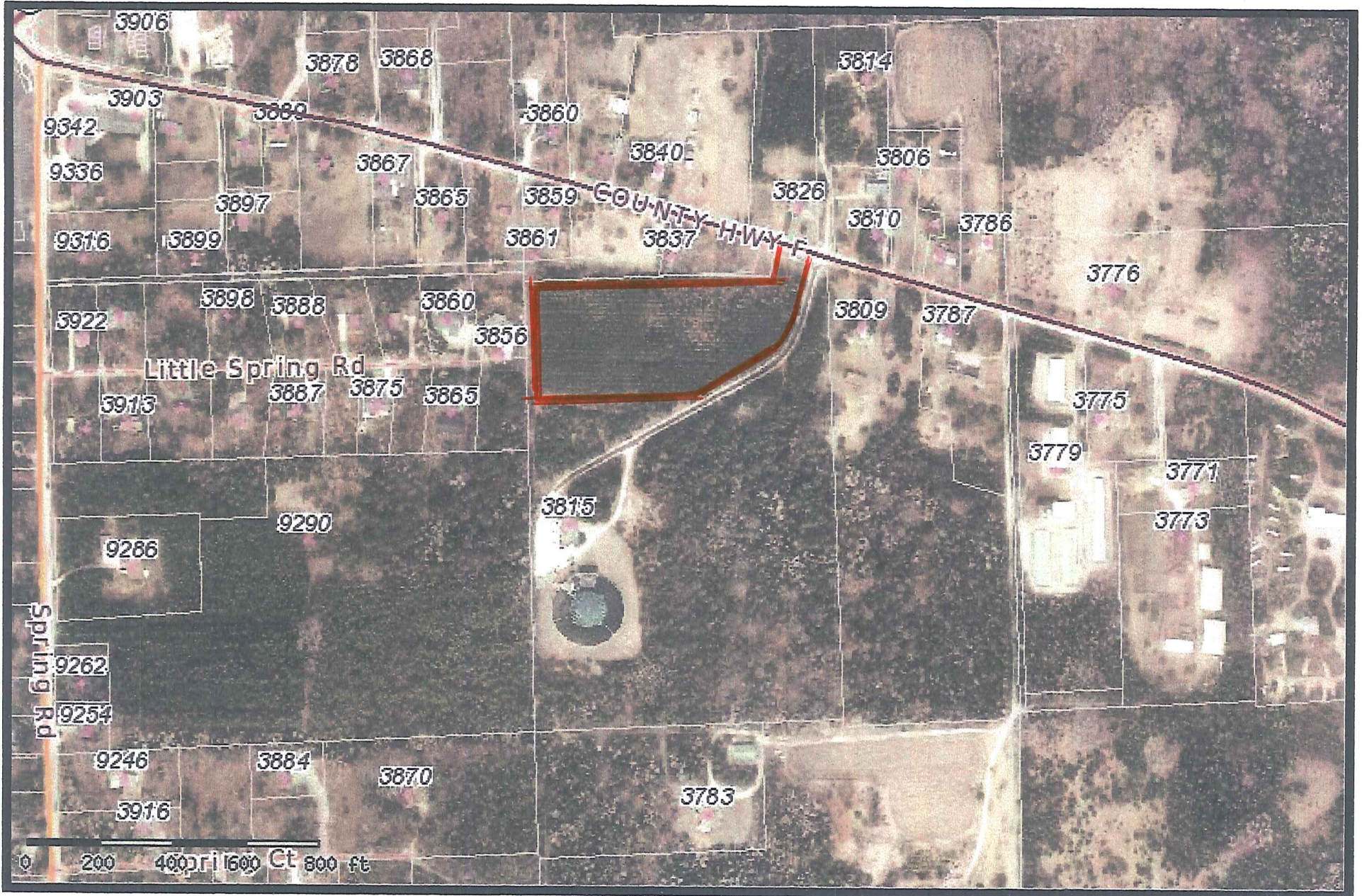
fish

Printed 12/28/2022 courtesy of Door County Land Information Office

... from the Web Map of ...
(//www.co.door.wi.gov)



Door County, Wisconsin
... for all seasons!



PARCEL # D140233312713E



Door County can not and does not make any representation regarding the accuracy or completeness, nor the error-free nature, of information depicted on this map. This information is provided to users "as is". The user of this information assumes any and all risks associated with this information. Door County makes no warranty or representation, either express or implied, as to the accuracy, completeness, or fitness for a particular purpose of this information. The Web Map is only a compilation of information and is NOT to be considered a legally recorded map or a legal land survey to be relied upon.

Parcel Description

A parcel of land being part of lands described in Volume 372 Page 45 as Doc. No. 445949 located in the Southwest 1/4 of the Northeast 1/4 of Section 33, Township 31 North, Range 27 East, Town of Gibraltar, Door County, Wisconsin more fully described as follows:

Beginning at the northwest corner of lands described in said Doc. No. 445949;
Thence easterly along the north line of lands described in said Doc. No. 445949 to its intersection with the south line of lands described in Document No. 827962;
Thence easterly along the south line of lands described in Doc. No. 827962 to the southeast corner of lands described in Doc. No. 827962;
Thence northerly along the east line of lands described in Doc. No. 827962 to the southwesterly right-of-way line of CTH F;
Thence southeasterly along said right-of-way line to a line parallel with and 30 feet westerly of the centerline of an existing driveway to Fish Creek Sanitary District No. 1 Wastewater Treatment Plant;
Thence southwesterly along said parallel line to a line parallel with and 300 feet more or less, south of the north line of lands described in said Doc. No. 445949;
Thence westerly parallel with said north line to the north-south quarter line of said Section 33;
Thence north along said north-south quarter line to the Point of Beginning;

FISH CREEK SANITARY DISTRICT NO. 1
BOARD OF COMMISSIONERS MEETING
JANUARY 9, 2023

- Call to Order Meeting called to order at 8:20 a.m. by Board President, Bill Weddig. Also present: Board Secretary, Bill Johnson; Board Treasurer, Greg Stillman; Plant Operations Manager, Dave Alberts; Asst. Plant Operator, Patrick Johnson; Asst. Plant Operator, Griffin Olson; Clerk, Jennifer Steber; Town Administrator, Travis Thyssen; Dean Zanon and Dennis Steigenberger, Cedar Corporation; Mike Niss (Guest); Matt Parmentier, Dempsey Law (ZOOM)
- Approve Minutes *Bill J. motioned to approve December 12 minutes. Greg seconded. Motion passed.*
- Engineer Report Dean provided the 2023 Advisory Consulting Contract for engineering services for consideration by the Board. The scope of services has not changed from the 2022 contract. *Bill J. motioned to approve the agreement with Cedar Corporation in the amount of \$5,500. Greg seconded. Motion passed.*
- Dennis has returned to Cedar Corporation on a limited time basis to assist with sanitary district and town engineering projects. Dennis commented he is happy to be back, but still enjoying retirement.
- The report presented by Joe Martorano last month is being modified per discussion at the December meeting. Also, the map Dave requested is forthcoming and will be provided in electronic format.
- Town Administrator Report The Town is proceeding with the Hill Street and Bluff Lane project, new storm sewer and catch basins. The road will be dug up, so it would be a good time for any sewer work to be done if needed. The project is due to begin this fall.
- Travis invited Michael Niss to attend today’s meeting regarding a potential workforce housing project in the Township. Travis asked if the District Board would consider some acreage in the pine plantation for a housing project developed by Mr. Niss. The Sanitary District could lease out the land on a long-term monthly basis. Each unit would be owned by local businesses, self-managed under “condo” bylaws. Mr. Niss provided a layout for discussion. He is proposing quality constructed single story studio style apartments, 540 sqft. with a living room, kitchenette, bathroom and bedroom, single/double occupancy. Each building would be roughly 40’ x 96’ with 7 units in each building.

Keeping in mind and respecting the neighborhood view, along the west border there would be a berm for a visual block between the developed area and the single-family homes on Little Spring Road, and some pine plantation would remain along the front for visual screening along County F.

If the Sanitary District Board believes this is a viable option and location for a housing project, it not only provides a service to the community for workforce housing, but also revenue for the sanitary district because of the lease opportunities and 46 units of connection fees and sewer bills.

Bill W. asked if this project has been presented to the County Planning/Zoning committee. Travis stated they have met with the County and they are on board to assist. He and Mr. Niss do not want to get too invested if the Sanitary District does not have interest in this project. They are here today to see if the District will consider this project and, if so, they will continue planning and meeting with the County. Bill W. expressed concern about clearing out some of the pine buffer as it is there to help contain odors. He also stated he would want the neighbors on board with this project. There is a need, but he does not want the sanitary district looked at as the ones trying to bring in multi-family housing. Bill J. stated he is also concerned about removing some of the pine buffer, and an adequate amount of vegetation around the units on the south side would be necessary. Dave commented that one day a new plant may be needed, also, the depth of the sewer line on County F is shallow and he would not want to see a lift station or grinder pump needed. The Board agreed. Dean added the future of the plant needs to be considered as well as several other engineering considerations (setback requirements, driveway regulations, storm water, etc.). If the Board would consider this project, he recommends an agreement be put in place to make sure there are no issues if a future plant expansion is needed. Matt agreed, and stated the District has the authority to lease, the lease would spell out all of the details and whatever the District wants will be protected in the lease agreement. Bill W. stated this could open the door to other property owners considering workforce housing projects. Greg agreed and commented that there is a real need for this in our community. Travis asked if he and Mr. Niss could pursue this project further. Bill J. stated he is in favor of allowing Travis and Mr. Niss to pursue. The Board agreed.

Mr. Niss asked if the hookup fees would be per unit or per building. The District's ordinance was referenced, and states one connection fee per unit (apartment). Also, units would be billed separately for quarterly fixed and usage. The Board requested engineering to be done by Cedar Corporation. County Planning will need to make a zoning modification. Dean stated a Certified Survey Map will be required for creation of a separate parcel within a parcel. Matt also recommends a certified survey map and a reimbursement agreement be in place with the developer before expenses are incurred.

| | |
|---|--|
| TID/Upper Bluff Update | Travis stated the easements are together and he will have them signed in the next 2 weeks. Dean stated license agreements are in place so the survey/field work is underway and will be completed by the end of this week. Dean will not proceed with sewer design until the easements are signed. The easement descriptions are extremely broad because he does not have the final project design/plan, he has not received any updated information from Pete Hurth. The District needs to review and approve the project design. Dennis added it's inefficient to design the sewer without an approved final project plan. |
| Convene into Closed Session | Bill W. convened the meeting into Closed Session according to Wisconsin State Statute Sec. 19.85(1)(e)(g). Easements and agreements concerning TID No. 1. Discussion regarding specific sewer use ordinance enforcement matter. <i>Bill J. motioned to convene into Closed Session. Bill W. seconded. Motion passed. Roll call: B. Weddig, B. Johnson, Greg Stillman</i> |
| Reconvene to Open Session | Bill W. reconvened to Open Session pursuant to Wisconsin State Statute Sec. 19.85 to take any action(s) on items discussed in Closed Session. <i>Bill J. motioned to reconvene to Open Session. Greg seconded. Motion passed.</i> |
| Approve Action(s) Taken in Closed Session | <i>Bill J. motioned to approve items discussed in Closed Session. Greg seconded. Motion passed.</i> |
| Professional Rate Study Quote | The scope of work will be similar to that of the study in 2018. <i>Bill J. motioned to approve the \$3,900 quote from Onward Accounting and Consulting. Greg seconded. Motion passed.</i> |
| Nicolet Bank – Positive Pay | <i>Bill J. motioned to table this item. Greg seconded. Motion passed.</i> |
| Operator Report | Dave reported a quiet month for call-ins. The sampler is due to be replaced. The District may qualify for a grant, so Dave and Patrick are looking into that possibility. |
| Clerk Report | A quote for cyber security protection was received this morning. Time did not allow to review in its entirety. Information will be shared at the February meeting. |

Correspondence

No discussion.

Payment of Bills

Bill J. motioned to approve the bills as submitted. Greg seconded. Motion passed.

Open Discussion

Dave asked Bill J. about the sewer line and lateral stubs on his road, which is private. He is trying to assist Chris Fellner in locating a lateral stub for one of the vacant parcels, and there is no plan to reference. Bill stated there are no drawings, it is private property, private easement and private service road. Tom Birmingham subdivided the land, and Harbor Construction did the sewer line and stub work. Dave will contact Harbor and Tom if he and Chris cannot locate.

Adjourn

Bill J. motioned to adjourn. Greg seconded. Motion passed. Adjourn 10:24 a.m.

Respectfully submitted by:
Jennifer Steber, Clerk