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CHAPTER 13

1. SECTION 1.0 – Introduction

1.1. Authority

These regulations are enacted under the authority granted by **Sections 61.35, 62.23, and 87.30** of the **Wisconsin Statutes**. The Village of Warrens, Wisconsin, hereby enacts the following regulations:

1.2. Purpose

The purpose of this ordinance is to enhance the health, safety, prosperity, aesthetics, and general welfare of the community.

1.3. Intent

The general intent of this ordinance is to regulate and restrict the use of all structures, lands, and waters; to regulate and restrict the lot coverage, population distribution and density, and the size and location of all structures to:

- Lessen congestion and promote the safety and efficiency of streets and highways.
- Secure safety from fire, flooding, panic, and other dangers.
- Provide adequate light, air, sanitation, and drainage.
- Preventing overcrowding.
- Avoid undue population concentration.
- Facilitate the adequate provision of public facilities and utilities.
- Stabilize and protect property values.
- Further the appropriate use of land and conservation of natural resources.
- Preserve and promote the beauty of the community and implement the community's development plan or plan components.

Additionally, this ordinance aims to provide for its administration and enforcement, as well as to establish penalties for violations.

1.4. Abrogation and Greater Restrictions

This ordinance is not intended to repeal, abrogate, annul, impair, or interfere with any existing easements, covenants, deed restrictions, agreements, ordinances, rules, regulations, or permits previously adopted or issued according to law. However, where this ordinance imposes greater restrictions, its provisions shall govern.

1.5. Interpretation

In their interpretation and application, the provisions of this ordinance shall be regarded as minimum requirements and shall be liberally construed in favor of the Village. They shall not be deemed a limitation or repeal of any other powers granted by the Wisconsin Statutes. All references to state statutes are intended to include any subsequent revisions or amendments.

1.6. Severability

If any section, clause, provision, or portion of this ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this ordinance shall remain unaffected.

1.7. Repeal

All other ordinances or parts of the ordinances of the village that are inconsistent or conflicting with this ordinance, to the extent of the inconsistency only, are hereby repealed.

1.8. Title

This ordinance shall be known, referred to, or cited as the "Zoning Ordinance" of the Village of Warrens, Wisconsin.

1.9. Effective Date

This ordinance shall become effective following a public hearing of adoption by the Village Board and subsequent publication or posting as provided by law.

2. SECTION 2.0 - Definitions

For this ordinance, these definitions apply: Words in the present tense include future tenses; singular includes plural, and vice versa. "Shall" is mandatory. Zoning Ordinance definitions are grouped by category.

2.1. Residential and Lot Terms

- **Accessory Use or Structure**

A use or detached structure subordinate to the principal use of a structure, land, or water and located on the same lot or parcel, serving a purpose customarily incidental to the principal use or principal structure.

- **Accessory Building**

A detached building located on the same lot as the principal building, the use of which is incidental to that of the principal building.

- **Basement**

That portion of any structure located partly below the average adjoining lot grade.

- **Bed and Breakfast**

A commercial establishment in a pre-existing building offering overnight lodging and breakfast to registered overnight guests.

- **Boarding House**

A building where meals or lodging are regularly furnished for compensation to four (4) or more persons, not exceeding twelve (12) persons.

- **Dwelling**

A detached building designed or used exclusively for residential occupancy.

- **Dwelling Unit**

One or more rooms designed for occupancy by one family.

- **Family**

A group of related individuals or up to four unrelated individuals living together.

- **Family Day-Care Home**

A home providing care for 4-8 children, licensed by the state.

- **Front Yard**

A yard between the principal structure and the street line.

- **Frontage**

The length of a lot abutting a street.

- **Group Home (Developmental Care)**

A licensed residential facility for people with disabilities or chemical dependencies.

- **Living Rooms**

All rooms in a dwelling except closets, foyers, storage, utility rooms, and bathrooms.

- **Lot**

A parcel of land intended for development.

- **Lot Lines and Area**

The boundaries and total area of a lot.

- **Lot Width**

The width of a lot measured at the setback line.

- **Mobile Home**

A transportable residence designed for year-round living.

- **Motel**

A building or group providing sleeping accommodations for transient guests.

- **Rear Yard**

A yard between the principal structure and the rear lot line.

- **Side Yard**

A yard between the principal structure and the side lot line.

- **Yard**

An open space on the same lot as a structure, free of buildings.

2.2. Streets, Roads, and Transportation Terms

- **Alley**

A special public right-of-way affording only secondary access to abutting properties.

- **Arterial Street**

A street that directly connects the Village with surrounding communities.

- **Centerline**

A line equidistant from the edges of a road or highway.

- **Collector Street**

A road that collects traffic from local streets and channels it to arterial roads.

- **Corner Lot**

A lot at the intersection of two or more streets.

- **Expressway**

A divided arterial highway with full or partial access control.

- **Freeway**

An expressway with full control of access and grade-separated intersections.

- **Interchange**

A grade-separated intersection between highways.

- **Intersecting Highway**

A highway that forms part of an interchange.

- **Local Street**

A street primarily for access to abutting properties.

- **Street**

A public way for vehicular traffic providing primary access.

- **Street Width**

The measured width of a public right-of-way.

- **Turning Lanes**

Roadways connecting highways for turning movements.

2.3. Building, Construction, and Site Terms

- **Building**

Any structure having a roof supported by columns or walls.

- **Building Area**

The total area bounded by the exterior walls of a building at floor level.

- **Building Coverage**

The percentage of a lot covered by buildings or structures.

- **Building Height**

The vertical distance from the mean lot grade to the highest point of the structure.

- **Development**

Any man-made change to improved or unimproved real estate.

- **Easement**

A legal right to use another's land for a specific purpose.

- **Impervious Surface**

Surfaces that do not absorb water, including buildings and pavement.

- **Satellite Antenna**

A device for receiving satellite signals.

- **Setback**

The required distance between a structure and a lot line or street.

- **Structure**

Anything constructed with a fixed location on the ground.

- **Structural Alterations**

Changes to the supporting members of a structure.

- **Trailers**

Portable vehicles designed for camping and sleeping.

- **Utilities**

Essential public or private facilities and services.

2.4. Use, Regulation, and Legal Terms

- **Conditional Use**

A use of a special nature not automatically permitted in a district.

- **Essential Services**

Public or private utility services necessary for principal uses.

- **Home Occupation**

An occupation conducted entirely within a dwelling by its residents.

- **Junk Yard**

A site where junk materials are bought, sold, stored, or handled.

- **Loading Area**

An off-street area for loading and unloading freight.

- **Nonconforming Uses or Structures**

Structures or uses lawfully existing that do not comply with current regulations.

- **Parking Lot**

A facility with ten (10) or more parking spaces.

- **Parking Space**

A paved area of at least 180 square feet for parking.

- **Parties in Interest**

Owners of property near a proposed zoning action.

- **Professional Home Offices**

Residences of professionals conducting business activities.

- **Special Exception (Conditional Use)**

A use allowed subject to conditions to ensure compatibility.

- **Subdivision**

The division of land into two or more lots or parcels.

- **Use, Permitted**

A use allowed by right in a zoning district.

- **Use, Principal**

The primary or dominant use of a lot or structure.

- **Variance**

Permission to deviate from zoning requirements.

- **Variance, Area**

A deviation from dimensional zoning standards.

- **Variance, Use**

Permission for a use not normally permitted.

- **Zone**

An area within which specific land uses are permitted.

- **Zoning Agency**

The commission, board, or committee assigned to manage zoning matters.

2.5. Sign Definitions

- **Billboard**

A freestanding sign advertising goods, products, or services not located on the premises.

- **Blanketing**

The obstruction of a sign's visibility by another sign.

- **Bulletin Board**

A sign providing information about events of public interest.

- **Changeable Message Sign**

A sign displaying changing messages electronically or manually.

- **Directly Illuminated Sign**

A sign lit from within or on its surface.

- **Directory Sign**

A sign listing occupants and locations within a building.

- **Flashing Sign**

An illuminated sign where the light does not remain stationary.

- **Ground Sign and/or Pole Sign**

A freestanding sign supported independently of a building.

- **Indirectly Illuminated Sign**

A sign lit by an external source.

- **Nonconforming Sign**

A sign not in compliance with current regulations.

- **Political Sign**

A sign advocating for an election candidate or referendum issue.

- **Portable Sign**

A movable sign not permanently affixed.

- **Real Estate Sign**

A sign advertising the sale, lease, or rental of the property.

- **Roof Sign**

A sign erected upon the roof or parapet of a building.

- **Sandwich Sign**

A portable A-frame sign often used temporarily.

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- **Sign**

Any device designed to promote, attract attention, or advertise.

- **Sign Permit**

A permit authorizing the installation, alteration, or relocation of a sign.

- **Temporary Sign**

A sign displayed for no more than thirty (30) consecutive days.

- **Third Party Sign**

A sign advertising a business or service not located on the lot.

- **Wall Sign**

A sign attached directly to the wall of a building.

- **Window Sign**

A sign located inside a building and visible from the outside.

3. SECTION 3.0 - General Provisions

3.1. Jurisdiction

The jurisdiction of this ordinance encompasses all lands and waters located within the limits of the Village of Warrens.

3.2. Compliance

No structure, land, or water shall be used, nor shall any structure or part thereof be located, erected, moved, reconstructed, extended, enlarged, converted, or structurally altered without a zoning permit, except for accessory structures, and without full compliance with the provisions of this ordinance and all other applicable local, county, and state regulations.

The Plan Commission, with the assistance of the Village Clerk, shall investigate all complaints, issue notices of violations, and enforce the provisions of this ordinance. The Village Clerk and duly appointed deputies may enter any public or private land or waters at reasonable times to conduct zoning inspections.

3.3. Building Permit

Applications for a building permit can be picked up from the Village Clerk, the Building Inspector, or the Village Website, and shall include the following, where applicable:

- Names and addresses of the applicant, owner of the site, architect, professional engineer, or contractor.
- Description of the subject site by lot, block, and recorded subdivision or by metes and bounds; address of the subject site; type of structure; existing and proposed operation or use of the structure or site; number of employees; and the zoning district in which the subject site lies.
- Plat plan or survey showing the location, boundaries, dimensions, slope of terrain, uses, and size of the following: subject site, existing and proposed structures, existing and proposed easements, streets and other public ways, off-street parking, loading areas, and driveways, existing highway access restrictions, existing and proposed street, side, and rear yards. Additionally, the plat of survey shall show the location, slope of terrain, and use of any abutting lands and their structures within forty (40) feet of the subject site.
- Proposed sewage disposal plan if municipal sewerage service is not available. This plan must be approved by a competent authority who shall certify in writing that satisfactory, adequate, and safe sewage disposal is feasible on the site as proposed by the plan under applicable local, county, and state health regulations.
- Proposed water supply plan if municipal water service is not available. This plan must be approved by a competent authority who shall certify in writing that an adequate and safe supply of water will be provided following applicable local, county, and state health regulations.

Additional information may be required by the village.

A building permit shall be granted or denied by the Building Inspector and will be notified by the Building Inspector or Village Clerk within thirty (30) days. The permit shall expire within nine (9)

months unless substantial work has commenced. Any permit issued in conflict with the provisions of this ordinance shall be null and void.

3.4. Site Restrictions

No land shall be used, nor shall any structure be erected where the land is deemed unsuitable for such use or structure by the Village Board due to flooding, concentrated runoff, inadequate drainage, adverse soil or rock formation, unfavorable topography, low percolation rate or bearing strength, erosion susceptibility, or any other feature likely to be harmful to the health, safety, prosperity, aesthetics, and general welfare of the community. The Village Board, in applying the provisions of this section, shall provide a written account of the specific facts upon which it bases its conclusion that the land is unsuitable for certain uses. The applicant shall have the opportunity to present evidence contesting such unsuitability if desired. Subsequently, the Village Board may affirm, modify, or withdraw its determination of unsuitability.

No building permit shall be issued for a lot that abuts a public street that has not been dedicated to its required width.

In districts where public water supply or public sewerage service is not available, the lot area shall be determined in accordance with Chapter ILHR 85 of the Wisconsin Administrative Code.

3.5. Use Restrictions

The following restrictions and regulations shall apply:

- **Principal Uses:** Only those principal uses specified for a district, along with their essential services, shall be permitted in that district.
- **Accessory Uses and Structures:** Permitted in any district but not until their principal structure is present or under construction.
- **Conditional Uses:** Conditional uses and their accessory uses require review and approval by the Village Plan Commission, and are considered special uses.

Unclassified or Unspecified Uses may be permitted by the Zoning Board of Appeals after the local Plan Commission has conducted a review and made a recommendation, provided that such uses are similar in character to the principal uses permitted in the district.

Temporary uses, such as real estate sales field offices or shelters for materials and equipment used in the construction of a permanent structure, may be permitted by the Zoning Board of Appeals.

Performance Standards listed in Section 10.0 shall be complied with by all uses in all districts.

3.6. Underground Utilities Regulations

3.6.1. Underground Lines in Newly Platted Areas

- General Requirement:

All new electric distribution lines (excluding lines above 15,000 volts), telephone lines servicing individual lots, telegraph lines, and community antenna television cables must be installed underground within newly platted areas, mobile home parks, or planned developments, unless the Planning Committee determines that:

- Underground placement is incompatible with the planned development;
- Physical conditions (e.g., topography, soil, stands of trees) make underground installation unreasonable or impracticable; or
- Lots can be served directly by existing overhead facilities.

3.6.2. Above-Ground Equipment:

Essential equipment associated with underground systems (such as substations, pad-mounted transformers, sectionalizing switches, and pedestal-mounted terminal boxes) may remain above ground.

- **Proof of Compliance:**
Prior to approval of a final plat or certified survey map, the subdivider must provide proof to the Planning Committee that arrangements have been made, under applicable Public Service Commission of Wisconsin rules, to place the required facilities underground.
- **Temporary Overhead Lines:**
Temporary overhead lines may be permitted to serve construction sites or in cases of severe weather. These must be replaced with underground facilities within a reasonable time after conditions permit, subject to exceptions listed above.

3.7. Utility Easements

Preparation of Easements:

Before facility installation, utility easements must be graded to within six (6) inches of final grade. No earth fill, dirt piles, or construction materials may be stored on easement areas.

Grading Restrictions:

The final plat or certified survey map must include a note stating that the final grade on utility easements may not be altered by more than six (6) inches without the written consent of the affected utility or utilities.

3.8. Underground Lines in Existing Platted Areas

For areas platted before the effective date of this provision, all newly installed utility lines and services must also be placed underground, subject to the same provisions and with Planning Committee approval. Property owners must grant necessary easements and comply with applicable Public Service Commission rules for the underground placement of facilities.

3.9. Street Lighting

Where underground electric facilities are installed, streetlight poles must be ornamental. In new subdivisions, the subdivider must coordinate streetlight locations with the serving electric utility, subject to approval by a majority vote of the Planning Committee.

3.10. Permits for Utility Services

Before installation of underground utility facilities (communication, electric, power, gas, or other lines) within public rights-of-way in the Village of Warrens, a permit must be obtained from the Building Inspector. Any required permit fee must be paid prior to installation

3.11. Lot, Yard, and Space Requirements

No lot, yard, parking area, building area, or other space shall be reduced in area or dimension in a manner that would cause it to fail to meet the requirements of this ordinance.

No portion of any lot, yard, parking area, or other space required for a structure or use shall be utilized to satisfy the requirements for any other structure or use.

3.12. Airport Approach Protection

This section is intentionally left blank.

3.13. Violations

It shall be unlawful to construct, use, or alter any structure, land, or water in violation of any provision of this ordinance.

In the event of a violation, the Village President, Village Clerk, Planning Commission, or any individual directly affected by such violation may commence legal proceedings to enjoin the violation.

Violators of this ordinance shall first be issued a written warning. If corrective actions are not taken within ten (10) days, the Village may proceed with penalties.

3.14. Penalties

- Any person, firm, or corporation who fails to comply with the provisions of this ordinance shall, upon conviction, forfeit not less than \$10.00 nor more than \$100.00, plus the costs of correcting the violation and the costs of prosecution for each offense.
- In default of payment, the violator shall be imprisoned in the county jail until payment is made, but for a period not exceeding thirty (30) days. Each day that a violation exists or continues shall constitute a separate offense.
- No lot, yard, parking area, building area, or other space shall be reduced in area or dimension so as not to meet the provisions of this ordinance. No part of any lot, yard, parking area, or other space required for a structure or use shall be utilized for any other structure or use.

4. SECTION 4.0 – Zoning Districts

4.1. Establishment of Districts

Nine zoning districts are established as follows:

1. Residential 1 (R-1)
2. Residential 2 (R-2)
3. Residential 3 (R-3)
4. Residential 4 (R-4)
5. Business (B)
6. Industrial (I)
7. Agriculture (A)
8. Conservancy (C)
9. Commercial/Recreational (CR)

The boundaries of these districts are established as shown on a map entitled "Village of Warrens Zoning Map 2024", which accompanies and is part of this ordinance. Such boundaries shall be construed to follow corporate limits, U.S. Public Land Survey Lines, lot or property lines, centerlines of streets, highways, alleys, easements, and railroad rights-of-way or such lines extended unless otherwise noted on the zoning map.

Vacation of public streets and alleys shall result in the vacated land being automatically placed in the same district as the abutting side to which the vacated land reverts.

4.2. Zoning Map

A certified copy of the zoning map shall be adopted and approved with the text as part of this ordinance which shall bear the attestation of the President and Village Clerk and shall be available to the public in the office of the Village Clerk.

Changes to the districts shall not be effective until entered and attested on this certified copy.

4.3. Rules of Interpretation of Zone Boundaries

In cases of uncertainty regarding the boundaries of districts, as shown on the zoning map, the following rules shall apply:

- Boundaries indicated as approximately following the centerlines of streets, highways, or alleys shall be construed to follow such centerlines.
- Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
- Boundaries indicated as approximately following municipal boundaries shall be construed as following municipal boundaries.
- Boundaries indicated as following railroad right-of-way lines shall be construed as following actual railroad right-of-way lines.

- Boundaries indicated as parallel to, or extensions of, features indicated in the preceding shall be so construed. Distances not specifically indicated on the zoning map shall be determined by the scale of the map.

4.4. Limited Number of Buildings

There shall be no more than one (1) principal dwelling and two (2) accessory structures, including a private garage, in an R-1, R-3, or R-4 zone, except as provided in Section 4.7.

4.5. Zone Regulations

No person shall use land or a building or structure, nor erect, construct, reconstruct, move, or structurally alter a building, structure, or part thereof, except in conformance with the following regulations:

- Permitted uses in each zone shall be mutually exclusive.
- Only those uses identified and listed for each zone are permitted, except as otherwise indicated.

4.6. Home Occupations and Professional Home Offices

In Dwellings where permitted, within a single dwelling unit and only for the person or persons maintaining a dwelling therein, provided that only two such nonresident persons shall be employed in the home occupation.

Evidence of Use: One (1) sign having an area of not more than four (4) square feet shall be permitted.

4.7. Zoning Control Charts

See the following Zoning Control Charts.

4.7.1. R-1 Residential District ZONING CONTROL CHART

PURPOSE	The R-1 Residential District is intended to provide a pleasant living area protected from traffic, congestion, and incompatible land uses. This district is designed to maintain compact residential development near existing residential areas and is presently served or readily serviceable by public sewer and water.
PRINCIPAL PERMITTED USES	<ul style="list-style-type: none"> • Single and two-family homes. • Home occupations and professional home offices. • Neighborhood parks or playgrounds.
ACCESSORY USES	<ul style="list-style-type: none"> • One private garage and up to two accessory buildings. • Essential services.
CONDITIONAL USES	<ul style="list-style-type: none"> • Home occupations conducted in accessory buildings. • Churches, schools, libraries, hospitals, community centers, bed and breakfast inns, utility structures (provided they are enclosed in an eight (8) foot or higher protection fence); cemeteries. • Municipal office buildings. • Structures built on slopes of twenty percent (20%) or greater. • Uses as specified in Section 5.0.
PROHIBITED USES	All uses not specifically permitted, including mobile homes.
MINIMUM LOT AREA	9,000 square feet per dwelling unit in a single or two-family dwelling.
MINIMUM LOT WIDTH	75 feet.
MINIMUM SETBACK	<ul style="list-style-type: none"> • FRONT/CORNER LOT - Fifty feet (50') from the centerline of the street or seventeen feet (17') from the right-of-way, whichever is greater. • REAR – Twenty feet (20') • SIDE – Ten feet (10') for principal structures and five feet (5') for accessory structures.
MAXIMUM BUILDING HEIGHT	Thirty-five feet (35').
MAXIMUM LOT COVERAGE	No more than fifty (50) percent of the lot may be covered by structures.
PERCENT SLOPE	No structure shall be permitted on slopes of twenty percent (20%) or greater, except for conditional use.
MODIFICATIONS	Requirements stipulated above may be modified following Section 7.0.

4.7.2. R-2 Residential District ZONING CONTROL CHART

PURPOSE	The R-2 Residential District is intended to provide a quiet, pleasant living area protected from traffic, congestion, and incompatible land uses. This district is in areas presently served or readily serviceable by public water and/or sewer. Compact development near existing residential areas is encouraged.
PRINCIPAL PERMITTED USES	<ul style="list-style-type: none"> • Three or more-unit dwellings • Home occupations and professional home offices • Neighborhood parks or playgrounds • Parking and loading areas (See Section 6.4 and 6.5).
ACCESSORY USES	<ul style="list-style-type: none"> • One private garage and up to two accessory buildings. • Essential services
CONDITIONAL USES	<ul style="list-style-type: none"> • Structures built on slopes of twenty percent (20%) or greater • Home occupations conducted in accessory buildings • Churches, schools, libraries, hospitals, community centers, public buildings • Utility structures (provided they are enclosed in an eight (8) foot or higher protection fence) • Cemeteries • Uses as specified in Section 5.0.
PROHIBITED USES	All uses not specifically permitted including mobile homes.
MINIMUM LOT AREA	3,500 square feet per dwelling unit.
MINIMUM LOT WIDTH	One hundred feet (100').
MINIMUM SETBACK	<p>FRONT/CORNER LOT - Fifty feet (50') from the centerline of the street or seventeen feet (17') from the right-of-way, whichever is greater.</p> <p>REAR – Twenty feet (20')</p> <p>SIDE – Ten feet (10') for principal structures and five feet (5') for accessory structures.</p>
MAXIMUM BUILDING HEIGHT	Thirty-five feet (35').
MAXIMUM LOT COVERAGE	No more than sixty (60) percent of the lot may be covered by structures.
PERCENT SLOPE	No structure shall be permitted on slopes of twenty percent (20%) or greater, except for conditional use.
MODIFICATIONS	Requirements stipulated above may be modified following Section 7.0.

4.7.3. R-3 Residential District ZONING CONTROL CHART

PURPOSE	The R-3 Residential District is designed to provide a pleasant and livable residential environment that is protected from traffic, congestion, and incompatible land uses. It also serves as a transition zone for properties currently classified as Commercial/ Recreation Districts, allowing them to be repurposed for residential use with appropriate infrastructure, such as public sewer and water services.
PRINCIPAL PERMITTED USES	<ul style="list-style-type: none"> • Single-family and two-family homes. • Home occupations and professional home offices. • Neighborhood parks or playgrounds.
ACCESSORY USES	One Private garage and one accessory building Essential services.
CONDITIONAL USES	<ul style="list-style-type: none"> • Home occupations conducted in accessory buildings. • Bed and Breakfast Inns, short-term rentals. • Utility structures, provided they are enclosed in an eight (8) foot or higher protective fence. • Structures built on slopes 20% or greater. • Other uses specified in Section 5.0, as deemed appropriate
PROHIBITED USES	All uses not specifically permitted, including mobile homes.
MINIMUM LOT AREA	9,000 square feet per dwelling unit in a single or two-family dwelling.
MINIMUM LOT WIDTH	Fifty feet (50')
MINIMUM SETBACK	FRONT/CORNER LOT - 43 feet from the centerline of the street or 10 feet from the right-of-way, whichever is greater REAR – Fifteen feet (15') SIDE – Ten feet (10') for principal structures and five feet (5') for accessory structures.
MAXIMUM BUILDING HEIGHT	Thirty-five feet (35').
MAXIMUM LOT COVERAGE	No more than fifty (50%) percent of the lot may be covered by structures.
PERCENT SLOPE	No structures are allowed on slopes 20% or greater, except as a conditional use.
MODIFICATIONS	Any of the above requirements may be modified under Section 7.0, based on specific circumstances.

4.7.4. R-4 Residential District ZONING CONTROL CHART

PURPOSE	The R-4 Residential District is designed to provide a comfortable and protected living environment, ensuring that residential areas remain free from excessive traffic, congestion, and incompatible land uses. This district also facilitates the transition of properties from the Commercial/Recreation District into residential use, ensuring access to essential services such as public sewer and water.
PRINCIPAL PERMITTED USES	<ul style="list-style-type: none"> • Single-family, two-family, and multi-unit (three or more) dwelling homes. • Home occupations and professional home offices. • Neighborhood parks or playgrounds. • Lodging units on platted lots with village sewer and water services, built to residential standards and available for use as rental units, second homes, or permanent residences.
ACCESSORY USES	One private garage and one accessory building per lot. Essential services.
CONDITIONAL USES	<ul style="list-style-type: none"> • Home occupations conducted in accessory buildings. • Bed and Breakfast Inns, short-term rentals. • Utility structures, provided they are enclosed within an eight (8) foot or higher protective fence. • Structures built on slopes 20% or greater. • Other uses specified in Section 5.0, as appropriate.
PROHIBITED USES	All uses not specifically permitted including mobile homes.
MINIMUM LOT AREA	4,200 square feet per dwelling unit in a single-family or two-family home.
MINIMUM LOT WIDTH	Thirty feet (30').
SETBACK REQUIREMENTS	<p style="text-align: center;">Residential Building Setback:</p> <p>FRONT/CORNER LOT - Minimum 25 feet, except for Overlook Court and Hilltop Circle, where the minimum is 20 feet.</p> <p>REAR – Minimum fifteen feet (15')</p> <p>SIDE – Minimum 5 feet, except on Hilltop and Overlook with shared decks.</p> <p style="text-align: center;">Garage and Accessory Buildings Setback:</p> <p>FRONT - Cannot be located ahead of the front line of the residence (extended).</p> <p>SIDE - Minimum 5 feet.</p> <p>REAR - Minimum 5 feet</p>
GARAGE AND ACCESSORY BUILDING RESTRICTIONS	<p>Each lot is permitted one garage and one accessory building, with the following size limitations:</p> <p>For lots less than 60 feet in width:</p> <ul style="list-style-type: none"> • Maximum Size: 100 square feet • Maximum Building Height: 10 feet <p>For lots greater than 60 feet in width:</p>

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	<ul style="list-style-type: none">• Maximum Size: 12 feet x 16 feet• Maximum Sidewall Height: 8 feet
MAXIMUM BUILDING HEIGHT	No more than two (2) stories. Not to exceed 35 feet from ground level to the highest point.
MAXIMUM LOT COVERAGE	Structures may cover no more than 50% of the lot.
SLOPE RESTRICTIONS	No structures are permitted on slopes 20% or greater, except as a conditional use.
MODIFICATIONS	The above requirements may be modified following Section 7.0.

4.7.5. B Business District ZONING CONTROL CHART

PURPOSE	The Business District provides an area for commercial and business uses in the Central Business District and other areas of compact development served by public sewer and water.
PRINCIPAL PERMITTED USES	<ul style="list-style-type: none"> • Business services such as appliance dealers, furniture, department, and hardware stores • Art, gift, jewelry, notions shops, and clothing stores • Insurance and real estate offices • Barbershops, beauty parlors • Banks and financial institutions • Clinics, laundry, and liquor stores • Drug stores and pharmacies • Eating and drinking establishments • Florists, food lockers, fruit, vegetable, meat, fish, grocery, bakeries, supermarkets, and other retail food stores • Hotels, motels, motor lodges, and inns • Music, radio, and television stores and newsstands • Offices, optical stores, parking lots, and places of entertainment • Retail stores and sporting goods stores • Clubs, fraternal organizations, and lodges operated for profit • Vehicular sales and service, and gasoline stations • Municipal buildings and funeral homes. • Parking and loading areas (see Sections 6.4 and 6.5). <p>The above is illustrative, not exhaustive.</p>
ACCESSORY USES	Residential uses as part of a principal business structure. Essential services.
CONDITIONAL USES	<ul style="list-style-type: none"> • Drive-in establishments for eating and drinking. • Buildings on slopes of twenty percent (20%) or greater. • Residential buildings as a principal use. • Churches and preschools. • Uses as specified in Section 5.0.
PROHIBITED USES	All uses not specifically permitted including mobile homes. Manufacturing facilities.
MINIMUM LOT AREA	Five thousand (5,000) square feet.
MINIMUM LOT WIDTH	No restrictions.
MINIMUM SETBACK	<p>FRONT/CORNER LOT- Fifteen feet (15') from the Village right of way.</p> <p>SIDE – Fifteen feet (15') where adjacent to a Residential District; otherwise, no restrictions;</p> <p>REAR - Twenty feet (20') where adjacent to a Residential District; otherwise, no restrictions.</p>
MAXIMUM BUILDING HEIGHT	Forty-five feet (45') if adjacent to Residential Districts, otherwise fifty feet (50').
MAXIMUM LOT COVERAGE	No more than sixty (60) percent of the lot may be covered by structures.

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PERCENT SLOPE	No building shall be permitted on slopes of twenty percent (20%) or greater, except for conditional use.
MODIFICATIONS	Requirements stipulated above may be modified following Section 7.0.

4.7.6. I Industrial District ZONING CONTROL CHART

PURPOSE	Areas designated for Industrial development based on location, topography, and compatibility with other land uses.
PRINCIPAL PERMITTED USES	Manufacturing, processing, assembly, warehouses, and wholesale establishments.
ACCESSORY USES	Essential services.
CONDITIONAL USES	Buildings on slopes over 20% and other specified uses. Uses as specified in Section 5.0.
PROHIBITED USES	Uses that are considered a nuisance, a threat to public health/safety, or that impose constraints on public facilities
MINIMUM LOT AREA	10,000 square feet if sewered 15,000 square feet if not sewered.
MINIMUM LOT WIDTH	100 feet (100')
MINIMUM SETBACK	FRONT/CORNER LOT – Thirty feet (30') from the street right-of-way line. REAR – Thirty feet (30') where adjacent to a Residential District; 10 feet otherwise. SIDE - Twenty feet (20') where adjacent to a Residential District; 10 feet otherwise.
BUILDING HEIGHT	50 feet if within 40 feet of a residential district; otherwise, 100 feet.
MINIMUM LOT DEPTH	100 feet if sewered; 200 feet if not sewered.
SANITARY CRITERIA (WHEN NO PUBLIC SEWER)	No more than 75% of the minimum lot area can be located on a slope greater than 12% or on soil conditions unsuitable for septic tanks. This ensures that at least 25% of the lot area is under a 12% slope and has soil conditions suitable for the installation of septic systems.
PERCENT SLOPE	No building shall be permitted on slopes 20 percent or greater, except as a conditional use.
SITE PLANNING	When an application for a building and zoning permit is submitted, the owner or developer is required to provide a site plan for the proposed development. This site plan must include the location of the building, the required setback lines, internal streets and parking areas, landscaping, screening, and adequate street lighting. Additionally, any other information deemed necessary by the Village Clerk or building inspector must also be included.
MODIFICATIONS	Requirements stipulated above may be modified in accordance with Section 7.0.

4.7.7. A Agriculture District ZONING CONTROL CHART

PURPOSE	The A-Agriculture District is established to maintain productive farmlands and minimize land use conflicts with farming operations. Additionally, this District seeks to control the expansion of urban development into agricultural areas lacking adequate public facilities. It also aims to meet the requirements of the Wisconsin Farmland Preservation Law, allowing eligible farmers to obtain tax credits under Chapter 91 of the Wisconsin Statutes.
PRINCIPAL PERMITTED USES	<ul style="list-style-type: none"> • Clean farming operations that do not produce noxious odors, noise, or other health and sanitation hazards. • Forestry, nurseries, orchards, specialty cropping, cranberry bogs, and similar agricultural production operations. • Removable roadside stands for the sale of farm products produced on the premises (in season), and up to two (2) signs not larger than ten (10) square feet each for advertising the permitted roadside stand. • Farm dwellings that serve as the principal residence for the owner, operators, and employees of the agricultural enterprise. • Home occupations and professional home offices.
PERMITTED ACCESSORY USES	<ul style="list-style-type: none"> • Essential services. • Private garages. • Accessory structures that are customarily incidental to the operations of the agricultural enterprise.
CONDITIONALL USES	<ul style="list-style-type: none"> • Single-family dwellings occupied by the parents or children of the principal farm operator • Enterprises engaging in the sale and service of machinery used in agricultural production. • Facilities for the centralized bulk collection, storage, and distribution of agricultural products to wholesale and retail markets. • Storage and sale of seeds, feeds, and similar products essential to agricultural production. • Public uses such as churches, schools, cemeteries, parks and recreational areas, public buildings, utility buildings and structures. • Other uses essential for the support of agricultural production, provided that such uses do not conflict with the purposes of the A-Agriculture Zoning District. • Structures built on slopes of twenty percent (20%) or greater.
PROHIBITED USES	All uses not specifically permitted.
MINIMUM LOT AREA	<ul style="list-style-type: none"> • Acres for agricultural operations. • 1/2 Acres for permitted dwellings. • 5 Acres for business enterprises supporting agricultural production.

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MINIMUM SETBACK	FRONT/CORNER LOT: The building must be set back 90 feet from the centerline of the street or 57 feet from the street right-of-way line, whichever distance is greater. SIDE & REAR: A minimum setback of 50 feet is required for all buildings on the side and rear of the property.
MAXIMUM BUILDING HEIGHT	One hundred (100) feet.
MODIFICATIONS	Requirements stipulated above may be modified in accordance with Section 7.0.
SANITARY CRITERIA	All permitted uses requiring a septic system shall conform to the standards in the Wisconsin State Plumbing Code.

4.7.8. C Conservancy District ZONING CHART

PURPOSE	<p>The Conservancy (C) District is established to preserve and protect lands that are generally unsuitable for intensive development due to natural features and environmental conditions such as steep slopes, poor drainage, wetlands, floodplains, and other significant ecological constraints. These areas may pose hazards to life, health, or property and are therefore limited in their ability to support structures or infrastructure safely.</p> <p>In addition to minimizing risks to public safety and private investment, the district serves to:</p> <ul style="list-style-type: none"> • Protect and conserve natural resources, including critical groundwater recharge areas, wildlife habitats, and native vegetation; • Preserve areas of scenic, historic, scientific, and ecological importance; • Maintain the natural character and beauty of the community; • Provide opportunities for passive public recreational uses, such as nature trails and greenways, including along abandoned railroad rights-of-way; • Support long-range community planning goals for environmental conservation and open space preservation.
PRINCIPAL PERMITTED USES	<p>The following uses may be permitted by right within the district, provided they do not involve significant land disturbance or adversely impact natural or environmental features:</p> <ul style="list-style-type: none"> • Natural Resource Protection and Passive Recreation <ul style="list-style-type: none"> ○ Nature preserves and wildlife sanctuaries ○ Passive recreational areas, such as hiking trails and bird watching ○ Public or private open space managed for conservation purposes ○ Conservation easements and land held in trust for environmental protection ○ Village parkland • Land Management and Agriculture <ul style="list-style-type: none"> ○ Agricultural uses that do not involve structures, grading, or chemical-intensive practices ○ Grazing and orchards under professional guidance ○ Wild crop harvesting ○ Soil and water conservation practices ○ Forestry activities under professional guidance • Infrastructure and Utilities <ul style="list-style-type: none"> ○ Unpaved trails, boardwalks, and similar low-impact access improvements designed to minimize environmental disruption

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	<ul style="list-style-type: none"> ○ Drainage, water measurement, and water control facilities ○ Floodplain management activities ○ Utilities necessary to serve permitted uses ● Transportation and Access <ul style="list-style-type: none"> ○ Railroad operations within an existing rail line right-of-way ● Habitat and Environmental Stewardship <ul style="list-style-type: none"> ○ Wildlife habitat preservation and enhancement
ACCESSORY USES	Essential uses.
CONDITIONAL USES	Recreation uses.
PROHIBITED USES	<ul style="list-style-type: none"> ● No structures are permitted except those housing essential services accessory to the principal or permitted uses. ● Uses involving dumping, filling, cultivation, mineral, soil, peat removal, or any other use that would disturb the natural landforms or topography. ● All uses not specifically permitted.
MINIMUM LOT AREA	None.
MINIMUM LOT WIDTH	None.
MINIMUM YARDS	FRONT - None. REAR - None. SIDE - None.
BUILDING HEIGHT	45 feet maximum.
MINIMUM LOT DEPTH	Not Applicable
OTHER	For Shoreland and Wetland Development Standards, see Villages Shoreland and Wetland Zoning Ordinance.

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4.7.9. CR COMMERCIAL/RECREATIONAL DISTRICT ZONING CHART

Purpose	The CR – Commercial/Recreational District is designed to support the recreational and economic goals of the Village of Warrens. This district provides certain recreational goods, services, and facilities in areas that are either already home to recreational resources or are located immediately adjacent to them. Its purpose is to create spaces where people can engage in recreational activities while also supporting businesses and services that cater to visitors and residents.
Principal Permitted Uses	<p>The following are the permitted uses in the district:</p> <ul style="list-style-type: none"> Recreational Accommodations: <ul style="list-style-type: none"> Campgrounds, condominium campgrounds, and bathhouse facilities. Resorts, hotels, motels, and indoor waterparks. Restaurants, gift shops, convenience stores, ice cream and snack shops, and game rooms. Pavilions and office facilities related to the permitted uses. Lodging and Units for Rent or Residential Use: <ul style="list-style-type: none"> Camping cabins without plumbing facilities and cabins or lodging units with plumbing. Recreational Park trailers or recreational vehicles for short-term rental or recreational use. Lodging units on platted lots with access to village sewer and water systems, which can be used as rentals, second homes, or permanent residences. Outdoor Recreational Facilities: <ul style="list-style-type: none"> Waterparks, swimming pools, waterslides, and miniature golf courses. Courts for basketball, tennis, volleyball, and shuffleboard, plus facilities for horseshoes, baseball, and similar outdoor recreational games. Manmade ponds for swimming, boating, or fishing, with the option for evening use through lighting. Additional Services and Facilities: <ul style="list-style-type: none"> Sale or servicing of recreational park trailers, vehicles, and camping supplies. Mobile homes or residential units used for campground owner or employee housing, providing services or security. Public parks offering swimming and other recreational activities. Maintenance buildings, outside storage areas, and designated outside burning areas (subject to permits and village rules).
Conditional Uses	<ul style="list-style-type: none"> Conditional uses in the CR district may be granted after a public hearing, a recommendation from the Planning and Zoning Commission, and approval by the Village Board. These uses include other commercial services that provide products or services specifically for the traveling or recreating public.
Prohibited Uses	All uses not specifically permitted.
Building Restrictions	<p>One garage and Accessory Building:</p> <ul style="list-style-type: none"> For lots less than 60 feet in width the maximum size of accessory buildings is 100 square feet, with a maximum height of 10 feet.

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Setback Requirements	<p style="text-align: center;">Residential Structures:</p> <p>FRONT/CORNER LOT: Minimum 25 feet, except for Overlook Court and Hilltop Circle, where it's 20 feet.</p> <p>SIDE: Minimum 15 feet.</p> <p>REAR: Minimum 15 feet.</p> <p style="text-align: center;">Garage and Accessory Buildings:</p> <p>FRONT/CORNER: Must not be located ahead of the front line of the residence.</p> <p>SIDE: Minimum 5 feet.</p> <p>REAR: Minimum 5 feet.</p>
Height Restrictions	<p>MAXIMUM BUILDING HEIGHT:</p> <p>No more than two stories, with a maximum height of 35 feet from ground level to the top of the building.</p>

5. SECTION 5.0 - Conditional Uses

5.1. Review and Approval

The Plan Commission shall conduct a comprehensive review of proposed development sites, including but not limited to: Existing and proposed structures, Architectural plans, Adjacent land uses, Parking areas, Driveway locations, Highway access and traffic generation, Internal circulation, Drainage and utility systems (sewerage and water), and Nature of the proposed operation.

If necessary, the Plan Commission may convene a public hearing.

Any development located:

- Within 500 feet of an existing or proposed freeway or expressway right-of-way, or
- Within ½ mile of an interchange or turning lane right-of-way shall be referred for specific review by the appropriate highway agency.
- The Plan Commission will:
 - Request the agency's review, and wait up to twenty (20) days for its recommendation before taking final action.

The Plan Commission may impose reasonable conditions, including but not limited to:

- Landscaping
- Architectural design and construction materials
- Commencement and completion timelines
- Sureties
- Lighting and fencing
- Planting screens
- Operational controls and hours
- Traffic circulation improvements
- Deed and access restrictions
- Increased yard or parking requirements

All developments must comply with other provisions of this ordinance, including:

- Lot size and dimensions
- Setbacks and height
- Parking and loading requirements
- Traffic and highway access standards
- Performance standards

5.2. Public and Semipublic Uses

The following are considered conditional uses and may be permitted in accordance with this ordinance:

5.2.1. Government and Cultural Uses

Permitted in all residential, business, and industrial districts:

- Administrative offices
- Fire and police stations
- Community centers and libraries
- Public emergency shelters
- Parks and playgrounds
- Museums

5.2.2. Utilities

Permitted in all districts, provided all principal structures are located at least 50 feet from any residential district lot line.

5.2.3. Public Transportation Facilities

Passenger terminals and bus depots are allowed in business and industrial districts, provided they are located at least 100 feet from any residential district boundary.

5.2.4. Churches and Preschools

Permitted in Residential R-1, R-2, R-3, R-4, and B Business districts.

5.2.5. Schools (Public, Parochial, Private)

Elementary and secondary schools are permitted in Residential R-1, R-2, R-3, and R-4 districts, provided:

- Minimum lot size: ½ acre
- All principal structures must be set back at least 50 feet from any lot line

5.2.6. Colleges, Hospitals, and Institutions

Permitted in R-1 and R-2 districts, including:

- Colleges, universities
- Hospitals and sanitariums
- Religious, charitable, penal, and correctional institutions
- Cemeteries and crematories

Setback: All principal structures must be at least 50 feet from any lot line

5.3. Residential and Quasi-Residential Uses

5.3.1. Planned Residential Developments

Permitted in residential districts and may include:

- Cluster developments
- Garden apartments
- Row housing
- Group housing

5.3.2. Standards:

- Deed restrictions required to ensure maintenance of:

- Exterior design and structures
- Shared facilities and utilities
- Common access and open spaces
- Minimum lot area: 3,500 sq. ft. per dwelling unit
- Minimum lot width: 100 ft
- Maximum building coverage: 60%
- Minimum unit count: 12 dwelling units
- Yard Setbacks:
 - Front/Corner Lot: 50 ft from street centerline or 17 ft from right-of-way (whichever is greater)
 - Rear: 20 ft
 - Side: 17 ft from street right-of-way; 10 ft from property line (principal structures); 5 ft (accessory structures)
- Park Land Donation: One acre per 25 dwelling units, or one acre for every 10 acres, whichever is less.
- Clubs, Fraternities, and Lodges
 - Permitted in R-1, R-2, R-3, and R-4 districts
 - Setback: Minimum 25 ft from any lot line
- Rest Homes, Clinics, and Nurseries
 - Permitted in R-1, R-2, R-3, and R-4 districts
 - Setback: Minimum 50 ft from any lot line
- Group Homes
 - Permitted in R-1, R-2, and R-3 districts
 - Setback: Minimum 10 ft from any lot line
- Efficiency Apartments
 - Permitted in the B – Business District
 - Subject to all zoning and building code regulations

5.4. Mineral Extraction

Permitted in the I – Industrial District as a conditional use. Includes:

- Mining
- Washing, crushing, and processing operations

5.4.1. Application Requirements:

- Operation Description: Full narrative of the proposed activity
- Equipment List: All machinery and structures
- Water Use Info: Source, quantity, and disposal
- Topographic Map
- Existing and proposed contours (5 ft intervals)
- Tree coverage
- Roads and excavation areas
- Restoration Plan (must include):
 - Final contours and fill depth
 - Soil restoration and type

- Replanting schedule with start and end dates
- Fees: For inspections and administration
- Sureties: Based on engineer-prepared cost estimates and approved by legal counsel, to ensure restoration
- Screening: Must comply with Section 7.10

5.4.2. Permit Duration:

- Valid for up to 2 years
- Renewable for an additional 2 years upon reapplication
- Reapplication may include new or modified conditions

5.4.3. Evaluation Criteria:

The Plan Commission shall evaluate:

- Impact on streets and infrastructure
- Compatibility with neighboring uses
- Effects on drainage, water supply, and erosion
- Impact on the area's natural beauty, character, and property values
- Viability and effectiveness of the restoration plan

5.5. Town Houses

The following standards supersede those found in the general Schedule of Regulations and shall apply specifically to townhouse construction:

- Density: Maximum of 12 dwelling units per acre.
- Lot Width:
 - Average: Minimum 20 feet
 - Minimum individual lot: 18 feet
- Lot Coverage:
 - Average maximum: 50% for principal and accessory buildings
 - Individual lot maximum: 60%
- Front Yard Setback: Average of 17 feet from the right-of-way line, or 50 feet from the centerline of the street (whichever is greater).
- Side Yards:
 - A minimum of 17 feet in width shall be provided:
 - Every 160 feet, and
 - On every corner lot
- Rear Yard: Minimum depth shall be 20% of the total lot depth.
- Building Height: No structure shall exceed 3 stories or 35 feet.
- Parking:
 - One off-street parking space per unit
 - Each space shall be a minimum of 180 square feet, excluding driveways and aisles

5.6. Planned Development Groups

Planned Development Groups (PDGs) may be permitted in residential zones only after receiving specific approval from both the Planning Committee and the governing body.

5.6.1. Application Requirements:

The applicant must submit a comprehensive development plan showing:

- Proposed land uses
- Dimensions and locations of:
 - Structures
 - Traffic circulation areas (vehicular and pedestrian)
 - Parking facilities
 - Public spaces (e.g., schools, playgrounds)
 - Landscaping and other open spaces
 - Architectural drawings and sketches depicting the design and relationship of structures
 - Any additional materials requested for evaluating the appropriateness of deviations from the standard ordinance provisions

5.6.2. Review Process:

Application must be referred to the Planning Committee for a 30-day review period to ensure compliance with applicable ordinances.

- Design Regulations:
- Spacing and Orientation of Buildings:
 - Distance between opposing exterior walls must be equal to or greater than the height of the taller building.
 - Arrangement must allow emergency vehicle access to all permanently or temporarily occupied buildings.

5.6.3. Circulation:

Must provide an adequate, safe, and convenient system for:

- Pedestrian movement
- Vehicular traffic
- Off-street parking
- Loading areas

Design should ensure:

- Sufficient pedestrian-only zones, walkways, malls, and landscaped areas
- Separation of pedestrian areas from vehicular paths and transit loading zones
- Minimal pedestrian exposure to traffic when moving between buildings

5.6.4. Paving and Drainage:

Site must be designed to handle stormwater runoff and prevent erosion and dust formation, including:

- Grading
- Paving
- Gutters

- Turf and vegetation treatment

5.6.5. Signs and Lighting:

All signage and lighting must be:

- Appropriately placed to avoid conflicts with traffic control devices.
- Shielded or positioned to minimize impact on adjacent residential areas.

5.7. Junk, Salvage Yards, and Recycling Activities Regulations

5.7.1. Prohibition of Junk and Salvage Yards

The establishment, maintenance, or operation of junkyards or salvage yards is strictly prohibited within the corporate limits of the Village.

5.7.2. Definitions:

- **Junkyard:** A lot, land, or structure, or part thereof, used for the collection, storage, processing, purchase, sale, or disposal of wastepaper, rags, scrap metal, or discarded material; or for the collection, dismantling, storage, or salvage of machinery or vehicles not in running condition; or for the sale of parts thereof.
- **Salvage Yard:** A premises used for the storage, collection, dismantling, and resale of salvaged goods, including but not limited to vehicles, building materials, appliances, or other used or discarded materials, whether operable or inoperable.

5.7.3. Occasional Salvaging and Recycling

- Individuals who occasionally engage in the buying, selling, collecting, delivering, shipping, storing, salvaging, or recycling of bottles, cans, metals, paper, rags, plastics, or similar materials shall conduct all such activities entirely within a fully enclosed building. No portion of these activities shall be conducted or stored outdoors.
- For the purposes of this section, “occasional” shall mean activity conducted on an irregular or infrequent basis that is not the primary occupation or business of the individual and does not occur more than twelve (12) times per calendar year.

5.8. Recreational Uses and Campgrounds

5.8.1. Recreational Facilities as Conditional Uses

The following public recreational facilities may be permitted as conditional uses subject to approval by the Planning Committee:

- Outdoor Recreational Facilities
- Archery ranges
- Boating facilities
- Driving ranges
- Firearm ranges
- Hunting areas
- Iceboating facilities
- Marinas

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- Snowmobile courses
- Sports and Athletic Facilities
- Golf courses
- Public swimming pools
- Riding academies
- Skating rinks
- Sports fields
- Nature and Environmental Facilities
- Zoological and botanical facilities
- Camps and conservatories
- Resort and Leisure Facilities
- Bathhouses and beaches
- Resort lodges

These uses may be allowed within the Industrial (I) zoning district upon Planning Committee approval, provided that:

- The minimum lot area is no less than 0.5 acres.
- All structures are located a minimum of 25 feet from any adjacent zoning district boundary.

Commercial recreational facilities, including but not limited to arcades, bowling alleys, clubs, dance halls, driving ranges, gymnasiums, lodges, miniature golf courses, fitness centers, pool and billiard halls, skating rinks, and theaters, shall also be considered conditional uses. These facilities may be permitted within the Business (B), Commercial/Recreational (CR), and Industrial (I) zoning districts, subject to Planning Committee approval.

5.8.2. Campgrounds and Camping Resorts

Private campground and camping resort developments shall meet the following minimum requirements:

- A minimum site area of one (1) acre is required.
- All such facilities must comply with the provisions of **Chapter HSS 178** of the Wisconsin Administrative Code, which governs the health and safety standards applicable to camping establishments.

6. SECTION 6.0 - Traffic, Parking, And Access

6.1. Traffic Visibility

A vision triangle shall be required at the intersection of any two existing or proposed highways, streets, or alleys. Within such a vision triangle, no obstructions such as structures, fences, parking, or vegetation shall be permitted between the heights of two (2) feet and ten (10) feet above the plane through the mean pavement grade.

- The vision triangle dimensions shall be:
 - 300 feet from a U.S. or State highway intersection.
 - 200 feet from a County highway intersection.
 - 150 feet from a local street or highway intersection.
- The triangle area is determined by a line connecting points on the centerlines of the intersecting rights-of-way.

6.2. Access Requirements

- Adequate access to a public street shall be provided for each lot or parcel.
- Driveways shall meet the following minimum widths:
 - 12 feet wide for one- and two-family dwellings (16 feet if accessing a state highway).
 - 24 feet wide for other districts and uses.
 - Maximum driveway width shall not exceed 35 feet.
- Driveway openings shall:
 - Be separated by a minimum of 12 feet (edge to adjacent edge).
 - Be located a minimum of 5 feet from any lot line.
 - Occupy no more than half of a lot's frontage.
- Vehicular entrances and exits for certain uses (e.g., drive-ins, banks, theaters) must be at least 200 feet from pedestrian entrances to public facilities (e.g., schools, parks, hospitals).

6.3. Highway Access and Setback Requirements

- No direct private access permitted to any existing or proposed rights-of-way without permission from the controlling highway agency.
- No direct access within:
 - 130 feet of the intersection centerline of two arterial highways.
 - 80 feet of the intersection centerline of a collector or local road with an arterial road.

6.4. Loading Requirements

- All districts must provide adequate loading areas off public ways.
- Loading space dimensions:
 - Minimum width: 12 feet
 - Minimum length: 35 feet
 - Minimum vertical clearance: 14 feet

6.4.1. Required Number of Off-Street Loading Spaces:

Use	Square Feet of Gross Floor Area	Required Off-Street Loading Spaces
Schools	None	1
Hospitals	Under 10,000 sq ft 10,000 - 30,000 sq ft Each additional 30,000 sq ft	None 1 1 additional
Funeral Homes	None	1
Offices, Hotels, Retail, Service, Warehoused, Manufacturing, Repair Shops, Other Uses	Under 10,000 10,000 - 25,000 sq ft 25,001 - 40,000 sq ft 40,001 - 60,000 sq ft 60,001 - 100,000 sq ft Each additional 50,000 sq ft	None 1 2 3 4 1 additional

6.5. Parking Requirements

- Adequate access to a public street is required for each parking space.
- Driveway widths:
 - 10 feet minimum for one- and two-family dwellings.
 - 20 feet minimum for all other uses.
- Minimum parking space dimensions:
 - 180 square feet exclusive of ingress and egress.
- Parking location:
- Must be on the same lot as the principal use or within 200 feet.
- Screening:
 - Parking areas for 5+ vehicles near R-1 or R-2 districts must have 6-foot-high opaque fencing or evergreen screening.
- Lighting:
 - Parking lot lighting must prevent glare onto adjacent residential properties.
- Surfacing:
 - All parking areas must be graded, surfaced, dust-free, properly drained, and clearly marked if over 5 vehicles.
- Curbs or barriers:
 - Required to prevent vehicles from extending over lot lines.

6.5.1. Required Number of Parking Stalls:

Use	Minimum Parking Required
Single-family dwellings	2 stalls per dwelling unit
Multi-family dwellings	1.5 stalls per dwelling unit
Hotels, motels, boarding houses	1 stall per guest room + 1 per 3 employees
Hospitals, clubs, dormitories	1 stall per 5 beds + 1 per 3 employees
Sanitariums, nursing homes	1 stall per 5 beds + 1 per 3 employees
Medical, and dental clinics	3 stalls per doctor
Theaters, auditoriums, community centers	1 stall per 5 seats
Churches	No parking stall requirement

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Colleges, schools	1 stall per 2 employees + 1 per 5 students over 16 years
Restaurants, bars, retail	1 stall per 150 sq ft of floor area
Manufacturing, processing, warehouses	1 stall per 2 employees
Offices (business, financial, government)	1 stall per 300 sq ft of floor area
Funeral homes	1 stall per 4 seats
Bowling alleys	4 stalls per alley

- Uses Not Listed: Apply parking requirements of the most similar listed use.
- Combinations of Uses: Total required stalls for each use must be provided.

6.6. Minimum Street and Highway Widths

All streets and highways laid out, platted, opened, or otherwise established after the effective date of this Ordinance shall have a minimum right-of-way width of fifty (50) feet.

However, the Village Board may, upon recommendation of the Planning Commission, authorize the layout, platting, opening, or establishment of a street or highway with a reduced right-of-way width of no less than thirty-three (33) feet, provided that such street or highway is designated for one-way traffic only.

The approval of a plat containing a street or highway with a right-of-way width between thirty-three (33) feet and fifty (50) feet shall constitute authorization and approval under this section

7. SECTION 7.0 - Modifications Summary

7.1. Height Regulations

- Communication structures (radio/TV towers, aerials, observation towers):
 - Max height = 3× the distance from the nearest lot line.
- Agricultural structures (barns, silos, windmills):
 - Max height = 2× distance from nearest lot line.
- Public/Semipublic facilities (schools, churches, etc.):
 - May be up to 60 feet tall if yards increase 1 foot for every foot exceeding the district's height limit.
 - Church steeples and bell towers are exempt.

8. Yard Modifications

- Stairs, landings, fire escapes:
 - Can extend up to 6 feet into yard, minimum 3 feet from lot line.
- Architectural projections (chimneys, eaves, etc.):
 - May extend 2 feet into required yard.
- Residential fences:
 - Max 7 ft (except street yards: max 4 ft), must be at least 2 ft from public right of way.
- Security fences (non-residential areas):
 - Max 10 ft, must be open type (woven wire, wrought iron).

7.3. Accessory uses/structures:

- Rear yard only, not closer than 10 ft to main building, max 15 ft height, 20% max lot coverage, 5 ft from lot/alley line.

7.4. Off-street parking:

- Allowed in yards (B and I districts) but must stay 15 ft from public Right Of Way.

7.5. Utilities and essential services:

- Exempt from yard and distance rules.

7.6. Handicap Ramp Zoning/Building Code Requirement:

7.6.1. Slope

- Maximum: 1 inch of rise per 12 inches of run (1:12 slope)
- Example: A 24" high porch requires a ramp at least 24' long

7.6.2. Width

- Minimum 36 inches clear space between handrails

7.6.3. Landings

- Required at top and bottom of ramp
- Minimum size: 5 feet x 5 feet (60" x 60")
- Must be level for safe wheelchair maneuvering

7.6.4. Handrails

- Required if ramp rises more than 6 inches
- Must be on both sides
- Height: 34–38 inches


7.6.5. Surface

- Must be stable, firm, and slip-resistant
- Must withstand Wisconsin weather (snow, ice)

7.6.6. Setback Requirements (Zoning)

- Ramp must be at least:
 - 5 feet from side property line
 - 10 feet from front sidewalk/street
 - Variance may be requested if space is limited

7.6.7. Permit Checklist

- Before starting construction, submit the following to the Village Plan Commission:
- Completed building permit application
- Simple site plan showing:
 - House and property lines
 - Ramp layout and setback distances
- Ramp details, including:
 - Dimensions
 - Materials
 - Handrail and lighting info (if applicable)
- Property owner authorization (if different from applicant)
- Permit fee payment
-  Incomplete applications will not be processed.

7.7. Additions in Street Yards

Cannot extend past average street yard depths of adjacent lots.

7.8. Average Street Yards

May reduce street yard to average of abutting properties (min 15 ft in business districts).

7.9. Noise

Public-purpose sirens, whistles, and bells are exempt from noise standards.

7.10. Screening

Screening must be opaque fencing (8 ft) or evergreen shrubs (6 ft apart) kept in good condition.

7.11. Highway and Water Setbacks

- Arterial streets (specific ones listed): Setback per zoning/state regs.
- Local roads: Setback per zoning.
- Collector streets: None designated.

7.12. Reduced Setbacks

If five nearby main buildings have setbacks that are less than required, the new setback will be the average of the neighboring buildings.

7.13. Rubbish Containers

For buildings containing six or more units, designated container areas must be provided off-street and not within front yards. These areas should be clearly indicated in permit plans.

7.14. Number of Tenants

According to regulations, no more than eight individuals may reside together as a single housekeeping unit with common cooking facilities in a foster home where the foster parents are licensed by the State Department of Children and Families. Additionally, it is specified that no more than four children may regularly occupy a single bedroom. Refer to DCF 56.09(1m)(f) and DCF 56.07(4)(L) for more details.

7.15. Parking on Lawns

- Vehicles with proper licenses are permitted to park on lawns.
- Outdoor storage of non-functional vehicles is not allowed.

7.16. Junked Automobiles and Parts Storage

- Storing junked vehicles or vehicle parts outdoors within the village limits is **not** permitted.
- A junked vehicle is defined as any motor vehicle that is:
 - Not currently licensed or registered for operation on public roads; or
 - Inoperable due to missing or damaged essential parts (e.g., engine, transmission, wheels, tires, windshield); or
 - In a state of disrepair such that it cannot be safely and legally operated.

7.17. Distance Restrictions

- No outdoor accumulation or storage of materials (e.g., scrap, junk, construction materials) or Junkyards, salvage operations, or similar facilities is allowed:
 - Within 750 feet of county, state, or federal highways.
 - Within 500 feet of any village street centerline.

7.18. Penalties for Violation

- A fine ranging from \$10 to \$50 shall be imposed for each offense.
- If the fine remains unpaid, the individual may face up to 30 days of incarceration in county jail.
- Each day that the violation persists constitutes a separate offense.

8. SECTION 8.0 - Sign Regulations

8.1. Purpose and Intent

The purpose of these sign regulations is to:

- Safeguard the life, health, property, and welfare of the residents of Warrens.
- Protect the aesthetic quality and character of the Village.
- Prevent visual clutter and distractions that may create hazards to vehicular or pedestrian traffic;
- Ensure that signs are designed, constructed, installed, and maintained in a manner that protects property values and preserves community appearance.
- These regulations apply to all individuals and entities responsible for the erection, repair, alteration, relocation, or maintenance of signs within the Village of Warrens unless specifically exempted herein.

8.2. General Provisions

- No sign or billboard shall be erected, moved, altered, reconstructed, or expanded without a valid **Sign Permit** issued by the Plan Commission, unless otherwise stated in this Article.
- All signs shall comply with other applicable ordinances, including the Building Code, Electrical Code, and any Historic Preservation regulations.
- **Note:** Maintenance such as cleaning, painting, or minor repairs that do not alter the appearance, structure, size, or location of a sign does not require a permit.

8.3. Permit Requirements

- A Sign Permit is required for:
 - New signs;
 - Relocation of existing signs;
 - Structural alterations;
 - Expansion of sign area or height;
 - Rebuilding or replacing signs with different materials or designs.

8.4. Application Procedure

Any person, firm, corporation, or organization wishing to place, erect, alter, or relocate a sign, as defined herein—except for an exempt sign—must apply to the Plan Commission and provide the following information in writing:

- The name, address, and telephone number of the applicant.
- The name and address of the owner(s) of the premises where the sign will be attached or erected, including **written proof of consent** from the property owner.
- The street number and street name or tax parcel number of the land where the sign will be located.
- A legible, scaled drawing with a description and dimensions of the proposed sign(s), and the sign's proposed location on the building site.
- The basic materials used in the construction of the sign.
- The name, address, and telephone number of the sign owner, if different from the applicant or property owner.

- A description of any electrical equipment to be used, if the sign will be illuminated or electronically lighted.
- Written authorization from the property owner (if different from the applicant).
- A site plan showing the location of the proposed sign(s) in relation to lot lines, streets, sidewalks, and existing structures.
- Drawings or renderings of the proposed sign(s), to scale, including all dimensions, text, graphics, materials, and colors.
- Structural details, and if applicable, a description of the lighting method for illuminated signs.
- Payment of the applicable application fee.
- Any other information reasonably requested by the Plan Commission or Village officials for evaluation.
- **Note:** Incomplete applications will not be processed.

8.5. Fees

Permit fees are established by the Village Board and reviewed periodically. Fees are non-refundable, even if an application is denied.

8.6. Permit Review and Approval

8.6.1. Signs 6 Square Feet or Smaller

Applications for signs six (6) square feet or smaller in area may be reviewed and approved administratively by the Village Clerk.

8.6.2. Signs Larger Than 6 Square Feet

All other sign applications must be reviewed and approved by the Plan Commission at a regular or special meeting.

8.7. Approval Criteria

The Plan Commission will consider:

- Aesthetic compatibility with surrounding properties and uses;
- Safety for pedestrian and vehicular traffic;
- Clear, concise communication without excessive clutter;
- Appropriateness of size, location, and height relative to the site;
- Compliance with Village ordinances, zoning district standards, and comprehensive plans.

8.8. Design Standards

8.8.1. Architectural Compatibility

Signs should complement the design, scale, and materials of the associated buildings or developments.

8.8.2. Materials and Colors

- Durable, weather-resistant materials are required.
- Excessive use of bright or conflicting colors is discouraged.

- Natural and earth-tone colors are encouraged for background elements.

8.8.3. Illumination

- Lighting must be directed to minimize glare onto adjacent properties and rights-of-way.
- No sign illumination shall exceed three (3) foot-candles at any property line.
- Flashing, blinking, or rotating lights are prohibited unless required for public safety.

8.8.4. Landscaping

Ground-mounted signs larger than six (6) square feet must be accompanied by landscaping, including shrubs, flowers, or low ground cover, to soften their visual impact.

8.9. Decision and Appeals

- **Approval or Denial:** The Village Clerk or Plan Commission must approve or deny applications within thirty (30) days of receipt of a complete application.
- **Denials:** If denied, a written explanation citing specific reasons will be issued.
- **Appeals:** Applicants may appeal decisions to the Village Board of Appeals within thirty (30) days. A majority vote of the Board is required to overturn an administrative decision.

8.10. Inspections and Compliance

- Upon installation, applicants must notify the Village for final inspection.
- The Village reserves the right to inspect signs at any time for compliance with the approved permits and maintenance standards.

8.11. Revocation of Permits

- The Village may revoke a permit if the sign is installed contrary to the approved plans, if permit conditions are violated, or if any false information was provided in the application.
- Upon revocation, the sign must be removed within thirty (30) days at the owner's expense.

8.12. Duration and Expiration of Permits

- Work must begin within one hundred eighty (180) days of permit issuance.
- Work must be completed within one (1) year of permit issuance unless otherwise extended by the Plan Commission.
- Failure to comply will void the permit, requiring reapplication and payment of new fees.

8.13. Permit Validity

A sign permit from the Plan Commission will be revoked if construction does not start within 180 days of issuance. If work stops for 90 days after starting, the permit becomes void. A new permit and fee are required to resume work.

8.14. Signs **Not** Requiring A Permit

The following signs are permitted in all zoning districts, except where otherwise specified, without the need for a sign permit. These signs are also exempt from being counted toward the total allowable sign surface area for the property:

8.14.1. Bulletin Boards

One bulletin board per street frontage, not exceeding thirty-two (32) square feet in area, is permitted for public, charitable, or religious institutions located on the premises.

8.14.2. Government Signs

Includes traffic control and regulatory signs, danger and railroad crossing signs, public utility safety warnings, and institutional signs erected by or at the direction of a public officer performing official duties. This includes off-premises institutional signs.

8.14.3. Interior Signs

Signs located entirely within a building or structure and not visible from the public right-of-way.

8.14.4. Memorial Signs

Memorial plaques, inscriptions, building names, and dates of construction are either engraved into masonry or inlaid as a permanent architectural feature of the building.

8.14.5. Governmental Notices

Official notices issued by government entities or officials in the course of their duties, including regulatory, traffic control, street identification, and danger warning signs.

8.14.6. Construction Safety Signs

Signs placed by public utility companies or construction firms indicating hazardous or dangerous conditions, whether temporary or permanent.

8.14.7. Traffic and Service Signs on Private Property

Signs on private premises for internal traffic control (e.g., “Exit Only,” “No Parking”), not exceeding ten (10) feet in height or twelve (12) square feet per face. Also includes directional signs indicating entrances, exits, parking areas, restrooms, and other operational features of the site.

8.14.8. Signs Required by Law

Signs required by law, statute, or ordinance, provided they comply with applicable legal requirements.

8.14.9. Real Estate Signs

One sign per street frontage is allowed on the property being offered for sale, rent, or lease.

- **Residential properties:** Maximum of twelve (12) square feet.
- **Non-residential properties:** Maximum of thirty-two (32) square feet.
 - Signs may include the real estate agent’s or company’s name, logo, contact information, and must be removed within thirty (30) days of the property’s sale, lease, or rental.

8.14.10. Signs in Display Windows

Permitted only in Business, Industrial, and Commercial/Recreational districts. Signs must be affixed to the interior side of windows and relate to the products, services, or activities offered on-site.

8.14.11. On-Premise Temporary and Portable Signs in Residential Districts

Temporary or portable signs under twenty (20) square feet for events such as open houses, model home demonstrations, or special occasions (e.g., birthdays or anniversaries). Signs may remain for up to five (5) days after the event, but are limited to a cumulative total of thirty (30) days in any twelve-month period.

8.14.12. Political Signs

Political signs expressing a message relating to candidates, referenda, or other ballot measures are permitted on private property in accordance with **§ 12.04(1), Wis. Stats.**, which protects the display of election-related signs during election periods.

- One sign per premises is allowed per candidate or referendum question.
- Signs shall not exceed sixteen (16) square feet in area.
- Political signs, including banners, flags, and other similar display materials, may be erected no more than sixty (60) days prior to an election and must be removed within seven (7) days after the election.
- Such signs are not permitted within 100 feet of a polling place entrance on election day, as required by state law

8.14.13. Rummage/Garage Sale Signs

- Maximum area of eight (8) square feet.
- Permitted on the day of the sale only and may be placed within the street right-of-way between the private property line and the pavement edge, with the adjoining property owner's or renter's permission.
- Signs must not obstruct visibility or create a traffic hazard, as determined by the Plan Commission.

8.14.14. Open/Closed Signs

Signs, illuminated or non-illuminated, indicating the open or closed status of a business, not exceeding ten (10) square feet in area.

8.15. Residential Sign Types Requiring a Permit and Applicable Requirements

The following nonflashing non-illuminated signs (unless otherwise noted) are permitted under certain conditions in all Residential, Commercial, and Agriculture districts. Each has specific limits on size, height, setback, and number.

8.15.1. Nonflashing, Illuminated Church Bulletins.

Subject to the following:

- **Area and Number.** There shall be no more than one sign per lot, except that on a corner lot, two signs (one facing each street) are permitted. No sign shall exceed thirty-two square feet in area nor be closer than five feet from any lot line.
- **Projection.** No sign shall extend beyond the property line into the public right of way.
- **Height.** No sign shall extend higher than one story or fifteen feet above the curb level, whichever is lower.

8.15.2. Bed and Breakfast/Short-Term Rental Signs

- **Content:** The sign shall display only the name, address, and relevant information regarding the establishment.
- **Area and Number:** There shall be no more than one sign per lot of street frontage. No sign shall exceed sixteen square feet in area. Such a sign shall have a setback of five feet from a public right-of-way or lot line.
- **Projection:** No sign shall extend beyond the property line into the public right-of-way.
- **Height:** No sign shall extend higher than six feet above the street level.

8.15.3. Home Occupation/Professional Home Office

Subject to the following:

- **Content:** The sign shall display only the name, address, hours, and other relevant information about the on-site home occupation or professional home office per the Village's Zoning Code.
- **Area and Number:** A maximum of one sign is permitted per lot. Each sign shall not exceed six square feet in area and must be set back ten feet from a public right-of-way or lot line.
- **Projection:** Signs may not extend beyond the property line into the public right-of-way.
- **Height:** Signs shall not be higher than six feet above street level.

8.16. COMMERCIAL AND INDUSTRIAL SIGN STANDARDS

- Commercial/Industrial Signs permit required.
- The following signs require a permit from the Village of Warrens in the B (Business), A (Agricultural), I (Industrial), and CR (Commercial Recreational) categories and may be allowed with restrictions in certain zoning categories.
- Includes wall, ground, pylon, projecting, directory, and electronic message unit signs. Each has defined maximum dimensions, placement rules, and insurance requirements (typically \$300,000).
- No signs on public rights-of-way (unless municipal or permitted).
- No painting, stenciling, or attachment of signs to trees, utility poles, sidewalks, etc.

8.16.1. Height and Setback Requirements.

In commercial or industrial zoning districts where building setbacks are mandated, no portion of a sign may extend beyond the property boundary.

8.16.2. Number of Signs Permitted.

- **Total Number.** Each business may have up to two signs of any type.
- **Corner Lots.** Businesses on corner lots can have two types of signs per street frontage but cannot have two of the same type for a single street frontage.

8.17. Types of Permitted Signs

Prohibited Signs: Includes signs that flash, move, obstruct traffic views, resemble official traffic signs, or are immoral.

8.17.1. Directory Signs

- Max 32 sq. ft.

- 1 per approach direction per use.
- Can be located at the right-of-way line.
- Additional signs may be allowed at the discretion of the Plan Commission with uniform design.

8.17.2. Wall Signs

- Max projection: 16 inches.
- Total sign area tied to building length: 2.5 sq. ft. per linear foot of building frontage, per story.
- Max height: 20 ft. above street grade.
- Applies to main, side, and rear entrances.
- Signs on a building must be dimensional and align with its architectural features and proportions.

8.17.3. Projecting Signs

- Max: 40 sq. ft. per face above street grade.
- Minimum clearance: 10 ft. over sidewalks, 15 ft. over alleys/driveways.
- Must not project into public Right of Way.
- Max height: 20 ft.

8.17.4. Ground Signs

- Max size: 120 sq. ft. per side.
- Max height: 20 ft.
- 1 allowed per street frontage (if no pylon sign exists on that side).
- Must meet all zoning setbacks.

8.17.5. Pylon Signs

- Max height: 30 ft.
- Max size: 100 sq. ft. per side / 200 sq. ft. total.
- Must be fully located on applicant's property.
- 1 per street frontage.
- **Insurance** required: \$300,000 minimum liability coverage.

8.17.6. Electronic Message Unit (EMU) Signs

- Only allowed in commercial, industrial, and commercial/recreational districts.
- Must have automatic dimming tech.
- Max brightness: 0.3 foot-candles above ambient light.
- Message change duration: 0.5 to 10 seconds.
- Travel speed: 16–32 light columns per second.
- **Insurance** required: \$300,000 minimum liability.

8.17.7. Billboards (Off-Premise Advertising)

- Allowed only in Business, Industrial, and Commercial/Recreational districts.
- Max size: 300 sq. ft.
- Min spacing: 300 ft. apart (same side of street).
- Min setback: 100 ft. from dwellings.
- Min height: 8 ft. above ground.
- Must meet 30 lb/sq. ft. wind load spec.
- **Insurance required:** \$300,000 minimum liability.

- **Must comply with all applicable state and federal laws**, including **Wis. Stat. § 84.30** (Outdoor Advertising Controls).

8.17.8. Digital Billboards (Conditional Use Only)

- Only allowed in Commercial Recreational District.
- Max brightness: 5,000 nits (day), 500 nits (night).
- Must be dimmable and freeze on error.
- Messages must be static for at least 7.5 seconds.
- Max size: 300 sq. ft.
- No animation, scrolling, or flashing.
- Must provide at least 5 hrs/month of public service content.
- **Insurance required:** minimum \$300,000 liability.

8.17.9. Permitted Features

Landscaping and decorative elements used alongside freestanding signs—such as rocks, fencing, berms, or plantings—are encouraged. These do **not** count toward the total sign area.

8.18. Prohibited or Restricted Signs

Signs are prohibited if they:

- Interfere with traffic control signs or visibility.
- Mimic traffic lights, railroad signs, or signals.
- Use flashing, rotating, excessively bright, or bare-bulb lighting (with exceptions for public info like time/temperature).
- Are attached to public infrastructure or natural features.
- Contain obscene or immoral content that violates accepted standards of morality or decency.
- Are floodlit in a way that causes glare or shines into residential areas.
- Signs are not permitted in public rights-of-way, except for authorized government signs.

8.19. Construction & Maintenance

- All signs must meet wind load standards (30 lbs/sq. ft.), be securely anchored, and be constructed of durable materials.
- Signs must be kept clean, painted, and in good repair.
- No signs may be installed on trees, poles, rocks, or other natural or utility structures.
- Signs in newly annexed areas must comply within 5 years.

8.20. Variances

The Board of Appeals may grant variances to these sign standards after a recommendation from the Plan Commission, following the procedures of the Village Zoning Code.

8.21. Nonconforming Signs

- Signs that lawfully existed before the effective date of this ordinance but do not comply with current standards are considered legal nonconforming signs.
- Cannot be expanded, relocated, or structurally altered.
- Must be removed within **5 years** of ordinance adoption unless brought into compliance.

- Must be removed when:
- Business closes (within 30 days).
- Main structure undergoes a change in use.
- Property is transferred and sign face or structure is changed.
- Sign is damaged 50% or more of replacement cost (unless rebuilt within 3 months).

8.22. Violations and Enforcement

- Constructing signs without a permit results in a fine that is double the permit fee.
- Unsafe or improperly maintained signs require correction within 5 days of written notice.
- If not addressed, the Village may remove the sign and charge the cost to the property owner as a special assessment under **§ 66.0627 Wis. Stats.**
- Each day of noncompliance is considered a separate offense.
- Permits are void if work doesn't begin within 180 days or is suspended for 90 consecutive days.

8.23. Dangerous or Abandoned Signs

- Must be removed by owner upon written notice if deemed unsafe or dilapidated.
- Abandoned signs must be removed within 60 days after business closure or they may be removed by the Village at the owner's expense.

9. SECTION 9.0 - Nonconforming Uses, Structures, And Lots

9.1. Existing Nonconforming Uses

The lawful nonconforming use of a structure, land, or water that existed at the time of the adoption or amendment of this ordinance may continue under the ownership of the existing or any future owner, as long as the use is not discontinued for more than two (2) consecutive years. An extension of this time limit may be granted by the Village Planning Committee if requested and justified.

9.2. Abolishment or Replacement

If a nonconforming use or structure is damaged or destroyed by fire, explosion, flood, public enemy, or other calamity, it may be repaired or replaced by the property owner. Restoration must comply with all applicable regulations unless otherwise permitted under this section.

9.3. Existing Nonconforming Structures

- A lawful nonconforming structure existing at the time of the adoption or amendment of this ordinance may continue, even if it does not conform to the current requirements for lot width, lot area, yard setbacks, height, parking, loading, or access.
- Residential nonconforming structures may be extended, enlarged, reconstructed, moved, or structurally altered, provided such changes do not create a nuisance for surrounding property owners. The Village Planning Committee shall determine whether such activities constitute a nuisance or are compatible with the surrounding area.

9.4. Changes and Substitutions

- Once a nonconforming use or structure has been changed to conform with this ordinance, it shall not revert to a nonconforming status.
- The Zoning Board of Appeals may allow the substitution of more restrictive nonconforming use for an existing nonconforming use. Upon such substitution, the new use shall lose its status as a legal nonconforming use and shall be subject to all conditions imposed by the Zoning Board of Appeals.

9.5. Substandard Lots

In any residential district, a one-family detached dwelling and its accessory structures may be constructed on any legal lot or parcel recorded in the office of the County Register of Deeds prior to the effective date or any amendment of this ordinance, provided the following conditions are met:

- The lot or parcel must be under separate ownership from abutting lands.
- If the lot is in common ownership with abutting lands, it shall not be sold or developed separately unless it complies with all applicable provisions of this ordinance.

10. SECTION 10.0 - Performance Standards

10.1. Compliance

All structures, land, and water shall hereafter be utilized only in accordance with the applicable district regulations and the performance standards set forth herein. Specific uses permitted within designated districts must conform to these standards to limit, restrict, and prevent adverse effects beyond the premises or district boundaries.

10.2. Sound

All uses shall control the generation of sound so as not to create a nuisance to adjacent properties. Sound levels must be managed to ensure compatibility with neighboring uses.

10.3. Vibration

Operations that generate vibrations perceptible without the use of instruments—such as those produced by heavy drop forges or hydraulic surges—shall observe minimum setback requirements:

- In Business (B) and Industrial (I) Zones: a minimum of 500 feet from all lot lines, unless the lot line adjoins another Industrial (I) Zone (no setback required).
- In Industrial (I) Zones with open storage: a minimum of 500 feet from the edge of the zone boundary.

10.4. Radioactivity and Electrical Disturbances

Activities must not emit radioactivity or electrical disturbances outside their property that could be hazardous or interfere with neighboring operations.

10.5. Odors

No activity shall release odorous matter beyond its premises in a quantity or nature that is offensive, obnoxious, or detrimental to health.

10.6. Toxic or Noxious Substances

The discharge of any toxic or noxious materials in quantities sufficient to endanger public health, safety, comfort, welfare, or to cause injury to persons, property, or businesses, is strictly prohibited.

10.7. Glare and Heat

Activities must not produce glare or heat that can be seen or measured outside the property, except in Industrial (I) Zones where:

- Direct or reflected glare is allowed only if it is not visible outside the Industrial Zone.
- Operations that produce intense glare or heat must be located inside a fully enclosed building.
- All outdoor light sources must be shielded to prevent visibility from outside the property.

11. SECTION 11.0 – Appeals To The Zoning Board Of Appeals

11.1. Scope of Appeals

- Appeals made to the Zoning Board of Appeals may be filed by any person aggrieved by an administrative decision, or by any officer, department, board, or bureau of the Village affected by such decision.
- Appeals must be filed within thirty (30) days of the decision or action being appealed, as required by **Wisconsin Statutes § 62.23(7)(e)10**.
- Appeals shall be submitted in writing to the Village Clerk, along with the required filing fee, and must state the specific grounds for the appeal. Upon receipt, the Village Clerk shall forward all records related to the appeal to the Zoning Board of Appeals.

11.2. Powers of the Zoning Board of Appeals

Pursuant to **Wisconsin Statutes § 62.23(7)(e)**, the Zoning Board of Appeals shall have the following powers:

- **Correct Errors** – Hear and decide appeals where it is alleged that an error has occurred in any order, decision, or determination made by the Plan Commission, Building Inspector, or other administrative officer.
- **Grant Variances** – Authorize variances from the strict terms of this ordinance when unnecessary hardship or practical difficulties would result from literal enforcement, and when the variance is consistent with the public interest and the intent of the ordinance.
- **Interpret Zoning Regulations** – Interpret the provisions of the zoning ordinance and determine the location of zoning district boundaries when questions arise.
- **Substitute Nonconforming Uses** – Permit the substitution of a more restrictive nonconforming use for an existing nonconforming use, with Village Board review and recommendation.
- **Allow Similar Uses** – Authorize unlisted or unspecified land uses that are determined to be similar in character to permitted uses in the zoning district, subject to Village Board review and recommendation.
- **Permit Temporary Uses** – Authorize temporary uses not to exceed twelve (12) months, provided such uses are compatible with surrounding uses and do not involve substantial structures. Conditions may be imposed to safeguard the public interest.
- **Modify or Direct Permits** – Affirm, reverse, or modify the decision appealed and may issue or direct the issuance of zoning permits in accordance with its findings.

11.3. Application Procedure

An appeal or variance request must be submitted by the property owner or authorized agent. A complete application shall include:

- A written statement detailing the grounds for appeal or the nature of the requested variance;
- The address and legal description of the property;
- A site plan showing existing and proposed conditions;
- Names and addresses of property owners within 300 feet of the site (for variances); and
- The required filing fee.

11.4. Hearing Procedure

The Zoning Board of Appeals shall hold a public hearing within a reasonable time after the appeal is filed, consistent with **Wisconsin Statutes § 62.23(7)(e)4**. Notice of the hearing shall be:

- Published in the Village's official newspaper at least seven (7) days before the hearing date;
- Mailed or delivered to the appellant and the officer whose decision is being appealed at least five (5) days before the hearing;
- For variance requests, mailed to the owners of all property within 300 feet of the subject property at least five (5) days before the hearing.

11.5. Decisions of the Board

- **Decision Timeline** – The Board shall render a decision within thirty (30) days of the public hearing. A copy of the decision shall be mailed to the appellant and the Plan Commission.
- **Conditions** – The Board may impose reasonable conditions on any approval to protect the public interest and ensure compliance with the ordinance.
- **Expiration** – Any variance, substitution, or permit granted by the Board shall expire twelve (12) months from the date of approval unless substantial work has commenced or the approved use has begun.

11.6. Variances

11.6.1. Purpose:

A variance is a discretionary exception to zoning requirements intended to address unique property conditions that would otherwise create unnecessary hardship. All variances must be consistent with the spirit of the ordinance and public welfare. This section is governed by **Wisconsin Statutes § 62.23(7)(e)7**.

11.6.2. Standards for Granting Variances:

The Board may grant a variance only if all of the following conditions are met:

- **Exceptional Circumstances** – There are extraordinary or unique conditions affecting the property (such as topography, natural features, or lot configuration) that do not generally apply to other properties in the district.
- **No Self-Created Hardship** – The hardship must not be the result of the applicant's own actions or decisions.
- **Preservation of Property Rights** – The variance is necessary to afford the applicant rights commonly enjoyed by other properties in the same district.
- **No Harm to Public Interest** – The variance will not be detrimental to the health, safety, or welfare of the public or injurious to nearby properties.
- **Consistent with Zoning Intent** – The variance does not undermine the general purpose or intent of the ordinance.

11.6.3. Types of Variances:

- **Use Variance:** Permits a land use not otherwise allowed in the zoning district. This requires a demonstration that the property cannot reasonably be used for any permitted purpose without the variance.
- **Area Variance:** Permits deviation from dimensional requirements (such as setbacks or height limits) when compliance would be unnecessarily burdensome.

11.6.4. Limitation on Area Variances:

No area variance may exceed 40% of a dimensional standard unless the applicant demonstrates that the property cannot be used for a permitted purpose otherwise.

These standards reflect Wisconsin case law, including:

- State ex rel. Ziervogel v. Washington County Board of Adjustment, 2004 WI 23 (establishing the unnecessary hardship test); and
- State v. Waushara County Board of Adjustment, 2004 WI 56 (requiring balancing of public interest with hardship).

11.6.5. Conditions and Expiration:

In accordance with **Wisconsin Statutes § 62.23(7)(e)7.e**, the Board may establish a deadline by which the variance must be acted upon. If no specific deadline is set, the variance expires eighteen (18) months after approval unless the use or construction has commenced.

11.7. Judicial Review

As provided by **Wisconsin Statutes § 62.23(7)(e)10**, any person aggrieved by a decision of the Zoning Board of Appeals may seek judicial review by filing a petition in circuit court. The petition must be filed within thirty (30) days of the decision and must state the reasons the decision is alleged to be illegal.

12. SECTION 12.0 - Building Permits and Enforcement

12.1. Enforcement Authority:

The Village of Warrens hereby designates the Building Inspector as the official responsible for enforcing this ordinance through the issuance of building permits.

12.2. Permit Restrictions:

No structure shall be built, moved, or altered, and no land use shall be substantially altered, until a building permit has been issued.

12.3. Permit Application Requirements:

All applications for building permits shall be accompanied by a map showing:

- The location, size, and shape of the lot(s) involved,
- The location and dimensions of any proposed structures,
- The existing and proposed use of each structure and lot,
- For residential developments, the number of families expected to be accommodated.

12.4. Lot Requirements Without Public Sewer:

In any zoning district where public sewerage service is not available, all lots must have sufficient width and area to permit the installation and operation of an on-site sewage disposal system. Such system must comply with the requirements of **Chapter ILHR 85** of the Wisconsin Administrative Code, or its successor provisions as may be amended from time to time.

13. SECTION 13.0 - Amendments

The Village of Warrens may amend this ordinance in accordance with the procedures set forth in **Section 62.23(7)(d) of the Wisconsin Statutes**, which include the following requirements:

- **Petition or Motion:**

Amendments may be initiated by petition of a property owner, by recommendation of the Village Plan Commission, or by motion of the Village Board.

- **Referral to Plan Commission:**

All proposed amendments must be referred to the Village Plan Commission for review and recommendation prior to final action by the Village Board.

- **Public Hearing:**

The Village Board shall hold a public hearing on any proposed amendment. Notice of the hearing must be published as a Class 2 notice under **Chapter 985 of the Wisconsin Statutes**, meaning it must be published in the official newspaper at least twice, with the last publication at least seven (7) days prior to the hearing.

- **Notice to Property Owners:**

If the proposed amendment involves changes to zoning district boundaries, written notice must be provided to affected property owners and owners of property within 300 feet of the affected parcel, in accordance with **Section 62.23(7)(d)4**.

- **Village Board Action:**

Following the public hearing and receipt of the Plan Commission's recommendation, the Village Board may adopt, reject, or modify the proposed amendment by a majority vote.

- **Recording:**

All adopted amendments must be recorded with the Village Clerk and incorporated into the official zoning ordinance.

14. SECTION 14 - Annexation of Land into the Village

14.1. Purpose and Intent

The purpose of this section is to establish procedures and requirements for the annexation of land into the Village of Warrens. The intent is to ensure orderly growth, maintain consistency with the Village's comprehensive plan, and provide for the efficient extension of municipal services, in compliance with Wisconsin Statutes, particularly **Section 66.0217**.

14.2. Petition and Request for Annexation

Annexation may proceed under the unanimous approval method outlined in **Wis. Stat. § 66.0217(2)**:

14.2.1. Petition Requirements

All electors residing in the territory and all landowners must submit a written petition to both the Village and the applicable Township. The petition must include:

- A complete legal description of the territory proposed for annexation.
- A scale map showing property boundaries relative to the existing Village limits.
- A statement of the reasons supporting the annexation.
- Written consent from all property owners within the territory to be annexed.
- Any additional documentation requested by the Village or Township to ensure a complete record.

14.2.2. Signature Requirements

The petition needs to be signed by all property owners and electors, or by the required majority as specified under **Wis. Stat. § 66.0217(2)** for unanimous annexation. The petition must be submitted to both the Village Clerk and the Town Clerk.

14.3. Department Notification, Review, and Approval Process

As required under **Wis. Stat. § 66.0217(6)**:

- Within five (5) days of filing the petition, the Village Clerk must send a copy of the legal description and scale map to the Wisconsin Department of Administration (DOA).
- The Village must consider any advisory review or recommendations provided by the Department before acting on the annexation ordinance.
- If requested by the Township, the DOA's review may be made part of the record to ensure transparency and state oversight.

14.4. Internal Village Process:

- The Village Clerk shall refer the petition to the Village Plan Commission for review.
- The Plan Commission shall:
 - Assess consistency with the Village's Comprehensive Plan and zoning regulations.
 - Evaluate the ability to provide municipal services to the annexed territory.
- A public hearing shall be held, with notice published in accordance with **Wisconsin Statutes Chapter 985** (Class 1 or Class 2 notice, depending on local requirements).

- After the hearing, the Plan Commission shall issue a recommendation to the Village Board.

14.5. Village Board Action

Following the Plan Commission's recommendation:

- The Village Board shall vote to approve or deny the annexation petition by ordinance.
- The Board may impose reasonable conditions on the approval if necessary to promote public health, safety, and orderly development.

14.6. Extension of Municipal Services

Upon annexation:

- Municipal services, including but not limited to water, sewer, police, and fire protection, shall be extended to the annexed area in accordance with Village policies.
- The Village may require a development agreement to establish responsibilities for infrastructure improvements and the timeline for service extension.

14.7. Zoning and Land Use

Upon annexation:

- The newly incorporated territory shall be zoned according to the Village's zoning ordinance.
- All development within the annexed area must comply with Village land use regulations, comprehensive planning goals, and building codes.

14.8. Financial Obligations to the Town

In accordance with **2003 Wisconsin Act 317** and **Wis. Stat. § 66.0217(14)**:

- For annexations involving non-municipally owned territory, the Village shall pay to the Town, annually for five (5) years, an amount equal to the property taxes levied by the Town in the year the annexation is finalized.
- This payment obligation may be waived if a boundary agreement is passed under **Wis. Stat. §§ 66.0301, 66.0307, or 66.0309**.

14.9. Ordinance Requirements and Effective Date

In compliance with **Wis. Stat. § 66.0217(1)(c)**:

- The annexation ordinance must include:
 - A complete legal description of the annexed territory (without referencing external documents).
 - A statement affirming that the annexed territory is contiguous to the Village limits.
- The annexation shall take effect upon adoption of the ordinance by the Village Board and, where required, upon final approval by the Wisconsin Department of Administration.

14.10. Appeals

Any person aggrieved by the decision of the Village Board regarding an annexation petition may appeal in accordance with applicable provisions of Wisconsin Statutes and seek judicial review as authorized by law.

15. SECTION 15 - Private Swimming Pools And Hot Tubs

15.1. Definitions

15.1.1. Private or Residential Swimming Pool

An outdoor structure containing a body of water with a depth greater than two (2) feet at any point and an area exceeding one hundred fifty (150) square feet, either above or below ground level. Such pools are intended solely for use by the owner, operator, or lessee and their family and guests. A private or residential swimming pool shall be considered a permanent or semi-permanent fixture that remains in place seasonally or year-round and includes all associated equipment, facilities, and appurtenances necessary for operation and maintenance.

15.1.2. Hot Tub

For the purpose of this section, hot tubs are considered similarly to private swimming pools unless specifically exempted.

15.2. Exempt Pools

Storable children's swimming or wading pools, which can be readily disassembled and reassembled without compromising their structural integrity and do not meet the definition outlined in subsection 15.1.1 previously, are exempt from these provisions.

15.3. Permit Requirements and Construction Standards

15.3.1. Permit Requirement

- Prior to commencing any construction, erection, alteration, addition, remodeling, or improvement of a private swimming pool or hot tub, a building permit must be obtained from the Village Building Inspector. The application shall be submitted with plans, specifications, and explanatory data. No work shall begin until the written permit is issued, accompanied by the appropriate fee pursuant to the Village Building Code.
- No work shall begin until a permit is formally issued.

15.3.2. Construction Standards

The Building Inspector shall not issue a permit unless the following conditions are met:

- **Compliance with Codes:** All materials and methods must comply with all applicable Wisconsin State Codes (including but not limited to **Wis. Admin. Code SPS 320–325** for One- and Two-Family Dwellings) and Village ordinances currently in effect or hereafter enacted.
- **Plumbing:** All plumbing work must comply with the **Wisconsin Plumbing Code (SPS 382–387)** and applicable Village ordinances. No swimming pool or hot tub may discharge drainage water into the sanitary sewer, or onto adjacent properties.
- **Electrical Installations:** All electrical components, including but not limited to lighting and heating, must comply with the **Wisconsin Electrical Code (SPS 316)** and Village ordinances.

15.4. Setbacks and Other Location Requirements

15.4.1. Permissible Locations

Private swimming pools and hot tubs are permitted only on rear or side lots of parcels occupied by a principal building. No pool or hot tub shall be constructed on a vacant lot unless the owner also owns the adjoining lot with a principal structure.

15.4.2. Setback Distances

All pools and outdoor hot tubs must maintain a minimum setback of six (6) feet from any lot line or building, measured at the waterline, unless otherwise incorporated into the principal structure with Village approval.

15.4.3. Front Yard Prohibition

Swimming pools and hot tubs are prohibited from being located in front yards.

15.4.4. Area Calculations

Swimming pools (whether open or enclosed) shall be considered as accessory structures for calculating maximum rear yard coverage under zoning regulations.

15.5. Enclosure Requirements

15.5.1. General Requirement

Every outdoor swimming pool and hot tub **must** be enclosed by a fence or wall, separate from the pool wall, no less than four (4) feet in height. The enclosure must be located no closer than four (4) feet horizontally from the pool or hot tub edge. (See 15.6 Exemptions)

15.5.2. Components and Access

- A dwelling, deck, or accessory structure may form part of the required enclosure if it meets or exceeds the enclosure specifications.
- All access gates or doors must be equipped with self-closing and self-latching devices that secure the gate or door when not in use.

15.6. Exemptions

- **Above-Ground Pools:** Pools with sidewalls exceeding four (4) feet above grade and equipped with retractable ladders or gates capable of being secured are exempt from fencing requirements. Ladders must be removed when not in use.
- **Deck Access:** Pools or hot tubs accessed via deck stairs must have gates at least four (4) feet high with latch mechanisms.
- **Hot Tubs with Fitted Covers:** Hot tubs equipped with a fitted, locking cover capable of supporting a minimum of two hundred (200) pounds are exempt from fencing requirements.

15.6. Applicability

These enclosure requirements apply to all existing and future private swimming pools and hot tubs with a minimum depth of twenty-four (24) inches, excluding indoor pools.

15.7. Drainage and Discharge

- No private swimming pool shall drain into any sanitary sewer system or onto adjacent properties in a manner that causes damage.
- Drainage into a storm sewer is permissible only with prior approval from the Building Inspector.

15.8. Filtration System Requirement

All private swimming pools must be equipped with an appropriate filtration system to maintain sanitary water conditions and proper bacterial quality, in compliance with **Wis. Admin. Code SPS 390**.

15.8. Dirt Bottom Prohibition

All permanent swimming pools must have sides and bottoms constructed of a smooth, nonporous finish. Sand or dirt bottoms are prohibited.

15.9. Compliance for Existing Pools

All existing pools or hot tubs not properly enclosed at the time of this ordinance's passage must be brought into compliance with the enclosure requirements within ninety (90) days following the ordinance's publication.

15.10. Relevant Wisconsin Statutes and Codes Referenced

- **Wisconsin Administrative Code SPS 320–325** (Uniform Dwelling Code for one- and two-family dwellings)
- **Wisconsin Administrative Code SPS 316** (Electrical Code)
- **Wisconsin Administrative Code SPS 382–387** (Plumbing)
- **Wisconsin Administrative Code SPS 390** (Public swimming pools standards, applicable as guidance for private pools)

16. SECTION 16 - Fences

16.1. Permit Requirements

Fence Permit Required. No person shall install, erect, or construct a fence within the Village without first obtaining a fence permit from the Village of Warrens, paying the required fee, and complying in all respects with the terms and conditions of this Section.

A permit is not required for painting, maintenance, or repair/replacement of less than sixteen (16) lineal feet of a fence within a three (3) year period.

16.2. Permit Application.

An application for a fence permit shall be submitted to the Village and include:

- **Fee and Forms.** Payment of the applicable fee and submission of completed application forms as required by the Building Inspector.
- **Property Survey.** A property survey is required and must be completed by a Wisconsin Professional Land Surveyor. The survey shall:
 - Bear the seal and signature of the surveyor.
 - Clearly identify all property boundaries and corners using physical monuments placed or verified on the ground.
- **Wisconsin Code.** Be prepared in accordance with **Chapter A-E 7 of the Wisconsin Administrative Code**, including the following minimum standards:
 - **Monumentation.** All corners of the property must be marked with iron pipes, rods, or other permanent markers unless already monumented and verified.
 - **Accuracy Standards.** The survey must meet specific measurement accuracy and closure tolerances as defined by the Code.
 - **Legal Description.** The survey must include a written legal description of the parcel consistent with the recorded deed.
- **Map Requirements.** The survey map must:
 - Show all boundary lines, dimensions, and bearings.
 - Include a north arrow, scale, and a legend for symbols used.
 - Identify adjoining streets, lots, or parcels by name or number.
 - Note any visible encroachments, easements, or structures near the property lines.
 - Include the date of completion and a clear certification statement signed by the surveyor.
 - These standards ensure accurate and consistent representation of property lines, critical to proper fence placement and permit approval.
- **Site Sketch.** A sketch showing known lot lines (as evidenced by survey monuments), the proposed location of the fence, its distance from structures, and the design and materials of the fence.
- **Owner Consent (If Leased).** If the fence is to be located on leased or rented property, the written consent of the property owner.
- **Permit Validity.** A fence permit is valid only for the term of issuance unless sooner revoked. The Building Inspector must approve all permit applications prior to installation.

16.3. Responsibilities of Applicant

- **Location Accuracy.** The applicant is solely responsible for ensuring the fence is placed on their property and in compliance with all applicable height, setback, and visibility regulations. If property boundaries are uncertain, the applicant must secure a lot survey.
- **Covenant & Easement Compliance.** It is the applicant's responsibility to comply with any private covenants, deed restrictions, or easement limitations.

16.4. Fence Installation Standards

- **Digger's Hotline.** The applicant shall contact Digger's Hotline (diggershotline.com) prior to installation to identify underground utilities.
- **Finished Side Requirement.** Structural and support elements must face inward toward the property. The finished side must face adjacent properties or public rights-of-way, unless a Good Neighbor Fence design is used.
- **Grade and Uniformity.** Fences shall be installed plumb with a uniform top and follow the contour of the ground to the extent practical. Adjustments for grade shall occur at the bottom of the fence.
- **Height Measurement.** Fence height is measured from the ground surface immediately below the fence. If installed on a berm or retaining wall, total height is measured from the base. Fill cannot be used solely to increase fence height.
- **Setback from Sidewalks.** Fences shall be no closer than six (6) inches from a public sidewalk.
- **Utility Meter Access.** Fences must not obstruct access to gas, electrical, or water meters. A gate must be installed to provide access without entering a building.

16.5. Approved Fence Materials

- **Residential Fencing.** Permitted materials include brick, fieldstone, wrought iron, vinyl, chain link (with top rail and minimum 9-gauge thickness), split rail wood, stockade, or board-on-board wood. Chain link fences are discouraged in front yards.
- **Front Yard Openness Standard.** Fences located in front yards must be at least 75% open and constructed of wrought iron, pickets, or split rail.
- **Agricultural Fences.** Only permitted in agricultural zones and must comply with Ch. 90, Wis. Stats.
- **Prohibited Materials.** Fences may not be constructed from scrap materials, including pallets, tree stumps, crates, vehicle parts, or other reused items not intended for fencing. Smooth or corrugated metal and luminous materials are also prohibited.
- **Color and Finish.** All fences shall be painted or stained in neutral tones. Patchwork appearance or disrepair is prohibited.

16.6. Height and Placement Standards

- **Maximum Heights.**
 - Front yard (residential): Up to 4 feet, and at least 75% open.
 - Rear/side yard (residential): Up to 6 feet.
 - Screening fences (dumpsters/utilities): Up to 8 feet, with Plan Commission approval.
 - Non-residential (security fences): Up to 10 feet, must be open-style.
 - Residential use (chain link or metal wire): Max 4 feet.

- **Setbacks.**
 - Minimum 2-foot setback from side and rear lot lines unless adjacent property owner consents in writing to placement on the lot line.
 - Fences may be placed on the lot line with adjacent owner consent filed with the Village.
 - No fence may be erected within three (3) feet of a public right-of-way.
- **Corner Lot Visibility.**
 - No fence, hedge, or obstruction may block visibility within:
 - 20 feet of street intersections
 - 15 feet of alley intersections
 - 10 feet of driveway intersections
 - Reverse corner lot fences may match the front yard depth of the key lot behind, up to 15 feet.
- **Narrow Lots.** Fences are prohibited where the space between principal residential structures is ten (10) feet or less.
- **Non-Residential Properties Adjacent to Residential.** Fences on non-residential lots adjacent to residential property may not exceed eight (8) feet without Village Board approval.

16.7. Temporary, Nonconforming & Special Purpose Fences

- **Temporary Fences.**
 - Allowed for hazard protection, planting protection, or snow control.
 - No permit required if installed for 45 days or fewer (or 5 months for snow fences).
 - Must comply with setback requirements and be clearly visible (e.g., streamers every 4 feet).
- **Special Purpose Fences.**
 - **Pools/Hot Tubs.** Subject to requirements in Section 15.5-15.6.
 - **Pet Enclosures.** Permitted up to 250 sq. ft. in area, 6 feet in height, and must meet rear/side yard setbacks of at least 10 feet.
- **Nonconforming Fences.**
 - Fences existing before this Section may remain but cannot be altered or replaced by more than 50% without full compliance with this Section.

16.8. Prohibited Fence Types

- **Dangerous Materials.** Barbed wire and electric fences are prohibited in residential areas, except for deer control if set back 5 feet from lot lines.
- **Improper Wire and Slat Fencing.**
 - No woven or farm-style wire in residential areas unless ornamental.
 - Snow fences are permitted only temporarily.
 - Post-only fences are prohibited.

16.9. Maintenance and Enforcement

- **Repair and Condition.** All fences must be kept safe, plumb, rust-free, and in good repair. The finished side must face outward.
- **Deterioration or Damage.** If more than 50% of a fence requires repair, the entire fence must be brought into compliance.
- **Corrective Action.** The Village may issue a notice requiring repairs. Failure to comply may result in removal at the owner's expense.