

- (B) ALL OTHER USES:
Development within this district for any use not listed above as a permitted use shall require an amendment to this chapter changing the district classification.

1.315 FORESTRY DISTRICT:

- (A) PURPOSE:
This District is created to encourage areas which are maintained in wooded use and to promote the preservation of wildlife habitats.
- (B) PERMITTED USES:
(1) Single family dwellings.
(2) Sylvicultural and agriculture.
- (C) CONDITIONAL USES:
(1) Parks and playgrounds.
(2) Community living facilities.
(3) Private clubhouses.
(4) Campgrounds.
(5) Riding stables.
(6) Duplex and multi-family dwellings.
(7) Planned residential unit development.
(8) Home occupations.
- (D) SIDE LOT SETBACKS:
(1) Principal Building: 15 feet
(2) Accessory Building, including garage: 5 feet
- (E) REAR LOT LINE SETBACKS:
(1) Principal Building: 40 feet
(2) Accessory Building, including garage: 5 feet
- (F) LOT AREA REQUIREMENTS:
The minimum lot area for this classification is 5 acres.

1.400 SPECIFIC USES

1.401 INTRODUCTION AND EXPLANATION:

This subchapter contains standards for specific uses that apply irrespective of district classification.

1.402 MOBILE HOMES (maximum width of 12 feet):

- (A) PERMITTED USES:
No mobile home shall be permitted outside of a mobile home park, except in the following areas:
(1) Holiday Estates: Being part of the SW NE, SE NE, SE NW and the NE SE, Sec. 33-40-8
(2) Holiday Estates No. 2: Being part of the NE NW, NW NE, NE NE and the SE NE, Sec. 33-40-8
(3) Holiday Estates No. 3: Being part of the NE SW and NW SE, Sec. 33-40-8

- (4) Leisure Estates: Being a subdivision of a part of the NW NW and all of the NE NW, Sec. 27-40-8, and the SE SW, SW SE, NE SW, NW SE and SW NE, Sec. 22
- (5) Pine Acres Estates: In the NW SW, and part of the SW NW, Sec. 5-40-8
- (6) Wilderness Estates: The NW NE and SW NE, Sec. 6-40-8
- (7) Whitetail Estates: The NE SE, Sec. 25-40-7

(B) TEMPORARY SITING OF MOBILE HOMES:

A mobile home may be placed upon the property of the owner thereof by obtaining a special permit for use as a temporary dwelling while constructing a permanent structure. The mobile home shall be removed upon completion of such construction, which in no event shall exceed 90 days.

1.403 CAMPGROUNDS:

(A) PERMITTED AND CONDITIONAL USES:

- (1) No campground shall be established or expanded after June 19, 2001, unless approval is obtained from the Zoning Committee, Administrator under the procedures for obtaining a conditional use permit set forth in §1.606 of this chapter, and a permit issued by the Zoning Administrator.
- (2) No campground shall permit the occupation on a temporary basis of a campsite by an individual, family unit or group for more than six consecutive months per year.
- (3) No campsite shall have permanent hookups for the provisions of water or sewage service.

(B) DIMENSIONAL AND DENSITY REQUIREMENTS:

- (1) The minimum area for a campground shall be 20 acres.
- (2) The minimum width of the lake frontage of a campground shall be 300 feet, whether it is considered a lake lot or an access lake lot for back lot development. The 300 feet of lake frontage shall be used solely for the campground and no other purpose. Such 300 feet cannot be used to satisfy footage requirements for other developments in addition to the footage requirements necessary for the campground.
- (3) A maximum of 4 campsites per acre shall be allowed, but not to exceed 30 sites per 300 feet of lake frontage. For every 25 or less additional campsites, there shall be 200 feet of additional lake frontage and required acreage for each campsite.
- (4) Each campground shall have a buffer zone of no less than 75 feet around the entire interior perimeter of the campground in which no campground site shall be located.
- (5) Each campground shall have a total common open green area of no less than 30% of the total acreage. The buffer zone can be included in arriving at total green area.
- (6) No campsite is to be located within 200 feet of the Ordinary High Water Mark of a lake. A recreation area is to be established on the 200 feet from the Ordinary High Water Mark of the lake.

1.404 CAMPING ON DEVELOPED RESIDENTIAL LOTS:

With the permission of the property owner, a recreational vehicle may be placed on a residential lot containing one or more dwelling units for the purpose of overnight camping up to a maximum of seven days.

1.405 CAMPING ON UNDEVELOPED RESIDENTIAL LOTS:

In addition to the temporary siting of mobile homes authorized in §1.402(B) of this chapter, landowners of properties in Residential districts, or their designated representatives, may temporarily reside on undeveloped properties in any living quarters defined as a Recreational Vehicle in §1.111, during construction of a permanent dwelling, subject to the following conditions:

- (1) Temporary on-site living quarters may not be established prior to a building permit being issued by the Zoning Administrator.
- (2) Temporary on-site living quarters may not extend beyond the duration of the building permit, or until the on-site permanent dwelling becomes habitable, whichever occurs first.
- (3) Temporary on-site living quarters must provide for proper on-site containment and off-site disposal of human waste and other living quarters trash.
- (4) Placement of the temporary on-site living quarters must be as inconspicuous as possible to neighboring properties without interfering with construction of the permanent dwelling.

1.406 LOGGING:

Clear cutting is prohibited along all public roads in the Town to a depth of 200 feet from the center line of the adjacent road, except to provide a 20 feet wide driveway from the right-of-way for access to the permitted logging area. Clear cutting incidental to erecting a structure or providing a yard space for same is not prohibited by this section.

NOTE: Consult the Vilas County Zoning Ordinance for additional requirements for clear cutting and selective cutting.

1.407 TEMPORARY LOGGING ROADS:

- (A) Any temporary road into a logging or development site shall be graveled to a minimum depth of two inches or otherwise constructed to eliminate mud and debris being deposited from vehicles exiting the site onto Town roads or highways serving the Town.
- (B) When use of a temporary road by the property owner or its agents for accessing a logging or development site has ceased, the owner of the property is responsible for physically closing off access to the temporary road by constructing an earth berm or Kelly mound across the temporary road.

1.408 PRIVATE ROADS AND DRIVEWAYS:

- (A) All private roads or driveways must employ appropriate measures to prohibit excess runoff.
- (B) All private roads or driveways described under this section must be clear of trees and structures to a width and height of fourteen feet in order to provide access for emergency vehicles.

NOTE: Consult Chapter 4, Travelway ordinance for additional requirements for private roads and driveways.

1.409 PLANNED RESIDENTIAL UNIT DEVELOPMENT:

- (A) INTENT AND PURPOSE:
Planned residential unit development is permitted in various district classifications to provide a voluntary regulatory framework designed to encourage and promote improved environmental and aesthetic design in the Town by allowing for greater

flexibility in the residential development of land while insuring substantial compliance with the basic intent of this chapter and the general plan for community development. It allows diversification and variation in the bulk and relationship of uses, structures and spaces in developments conceived as comprehensive and cohesive unified plans and projects. It is further intended to encourage development consistent with coordinated area site planning. Approval of planned residential unit development is a conditional use requiring approval pursuant to §1.606 of this chapter.

(B) PERMITTED USES:

Other than the existing use, no use shall be permitted in a planned residential unit development, except in conformity with a general development plan and specific implementation plan as provided in this section.

(C) LOT DIMENSIONS, HEIGHT, FLOOR AREA RATIO, USABLE OPEN SPACE REQUIREMENTS, SIGNS AND OFF-STREET PARKING REQUIREMENTS:

Except as otherwise required by this section, a planned residential unit development shall have no predetermined specific lot area, lot width, height, floor area ratio, yard, usable open space, signs and off-street parking requirements, but such requirements as are made part of an approved recorded precise development plan agreed upon by the owner and the Town shall be, along with the recorded plan itself, construed to be and enforced as part of this chapter.

(D) CRITERIA FOR APPROVAL:

Application of the following criteria shall be applied with specific consideration as to whether it is consistent with the spirit and intent of this chapter and has the potential for producing significant community benefits in terms of environmental and aesthetic design:

(1) Character and Intensity of Land Use:

In a planned residential unit development, the uses and their intensity, appearance and arrangement shall be of a visual and operational character which:

- (a) Are compatible with the physical nature of the site or area.
- (b) Would produce an attractive environment of sustained aesthetic desirability, economic stability and functional practicality compatible with the general development plan.
- (c) Would not adversely affect the anticipated provision for school or other municipal services, unless jointly resolved.
- (d) Would not create traffic or parking demand incompatible with the existing or proposed facilities to serve it, unless jointly resolved.

(2) Economic Impact:

Planned residential unit development shall not adversely affect the economic prosperity of the Town or of surround properties.

(3) Preservation and Maintenance of Open Space:

In a planned residential unit development, adequate provision for the improvement and continuing preservation and maintenance of attractive open space shall be made.

(E) IMPLEMENTATION SCHEDULE:

A planned residential unit development shall include suitable assurances that each phase could be completed in a manner which would not result in an adverse effect upon the community as a result of termination at that point.

(F) PROCEDURE.

The procedure for approval of a planned residential unit development is as provided in §1.606 for conditional use permit, except that in addition thereto, the planned residential unit development may only be considered in conjunction with a development plan and shall be subject to the following additional requirements:

(1) General Development Plan:

The proponent shall file the following with the Town Zoning Committee:

- (a) A statement describing the general character of the intended development.
- (b) An accurate map of the project area, including its relationship to surrounding properties and existing topography, and key features, including existing and proposed trees, shrubs, berms and fencing, with the dimensions (height, width, depth and circumference, as the case may be) of each identifying by species all existing and proposed trees greater than 6 inches in diameter.
- (c) A plan of the proposed project showing sufficient detail to make possible the evaluation of the criteria for approval as set forth in sub. (5).
- (d) When requested, a general outline of intended organizational structure related to property owners' association, deed restrictions and private provision of common services.

(2) Approval of Plan:

Approval of the conditional use permit and related general development plan shall establish the basic right of use for the area when in conformity with the plan as approved, which shall be recorded as an integral component of the district regulations, but such plan shall be conditioned upon approval of a specific implementation plan and shall not make permissible any of the uses as proposed until a specific implementation plan is submitted and approved for all or a portion of the general development plan. If the approved general development plan is not recorded as approved within 12 months of the date of approval by the Zoning Committee, the approval shall be null and void and a new petition and approval process shall be required to obtain general development plan approval. If the general development plan and specific implementation plan are approved at the same time and not recorded as approved within 12 months of the date of approval by the Zoning Committee, the approval shall be null and void and a new petition and approval process shall be required to obtain general development plan and specific implementation plan approval.

(G) SPECIFIC IMPLEMENTATION PLAN:

A specific implementation plan shall be submitted to the Zoning Committee and shall include the following detailed construction and engineering plans and related detailed documents and schedules, except when specific documents are waived by the Committee:

- (1) An accurate map of the area covered by the plan, including the relationship to the general development plan.
- (2) The pattern of public and private roads, driveways and parking facilities.
- (3) Detailed lot layout and subdivision plat where required.
- (4) The arrangement of residential building groups and their architectural character.
- (5) Septic or sanitary sewer and water supply.
- (6) Grading plan and storm drainage system.
- (7) The location and treatment of open space areas and recreational or other special amenities.

- (8) The location and description of any area to be dedicated to the public.
- (9) Landscape plan and plant list.
- (10) Proof of financing capability.
- (11) Analysis of economic impact on the community.
- (12) Construction schedule indicating the approximate dates when construction of the project can be expected to begin and be completed.
- (13) Amendments, bylaws, provisions or covenants which govern the organizational structure, use, maintenance and continued protection of the development and any of its common services, common open areas or other facilities.

(I) APPROVAL OF SPECIFIC IMPLEMENTATION PLAN:

- (1) Following a review of the specific implementation plan, the Zoning Committee may approve the plan and authorize the development to proceed accordingly or disapprove the plan and send it back with specific objections for further negotiation with the developer.
- (2) In the event of approval of the specific implementation plan, the building, site and operational plans for the development as approved, as well as all other commitments and contractual agreements with the Town offered or required with regard to project value, character and other factors pertinent to an assurance that the proposed development will be carried out as presented in the official plans, shall be recorded by the Developer in the Vilas County Register of Deeds Office within 12 months of the date of approval by the Zoning Committee. This shall be accomplished prior to the issuance of any zoning permit. If the specific implementation plan is not recorded as approved within 12 months of the date of approval, the approval shall be null and void and a new petition and approval process shall be required to obtain specific implementation plan approval.
- (3) Any subsequent change or addition to the plan or use shall first be submitted for approval to the Zoning Committee and if, in the opinion of such Committee, the change or addition constitutes a substantial alteration of the original plan, the procedure provided in sub. (7)(a) shall be required.
- (4) Within 30 months of approval of the general development plan or within 18 months or the recording of the specific implementation plan, whichever is less, the basic right of use for the area, when in conformity with the approved specific implementation plan, shall lapse and be null and void, unless the project as approved is commenced by the issuance of a zoning permit.

1.500 EXISTING USES, STRUCTURES AND LOTS

1.501 INTRODUCTION AND EXPLANATION:

(A) GENERAL:

This subchapter contains rules pertaining to uses, structures and lots that existed before the effective date of this chapter, but are not in full compliance with the provisions of this chapter. The practice of permitting non-conforming dwellings, non-conforming trade and industry and non-conforming lots to continue is commonly referred to as “grandfathering” or excepting under a “grandfather clause”.

(B) EXISTING CONFORMING CONDITIONAL USES:

- (1) Where a use is classified as a conditional use under this chapter and exists as a conditional or permitted use at the date of the adoption of this chapter, it