

**CapX2020  
Hampton – Rochester – La Crosse  
345 kV Transmission Project  
Docket 5-CE-136  
Completeness Response: Item 01-30**

Date of PSCW Request: February 1, 2011  
Date of Response: March 2011

Item 01-30 / Pages 2-106 - 107, - 2.3.5 and Appendix R / AFR Sections 2.3.5

Text incorrectly identifies the towns, villages, and cities that the routes cross and is a different list than that included as part of Appendix R. Text and Appendix R have incorrect list of available land use, agricultural, and other plans. Text discusses at length Buffalo County and the village of Holmen only; application should discuss all available land use plans and whether they contain anything significant to the project.

Response

The CPCN Application text and Appendix R have been revised. This revised Appendix R replaces the original Appendix R.

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**REVISED March 2011**

## Appendix R: Land Use Plans

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**REVISED March 2011**

**Appendix R:**

**Land Use Plans Summary Table**

Page Number in Appendix <sup>1</sup>	Local Government Unit	Land Use Plan	Applicability
Not Applicable	Buffalo County	Comprehensive Plan	The county is in the process of creating a comprehensive plan with an anticipated adoption date of July 2011.
See Appendix Q for Zoning Maps	Buffalo County	Zoning Ordinance	Ordinance is silent on transmission line in all zoning categories.
Not Applicable	City of Alma	Comprehensive Plan and Zoning Ordinance	No comprehensive plan. The city of Alma has adopted the Buffalo County Zoning Ordinance.
Not Applicable	Town of Belvidere	Comprehensive Plan	New comprehensive is plan being developed. Anticipate adoption of <del>late December 2010</del> <b>in 2011</b> . See Buffalo County per October 11, 2007 town resolution.
Not Applicable	Town of Belvidere	Zoning Ordinance	The town of Belvidere has adopted the Buffalo County Zoning Ordinance. The adopted town of Belvidere ordinances and resolutions do not address transmission lines.
1	City of Buffalo City	Zoning Ordinance	<p>The construction, reconstruction and maintenance of aboveground and underground public utility service lines are permitted. §350-4 A. (2)</p> <p>The city's Board of Appeals may designate reasonable conditions and safeguards to public utility buildings, structures and lines. §350-4 A. (8)(g)</p>
Not Applicable	Town of Buffalo	Comprehensive Plan	The town is in the process of developing a comprehensive plan with an anticipated adoption date of late winter 2011.

Page Number in Appendix <sup>1</sup>	Local Government Unit	Land Use Plan	Applicability
Not Applicable	Town of Buffalo	Zoning Ordinance	The town of Buffalo has adopted the Buffalo County Zoning Ordinance.
4	Village of Cochrane	Zoning Ordinance	<p>Electrical transmission lines are permitted in all zoning districts as long as they are located a minimum of 50 feet from any residential district lot line. §4.4</p> <p>Electrical transmission lines are exempt from the village's height limitations. §6.1</p> <p>Electrical transmission lines are exempt from the village's regulations for yard setbacks. §6.2</p>
Not Applicable	Town of Cross	Comprehensive Plan	The town is in the process of developing a comprehensive plan with an anticipated adoption date of late winter 2011.
Not Applicable	Town of Cross	Zoning Ordinance	The town of Cross has adopted the Buffalo County Zoning Ordinance.
Not Applicable	Town of Glencoe	Comprehensive Plan	The town is in the process of developing a comprehensive plan with an anticipated adoption date of late winter 2011.
Not Applicable	Town of Glencoe	Zoning Ordinance	The town of Glencoe has adopted the Buffalo County Zoning Ordinance.
Not Applicable	Town of Lincoln	Comprehensive Plan	The town is in the process of developing a comprehensive plan with an anticipated adoption date of late winter 2011.
Not Applicable	Town of Lincoln	Zoning Ordinance	The town of Lincoln had adopted the Buffalo County Zoning Ordinance.
Not Applicable	Town of Milton	Comprehensive Plan	The town is in the process of developing a comprehensive plan with an anticipated adoption date of late winter 2011.

Page Number in Appendix <sup>1</sup>	Local Government Unit	Land Use Plan	Applicability
Not Applicable	Town of Milton	Zoning Ordinance	The town of Milton has adopted the Buffalo County Zoning Ordinance.
Not Applicable	Town of Waumandee	Comprehensive Plan	The town is in the process of developing a comprehensive plan with an anticipated adoption date of late winter 2011.
Not Applicable	Town of Waumandee	Zoning Ordinance	The town of Waumandee has adopted the Buffalo County Zoning Ordinance.
7	Trempealeau County	Comprehensive Plan	<p>The county comprehensive addresses:</p> <p>Goal 4.4: Support community facilities and services, which contribute to the overall improvement of the community.</p> <p>Objective 1: Encourage and support the burial of utility lines when and where feasible.</p> <p>Objective 2: Promote the use and production of green energy with respect to public health and safety.</p>
11	Trempealeau County	Comprehensive Zoning Ordinance	<p>No land use permit is required for any installation that is at or below grade elevation, nor for electrical distribution poles, towers and wires. §4.09 (5) (a)</p> <p>Public utility poles, lines and related equipment without permanent foundations are allowed within the required setbacks of highways, provided they do not violate any other provision of the County's ordinance. §3.06 (7)</p>
16	City of Arcadia	Comprehensive Plan	<p>The Utilities Element of the comprehensive plan is silent on existing or proposed transmission lines. The policies section of the Utilities Element defers to the Public Utility Commission to administer several policies regarding reliability expectations. §4.7</p> <p><b>Supplemental Comprehensive Plan Maps added:</b>  Roadway Functional Classification (Figure 3, Appendix R Page 23), WisDOT Street Map (Figure 6, Appendix R Page 24), Utilities/Water/Sewer Service Area (Figure 8, Appendix R Page 25), Wellhead Protection</p>

Page Number in Appendix <sup>1</sup>	Local Government Unit	Land Use Plan	Applicability
			(Figure 9, Appendix R Page 26), Tax Increment Financing Districts (Figure 10, Appendix R Page 27), Economic Development Zones (Figure 11, Appendix R Page 28), Existing and Future Land Use (Figure 13, Appendix R Page 29), and Extraterritorial Jurisdiction Area (Figure 14, Appendix R Page 30).
23 31	City of Arcadia	Zoning Ordinance	Power transmission lines are a permitted use in the Open development – Conservancy district (§11.1.3) and is silent on transmission line in all other zoning categories.  Established building heights do not apply to towers and other structures for essential services. §15.5
34 42	Town of Arcadia	Comprehensive Plan and Zoning Ordinance	Adopted Land Use Map and Zoning Map.
36 44	Town of Caledonia	Zoning Ordinance	The town of Caledonia has adopted the Trempealeau County Zoning Ordinance.
46	Town of Gale	Comprehensive Plan	The adopted land use map has been added.
47	Town of Gale	Zoning Ordinance	The town of Gale has adopted the Trempealeau County Zoning Ordinance.  The adopted zoning map has been added.
38 48	City of Galesville	Comprehensive Plan	The Comprehensive Plan is silent regarding transmission line corridors and associated structures.  The following Comprehensive Plan Maps have been added: WisDOT Street Map (Figure 6, Appendix R Page 52), Economic Development Areas (Figure 7, Appendix R Page 53).
42 54	City of Galesville	Zoning Ordinance	Electric power transmission lines are exempt from the city's maximum height requirements. §13-1-13 (a) (3)  Electric power transmission lines are exempt from the



Page Number in Appendix <sup>1</sup>	Local Government Unit	Land Use Plan	Applicability
			<p>city's yard requirements. §13-1-13 (b) (3)</p> <p>Utilities are a conditional use in the Agricultural (A-1) District (§13-1-24 (d)(4)), Residential Single Family District (R-1) (§13-1-25 (d)), One- and Two-Family Residential District (R-2) (§13-1-26 (d)), and the One, Two, and Multiple Family Residential District (R-3) (§13-1-27 (d)).</p> <p>Utilities and structures for utilities are conditional uses in all districts (§13-1-72 (b)).</p>
62	Town of Trempealeau	Comprehensive Plan	Adopted land use map.
59 63	Town of Trempealeau	Zoning Ordinance	The town of Trempealeau has adopted the Trempealeau County Zoning Ordinance.
52 64	La Crosse County	Comprehensive Plan – Utility Element	The plan recognizes the Wisconsin's Citizen Utility Board assessment that the electrical system in western Wisconsin is congested and not as robust as in other parts of the state and the importance of considering energy needs over this planning horizon and the coordination of transmission planning with Minnesota. §31.01 (10) (h) (5)
58 70	La Crosse County	La Crosse County Code of Ordinances	<p>Power transmission poles and lines are exempt from height requirements. §17.12 (2)</p> <p>Power transmission lines are permitted in Agricultural District "B". §17.37 (1) (i)</p> <p>Power transmission poles are allowed between the setback lines and the highway. §17.64 (2)</p>
64 76	Village of Holmen	Village of Holmen Comprehensive Plan-Utility Element	<p>Discusses coordinating growth with provision of utilities.</p> <p>Development of utilities is permitted between 700' and 900' ASL and should preserve the maximum amount of vegetation.</p>

Page Number in Appendix <sup>1</sup>	Local Government Unit	Land Use Plan	Applicability
			<p>Silent on overhead utility lines and substations.</p> <p>Transportation Map (Map 2, Appendix R Page 81) and Community Facilities Map (Map 5, Appendix R Page 82) have been added; along with Transportation and Economic Development elements.</p>
Not Applicable	Village of Holmen	Zoning Ordinance	Silent regarding transmission lines and substations.
<del>69</del> 96	Village of Holmen	Seven Bridges Tax Increment District	The TID is a designated area of 1,970 acres north of village that is identified for growth. The adopted plan identifies importance of utility infrastructure in place for growth. However, the adopted plan is silent regarding overhead utility lines.
<del>77</del> 104	Town of Onalaska	Comprehensive Plan – Utilities and Community Facilities Element	<p>The comprehensive plan addresses utilities and public infrastructure in context with protecting the environment and visual resources. Directs that utilities should avoid environmentally sensitive areas when extending and constructing new utilities and community facilities. (Goal 2)</p> <p>Objective 2-1 directs that the Environmental Features Map should be consulted prior to making decisions regarding location of new utilities or community facilities, and encourages the development and redevelopment practices that will maintain or improve the natural environment.</p> <p>Action 2-1g directs the town to limit expansion or construction of public infrastructure in areas where developments would cause subsurface contamination or result in contaminated surface runoff that is allowed to infiltrate into the shallow water table.</p> <p>Action 2-1k of the comprehensive plan requires that the extension or development of new utilities and facilities in floodplains, wetlands, steep slopes, or other environmentally sensitive areas should be prohibited.</p> <p>The comprehensive plan has a section that identifies and provides recommendations for the Great River</p>

Page Number in Appendix <sup>1</sup>	Local Government Unit	Land Use Plan	Applicability
			<p>Road District (sub-element 6-2). Goal 3 recommends direction to enhance the visual character, such as burying overhead utility lines, and identity of the corridor.</p> <p>Policies for the sub-element focus on new or redevelopments between CTH XX and US-53 and recommends that development should achieve the following principals:</p> <ol style="list-style-type: none"> <li>1. Preserves the natural topography and significant vegetation to the greatest extent possible.</li> <li>2. "Hides" development along the bluff to the greatest extent possible through appropriate building height, color (natural tones), outdoor lighting (downcast), and landscaping.</li> <li>3. Preserves or provides scenic vistas of Brice Prairie and the Mississippi River Valley.</li> <li>4. Does not adversely impact environmentally sensitive areas in the Town between CTH XX and the railroad.</li> <li>5. Does not encourage significant volumes of automobile or truck traffic on CTH XX; traffic should be directed to the village of Holmen and major transportation facilities such as the Great River Road and/or US -53 rather than cut through traffic to Midway.</li> <li>6. Complies with or exceeds the standards contained in the town's Stormwater Management Ordinance.</li> </ol> <p>Actions applicable to electrical lines include removing, relocating, or screening overhead power lines wherever possible, in conjunction with street reconstruction or redevelopment. (8.)</p>
See Appendix Q for Zoning Maps	Town of Onalaska	Zoning Ordinance	The town of Onalaska has adopted the La Crosse County Code of Ordinances.
85	Town of Holland	Comprehensive Plan – Utilities and	The town's goals, objectives and actions provide framework for the planning and construction of utilities.

Page Number in Appendix <sup>1</sup>	Local Government Unit	Land Use Plan	Applicability
112		Community Facilities Element	<p>Goal 2 directs utility development to avoid environmentally sensitive areas when extending and constructing new utilities and community facilities.</p> <p>Objective 2-1 recommends that the Environmental Features Map be consulted prior to making decisions regarding location of new utilities or community facilities, and encourages the development and redevelopment practices that will maintain or improve the natural environment.</p> <p>Action 2-1c limits the expansion or development of infrastructure in areas where such development would cause subsurface contamination or result in increases in surface runoff.</p> <p>Existing Land Use Map (Map 3.1, Appendix R Page 118) and Agricultural Land Use Map (Map 4.1, Appendix R Page 120) have been added.</p>
119	Town of Holland	Zoning Ordinance	<p>The town of Holland has adopted the La Crosse County Code of Ordinances.</p> <p>Existing Zoning Map (Map 3.2, Appendix R Page 119) has been added.</p>
121	Town of Holland	Comprehensive Plan – Land Use Plan	The plan recommends a boundary agreement with the village of Holmen in order to adequately plan for land use decisions and provision of utilities.
130	City of Onalaska	Comprehensive Plan	The Project does not occur within the city, but the planning area extends outside of the city limits.
139	City of Onalaska	Zoning Map	The Project does not occur within the city, but the planning area extends outside of the city limits. Structures associated with electrical transmission are exempt from the city's code of ordinances for height and yard distance requirements.

<sup>1</sup> Appendix R page number is located on upper right corner of each page.

## Chapter 350

### ZONING

- |   |                                      |
|---|--------------------------------------|
| § 350-1. Interpretation.                          | § 350-8. Industrial District.        |
| § 350-2. Districts.                               | § 350-9. Board of Appeals.           |
| § 350-3. Definitions and word usage.              | § 350-10. Changes and amendments.    |
| § 350-4. Regulations applicable in all districts. | § 350-11. Enforcement.               |
| § 350-5. Residential District.                    | § 350-12. Certificate of compliance. |
| § 350-6. Agricultural District.                   | § 350-13. Violations and penalties.  |
| § 350-7. Commercial District.                     | § 350-14. Annexation.                |
|   | § 350-15. Title.                     |

[HISTORY: Adopted by the Common Council of the City of Buffalo City 10-8-1969 by Ord. No. 61. Amendments noted where applicable.]

#### GENERAL REFERENCES

Keeping of animals — See Ch. 8.	Mobile homes and mobile home parks — See Ch. 190.
Building construction — See Ch. 30.	Official Map — See Ch. 216.
Bulkhead lines — See Ch. 37.	Riverfront projects — See Ch. 264.
Floodplain and shoreland-wetland zoning — See Ch. 112.	Telecommunication Tower and Antennas — See Ch. 304.

#### § 350-1. Interpretation.

- A. The provisions of this chapter shall be held to be minimum requirements adopted to promote the health, safety, morals, comfort, prosperity and general welfare of the City of Buffalo City, Wisconsin.
- B. It is not intended by this chapter to repeal, abrogate, annul, impair or interfere with any existing easements, covenants or agreements between parties or with any rules, regulations, or permits previously adopted or issued pursuant to laws; provided, however, that where this chapter imposes a greater restriction upon the use of buildings or premises, or upon the height of a building or requires larger open spaces than are required by other rules, regulations or permits or by easements, covenants or agreements, the provisions of this chapter shall govern.

#### § 350-2. Districts.

- A. For the purposes of this chapter, the City of Buffalo City, Wisconsin, is hereby divided in four districts, as follows:
  - (1) Residential District.
  - (2) Agricultural District.

**YARD, SIDE** — A yard extending from the front yard to the rear yard, between the side lot line and the nearest wall of the main building, excluding only such projections as are permitted hereinafter.

**§ 350-4. Regulations applicable in all districts.**

Except as specifically provided otherwise in this chapter, the following regulations shall apply to all districts:

**A. Buildings and uses.**

- (1) No provision of this chapter shall be construed to bar an action to enjoin or abate the use or occupancy of any land or structure as a nuisance under the appropriate laws of the State of Wisconsin.
- (2) No provision of this chapter shall be construed to prohibit the customary and necessary construction, reconstruction or maintenance of overground or underground public utility neighborhood service lines and mechanical appurtenances thereto, where reasonably necessary for the preservation of the public health, safety, convenience and welfare.
- (3) The use of buildings hereafter erected, converted, enlarged or structurally altered and the use of any land shall be in compliance with the regulations established herein for the district in which such land or building is located.
- (4) Every building hereafter erected, converted, enlarged or structurally altered shall be located on a lot and in no case shall there be more than one main building on one lot.
- (5) Nothing herein contained shall require any change in the plans, construction, size or designated use of any building or part thereof for which a building permit has been issued before the effective date of this chapter and the construction of which shall have been started within six months from the date of such permit.
- (6) **Nonconforming uses.**
  - (a) The existing lawful use of a building or premises at the time of the enactment of this chapter or any amendment thereto may be continued although such use does not conform with the provisions of this chapter for the district in which it is located, but no building or premises containing a nonconforming use shall be enlarged or extended.
  - (b) If no structural alterations are made, a nonconforming use of a building may be changed to another nonconforming use of a more restricted classification. Whenever a nonconforming use has been changed to a more restricted nonconforming use or a conforming use, such use shall not thereafter be changed to a less restricted use. A nonconforming use shall not be changed to another nonconforming use of the same classification unless and until a permit therefor shall first have been secured from the Board of Appeals. See Subsection A(9) of this section.

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- (c) If the nonconforming use of a building or premises is discontinued for a period of 12 months, any future use of the building or premises shall conform to the regulations for the district in which it is located.
  - (d) The total structural repairs or alterations in any nonconforming use shall not during its life exceed 50% of the assessed value of the building at the time of its becoming a nonconforming use unless permanently changed to a conforming use.
- (7) Accessory buildings which are not a part of the main building shall not occupy more than 25% of the area of the required rear yard, shall not be more than 15 feet high and shall not be nearer than three feet to any lot line, except that where a private garage has an entrance on an alley, such entrance shall be located not less than 10 feet from the nearest alley line. The above height and area restrictions shall not apply to accessory buildings on farms of 10 or more acres in area, but such accessory buildings shall not be closer than 100 feet to any side lot line. Where an accessory building is not located entirely within the rear yard, the side yard requirements for the district in which the premises are located shall be applied to such accessory building.
- (8) The Board of Appeals, after investigation and public hearing, may authorize the location of any of the following buildings or uses in any district from which they are excluded by this chapter, provided that the Board shall find that the proposed location is necessary in order to serve the public health, safety, convenience and welfare, and provided further that each such building or use shall comply with all other regulations for the district in which it is proposed to be located. To protect the value of neighboring buildings or uses, the Board may attach reasonable conditions and safeguards, in line with the general purpose and intent of this chapter:
- (a) Cemeteries.
  - (b) Fire and police stations.
  - (c) Hospitals and clinics, but not veterinary hospitals or clinics.
  - (d) Institutions, public or private, of an educational, philanthropic or charitable nature.
  - (e) Private clubs and lodges, excepting those the chief activity of which is a service customarily carried on as a business.
  - (f) Public dumping grounds.
  - (g) Public utility buildings, structures and lines, including microwave radio relay structures and their appurtenances, for such purposes as are reasonably necessary for the public convenience and welfare.
  - (h) Railroad siding and structures.
  - (i) Sewage disposal plants or lift stations.

**ZONING ORDINANCE**

THE VILLAGE BOARD OF TRUSTEES DO ORDAIN AS FOLLOWS:

**1.1 AUTHORITY**

These regulations are adopted under the authority granted by Sections 61.35 and 62.23(7) of the Wisconsin Statutes. Therefore, the Village Board of Cochrane, Wisconsin, do ordain as follows:

**1.2 PURPOSE**

The purpose of this Ordinance is to promote the health, safety, morals, prosperity, aesthetics, & general welfare of this community.

**1.3 INTENT**

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

Lessen congestion in and promote the safety and efficiency of the streets and highways; secure safety from fire, flooding, panic, and other dangers; provide adequate light, air, sanitation, and drainage; prevent 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 comprehensive plan or plan components. It is further intended to provide for the administration and enforcement of this Ordinance and to provide penalties for its violation.

**1.4 ABROGATION AND GREATER RESTRICTIONS**

It is not intended by this Ordinance to repeal, abrogate, annul, impair, or interfere with any existing easements, covenants, deed restrictions, agreements, ordinance, rules, regulations, or permits previously adopted or issued pursuant to laws. However, wherever this Ordinance imposes greater restrictions, the provisions of this Ordinance shall govern.

**1.5 INTERPRETATION**

In their interpretation and application, the provisions of this Ordinance shall be held to be minimum requirements and shall be liberally construed in favor of the Village and shall not be deemed a limitation or repeal of any other power granted by the Wisconsin Statutes.

**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 not be affected thereby.

**1.7 REPEAL**

All other ordinances or parts of ordinances of the Village inconsistent or conflicting with this Ordinance, except Ordinance No. 42 (Flood Plain Zoning Ordinance), to the extent of the inconsistency only, are hereby repealed.

**1.8 TITLE**

This Ordinance shall be known as, referred to, or cited as the 'ZONING ORDINANCE, VILLAGE OF COCHRANE, WISCONSIN'.

**1.9 EFFECTIVE DATE**

This Ordinance shall be effective after a public hearing, adoption by the Village Board of Trustees, and publication or posting as provided by law.

**2.1 JURISDICTION**

The Jurisdiction of this Ordinance shall include all lands and waters within the corporate limits of the Village of Cochrane. The jurisdiction of this Ordinance shall also extend to those lands and waters lying within the unincorporated area within 1 ½ miles of the corporate limits that are approved by a majority of the members of the appropriate Joint Extraterritorial Zoning Committee pursuant to Section 62.23 (7a) of the Wisconsin Statutes.

**2.2 COMPLIANCE**

No structure, land, or water shall hereafter be used and no structure or part thereof shall hereafter be located, erected, moved, reconstructed, extended, enlarged, converted or structurally altered without a zoning permit except minor structures and without full compliance with the provisions of this Ordinance and all other applicable local, county, and state regulations.



The above uses shall not include the storage of materials that are buoyant, flammable, explosive, or injurious to human, animal or plant life nor substantially reduce the flood water storage capacity of the flood plain. See Section 4.4.

**Buildings:** All buildings shall have their first floors constructed at an elevation no less than two (2) feet above the level of the standard project flood.

## Appendix R Page 5

### **3.9 PUBLIC AND SEMIPUBLIC DISTRICT**

**Principal Uses.** Parks, arboretums, playgrounds, fishing, wading, swimming, beaches, skating, sledding, sustained yield forestry, wildlife preserves, soil and water conservation, water measurement and water control facilities.

**Conditional Uses.** All structures; see Sections 4.4 and 4.9.

### **4.0 CONDITIONAL USES**

#### **4.1 PERMIT**

The Village Plan Commission may authorize the Zoning Inspector to issue a conditional use permit for conditional uses after review and a public hearing, provided that such conditional uses and structures are in accordance with the purpose and intent of this Ordinance and are found to be not hazardous, harmful, offensive, or otherwise adverse to the environment or the value of the neighborhood or the community.

#### **4.2 APPLICATION**

Applications for conditional use permits shall be made in duplicate to the Zoning Inspector on forms furnished by the Zoning Inspector and shall include the following:

**Names and Addresses** of the applicant, owner of the site, architect, professional engineer, contractor, and all opposite and abutting property owners of record.

**Description of the Subject Site** by lot, block, and recorded subdivision or by metes and bounds; address of the subject site; type of structure; proposed operating or use of the structure or site; number of employees; and the zoning district within which the subject site lies.

**Plat of Survey** prepared by a registered land surveyor showing all of the information required under Section 2.3 for a Zoning Permit and, in addition, the following; mean and historic high water lines, on or within forty (40) feet of the subject premises, and existing and proposed landscaping.

**Additional Information** as may be required by the Village Plan Commission, Village Engineer, Zoning, Building, Plumbing or Health Inspectors.

**Fee Receipt** from the Village Treasurer in the amount of Ten Dollars (\$10).

#### **4.3 REVIEW AND APPROVAL**

The Village Plan Commission shall review the site, existing and proposed structures, architectural plans, neighboring uses, parking areas, driveway locations, highway access, traffic generation and circulation, drainage, sewerage and water systems, and the proposed operation.

**Conditions**, such as landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, fencing, planting, screens, operational control, hours of operation, improved traffic circulation, deed restrictions, highway access restrictions, increased yards, or parking requirements, may be required by the Village Plan Commission upon its finding that these are not necessary to fulfill the purpose and intent of this Ordinance.

**Compliance** with all other provisions of the Ordinance, such as lot width and area, yards, height, parking, loading, traffic, highway access, and performance standards, shall be required of all conditional uses. Variances shall only be granted as provided in Section 11.0.

#### **4.4 PUBLIC AND SEMIPUBLIC USES**

The following public and semipublic uses shall be conditional uses and may be permitted as specified:

**Airports**, airstrips, and landing fields in the A-1 Agricultural District, F-2 Flood Plain District, and P-1 Public and Semipublic District, provided the site area is not less than twenty (20) acres.

**Governmental and Cultural Uses**, such as fire and police stations, community centers, libraries, public emergency shelters, parks, playgrounds, and museums, in all residential and business districts; and P-1 Public and Semipublic District.

**Utilities** in all districts provided all principal structures and uses are not less than fifty (50) feet from any residential district lot line.

**Public Passenger Transportation Terminals**, such as heliports, bus and rail depots, except airports, airstrips, and landing fields, in all Business Districts provided all principal structures and uses are not less than one hundred (100) feet from any residential district boundary.

**Public, Parochial, and Private Elementary** and secondary schools and churches in the R-2 & R-3 Residential District, and P-1 Public and Semipublic District provided the lot area is not less than two (2) acres and all principal structures and uses are not less than fifty (50) feet from any lot line.

**Colleges; Universities; Hospitals;** sanitariums, religious, charitable, penal and correctional institutions; cemeteries and crematories in the A-1 Agricultural District and P-1 Public and Semipublic District provided all principal structures and uses are not less than fifty (50) feet from any lot line.

## **6.0 MODIFICATIONS**

## **Appendix R Page 6**

### **6.1 HEIGHT**

The district height limitations stipulated elsewhere in this Ordinance may be exceeded, but such modifications shall be in accord with the following:

**Architectural Projections**, such as spires, belfries, parapet walls, cupolas, domes, flues and chimneys, are exempt from the height limitations of this Ordinance.

**Special Structures**, such as elevator penthouses, gas tanks, grain elevators, scenery lofts, radio and television receiving antennas, manufacturing equipment and necessary mechanical appurtenances, cooling towers, fire towers, substations, and smoke stacks, are exempt from the height limitations of this Ordinance.

**Essential Services**, utilities, water towers, electric power and communication transmission lines are exempt from the height limitations of this Ordinance.

**Communication Structures**, such as radio and television transmission and relay towers, aerials, and observation towers, shall not exceed in height three (3) times their distance from the nearest lot line.

**Agricultural Structures**, such as barns, silos, and windmills, shall not exceed in height twice (2) their distance from the nearest lot line.

**Public or Semipublic Facilities**, such as schools, churches, hospitals, monuments, sanitariums, libraries, governmental offices and stations, may be erected to a height of sixty (60) feet, provided all required yards are increased not less than one (1) foot for each foot the structure exceeds the district's maximum height requirements.

### **6.2 YARDS**

The yard requirements stipulated elsewhere in this Ordinance may be modified as follows:

**Uncovered Stairs, landings**, and fire escapes may project into any yard but not to exceed six (6) feet and not closer than three (3) feet to any lot line.

**Architectural Projections**, such as chimneys, flues, sills, caves, belt courses, and ornaments, may project into any required yard; but such projection shall not exceed two (2) feet.

**Residential Fences** are permitted on the property lines in residential districts but shall not in any case exceed a height of six (6) feet; shall not exceed a height of four (4) feet in the street yard and shall not be closer than two (2) feet to any public right of way.

**Security Fences** are permitted on the property lines in all districts except residential districts but shall not exceed then (10) feet in height and shall not be of an open type similar to woven wire or wrought iron fencing.

**Accessory Uses** and detached accessory structures are permitted in the rear yard only, they shall not be closer than ten (10) feet to the principal structures, shall not exceed fifteen (15) feet in height, shall not occupy more than twenty (20) percent of the rear yard area, and shall not be closer than three (3) feet to any lot line nor five (5) feet to an alley line.

**Off-Street Parking** is permitted in all yards of the B-1 and B-2 Business Districts but shall not be closer than twenty-five (25) feet to any public right-of-way.

**Essential Services**, utilities, electric power, and communication transmission lines are exempt from the yard and distance requirements of this Ordinance.

**Landscaping** and vegetation are exempt from the yard requirements of this Ordinance.

### **6.3 ADDITIONS**

Additions in the street yard of existing structures shall not project beyond the average of the existing street yards on the abutting lots or parcels.

### **6.4 AVERAGE STREET YARDS**

The required street yards may be decreased in any residential or business districts to the average of the existing street yards of the abutting structures on each side but in no case less than fifteen (15) feet in any residential district and five (5) feet in any business district.

### **6.5 NOISE**

Sirens, whistles, and bells which are maintained and utilized solely to serve a public purpose are exempt from the sound level standards of this Ordinance.

## **7.0 SIGNS**

### **7.1 PERMIT REQUIRED**

No sign shall hereafter be located, erected, moved, reconstructed, extended, enlarged, converted, or structurally altered without a zoning permit and without being in conformity with the provisions of this Ordinance. The sign shall also meet all the structural requirements of the Building Code.

# **COMPREHENSIVE PLAN**

**FOR**

**TREMPEALEAU  
COUNTY**

**2009-2029**

## Utilities & Community Facilities

### 4.1 Introduction

This element names and analyzes existing utilities and community facilities benefiting Trempealeau County. Utilities and community facilities include such things as sanitary sewer service, storm water management, water supply, solid waste disposal, on-site wastewater treatment technologies, recycling facilities, parks, telecommunications facilities, power-generating plants and transmission lines, cemeteries, health care facilities, child care facilities and other public facilities, such as police, fire and rescue facilities, libraries, schools and other governmental facilities.

### 4.2 Existing Utilities and Community Facilities

#### *Water Supply*

Private wells which are owned and maintained by the property owner are the primary source of water for the residents of Trempealeau County. Some towns in have municipal water service extended from the cities and villages.

#### *On-Site Waste Disposal Facilities*

The disposal of commercial and domestic wastewater is controlled by septic systems in the majority of Trempealeau County. The Wisconsin Department of Commerce (COMM) regulates siting, design, installation, and inspection of most private on-site sewage systems in the state. COMM 83 was adopted in 2000 which is the revised rules that allows for conventional sewage systems and advanced pre-treatment sewage systems. There are five types of on-site disposal system designs authorized for use today: conventional (underground), mound, pressure distribution, at-grade holding tank, and sand filter systems. It is state law to have a sanitary permit for these sanitary systems. A licensed master plumber will complete forms and acquire a permit.

#### *Solid Waste Disposal and Recycling Facilities*

All the towns in Trempealeau County have designated hours to drop off solid waste and recyclables or have a pickup service available.

#### *Stormwater Management*

Federal, state, county, and local governments administer and regulate stormwater runoff. Trempealeau County is in the process of adopting a stormwater ordinance which the towns would be subject to.

***Law Enforcement***

The Trempealeau County Sheriff's Department serves as the primary law enforcement agency. The Sheriff's Department and facilities are located in the City of Whitehall, located in the center of the County.

***Fire and Rescue***

There are fifteen towns in Trempealeau County. Of those fifteen there are thirteen fire departments. The fire departments are: Village of Eleva, Village of Strum, City of Osseo, and City of Independence, along with the Towns of Hale, Pigeon, Whitehall, Arcadia, Preston, Ettrick, Dodge, Trempealeau, and Gale. There are also first responders.

***Libraries***

Trempealeau County is a member of the Winding River Library System (WRLS). WRLS provides all residents of a seven county region with access to library resources through local libraries and the internet. The cities of Arcadia, Blair, Independence, Galesville, Osseo, and Whitehall along with the villages of Ettrick, Strum, and Trempealeau all have libraries.

***Communications Facilities***

Trempealeau County has an ordinance in place for the construction of wireless towers. Currently there are thirteen cellular towers in Trempealeau County. Telephone communications are provided by Century Tel, Charter Fiberlink, and Tri-County Communications. There are a few companies that offer internet services.

***Electric & Gas Utilities***

Riverland Energy Cooperative, Xcel Energy, WE Energies and Eau Claire Energy Cooperative are the electrical providers for Trempealeau County. Midwest Natural Gas supplies the residents in the county.

***Power Plants, Substations, and Transmission Lines***

There are twelve substations located in Trempealeau County. The towns that have the substations are as follows: Arcadia, Burnside, Dodge, Ettrick, Gale, Hale, Preston, Sumner, Trempealeau, and Unity. The Towns of Arcadia and Ettrick have two substations.

access are available in the Village of Trempealeau. A small park facility is in a long range plan.

#### **4.4 Utilities and Community Facilities Goals, Objectives and Actions**

**Goal:** Support community facilities and services, which contribute to the overall improvement of the community.

**Objective 1:** Encourage and support the burial of utility lines when and where feasible.

*Action: Provide utility companies with the Comprehensive Plan and work with them to bury lines when possible.*

**Objective 2:** Promote the use and production of green energy with respect to public health and safety.

*Action: Help with public meetings and comprehensive plan compliance for those planning green energy use or production.*

# **Trempealeau County Comprehensive Zoning Ordinance**

## **Trempealeau County Zoning and Planning Department**

October 16, 2000 Towns of Caledonia, Gale and Trempealeau  
September 17, 2001 Towns of Albion, Sumner and Unity  
March 20, 2006 Town of Hale  
June 19, 2006 Town of Chimney Rock  
July 17, 2006 Town of Pigeon  
October 16, 2006 Town of Preston  
December 18, 2006 Town of Ettrick  
May 21, 2007 Town of Lincoln  
January 21, 2008 Town of Burnside

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- (4) **Setback reduction.** A setback of less than the required setback for the appropriate class of highway shall be permitted in cases where the adjacent principal buildings are located closer to the highway than the required setback.
  - (a) Where each side of the proposed building locations occupied by an adjacent principal building located within 500 feet of the proposed building footprint, the required setback for the proposed building shall be the average of the setbacks of the adjacent principal buildings.
  - (b) Where one side of the proposed building locations occupied by an adjacent principal building located within 500 feet of the proposed building footprint, the required setback for the proposed building shall be the average of the setback of the adjacent principal building and the setback required for that particular highway.
- (5) **How measured.** Setbacks from highways shall be measured from the nearest portion of a structure. However, the first 2 feet of an overhanging eave and gutter and the first 6 feet of unenclosed stairs shall be excluded, provided that these items are not located within any public right-of-way.
- (6) **Vision Clearance Triangle Setback.** For each lot which fronts upon the intersection between two highways or highways and alleys or alleys there shall be a vision clearance triangle setback within the triangular space formed by the existing or proposed intersecting highway and alley right-of-way lines and a line joining points on those right-of-way lines located a minimum of 30 feet from the point of intersection of those right-of-way lines.
- (7) **Exemptions.** The following structures shall be permitted within the required setback of highways, provided that they do not violate any other provisions of this Ordinance:
  - (a) Structures which are not buildings and which are less than 6 inches above pre-construction grade.
  - (b) Public utility poles, lines, and related equipment without permanent foundations.
  - (c) Minor structures, as listed in s. 3.11 (1).
  - (d) Fences, provided they are not located within a public right-of-way.
  - (e) Signs, as provided in Chapter 7.
  - (f) Outdoor lighting in installations and unenclosed canopies for lighting and rain protection in conjunction with such uses as automobile fuel sales or

1. Written permission from the landowner.
  2. Soil tests that meet the minimum requirements of the Land Conservation Department.
  3. A soil erosion control plan that meets the minimum requirements of the Land Conservation Department.
  4. A cropping plan that meets the minimum requirements of the Land Conservation Department.
  5. A nutrient analysis of the sludge that meets the minimum requirements of the Land Conservation Department.
- (5) Utility Facilities. Utility facilities shall be subject to the following.
- (a) No land use permit shall be required for any installation that is at or below grade elevation, nor for electrical distribution poles, towers, and wires.
  - (b) Those structures which are 4 feet or less above grade elevation need not meet setback requirements nor need they be placed on conforming lots; However, such structures must comply with the requirements of Section 3.06(7)(h).
  - (c) Electrical substations shall be enclosed by a chain link fence at least 10 feet high. Such structures shall additionally be located at least 75 feet from a dwelling unit and 50 feet from any residential lot line.
  - (d) Utility facilities where the land area bounded by the location of such structure or equipment is less than 1,000 square feet shall be exempt from the permit requirements of this Ordinance.

#### **4.10 Temporary uses.**

- (1) Temporary uses, which are conducted for not more than 7 consecutive days nor more than 10 days in any one year period may be conducted in any zoning district, except the Shoreland-Wetland district. Uses which are conducted for more than 7 consecutive days or for more than 10 days in any one year period, except for those listed in sub. (2) - (6), shall be regarded as principal uses and regulated accordingly. Temporary uses shall be subject to the following:
  - (a) Such temporary uses shall not require a land use permit.
  - (b) Such temporary uses shall meet all setback and yard requirements of this Ordinance.
  - (c) Such temporary uses shall not involve the construction or alteration of any permanent structure.

# **Comprehensive Plan**

**City of Arcadia, Wisconsin**



**Final Plan**

**Adopted October 8, 2009**

Ordinance No. 210

**An Ordinance To Adopt The Comprehensive Plan  
Of The City of Arcadia, WI**

The City Council of the City of Arcadia, WI do hereby ordain as follows:

**Whereas**, pursuant to Wis. Stats. 66.1001 the Arcadia City Council is authorized to prepare and adopt a Comprehensive Plan; and

**Whereas**, the City Council has adopted and followed written procedures designed to foster public participation at every stage of the preparation of a Comprehensive Plan containing all of the elements specified in Wis. Stats. 66.1001(4)(a); and

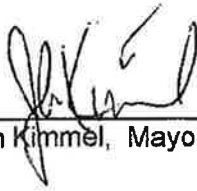
**Whereas**, the Planning Commission of the City of Arcadia, by a majority vote of the entire Commission recorded in its official minutes, has adopted a resolution approving this Comprehensive Plan and recommending said Comprehensive Plan to the City Council for public hearing and adoption, pursuant to Wis. Stats. 66.1001(2); and

**Whereas**, the City of Arcadia has held a public hearing on Thursday, October 8, 2009, preceded by a Class 1 notice, in compliance with the requirements of Wis. Stats. 66.1001(4)(d), and has provided other opportunities for public involvement pursuant to its adopted public participation plan;


**Now, Therefore**, be It resolved the document entitled Comprehensive Plan, City of Arcadia is hereby formally adopted pursuant to Wis. Stats. 66.1001(4)(c) by a majority vote of the members of the City Council.

The above and foregoing ordinance was duly adopted at a regular meeting of the City of Arcadia City Council on the 8th day of October, 2009.

Approved: \_\_\_\_\_

  
John Kimmel, Mayor

Attest:

  
Angela Berg, City Clerk

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## INTRODUCTION

In 2007, the Arcadia City Council took action to comply with Wisconsin's Comprehensive Planning Law, Chapter 66.1001. This law requires that by January 1, 2010, all units of government that have zoning, subdivision or official map ordinances must also have a Comprehensive Plan which meets the state's new definition of a Comprehensive Plan. Section 66.1001 of Wisconsin statutes contains the planning standards which this Comprehensive Plan must conform to. These standards are limited to identifying the categories of information that must be present in a comprehensive plan. The nature of this information is determined solely by the City.

The comprehensive plan definition in the state statute requires that such plans contain recommended goals, objectives, policies, and programs but does not mandate what these recommendations should be. This plan is not subject to approval by the state.

The contents of this Comprehensive Plan consist of the following required subject elements:

- |   |                                  |
|---|----------------------------------|
| 1. Issues & Opportunities                       | 6. Economic Development          |
| 2. Housing                                      | 7. Intergovernmental Cooperation |
| 3. Transportation                               | 8. Land Use                      |
| 4. Utilities & Community Facilities             | 9. Implementation                |
| 5. Agricultural, Natural and Cultural Resources |                                  |

In addition, a Public Participation Plan is required to be developed and adopted by the City Council, and such a plan was adopted by the City Council on September 13, 2007. As part of its public participation efforts, the city organized a Comprehensive Planning Commission to be the planning body for directing and coordinating this Plan.

The City's Comprehensive Master Plan of 1971 is used as a resource in the production of this Comprehensive Plan. Relevant information from the 1971 plan will not be duplicated in this Comprehensive Plan.

The structure of the nine planning elements referenced above centers around the identification of goals, objectives, policies and programs for each of those planning elements; and these constitute the key recommendations of the Plan. These terms are briefly defined here:

Goals: General statements of idealized conditions and aspirations – few in number

Objectives: Targeted areas of planning to be dealt with to achieve goals

Policies: Principles and standards to guide actions in achieving goals and objectives

Programs: Specific actions and projects to implement goals, objectives and policies

Goals and objectives are often combined for some subjects. Some specific planning subjects specified in the state definition of comprehensive planning may not be significant issues in the City of Arcadia, and therefore such subjects will be addressed in a more simplified fashion without a need for identifying a complete set of goals, objectives, policies or programs for such issues. This plan can be reevaluated and changed as needed. The entire plan should be reevaluated and updated on five year intervals.

## **SECTION 4: UTILITIES AND COMMUNITY FACILITIES ELEMENT**



contemporary standards of technology and quality, including continuous upgrading in digital communications to maintain complete broadband capabilities, particularly for business needs.

#### 4.7 POWER GENERATING PLANTS AND TRANSMISSION LINES

---

Arcadia's electric services system is under the jurisdiction of the city's Public Utility Commission, a separate body appointed by the City Council. This electric system is self-supporting from user fee revenue. Electric rates are set by the state Public Service Commission. The operation of the electric utility is under the jurisdiction of the City's Public Utility Commission and its staff rather than the City Council.

##### 1. Goals and Objectives

- To provide safe and reliable electric service for all end-use customers located within the city boundaries of Arcadia with a high-level of service while managing rates through efficiencies and opportunities.

##### 2. Policies

The Public Utility Commission administers policies in the following areas:

- Emergency Management, Safety, and Civil Defense Commission for the City of Arcadia (member of Municipal Electric Utilities of Wisconsin (MEUW); Western Wisconsin Municipal Power Group (WWMPG), and Upper Midwest Municipal Power Association (UMMPA).
- Mutual aid policies, with other members of MEUW
- Restoration/outage/response/customer interruptions
- New service policies
- Reliability expectations per PSC and our neighbors the customer
- Safety (employee and community)
- Customer outage response time
- Non-payment: cold weather shut-off policy
- Back-up for regional Black Start policy Dairyland Power
- Seek to adjust service area boundary to include city growth areas

##### 3. Programs

- Seek Public Service Commission rate adjustments as needed
- Remain a member of Focus on energy
- Charitable donations, and use equipment for charitable and non-profits when requested
- Education and safety demonstrations
- Renewable energy, required purchases by PSC from Dairyland Power or others
- Reliability programs: tree trimming, wildlife protection, infrared heat scanning of substation, distribution lines and generation plant
- Load reduction procedure
- Wood pole inspection, and replacement plan
- Cost sharing with other utilities
- Cold weather shut-off
- Low income

**4. Location, Use and Capacity**

Electric power is supplied by the Arcadia Electric Utility, a City-owned utility. This utility purchases its power supply on a wholesale basis from the Dairyland Power Cooperative. This utility purchases power through long term contracts in cooperation with sixteen other municipal utilities to enable maximum buying power. The Arcadia utility has its headquarters and power plant facilities in downtown Arcadia at 115 South Jackson Street.

The installed capacity is represented by a 32 MVA substation and a 17 MVA generation plant. The 2008 service territory boundary is located on the map in **Figure 13**.

**5. Future Needs and Timetable**

- Property for electric substation expansion
- Increase system firm capacity from 10 MVA to 32 MVA.
- Dates to implement future needs will depend on load growth.
- Revised territorial agreement with Riverland Energy Cooperative to provide a clear definition of service territory for capacity planning.

---

**4.8 CEMETERIES**

There are no cemeteries in the City of Arcadia. Cemetery use is provided for in the city zoning ordinance where city polices and standards are provided.

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**4.9 HEALTH CARE FACILITIES**

**1. Goals, Objectives, Policies, Programs, and Needs**

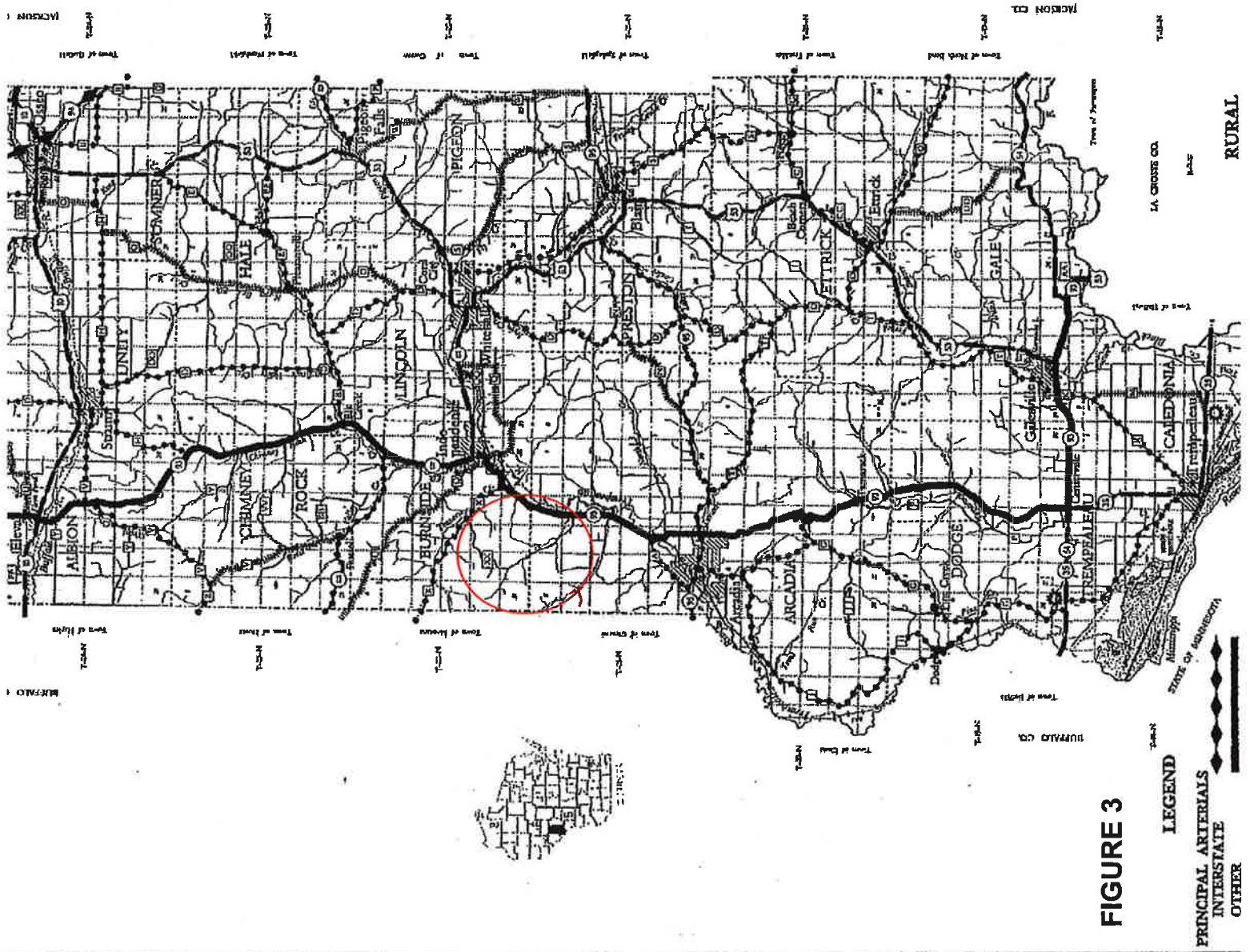
The planning for and development of health care facilities and services are under the jurisdiction of private providers. The community's largest health care facility is St. Joseph's Hospital, and the community has a Franciscan Skemp clinic as well. Arrangements are being made by Marshfield Clinic to provide a clinic facility for a location on the south side of the city. Ashley Furniture provides a wellness center for their employees, which is currently administered by Gunderson Lutheran. The goals and the policies of the City of Arcadia are to support the levels of service these facilities provide and to encourage and support the enhancement of these services as necessary to meet any unmet needs and to serve the future growth of the city.

---

**4.10 CHILD CARE FACILITIES**

**1. Goals, Objectives, Policies, Programs and Needs**

The planning for and development of child care facilities and services are under the jurisdiction of private providers. The goals and policies of the City of Arcadia are to support the level of service these facilities provide and to encourage and support the enhancement of these services necessary to meet any unmet needs and the future growth of the city.







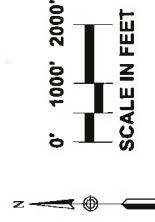
# LONG RANGE WATER & SEWER SERVICE AREA

## CITY OF ARCADIA COMPREHENSIVE PLAN

TREMPEALEAU COUNTY  
WISCONSIN

### LEGEND

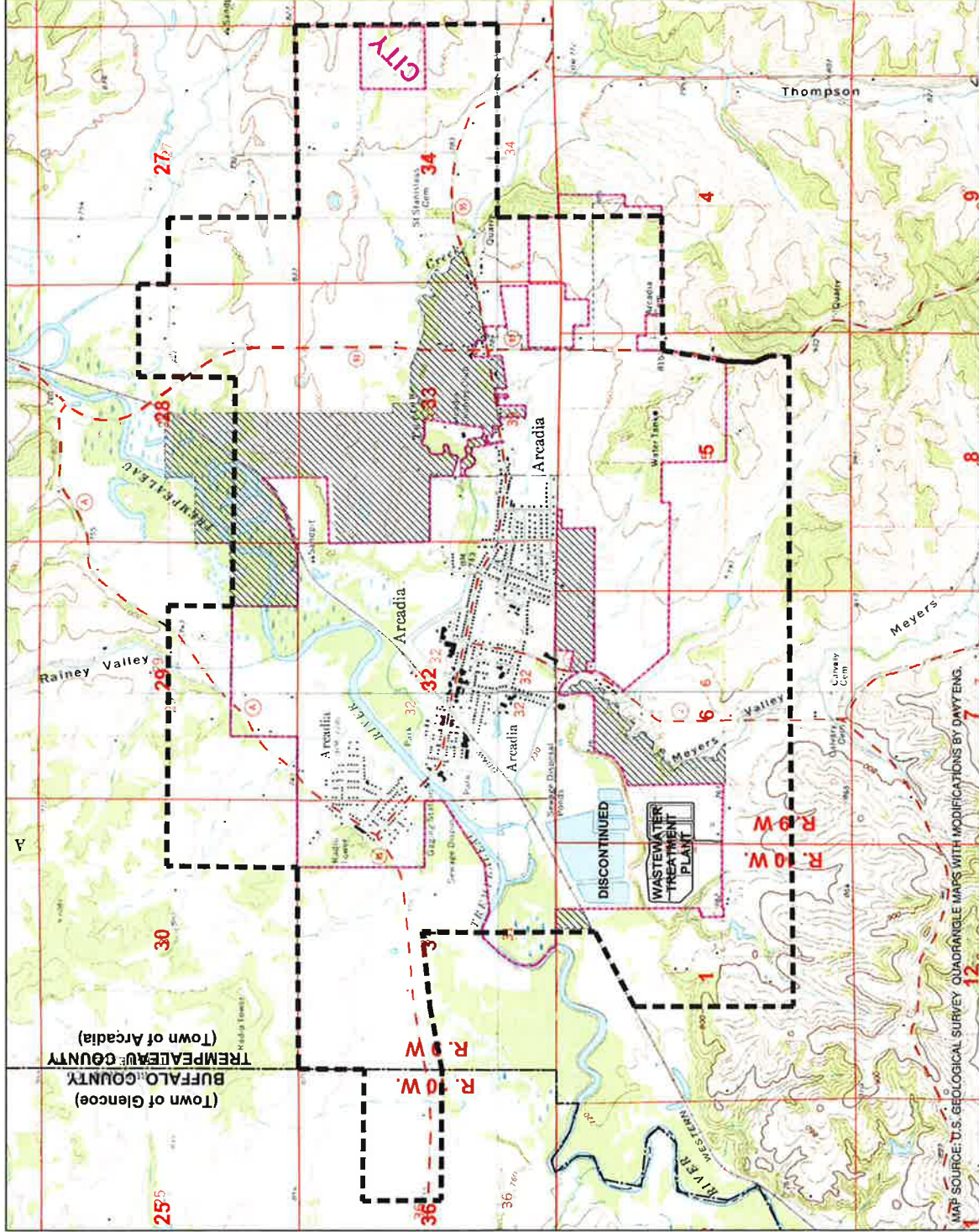
- SEWER & WATER  
SERVICE AREA  
BOUNDARY
- NOTE: Service area boundaries  
are shown for each utility.  
Studies for each service area.
- CORPORATE LIMITS  
(AS OF 9-9-2009)
- EXISTING ELECTRIC  
UTILITY BOUNDARY AND  
SERVICE AREA OUTSIDE  
CITY LIMITS



1-19-2009

PROJ. NO. 1405-160.010

**FIGURE 8**





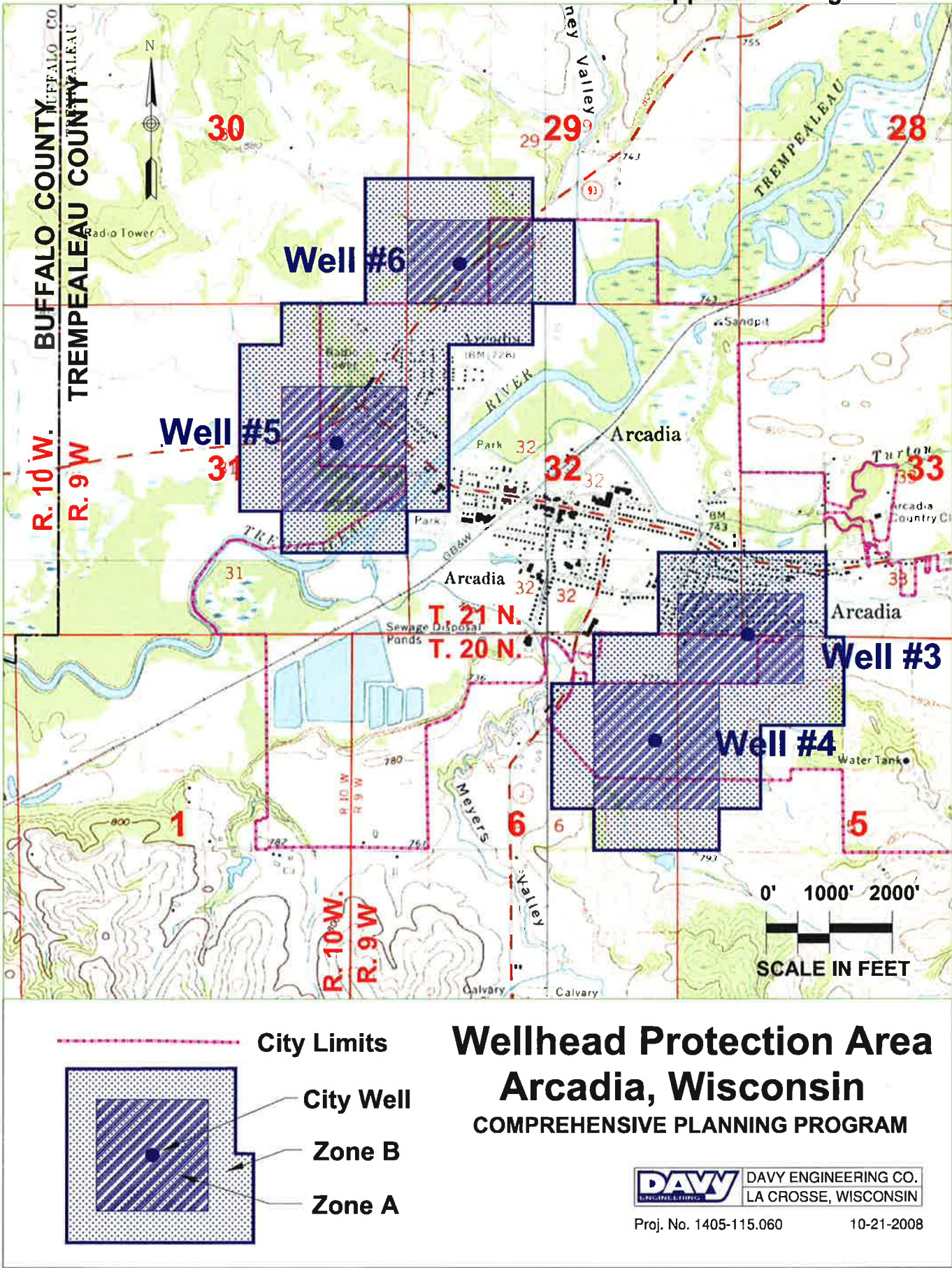
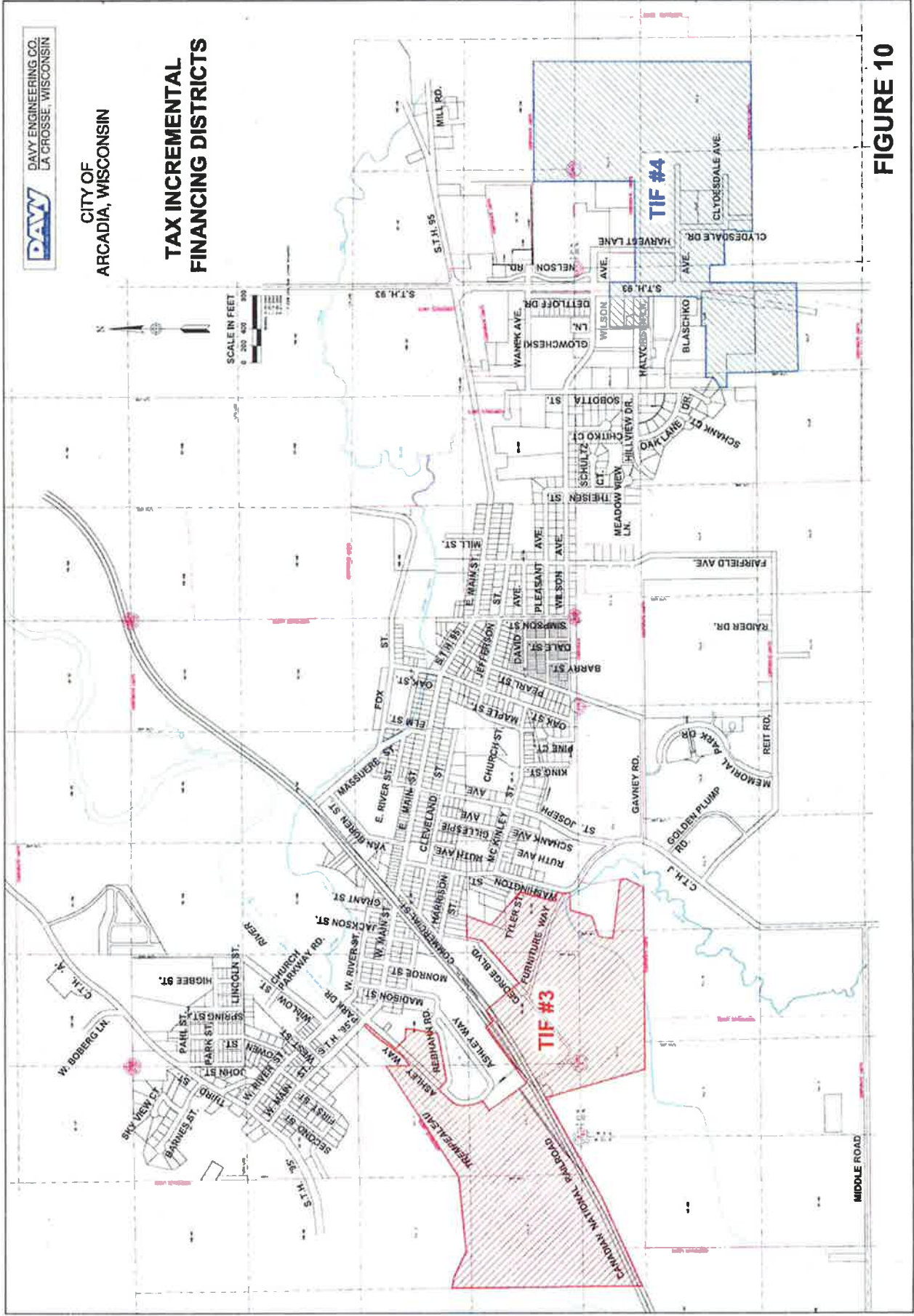


FIGURE 9





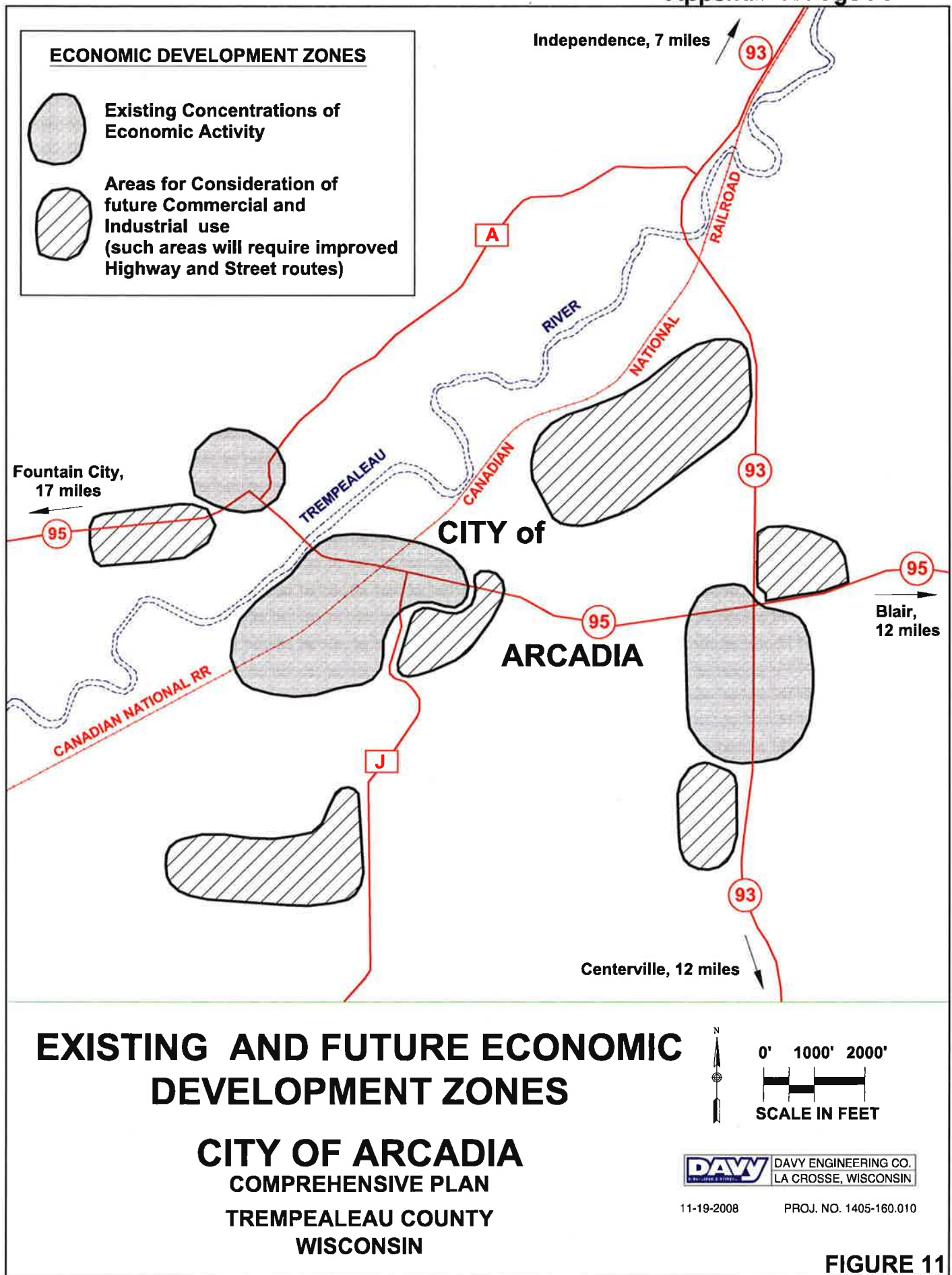
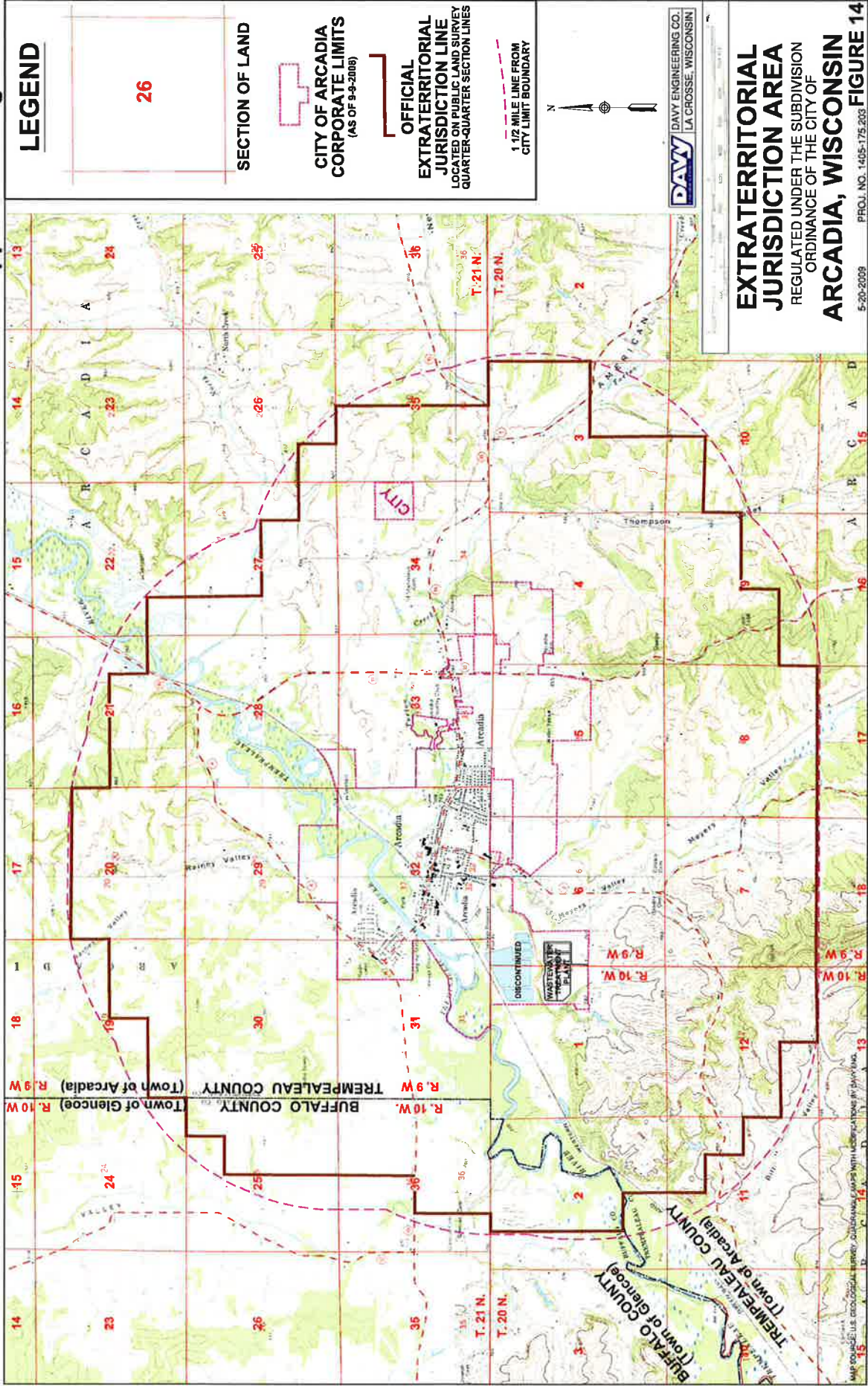


FIGURE 11









**ORDINANCE NO. 138**

An Ordinance Adopting and Codifying the Zoning Ordinance of the City of Arcadia, Wisconsin; Establishing a Codified Version of the Same; Providing for the Repeal of Certain Ordinances Not Included Therein, Except as Herein Expressly Provided; Providing for the Manner of Amending Such Zoning Ordinance; Providing a Penalty for the Violation Thereof; and Providing When This Ordinance Shall Become Effective.

The Common Council of the City of Arcadia, Wisconsin, Ordains as Follows:

**SECTION 1**

This Zoning Ordinance is hereby adopted and enacted as the Zoning Ordinance of the City of Arcadia, Wisconsin, and shall be treated and considered as a new and original comprehensive zoning ordinance which shall supersede all other general and permanent zoning ordinances of the City passed on or before September 11, 2001, to the extent provided in Section 2 hereof.

**SECTION 2**

All provisions of the Zoning Ordinance shall be in full force and effect from and after September 11, 2001, and all zoning ordinances of a general and permanent nature of the City of Arcadia, Wisconsin, enacted on final passage on or before September 11, 2001, and not included in such Zoning Ordinance or recognized and continued in force by reference therein are hereby repealed from the Zoning Ordinance after September 11, 2001, except as hereinafter provided. No resolution of the City, not specifically mentioned herein, is hereby repealed.

**SECTION 3**

The repeal provided for in Section 2 hereof shall not affect the following, except that some of the following provisions existing at the time of adoption may be amended by this recodification:

Any offense, act or violation of a zoning ordinance of the City of Arcadia, Wisconsin, done or committed or any right established or accruing before the effective date of this Ordinance;

Any ordinance or resolution dedicating, naming, establishing, locating, relocating, opening, closing, paving, widening, or vacating any street or public way in the City;

Any ordinance or resolution providing for local improvements or assessing taxes or special assessments therefor;

Any ordinance or resolution dedicating or accepting any plat or subdivision in the City;

Any ordinance annexing property to the City;

Any ordinance or resolution regulating the erection, alteration, repair, demolition, moving, or removal of buildings or structures;

Zoning ordinances and building code ordinances except as these ordinances have been amended as part of this codification; or

Charter ordinances.

The repeal of any ordinance as a result of this codification shall not be construed to revive any ordinance or part of an ordinance that has been repealed by a subsequent ordinance which is repealed by this Ordinance.

#### SECTION 4

All ordinances or parts of ordinances in conflict with this Ordinance are, to the extent of such conflict, hereby repealed.

#### SECTION 5

This Ordinance shall take effect upon passage and publication as provided by law.

Passed, approved and adopted by the Common Council on this 11<sup>th</sup> day of September, 2001, pursuant to §66.0103, Wis. Stats.

CITY OF ARCADIA

By: Gary J. Bautch  
Gary J. Bautch, Mayor

Attest: Angela Berg  
Angela Berg, City Clerk

Date adopted: September 11, 2001.

Date published: September 27, 2001.

ARCADIA ZONING ORDINANCE

ORDINANCE NO. 138

AN ORDINANCE

The Common Council of the City of Arcadia ordains as follows:

SECTION 1. Title. This ordinance shall be known as the Zoning Ordinance of the City of Arcadia.

SECTION 2 Purpose. The regulations and restrictions established herein have been made in accordance with a comprehensive plan and are designed to lessen congestion in the streets; to secure safety from fire, panic and other dangers; to promote health and general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewage, schools, parks and other public requirements.

Such regulations and restrictions have been made with reasonable consideration of the character of each district and its particular suitability for particular uses and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City.

SECTION 3. Definitions. For the purpose of this Ordinance, certain terms or words used herein shall be interpreted as follows; words used in the present tense include the future; words in the singular number include the plural number, and words in the plural number include the singular number. The word "shall" is mandatory, not permissive. All distances unless otherwise specified shall be measured horizontally.

- 3.1. Building: A structure having a roof supported by columns or walls, including mobile homes, whether movable or stationary.

- 3.21. Yard, Rear: A yard extending across the full width of a lot whose depth is the shortest distance between the rear lot line and the main building.

SECTION 4. Establishment of Districts.

- 4.1 Eight Zoning Districts, as follows, are hereby established.

- 4.1.1 A – Agricultural district
- 4.1.2 R – Residential district
- 4.1.3 M – Multiple residential district
- 4.1.4 C – Commercial district
- 4.1.5 I – Industrial district
- 4.1.6 O-C – Open development – Conservancy district
- 4.1.7 P – Park & Recreation district
- 4.1.8 T-C – Track & Campground District

- 4.2. District Map – Boundaries of Districts: Said districts are shown upon the District Map accompanying and made a part of this Ordinance. The District Map and all notations, references, and other information thereon, shall be as much a part of this Ordinance as if they were all fully described herein. District boundary lines on the District Map shall be determined as follows:

- 4.2.1 Where district boundary lines obviously follow road, street, water, lot, or property lines, such lines shall be the boundaries.
- 4.2.2 In unsubdivided property, dimensions on the District Map shall be used to locate district boundaries, and in the absence of dimensions the District Map scale shall be applied.

10.3.1.6 Off-street parking must be available for all employees and unloading zones must be provided.

10.3.2 Buildings in this District existing on the effective date of this Ordinance may be structurally altered, improved and replaced so long as such alteration, improvement or replacement does not decrease the front yards, side yards, rear yards and lot width below the following minimum requirements:

10.3.2.1 Minimum front yard               None.

10.3.2.2 Minimum side yards               None.

10.3.2.3 Minimum rear yard               None.

10.3.2.4 Minimum lot width               60 feet

10.3.2.5 Off-street parking must be available for all employees and unloading zones must be provided

10.4 Building Height Limit. – 100 feet

SECTION 11. REGULATIONS O-C DISTRICT.

11.1. Uses Permitted.

11.1.1 Management of forestry, wildlife and fish.

11.1.2 Harvesting of wild crops, such as marsh hay, ferns, moss, berries, tree fruits, and tree seeds.

11.1.3 Facilities and structures for drainage, flood control, hydroelectric power, power transmission, ponding, conservation, erosion control, reclamation, fire prevention.

11.1.4 Parks, and open recreational areas.

11.1.5 Uses accessory or customarily incidental to any of the above facilities.

11.2 Uses Permitted With Conditional Use Permit.

11.2.1 Crop and tree farming.

11.2.2 Fuel transmission lines and related facilities.

11.2.3 Golf Courses.

11.2.4 Boat Harbors.

SECTION 11A. REGULATIONS – P DISTRICT- PARKS AND RECREATION

11A.1 Uses Permitted

- 11A.1.1 Parks and Playgrounds
- 11A.1.2 Elementary and secondary schools
- 11A.1.3 Athletic fields
- 11A.1.4 Publicly owned public gathering places
- 11A.1.5 Accessory uses clearly incidental to a permitted use

11A.2 Uses Permitted With Conditional Use Permit

- 11A.2.1 Camp grounds
- 11A.2.2 Crop and tree farming

11A.3 Park Alteration Permit Requirements

- 11A.3.1 Permit Required

All buildings, structures, and other improvements constructed or made within the Park and Recreation District shall conform in construction materials and architectural style so as to be aesthetically and architecturally consistent with existing structures in the Park and Recreation District, as determined by the City Planning Commission and the Common Council. A Park Alteration Permit shall be requested before the erection, construction, reconstruction, enlargement or moving of any structure, building, or improvement and will be issued when the proposal is approved by the City Planning Commission and Common Council. Temporary permits for any temporary buildings and uses incidental to and necessary for the erection, alteration, enlargement, movement or equipment of permitted buildings and structures must also be obtained, and may be issued for a term of up to one year. (Portable toilets may be placed for up to 120 days without a temporary permit).



15.4.5 Street circulation and access to existing streets shall be satisfactory, and paved streets and sidewalks shall be provided.

Should any proposed uses be those not permitted in the District, such variance shall not be authorized until after the necessary re-zoning by amendment has been accomplished.

**15.5 Building Height Limit Exceptions.**

15.5.1 Established building height limits shall not apply to belfries, cupolas, spires, monuments, radio or television antenna, flag poles, chimneys or flues, silos, water towers or to poles, towers and other structures for essential services, nor to similar structures or necessary mechanical appurtenances extending from a roof upward and not occupying more than 25 per cent of the area of such roof as projected into a horizontal plane.

15.5.2 When permitted in a District, public buildings, community buildings, schools, churches, hospitals, and other institutions, public utilities and public service buildings and those for essential services, may be erected to a height not exceeding 75 feet, provided the side yard width and the rear yard depth be each increased 1 foot over and above the District requirement for each 2 feet of building height above the height limit.

**SECTION 16. BOARD OF APPEALS.**

A Board of Appeals is hereby established. The Board shall be appointed and shall have the powers and duties as specified in Section 62.23(7)(e) Wisconsin Statutes.

**16.1 Powers of the Board of Appeals.**

**Ordinance 208**

**AN ORDINANCE REGULATING  
SUBDIVISIONS AND/OR DEVELOPMENTS  
IN THE CITY OF ARCADIA**

The Common Council of the City of Arcadia do ordain as follows:

**SECTION 1.** Ordinance 208 is created to read:

**“ORDINANCE 208  
SUBDIVISION ORDINANCE**

<b>208.1</b>	<b>Title, Authority, and Scope</b>
<b>208.2</b>	<b>Purpose</b>
<b>208.3</b>	<b>Definitions; Rules for Construction</b>
<b>208.4</b>	<b>Compliance with Ordinance Provisions</b>
<b>208.5</b>	<b>Jurisdiction of Ordinance Provisions</b>
<b>208.6</b>	<b>Survey</b>
<b>208.7</b>	<b>Permits</b>
<b>208.8</b>	<b>Subdivision Plat Submission and Review Procedures</b>
<b>208.9</b>	<b>Preliminary Plats; Technical Requirements</b>
<b>208.10</b>	<b>Re-plat</b>
<b>208.11</b>	<b>Minor Subdivision Review and Approval Procedure</b>
<b>208.12</b>	<b>Design Standards</b>
<b>208.13</b>	<b>Standards for Utility Systems</b>
<b>208.14</b>	<b>Installation, Improvements, and Requirements of Sub-dividers</b>
<b>208.15</b>	<b>Non-Residential Subdivisions</b>
<b>208.16</b>	<b>Public Improvements; Requirements, Financing, and Design Standards</b>
<b>208.17</b>	<b>Easements</b>
<b>208.18</b>	<b>Extraterritorial Plat Review</b>
<b>208.19</b>	<b>Variances; Exceptions</b>
<b>208.20</b>	<b>Enforcement</b>
<b>208.21</b>	<b>Effective Date</b>

**SECTION 208.1 TITLE, AUTHORITY, AND SCOPE**

**208.1.1 Title**

This Ordinance shall be known as the “Subdivision Ordinance” of the City of Arcadia, and will be referred to as this “Subdivision Ordinance”.

208.12.4 Grading

The sub-divider shall grade each subdivision in order to establish street, block and lot grades in proper relation to each other and to the topography and to facilitate drainage, as follows:

- (1) Block grading shall be completed by one or more of the following methods:
  - (a) A ridge may be constructed along the rear lot lines which provides for drainage onto the street.
  - (b) Parts of all lots may be graded to provide for drainage to the street or to a ditch along the rear lot line.
  - (c) Drainage across rear or side lot lines may be permitted, provided that drainage onto adjoining properties is controlled.
  - (d) Any other method meeting accepted engineering standards and approved by the City's engineer.

**SECTION 208.13 STANDARDS FOR UTILITY SYSTEMS**

208.13.1 Sanitary sewers and water systems

All sanitary sewers and public water systems in proposed subdivisions shall meet accepted engineering standards and shall be consistent with the Comprehensive Development Plan and with any other City ordinance requirements governing its sewer and water systems. The City's engineer shall review all proposed sewer and water plans and shall make recommendations to the City in the preliminary platting process for any changes judged to be necessary or advisable to such proposed sewer and water plans and engineering designs.

208.13.2 Electric, gas, telephone and cable utilities

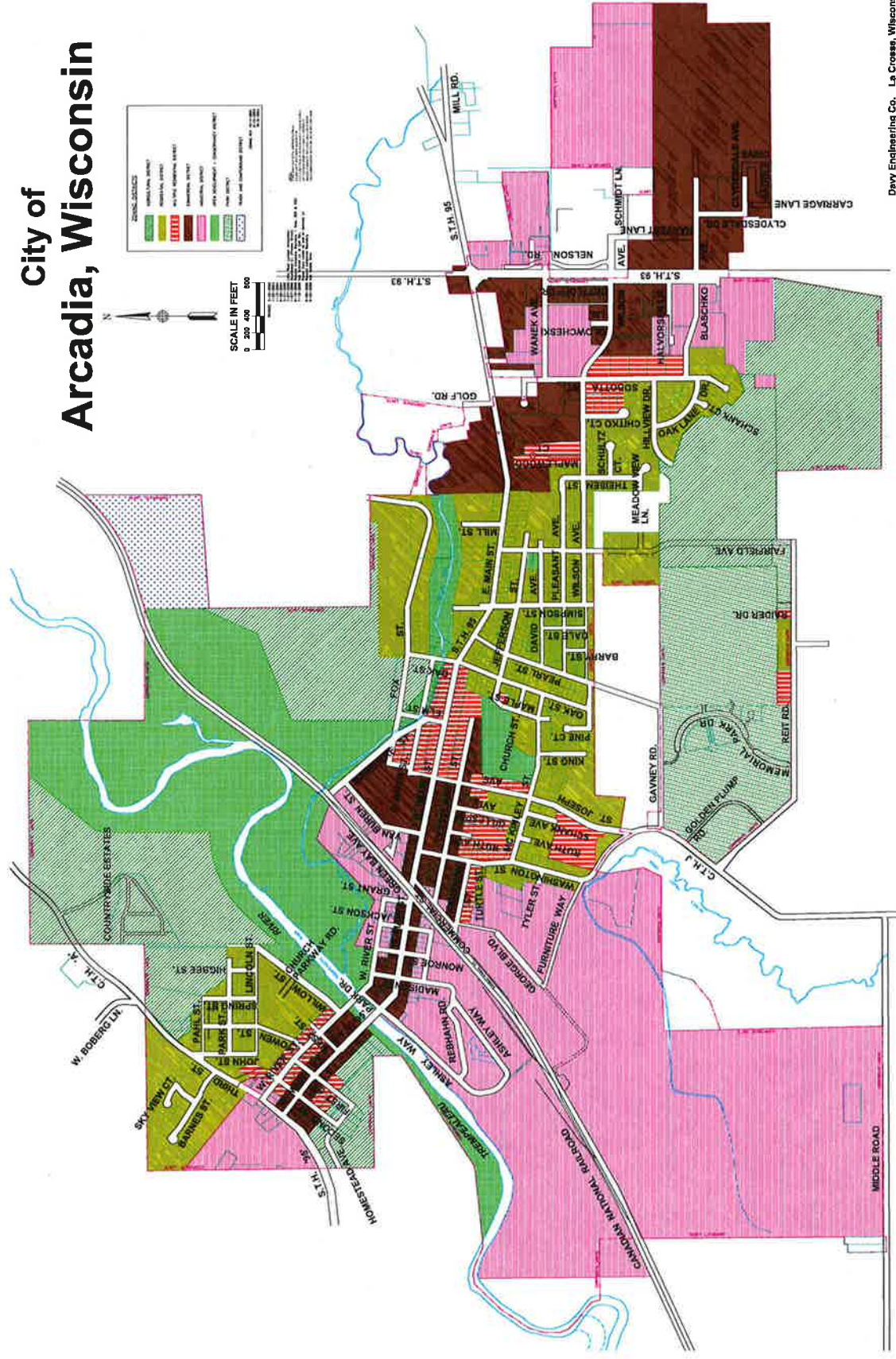
The sub-divider shall consult with all such utilities in designing the preliminary plat to assure that the standards of these utility organizations are complied with and adequately reflected in the preliminary plat presented to the City for review. The City shall request a formal review and recommendations from such utilities on the preliminary plat.

208.13.3 Drainage improvements

The sub-divider shall install all the storm drainage facilities required by this Subdivision Ordinance, including drainage conditions attached as a condition for approval of the preliminary plat.

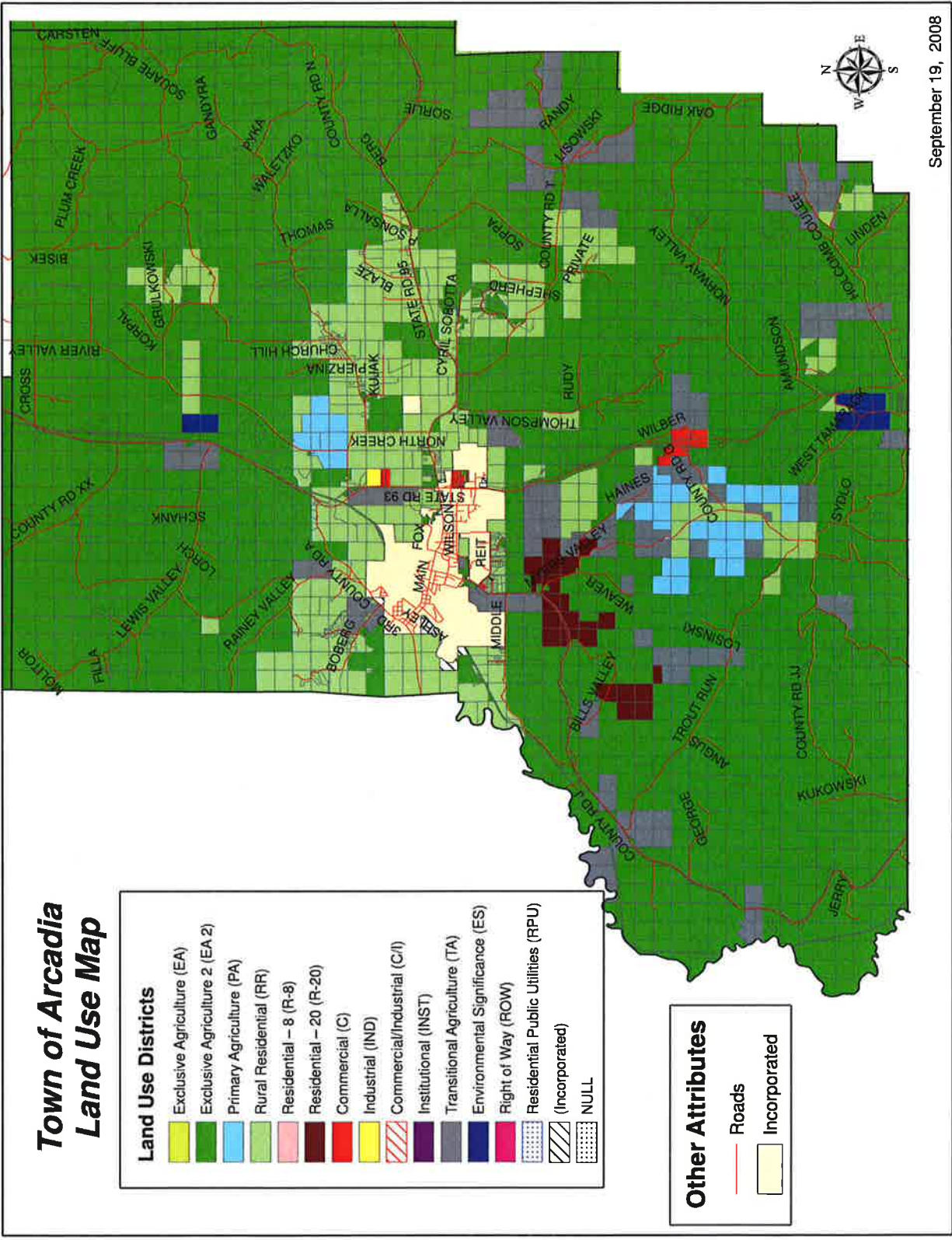
- (1) Street drainage. All streets shall be provided with an adequate stormwater drainage system. The street stormwater system shall serve as the primary drainage system and shall be designed to carry street drainage and adjacent land and building storm water drainage. No storm water or groundwater shall be permitted to be run into the sanitary sewer system within the proposed subdivision.
- (2) Off-street drainage. The design of the off-street drainage system shall include the watershed affecting the subdivision and shall be extended to a watercourse or ditch adequate to receive the storm drainage. When the drainage system is outside of the street right-of-way, the sub-divider shall make provisions for dedicating an easement to the City to accommodate such drainage. Such easements shall be a minimum of 20 feet wide, but the City may require larger easements if more area is needed due to topography, size of water-course, projected water flow volumes, etc. Such drainage easements shall provide that the maintenance of the drainage in the easement will remain the responsibility of the sub-divider or future owners of lands under such easements. Proposed lot lines shall be located on or adjacent to such easements where feasible.
- (3) Protection. The sub-divider shall adequately protect all ditches to the satisfaction of the City Council and the City's engineer. Ditches and open channels shall be seeded, sodded, rip-rapped or paved depending upon grades and soil types. Generally, ditches or channels with grades up to one percent shall be seeded; those with grades up to four percent shall be sodded and those with grades over four percent shall be rip-rapped or paved.
- (4) StormWater Management Permit. The sub-divider shall prepare a storm water management plan and obtain a general permit from the Wisconsin Department of Natural Resources for storm water management in the subdivision and shall submit evidence of such permit to the City.
- (5) A grading plan for the streets, blocks and lots shall be submitted by the sub-divider for the area within the subdivision.
- (6) The design criteria for storm drainage systems shall be based upon information provided by the City's engineer.
- (7) Material and construction specifications for all drainage projects (i.e., pipe, culverts, seed, sod, etc.) shall be in compliance with specifications provided by the City's engineer.

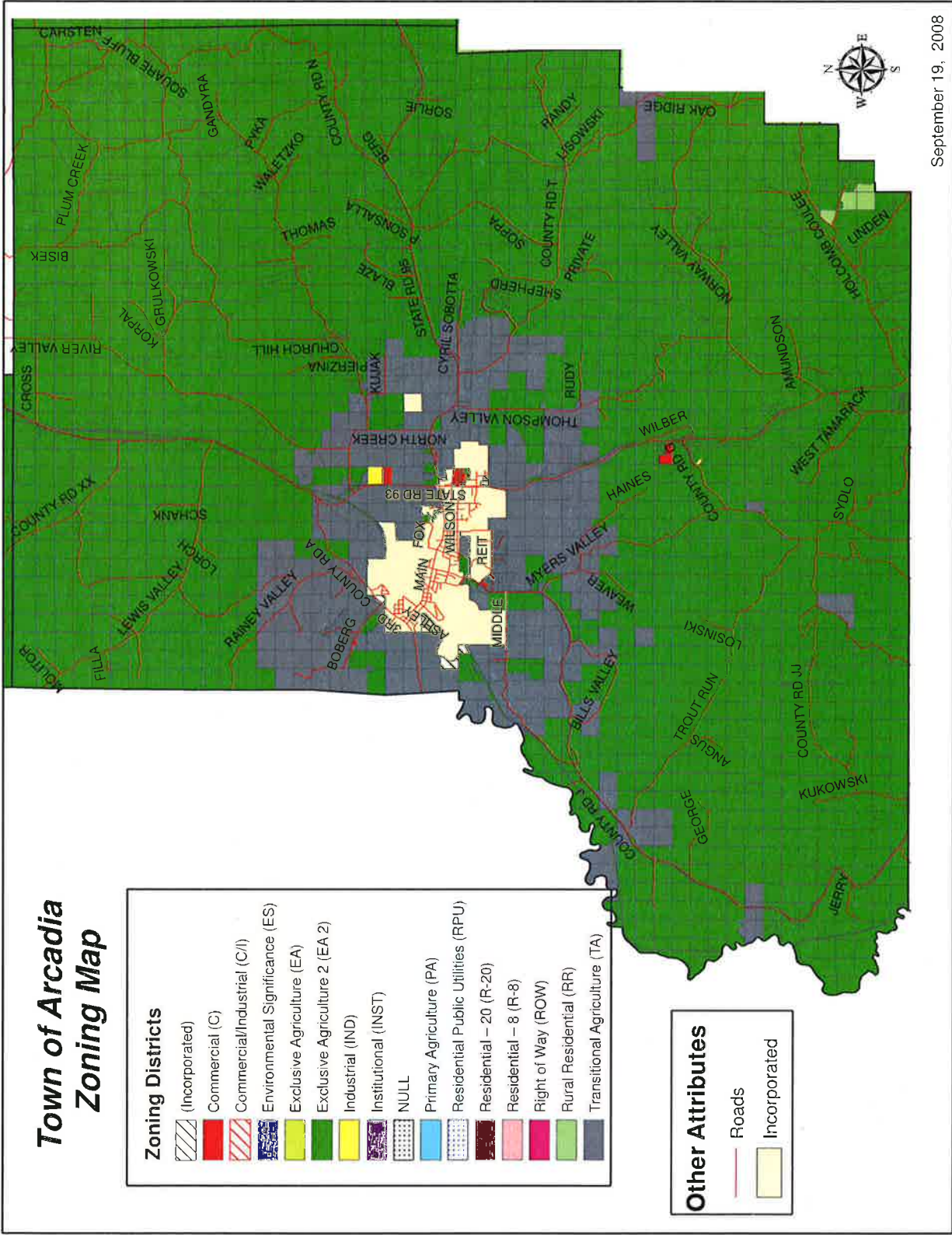
**City of  
Arcadia, Wisconsin**



**Davy Engineering Co. La Crosse, Wisconsin**









# Appendix R Page 44

## Town of Caledonia

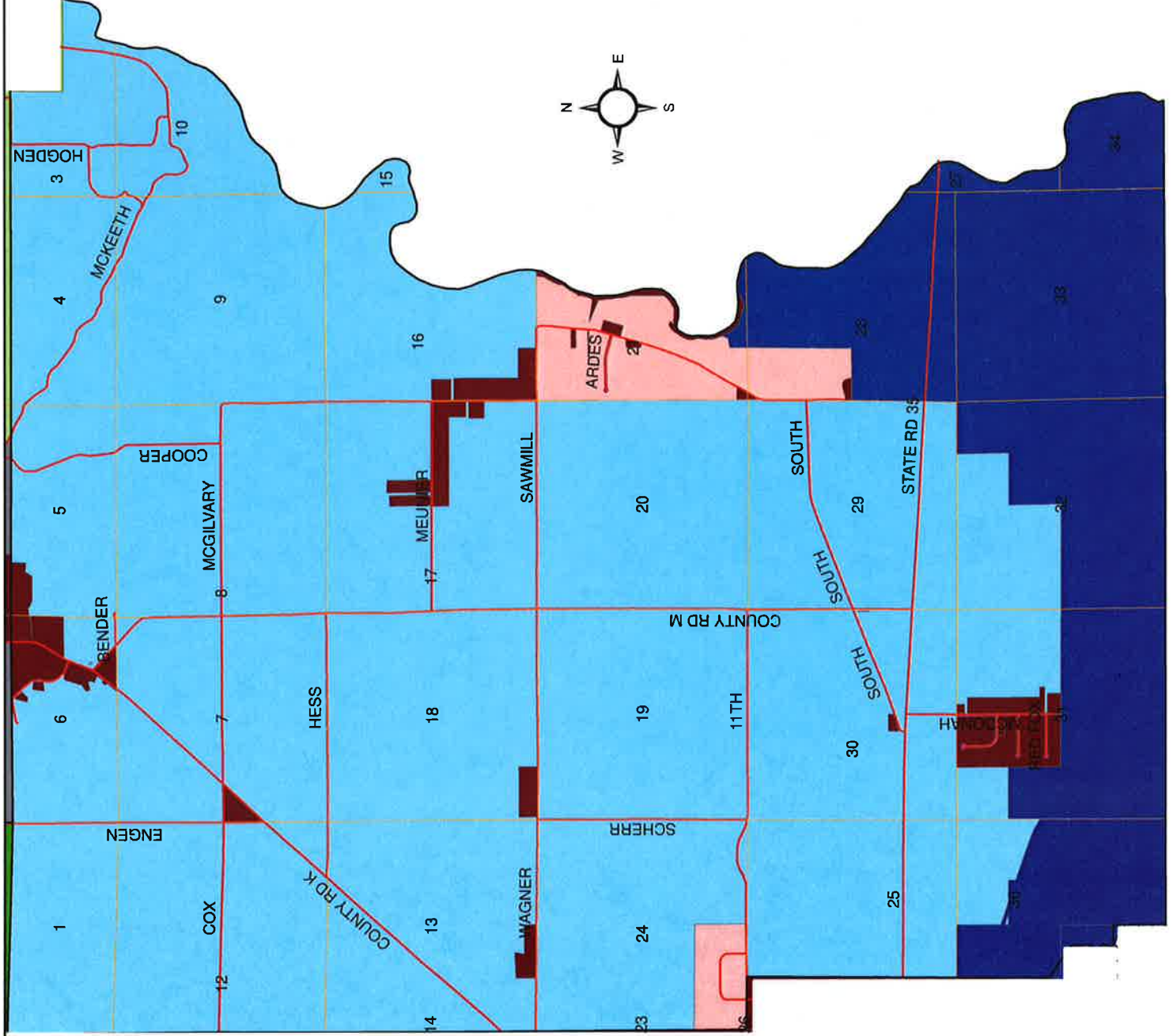
### Land Use Map

#### Land Use Districts

District	
Exclusive Agriculture (EA)	
Exclusive Agriculture 2 (EA 2)	
Primary Agriculture (PA)	
Rural Residential (RR)	
Residential – 8 (R-8)	
Residential – 20 (R-20)	
Commercial (C)	
Industrial (IND)	
Commercial/Industrial (C/I)	
Institutional (INST)	
Transitional Agriculture (TA)	
Environmental Significance (ES)	
Right of Way (ROW)	
Residential Public Utilities (RPU)	
(Incorporated)	
NULL	
Existing Business	

#### Attributes

County Sections	
Roads	



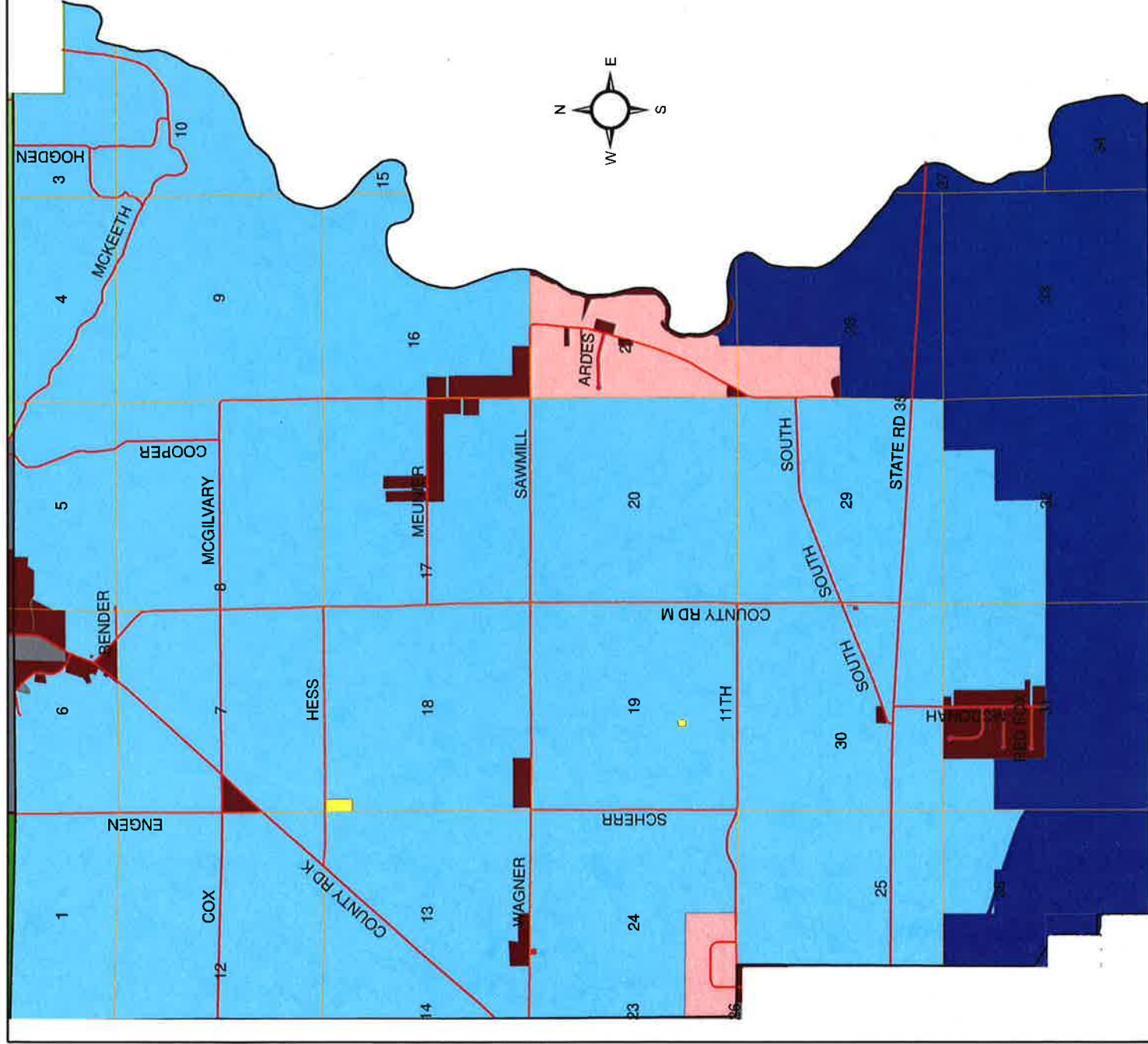
May 20, 2008



# Appendix R Page 45

## Town of Caledonia

### Zoning Map

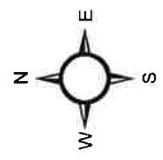
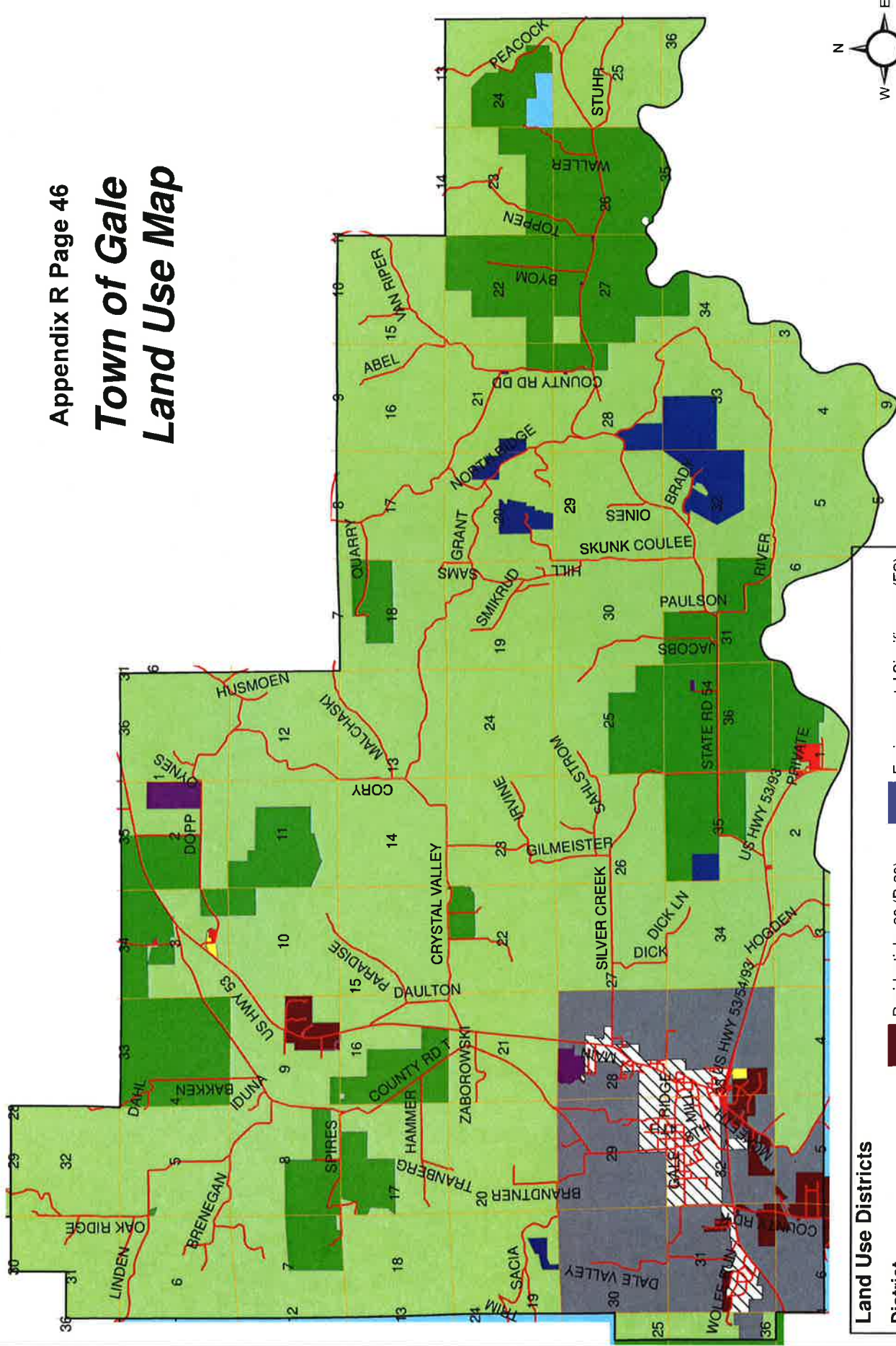


**Attributes**

- County Sections
- Roads

May 20, 2008

# Appendix R Page 46 Town of GaleLand Use Map



**Attributes**

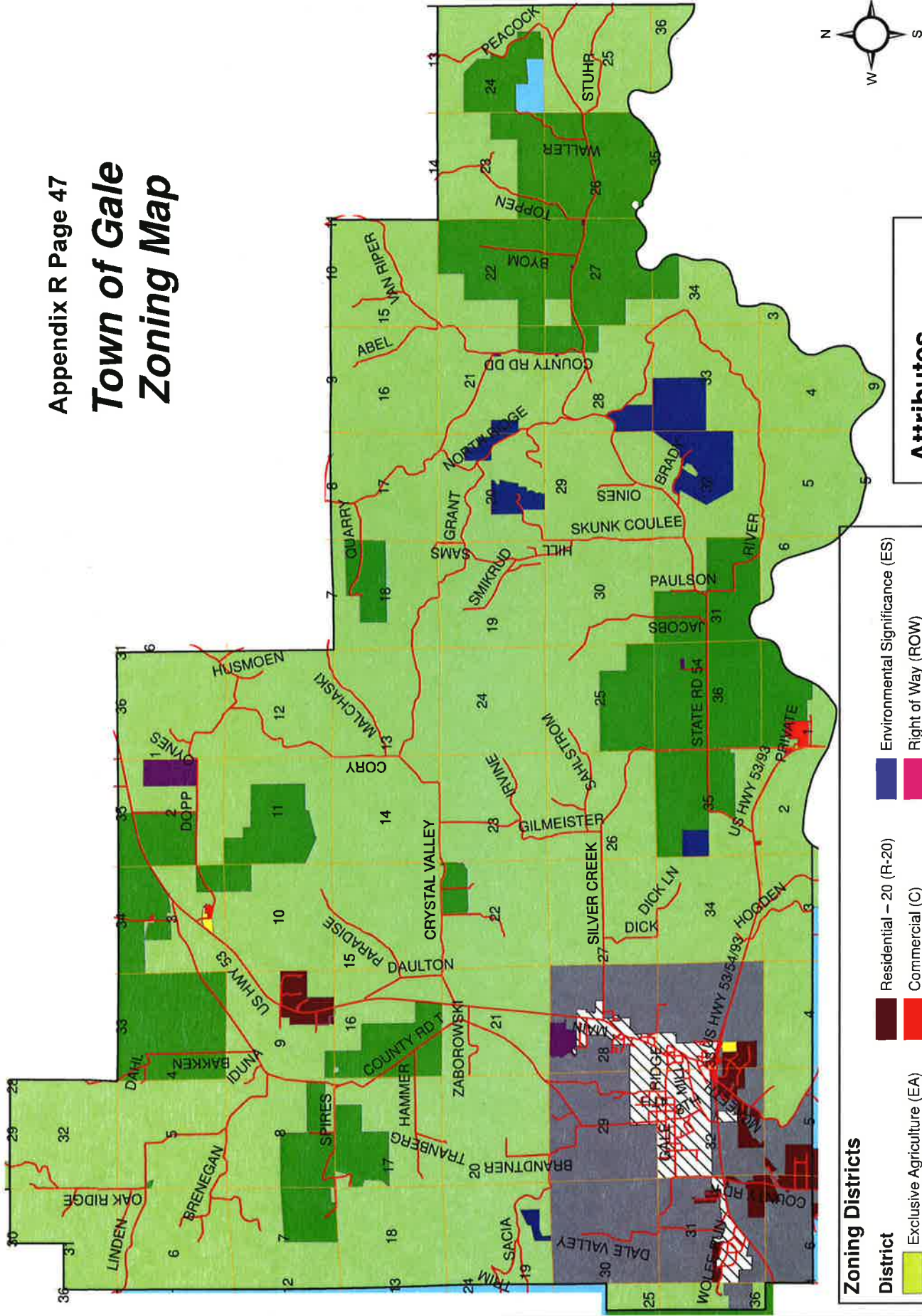
- County Sections
- Roads

**Land Use Districts**

Exclusive Agriculture (EA)	Exclusive Agriculture 2 (EA 2)	Primary Agriculture (PA)	Rural Residential (RR)	Residential - 8 (R-8)	Residential - 20 (R-20)	Commercial (C)	Industrial (IND)	Commercial/Industrial (C/I)	Institutional (INST)	Transitional Agriculture (TA)	Environmental Significance (ES)	Right of Way (ROW)	Residential Public Utilities (RPU)	(Incorporated)	NULL	Existing Business
----------------------------	--------------------------------	--------------------------	------------------------	-----------------------	-------------------------	----------------	------------------	-----------------------------	----------------------	-------------------------------	---------------------------------	--------------------	------------------------------------	----------------	------	-------------------



# Town of Gale Zoning Map



## Zoning Districts

District	Residential - 20 (R-20)	Environmental Significance (ES)
Exclusive Agriculture (EA)	Residential - 20 (R-20)	Environmental Significance (ES)
Exclusive Agriculture 2 (EA 2)	Commercial (C)	Right of Way (ROW)
Primary Agriculture (PA)	Industrial (IND)	Residential Public Utilities (RPU)
Rural Residential (RR)	Commercial/Industrial (C/I)	(Incorporated)
Residential - 8 (R-8)	Institutional (INST)	NULL
	Transitional Agriculture (TA)	Existing Business

## Attributes

County Sections	Roads
-----------------	-------

# **COMPREHENSIVE PLAN**

## **CITY OF GALESVILLE** **Trempealeau County, Wisconsin**

### **Final Plan**

Approved by Plan Commission on October 22, 2009  
Public Hearing held on December 10, 2009  
Adopted by the City Council on December 10, 2009

## **Table of Contents**

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### **Introduction**

### **Section 1: Issue and Opportunities**

### **Section 2: Housing Element**

### **Section 3: Transportation Element**

### **Section 4: Utilities and Community Facilities**

### **Section 5: Agricultural, Natural and Cultural Resources Element**

### **Section 6: Economic Development Element**

### **Section 7: Intergovernmental Cooperation Element**

### **Section 8: Land Use Element**

### **Section 9: Implementation Element**

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### **Figure 2 – County Location Map**

### **Figure 3 – Functional Highway Classification Map**

### **Figure 4 – Wisconsin Highway 2020 Plan**

### **Figure 5 – Year 2006 City Street & Highway Volumes**

### **Figure 6 – Official DOT Street Map for Galesville**

### **Figure 7 – Economic Development Opportunities Areas**

### **Figure 8 – Natural Resources map**

### **Figure 9 – Land Development Limitations Map**

### **Figure 10 – Growth Area Map**

### **Figure 11 – Existing and Future Land Use Map**

High Cliff Park, Lake Marinuka including a public access point off Ridge Ave., John F. Cance Memorial Park, and Ravine Park.

Galesville is tied into two county bicycle loop touring routes. These include: loop tour 1 to the Mississippi River at Trempealeau, and loop 3 extending to Ettrick.

#### **5. Future Needs and Timetable**

This Comprehensive Plan endorses the park improvement needs and timetables recommended in the city's 1995 City Plan document and in the City Outdoor Recreation Plan.

The State of Wisconsin has studied existing outdoor recreational activities and projected future recreational needs. The four most popular outdoor recreational activities today are: walking for pleasure, viewing/photographing nature, gardening/landscaping, and bicycling. The state outdoor recreation study reports that, "as time becomes more pressed between work, school, home life and other responsibilities, recreational activities that are located close to home and that do not require scheduling are expected to increase in popularity".

The Beaver Creek corridor has significant potential to satisfy diverse outdoor recreational needs close to home for Galesville residents. The Beaver Creek valley presents an environmental corridor which possesses significant potential to satisfy long range needs for regional outdoor recreation activities. Such environmental corridor facilities are increasingly satisfying the "quality of life" requirement for attracting and maintaining the population base required for local job development and business growth, and which indirectly enhances school enrollments and long term school district viability.

This Comprehensive Plan endorses the Proposed Hiking Trail adopted by the city in its 1995 City Plan. This trail connects the High Cliff Park trail at Maple Street easterly to Flat Top Peak and Decorah Peak east of the city. This trail recognizes a unique recreational opportunity with a historic dimension and would be of regional and state-wide significance.

### **4.6 TELECOMMUNICATIONS FACILITIES**

---

#### **1. Goals, Objectives, Policies, Programs and Needs**

Present telecommunications services are provided by TCC. Galesville's goals and policies regarding telecommunications services include the maintenance of such services in accordance with contemporary standards of technology and quality. An additional goal is for the city to have access to the continuous upgrading of broad-band interned service throughout the future.

### **4.7 POWER GENERATING PLANTS AND TRANSMISSION LINES**

---

Electric power is supplied by Xcel Energy. Electric rates are set by the state Public Service Commission.

**1. Goals, Objectives, Policies, Programs**

To provide safe and reliable electric service for all end-use customers located within the city boundaries of Galesville with a high-level of service while managing rates through efficiencies and opportunities.

---

**4.8 CEMETERIES**

There is one cemetery, Pine Cliff Cemetery, in the City of Galesville which is managed and maintained by the Galesville Cemetery Association.

---

**4.9 HEALTH CARE FACILITIES**

**1. Goals, Objectives, Policies, Programs, and Needs**

The planning for and development of health care facilities and services are under the jurisdiction of private providers. The goal and the policy of the City of Galesville are to support the location of all feasible health care and wellness facilities and services for the city.

---

**4.10 CHILD CARE FACILITIES**

**1. Goals, Objectives, Policies, Programs and Needs**

The planning for and development of child care facilities and services are under the jurisdiction of private providers. The goals and policies of the City of Galesville are to support the level of service these facilities provide and to encourage and support the enhancement of these services necessary to meet any unmet needs and the future growth of the city.

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**4.11 POLICE, FIRE, AND AMBULANCE SERVICES**

**1. Goals and Objectives**

Maintain emergency services and facilities up to contemporary standards for the size and nature of the local service area.

**2. Policies and Programs**

- Provide the necessary training and continuation education for emergency personnel.
- Provide the equipment and facilities for emergency personnel according to a multi-year capital improvements budget.

**3. Location, Use and Capacity**

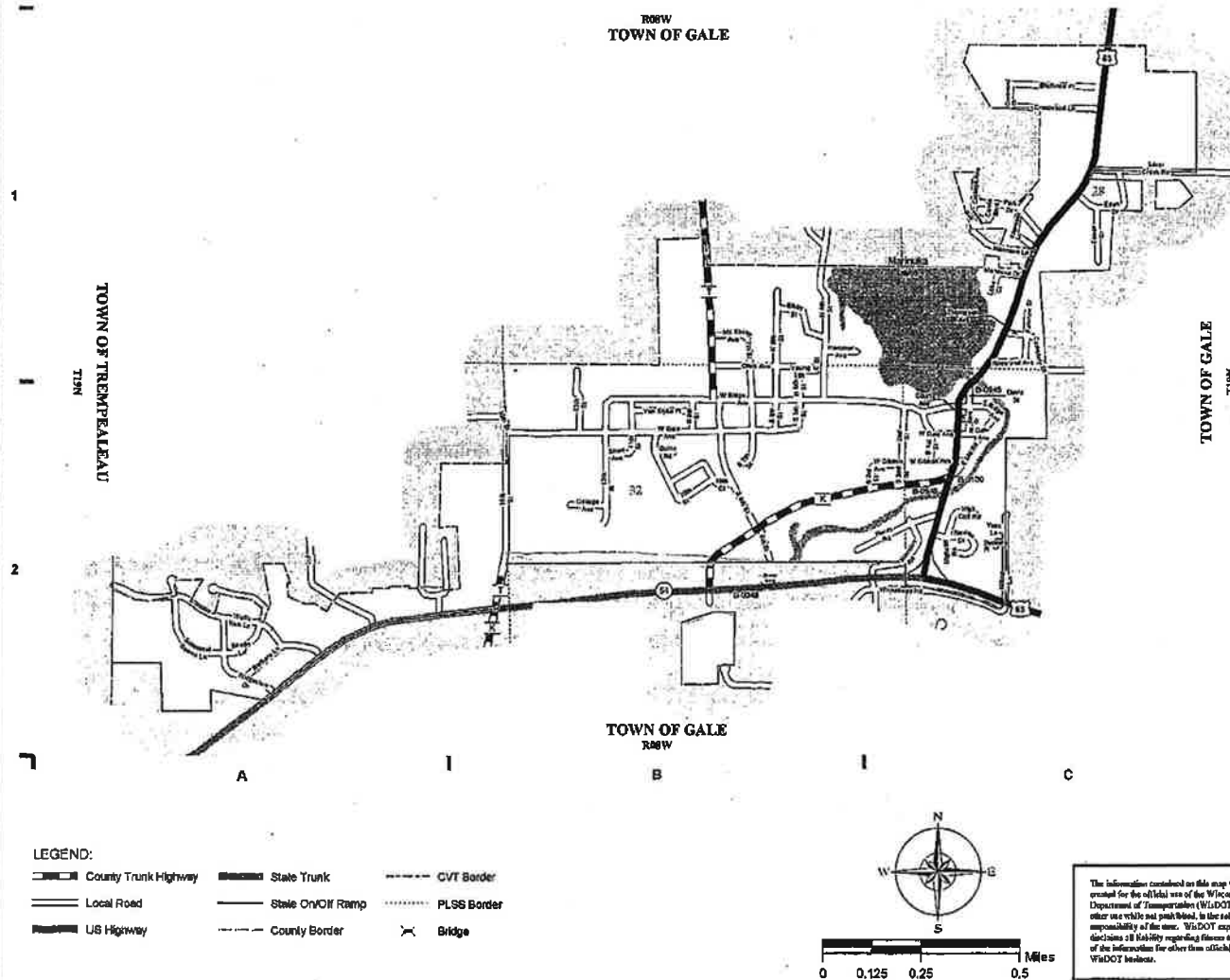
Fire and rescue services are provided by the Galesville Area Fire Department which is governed by an independent Fire Board. This district includes the Town of Gale. The district provides services to other areas through mutual aid arrangements. The Fire Department is located at 20295 W. Mill Road. Ambulance service is provided

CITY OF  
GALESVILLE  
COUNTY: TREMPLEAU  
FIGURE 6

DATE		MILEAGE FOR LOCAL ROADS/STREETS	LOCAL ROADS/STREETS	
			Certified in accordance with sec. 88.30 Wis. stat.	
(1)	4-1-08	11.40		
(2)	1-1-08		Name:	Title:
(3)	4-1-09		Signature:	Date:

MILEAGE FOR COUNTY TRUNKS	MILEAGE FOR COUNTY OTHER ROADS
1.07	00.00

- (1) THIS DATA REPRESENTS THE LAST CERTIFIED MILEAGE AS CORRECTED BY WISDOT WHICH MAY HAVE BEEN USED FOR PAST TRANSPORTATION AIDS.
- (2) THE TOWN CHAIRMAN OR CITY/VILLAGE CLERK IS TO FILL IN THE MILEAGE TO BE CERTIFIED AS OPEN TO THE PUBLIC AS OF THE FOLLOWING JANUARY, INCLUDING THE NEW CHANGES THAT ARE MADE ON THE PLAT.
- (3) THIS DATA REPRESENTS MILEAGE ADJUSTMENTS MADE BY WISDOT DUE TO FIELD VERIFICATION, INVENTORY, ANNEXATION, ETC. TRANSPORTATION AID PAYMENTS MAY BE MADE BASED ON THIS FIGURE.










C-GALESVILLE



# **GENERALIZED ECONOMIC DEVELOPMENT OPPORTUNITY AREAS** LONG RANGE

**COMPREHENSIVE PLAN 2009**  
**City of Galesville**  
TREMPEALEAU COUNTY  
WISCONSIN

**LEGEND**

-  PRIMARILY INDUSTRIAL
-  PRIMARILY COMMERCIAL
-  PRIMARILY MIXED USE-  
NEIGHBORHOOD  
COMMERCIAL / RESIDENTIAL
-  PRINCIPAL RESIDENTIAL  
GROWTH AREAS
-  CITY OF GALESVILLE  
CORPORATE LIMITS  
(2009)
-  TOWN BOUNDARIES
-  GRAVITY FLOW DRAINAGE  
BASIN TO  
GALESVILLE WASTEWATER  
TREATMENT PLANT

Note: All development areas are assumed to be served by City Infrastructure.

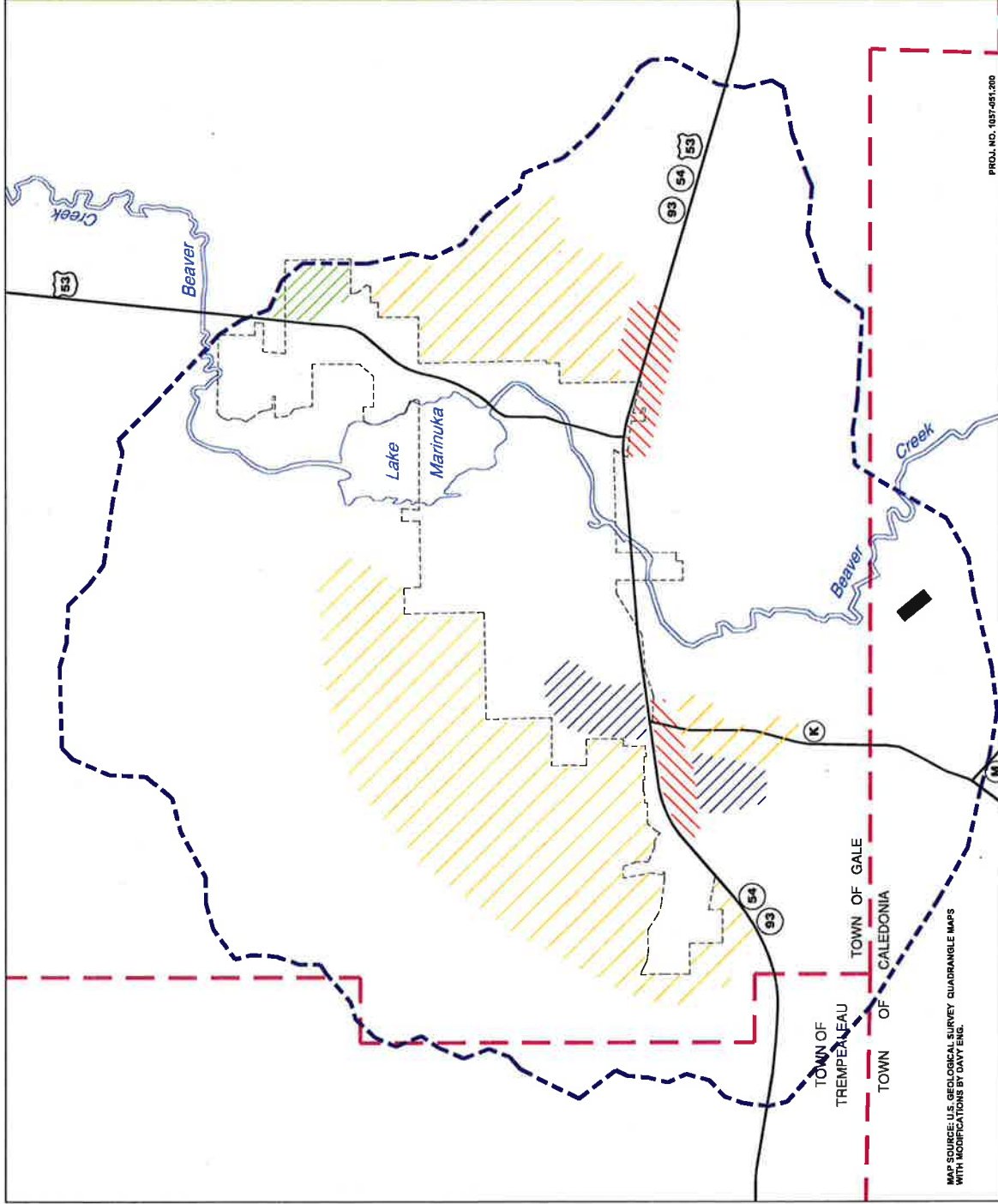


Davy Engineering Co.  
115 6th Street S., PO Box 2076  
Crookston, MN 55008-0207  
(651) 782-3133, Fax: (651) 784-8611



10-9-2009

**Figure 7**



MAP SOURCE: U.S. GEOLOGICAL SURVEY QUADRANGLE MAPS  
WITH MODIFICATIONS BY DAVY ENG.

PROJ. NO. 1037-051,200

Zoning Code

**ARTICLE A**

**Introduction**

**SEC. 13-1-1 AUTHORITY.**

This Chapter is adopted under the authority granted by Sections 62.23(7) and 87.30 of the Wisconsin Statutes and amendments thereto.

State Law Reference: Sec. 62.23(7), Wis. Stats.

**SEC. 13-1-2 TITLE.**

This Chapter shall be known as, referred to and cited as the "Zoning Code, City of Galesville, Wisconsin" and is hereinafter referred to as the "Code" or "Chapter."

**SEC. 13-1-3 GENERAL PURPOSE.**

The purpose of this Chapter is to promote the comfort, health, safety, morals, prosperity, aesthetics and general welfare of the people of the City of Galesville, Wisconsin.

**SEC. 13-1-4 INTENT AND PURPOSES IN VIEW.**

The general intent and purposes in view of this Chapter are to regulate and restrict the use of all structures, lands and waters and to:

- (a) Promote and protect the comfort, public health, safety, morals, prosperity, aesthetics and general welfare of the people;
- (b) Divide the City into zones or districts restricting and regulating therein the location, erection, construction, reconstruction, alteration and use of buildings, structures and land for residence, business and manufacturing and other specified uses;
- (c) Protect the character and the stability of the residential, business, manufacturing and other districts within the City and to promote the orderly and beneficial development thereof;
- (d) Regulate lot coverage, the intensity of use of lot areas and the size and location of all structures so as to prevent overcrowding and to provide adequate sunlight, air, sanitation and drainage;
- (e) Regulate population density and distribution so as to avoid sprawl or undue concentration and to facilitate the provision of adequate public services, utilities and other public requirements;
- (f) Regulate parking, loading and access so as to lessen congestion in and promote the safety and efficiency of streets and highways;
- (g) Secure safety from fire, panic, flooding, pollution, contamination and other dangers;
- (h) Stabilize and protect existing and potential property values and encourage the most appropriate use of land throughout the City;
- (i) Preserve and protect the beauty of the City of Galesville;
- (j) To prohibit uses, buildings or structures incompatible with the character of development or intended uses within specified zoning districts;

## Zoning Code

- (i) **Platting.** All buildings hereafter erected upon unplatted land shall be so placed that they will not obstruct proper street extensions or other features of proper subdivision and land platting.
- (j) **Dwelling Units.** No cellar, basement or unfinished home, garage, tent, trailer or accessory building shall, at any time, be used as a dwelling unit, except mobile homes located in an approved mobile home park. Basements shall not be used as dwelling units, except where specifically designed for such use through proper damp-proofing, fire-protecting walls and other requirements as may be imposed by the building and housing codes.

**SEC. 13-1-13 HEIGHTS AND AREA EXCEPTIONS.**

- (a) **Height.** The district height limitations stipulated elsewhere in this Chapter may be exceeded, but such modification shall be in accord with the following:
  - (1) Architectural projections, such as spires, belfries, parapet walls, cupolas, domes, flues and chimneys are exempt from the height limitations of this Chapter.
  - (2) Special structures, such as elevator penthouses, gas tanks, grain elevators, radio and television receiving antennas, manufacturing equipment and necessary mechanical appurtenances, cooling towers, fire towers, substations, smoke stacks and flag poles are exempt from the height limitations of this Chapter.
  - (3) Essential services, utilities, water towers, electric power and communication transmission lines are exempt from the height limitations of this Chapter.
  - (4) Communication structures, such as radio and television transmission and relay towers, aerials and observation towers, shall not exceed in height three (3) times their distance from the nearest lot line.
  - (5) Agricultural structures, such as barns, silos and windmills, shall not exceed in height twice their distance from the nearest lot line.
  - (6) Public or semi-public facilities, such as schools, churches, hospitals, monuments, sanitariums, libraries, governmental offices and stations, may be erected to a height of sixty (60) feet, provided all required yards are increased not less than one (1) foot for each foot the structure exceeds the district's maximum height requirement.
- (b) **Yards.** The yard requirements stipulated elsewhere in this Chapter may be modified as follows:
  - (1) Uncovered stairs, landings and fire escapes may project into any yard but not to exceed six (6) feet and not closer than three (3) feet to any lot line.
  - (2) Architectural projections, such as chimneys, flues, sills, eaves, belt courses and ornaments, may project into any required yard; but such projection shall not exceed two (2) feet.
  - (3) Essential services, utility electric power and communication transmission lines are exempt from the yard and distance requirements of this Chapter.
  - (4) Landscaping and vegetation are exempt from the yard requirements of this Chapter, with the exception that any landscaping or vegetation shall be subject to the restrictions in Section 13-1-90.
  - (5) Required street yards may be decreased to the average of the existing street yards of the abutting structures on each side.
  - (6) Miscellaneous. The following shall not be considered to be encroachments on yard and setback requirements: posts, off-street open parking spaces, yard lights, flues, sills, pilasters, lintels, cornices, eaves, gutters, open

Zoning Code

**ARTICLE C**

**Zoning Districts**

**SEC. 13-1-20 ESTABLISHMENT OF DISTRICTS.**

- (a) **Districts.** For the purpose of this Chapter, present and future, provision is hereby made for the division of the City of Galesville into the following nine (9) basic zoning districts:
- (1) A-1      Agricultural District
  - (2) R-1      Single-Family Residential District
  - (3) R-2      One- and Two-Family Residential District
  - (4) R-3      One-, Two- and Multiple-Family Residential District
  - (5) B-1      Commercial District
  - (6) I-1      Industrial District
  - (7) C-1      Conservancy District —
  - (8) R-MH   Mobile Home District
  - (9) MW      Municipal Well Recharge Area Overlay District

**SEC. 13-1-21 VACATION OF STREETS; ANNEXATIONS.**

- (a) **Vacation of Streets.** Vacation of public streets and alleys shall cause the land vacated to be automatically placed in the same district as the abutting side to which the vacated land reverts.
- (b) **Annexations.** Annexations to or consolidations with the City subsequent to the effective date of this Chapter shall be placed in the R-1 Single-Family District, unless the annexation ordinance places the land in another district.

**SEC. 13-1-22 ZONING MAP.**

- (a) The City of Galesville is hereby divided into Zoning Districts as shown upon a map designated as the Official Zoning Map of the City of Galesville and made a part of this Chapter. The Official Zoning Map and all the notations, references and other information shown thereon are a part of this Zoning Code and shall have the same force and effect as if the matters and information set forth by said map were fully described herein. The Official Zoning Map shall be properly attested and kept on file along with the text of the Official Zoning Regulations in the office of the City Clerk-Treasurer of the City of Galesville.
- (b) The District Boundaries shall be determined by measurement from and as shown on the Official Zoning Map, and in case of any question as to the interpretation of such boundary lines, the Plan Commission shall interpret the map according to the reasonable intent of this Zoning Code. Unless otherwise specifically indicated or dimensioned on the map, the district boundaries are normally lot lines; section, quarter section or sixteenth section lines; or the centerlines of streets, highways, railways or alleys.

**SEC. 13-1-23 RULES FOR INTERPRETATION OF DISTRICT BOUNDARIES.**

Where uncertainty exists as to the boundaries of districts as shown on the Zoning Map, the following rules shall apply:

## Zoning Code

- (a) Boundaries indicated as approximately following the centerlines of streets, highways or alleys shall be construed to follow such centerlines.
- (b) Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
- (c) Boundaries indicated as approximately following City boundaries shall be construed as following municipal boundaries.
- (d) Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.
- (e) Boundaries indicated as following shorelines shall be construed to follow such shorelines and, in the event of change in the shoreline, shall be construed as moving with the actual shoreline; boundaries indicated as approximately following the centerlines of streams, rivers, canals, lakes or other bodies of water shall be construed to follow such centerlines.
- (f) 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.

**SEC. 13-1-24 A-1 AGRICULTURAL DISTRICT.**

- (a) **Purpose.** The A-1 Agricultural District is intended to provide for the continuation of general farming and related uses in those areas of the City that are not yet committed to urban development. It is further intended for this district to protect lands contained therein from urban development until their orderly transition into urban-oriented districts is required.
- (b) **Permitted Uses.**
  - (1) General farming, including agriculture, dairying, floriculture, forestry, grazing, hay, orchards, truck farming and viticulture (grape growing), except farms operated for the disposal of garbage and rubbish, offal or sewage.
  - (2) Single-family dwelling units.
  - (3) Stands for the sale of agricultural products, provided said products are at least in part raised on the premises.
  - (4) Commercial greenhouses and nurseries.
- (c) **Permitted Accessory Uses.**
  - (1) Attached or detached private garages and carports accessory to permitted or permitted accessory uses.
  - (2) General farm buildings including barns, silos, sheds, storage bins and including not more than one (1) roadside stand for the sale of farm products produced on the premises. Any such stand shall conform to the setback, sign and other provisions of this Chapter.
  - (3) One (1) farm dwelling.
  - (4) Any use permitted as accessory in the R-1 Residential District.
- (d) **Conditional Uses.**
  - (1) Home occupations and professional offices.
  - (2) Housing for farm laborers and seasonal or migratory farm workers.
  - (3) Transmitting towers, receiving towers, relay and microwave towers without broadcast facilities or studios.
  - (4) Utilities.
  - (5) Veterinary clinics.
- (e) **Lot Requirements.**
  - (1) Minimum Lot Area: Two (2) acres.
  - (2) Minimum Lot Frontage: No minimum.



- (3) Yards:
  - a. Front -- One hundred (100) feet.
  - b. Rear -- Fifty (50) feet.
  - c. Side -- Fifty (50) feet each side.
- (4) Building Height: Fifty (50) feet.
- (5) See Schedule of Regulations following this Article for additional details.

**SEC. 13-1-25 R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT.**

- (a) **Purpose.** The purpose of the R-1 District is to maintain compact low-density residential areas and to delineate those areas where predominantly residential development has occurred or will be likely to occur in accordance with the development guide.
- (b) **Principal Permitted Uses.** One (1) family dwellings.
- (c) **Accessory Uses.** Private garage or parking area.
- (d) **Conditional Uses.** Utilities, churches, health care facilities, cemeteries, animal raising and veterinary clinics.
- (e) **Lot Requirements.**
  - (1) Minimum Lot Area: Seven thousand two hundred (7,200) square feet.
  - (2) Minimum Lot Frontage: Eighty (80) feet for new or undeveloped lots; sixty-six (66) feet for existing lots, provided the lot meets District square footage requirements. A destroyed or removed house may be replaced provided lot square footage meets District requirements.
  - (3) Yards:
    - a. Front -- Twenty-five (25) feet [thirty-five (35) feet on U.S. 53].
    - b. Rear -- Ten (10) feet.
    - c. Side -- Fifteen (15) feet total on both sides; six (6) foot minimum either side.
  - (4) Building Height: Two and one-half (2-1/2) stories -- twenty-five (25) feet.
  - (5) See Schedule of Regulations following this Article for additional details.
- (f) **Housing Unit Requirements.**
  - (1) All housing units shall be on a permanent masonry foundation continuous around the structure and extending to four (4) feet below grade to the bottom of the footing.
  - (2) Single-Family residential housing with less than nine hundred sixty (960) square feet and less than twenty-four (24) feet minimum width are not allowed.
  - (3) Buildings with less than four/twelve (4/12) roof pitch are not allowed.
  - (4) Pole-type structures are not allowed.

**SEC. 13-1-26 R-2 ONE- AND TWO-FAMILY RESIDENTIAL DISTRICT.**

- (a) **Purpose.** The purpose of the R-2 District is to maintain compact low-density residential areas and to delineate those areas where predominantly residential development has occurred or will be likely to occur in accordance with the development guide.
- (b) **Principal Permitted Uses.** One (1) and two (2) family dwellings.
- (c) **Accessory Uses.** Household occupation and professional home office, private garage or parking area.

- (d) **Conditional Uses.** Utilities, churches, health care facilities, cemeteries, animal raising and veterinary clinics.
- (e) **Lot Requirements.**
  - (1) Minimum Lot Area: Seven thousand two hundred (7,200) feet.
  - (2) Minimum Lot Frontage: Eighty (80) feet for new or undeveloped lots; sixty-six (66) feet for existing lots, provided the lot meets District square footage requirements. A destroyed or removed house may be replaced provided lot square footage meets District requirements.
  - (3) Yards:
    - a. Front -- Twenty-five (25) feet [thirty-five (35) feet on U.S. 53].
    - b. Rear -- Ten (10) feet.
    - c. Side -- Fifteen (15) feet total both sides; six (6) foot minimum either side.
  - (4) Building Height: Two and one-half (2-1/2) stories -- twenty-five (25) feet.
  - (5) See Schedule of Regulations following this Article for additional details.
- (f) **Housing Unit Requirements.**
  - (1) All housing units shall be on a permanent masonry foundation continuous around the structure and extending to four (4) feet below grade to the bottom of the footing.
  - (2) Single-Family residential housing with less than nine hundred sixty (960) square feet and less than twenty-four (24) feet minimum width are not allowed.
  - (3) Buildings with less than four/twelve (4/12) roof pitch are not allowed.
  - (4) Pole-type structures are not allowed.

#### SEC. 13-1-27 R-3 ONE, TWO AND MULTIPLE FAMILY RESIDENTIAL DISTRICT.

- (a) **Purpose.** The purpose of the R-3 District is to maintain compact residential areas which allow multi-family high density living conditions in a safe and sanitary manner, but maximizing the public investment in water, sewer and street systems, and to delineate those areas where predominantly multi-family residential development has occurred or will be likely to occur in accordance with the development guide.
- (b) **Principal Permitted Uses.** One (1), two (2) and multiple-unit dwellings.
- (c) **Accessory Uses.** Household occupation and professional home office, private garage or parking area.
- (d) **Conditional Uses.** Utilities, churches, health care facilities, cemeteries, animal raising and veterinary clinics.
- (e) **Lot Requirements.**
  - (1) Minimum Lot Area: Seven thousand two hundred (7,200) square feet for one (1) and (2) unit dwellings; one thousand eight hundred (1,800) square feet for each additional unit over two (2) initial units.
  - (2) Minimum Lot Frontage: Eighty (80) feet for new or undeveloped lots; sixty-six (66) feet for existing lots, provided the lot meets District square footage requirements. A destroyed or removed house may be replaced provided lot square footage meets District requirements.
  - (3) Yards:
    - a. Front -- Twenty-five (25) feet [thirty-five (35) feet on U.S. 53].
    - b. Rear -- Ten (10) feet.
    - c. Side -- Fourteen (14) feet total both sides; four (4) feet minimum either side.



## Zoning Code

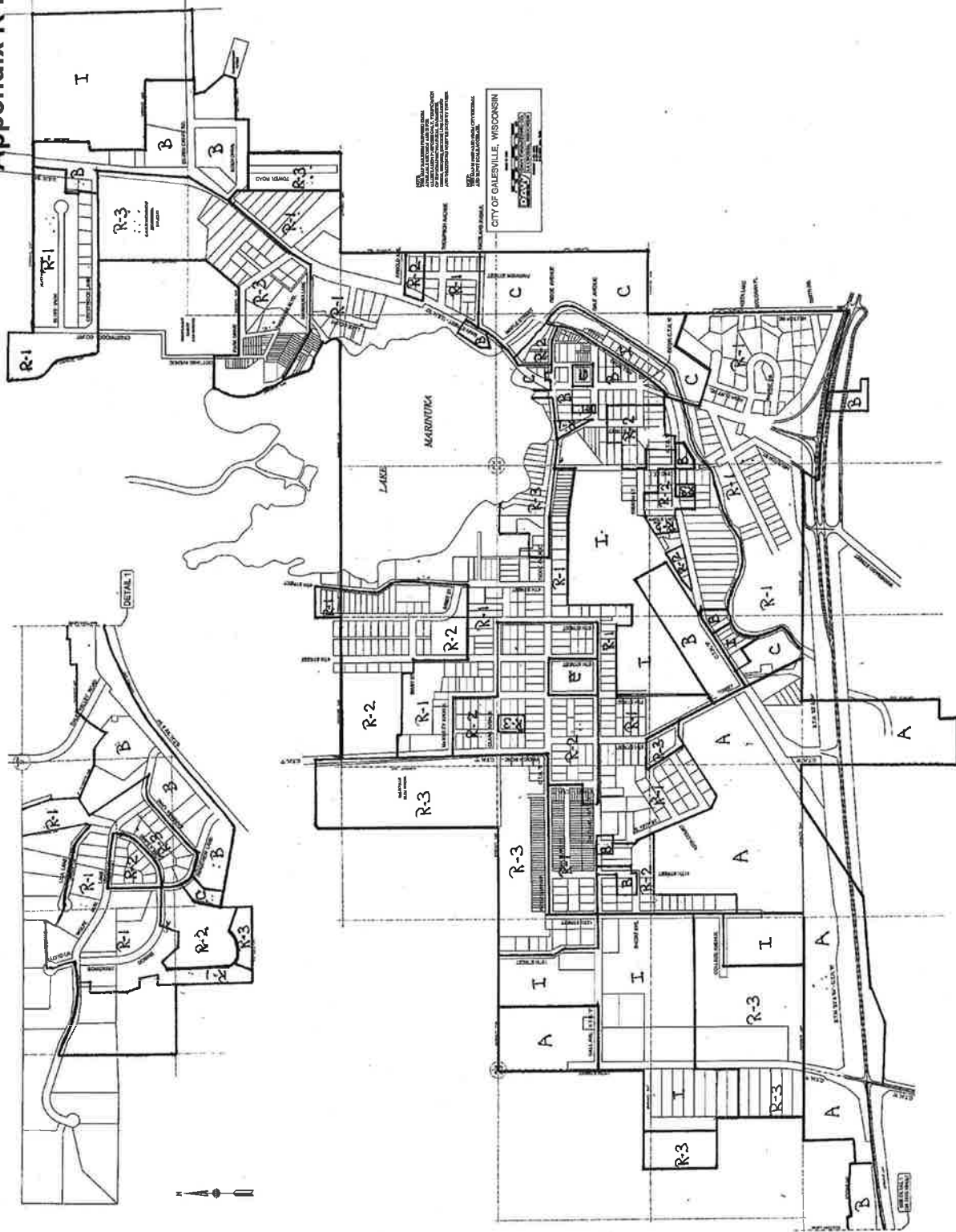
other requirements of the Zoning Code with respect to traffic, parking and access.

- (f) **On-site Signs.** Total signage shall be limited to a total of twelve (12) square feet and may be lighted in such manner and nature as to not alter or deteriorate the nature of the surrounding neighborhood. Establishments otherwise qualifying under this Section regulating bed and breakfast establishments shall not be subject to the requirements of this Zoning Code with respect to signs.
- (g) **Termination of Permit.** A bed and breakfast use permit shall be void upon the sale or transfer of the property ownership. The Plan Commission shall review and conditionally approve or disapprove an application submitted by a person anticipating the purchase of premises for such use. A permit issued in accordance with Subsection (c) above shall be valid until terminated by action of the Zoning Administrator for violation of the provisions of this Section, or of State of Wisconsin regulations as set forth in Chapter HSS 195 or Chapter HSS 197, Wis. Adm. Code, or as above provided.

### SEC. 13-1-72 SPECIFIC CONDITIONAL USES.

The following uses may be allowed, subject to the limitations, as conditional in certain districts. Not all conditional uses are allowed in all districts:

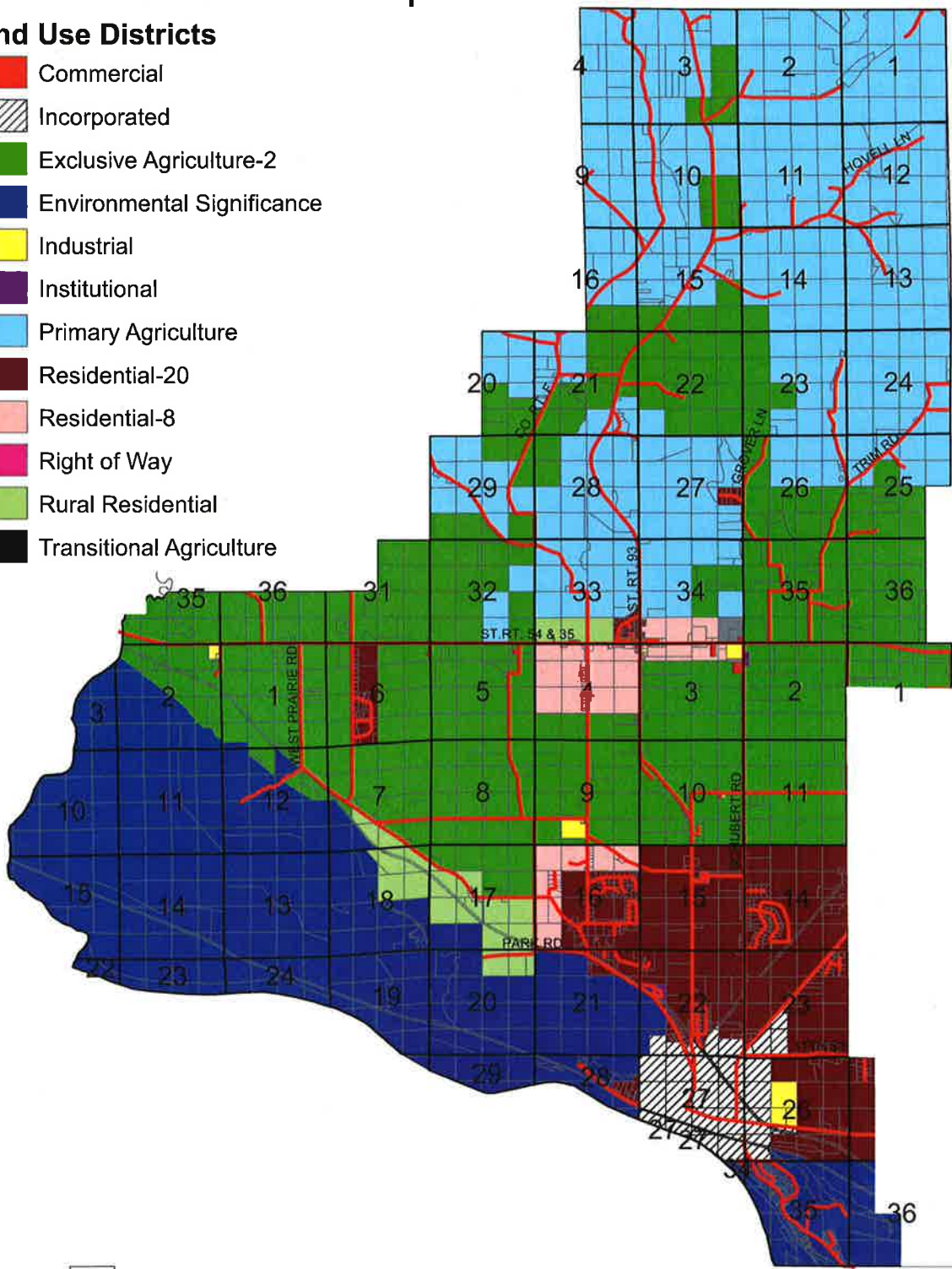
- (a) Municipal facilities such as community centers, government offices, emergency shelters, water pumping stations, schools, parks and playgrounds may be conditional in R-1, R-2, R-3 and B-1 Districts, provided that all buildings shall comply with the front, side and rear yard requirements of the district, and that all play areas shall be not less than twenty-five (25) feet from any residential lot line.
- (b) Utilities and housings, and structures for utilities, are conditional in all districts, with the condition that no microwave relay, or radio transmitting structure, or electrical substation, other than that necessary to serve a residential neighborhood, shall be placed in a residence district.
- (c) Churches are conditional in the R-1, R-2, R-3 and B-1 Districts, provided that buildings shall comply with the front, side and rear yard requirements of the district. Provisions for parking shall be part of the conditions agreed upon before a conditional use permit is approved.
- (d) Hospitals, clinics, sanitariums, rest homes, nursing or convalescent homes and group homes will be conditional in R-1, R-2 and R-3 Districts, provided all buildings shall comply with the front, side and rear yard requirements of the district. Provisions for parking shall be part of the conditions agreed upon before a conditional use permit is approved.
- (e) Cemeteries are conditional uses in R-1, R-2, R-3 and C-1 Districts.
- (f) Junk yards, auto wrecking yards, sewage treatment plants, dumps, quarries and industries manufacturing the following products will be conditional in the I District. Conditional use industries are the manufacturing or processing of abrasives, acetylene, acids, alkalies, ammonia, asbestos, asphalt, bleach, bone, chlorine, coal tar, coal, creosote, dye, excelsior, explosives, fish, gypsum, plaster of paris, potash, pulp, radium and varnish.
- (g) Veterinary clinics with kennels, raising and keeping of animals for profit such as kennels, fur farms, stock farms, poultry farms and the like may be conditional uses in R-1, R-2, R-3, B-1 and A-1 Districts, provided that all pens, stables, etc., should be located not less than two hundred (200) feet from any residential lot line.



# Town of Trempealeau Land Use Map

## Land Use Districts

-  Commercial
-  Incorporated
-  Exclusive Agriculture-2
-  Environmental Significance
-  Industrial
-  Institutional
-  Primary Agriculture
-  Residential-20
-  Residential-8
-  Right of Way
-  Rural Residential
-  Transitional Agriculture



Trempealeau County  
Planning Department  
February 14, 2006

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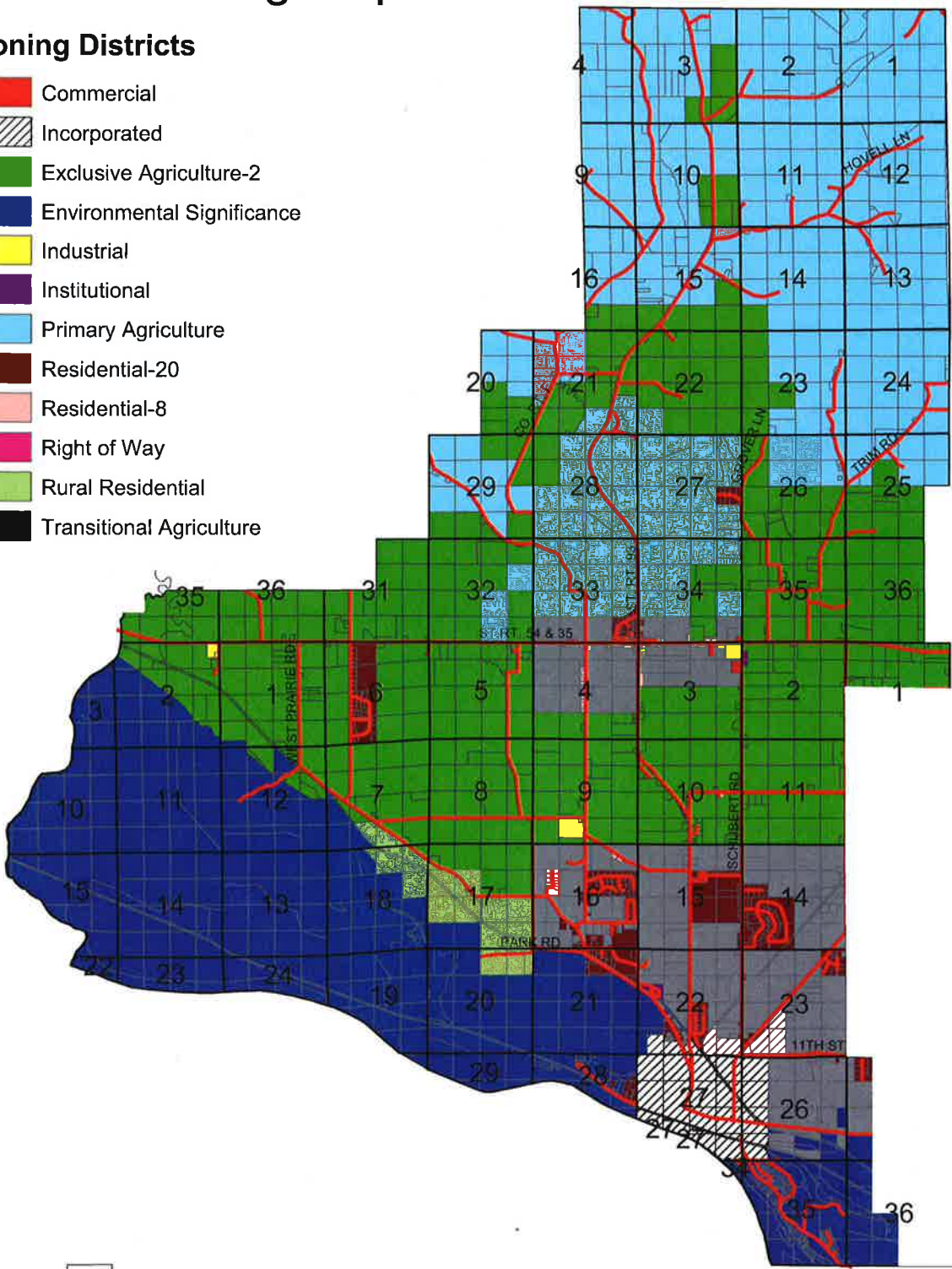




# Town of Trempealeau Zoning Map

## Zoning Districts

-  Commercial
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## CHAPTER 31

### LA CROSSE COUNTY, WISCONSIN COMPREHENSIVE PLAN 2007-2027

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