ORDINANCE 100—VILLAGE OF STETSONVILLE
ZONING ORDINANCE

Section 1. DISTRICTS AND BOUNDARIES

(a) In order to regulate and district the location of trades, industries and other uses, and the location of buildings designed, erected and occupied for specified purposes, the Village of Stetsonville is hereby divided into district of which there will be three: Commercial-industrial District, Residential-Restricted Farming District, and Unrestricted Farming District.

(b) The commercial-industrial District shall consist of the West Half of Block one (1), of Oleson's addition and Lots one (1), two (2), three (3), and four (4), Block Three (3) Oleson's addition to the Village of Stetsonville, including West Half of Blocks one (1), two (2), and three (3) of Berner's addition to the Village of Stetsonville, and all Property west of the Main Street south to the West Boundary line of the Soo Line Railway property South of Stetson Avenue West to the South Village limits, together with all Soo Line Railway property North of Stetson Avenue West.

(c) The Residential-restricted Farming District shall consist of all property east of south Main Street and South of Stetson Avenue East, excepting the West half of block one (1), Two (2) and three (3) of Berner's addition and excepting Lot VI of Assessor's Plat Number 1 of the Village of Stetsonville: also all property in the village east of the Soo Line Railway property and north of Stetson Avenue, East, excepting the West half of Block one (1), Lots one (1), two (2), three (3) and four (4) block three (3), Oleson's addition and excepting Lots XVIII and XXVII of Government Lot 4, Section Eighteen (18), Township Thirty (30) North, of Range Two (2) East, Taylor County Wisconsin.

(d) The Unrestricted Farming District shall consist of Lots XVIII and Lots XXVII, of Government Lot 4, Section Eighteen (18), Township Thirty (30) north of Range Two (2), East and Lot VI of Assessor's Plat Number 1 of the Village of Stetsonville.

Section II. RESIDENCE-RESTRICTED FARMING REGULATIONS

(a) Use regulations: In Residence-Restricted farming District no building or land shall be used and no building shall be hereafter erected or structurally altered unless otherwise provided in this ordinance, except for the following uses:

(1) One-family dwellings, two-family dwellings, multiple dwellings.
(2) Boarding houses, lodging houses, hotels not involving the conduct any business other than for the sole convenience of the guest thereof.
(3) Clubs, excepting the chief activity of which is a service customarily carried on as a business.
(4) Schools, institutions of an educational or philanthropic nature.
(5) Churches, convents.
(6) Hospitals, clinics.
(7) Museums, art galleries, libraries, parks, playgrounds not conducted for profit.
(8) Farming; truck gardening, nurseries and dairy farms, except poultry and fur bearing animal farming, dog kennels, whether for hobby or as a commercial enterprise, and farms operating for the disposal of garbage, rubbish, or offal.
(9) Accessory buildings including one private garage when located not less than sixty (60) feet from the front line of the lot or as a part of the main building.
(10) Uses customarily incident to any of the above uses including home occupation such as Dressmaking or the office of a physician, surgeon, dentist, musician, or artist, provided, However, that any such home occupation shall be situated in the main building, and also including name plates not exceeding one (1) square foot in area and signs appertaining only to lease, hire or sale of the premises or building or part thereof, provided that the total area of such signs shall not exceed twelve (12) square feet.

'(b) Area and Height Regulations: There shall be a setback of thirty (30) feet between the street line and the nearest line of the building, or any projection thereof, excluding steps and one story enclosed porches. The side yard shall be a minimum width equal to fifteen (15)

percent of the width of the lot on each side of the building, provided, that the minimum width of each side yard need not be greater than ten (10) feet. On every lot in the residence district there shall be a real yard having a depth of not less than twenty (20) percent of the dept of the lot, provided, such rear yard need not exceed thirty (30) feet in depth.

(c) No building hereafter erected on structurally altered shall exceed thirty-five (35) feet in height nor contain more then two and one half (2½) stories.

SECTION III, COMMERCIAL -INDUSTRIAL DISTRICT REGULATIONS

(a) Use Regulations: In the Commercial-Industrial District no building or land shall be used and no building shall be hereafter erected or structurally altered, except, except as provided by this ordinance for any of the following used.

1. Acid Manufacture.
2. Cement, lime, gypsum or plaster of Paris manufacture.
3. Distillation of bones.
4. Explosive, manufacture or storage.
5. Fat rendering.
6. Fertilizer manufacture.
7. The reduction or dumping of garbage, offal, or dead animals.
8. Glue manufacture.
9. Petroleum refining.
10. Smelting of tin, copper, zinc or iron ore.
11. Stockyards or slaughter of animals.
12. Storage of old iron, bottles, rags, raw furs, hides, junk or automobile wrecking yards.
13. Housing of live poultry or other animals for sale or transportation.
14. Any other use which has been declared in a nuisance in any Court of record.

(b) Area and Height Regulations: In the Commercial-Industrial District buildings erected for dwellings purposes exclusively shall comply with the area and height regulations of the residence district. Every lot in the Commercial-Industrial shall have a rear yard with a depth of not less than 20% of the depth of the lot; provided, however, that the dept of such rear yard need not exceed twenty -five (25) feet for an interior lot not fifteen (15) feet for a corner lot. Every building hereafter erected or structurally altered to exceed fifty (50) feet in height shall, above said height be set back from the front lot line on the ration of one (1) foot for each two (2) foot rise above said fifty (50) feet in height.

Section IV. UNRESTRICTED FARMING DISTRICT.

(a) Use Regulations: In the unrestricted Farming District, no building or land shall be hereafter erected or structurally altered unless otherwise provided in this ordinance for any of the following uses:

1. Acid Manufacture.
2. Cement, lime, gypsum or plaster of Paris manufacture.
3. Distillation of bones.
4. Explosive, manufacture or storage.
5. Fat rendering.
6. Fertilizer manufacture.
7. The reduction or dumping of garbage, offal, or dead animals.
8. Glue manufacture.
9. Petroleum refining.
10. Smelting of tin, copper, zinc or iron ore.
11. Stockyards or slaughter of animals.
12. Storage of old iron, bottles, rags, raw furs, hides, junk or automobile wrecking yards.
13. Any other use which has been declared a nuisance in any Court of record.

(b) Special Use Regulations: Buildings and premises within an

(c) unrestricted farming district which shall be used for or in connection with the keeping or raising of fur bearing animals shall be subject to the following special use regulations:

(1) All cages, pens, runways and enclosures used for the keeping or raising of fur bearing animals shall be kept in a clean, sanitary condition so that no offensive colors shall arise therefrom and the breeding of flies and other insect pests may be presented. All garbage, waste, manure and offal accumulation in connection with the keeping or raising of such animals shall remain upon the premises for a period of no longer than forty-eight (48) hours. During such period of time such garbage, waste, manure and offal shall be kept in containers so as to be inaccessible to rats, flies and other insect pests. Such garbage, waste, manure and offal shall, at the end of said forty-eight (48) hour period be disposed of in such a manger as will not give offense to nearby residents and so that such disposal will not be inimical to the health and well being of the other residents of the Village.

(2) All food supplies for feeding of fur bearing animals shall be kept in covered containers so that such food is not accessible to rodents, flies and other insect pests.

Section V. NONCONFORMING USES.

(a) The lawful use of land and buildings existing at the time of the adoption of this ordinance, although such use does not conform to the provisions thereof, may be continued, but if such nonconforming use is discontinued for three months or more any future use of said premises shall be in conformity with the provisions of this ordinance. No nonconforming use which has been damaged by fire or other causes to the extent of fifty percent of its value shall be repaired or rebuilt except in conformity with the with the regulations of this ordinance.

The provisions of this section shall not apply to the special regulations imposed upon buildings or premises used for the keeping or raising of fur bearing animals established under Section IV.

(b) Of this ordinance, and all such existing uses shall, from and after the effective date of this ordinance, comply with such special regulations.

Section VI. BUILDING PERMITS, CERTIFICATES OF OCCUPANCY

(a) No building shall hereafter be erected and not existing building shall hereafter be altered, repaired (the cost of which exceeds $100.00) or moved within the Village of Stetsonville until a building permit shall have been applied for in writing and issued by the Village Assessor, said permit shall be posted in a prominent place on the premises prior to and during the period of alterations, repair or moving. Forms for application for building permits shall be supplied by the Village Assessor.

(b) No vacant land shall be occupied or used except for temporary storage, farming or gardening and no building hereafter erected, or altered, shall be occupied or used until a certificate of occupancy shall have been issued by the Village Assessor.

(c) A certificate of occupancy shall state that the building, or proposed use of a budling or land complies with all the building and health laws and ordinances and with the provisions of these regulations. A record of all certificates shall be kept on file in the office of the Village Assessor, an occupancy permit shall be furnished to any person having a proprietary or tenancy interest in the building or land affected.

(d) All applications for building permits shall be accompanied by a plat in duplicate drawn to scale showing the actual dimensions of the lot to be built upon, the size of the building to be erected, its location on the lot, and such other information as may be necessary to provide for the enforcement of these regulations, a record of such application and plate shall be kept in the office of the Village Assessor.

Section VII.

A board of Appeals is hereby established pursuant to the provisions of Section 61.335 and 62.23 of the Wisconsin Statutes, and having the powers and duties set forth in Section 62.23 (7) (a) of said statutes.

Section VIII. BOUNDARIES OF DISTRICTS

Where uncertainty exists with respect to the boundaries of the various districts as shown on the zoning map the following rules shall apply:

(a) The district boundaries are either streets, alleys, or lot lines unless otherwise shown, and where the districts designated on the zoning map are bounded approximately by street, alley or lot lines, said street or alley or said lot lines respectively shall be construed to be the boundary of such district.

(b) Where the district boundaries are either streets, alleys, nor lot lines, unless otherwise clearly indicated on the zoning map. They shall be determined by use of the scale on the zoning map.

Section IX, INTERPRETATION, PURPOSE AND CONFLICT

In interpreting and applying the provisions of this ordinance they shall be held to the minimum requirements for the promotion of the public safety, health, convenience, prosperity or general welfare. It is not intended by this ordinance to interfere with or abrogate or annul any casements, covenants or other agreements between parties, provided, however, that where this ordinance imposes a greater restriction upon the use of buildings or premises or upon the height of buildings, or requires larger open spaces than are imposed or required by other ordinances, rules, regulations or by casements, covenants or agreements, the provisions of this ordinance shall govern.

Section X. CHANGES AND AMENDMENTS

The Village board may from time to time, on its own motions or on petition, after public notice and hearing as provided by law, amend, supplement or change, modify or repeal the boundaries or regulations herein or subsequently established, after submitting the same to the Village zoning committee for its recommendations and report. In case, however, of a protest against such change only signed and acknowledged by the owners of twenty (20) percent or more of the frontage proposed to be changed, or of the frontage immediately in rear thereof, or directly opposite thereto, such amendment shall not be passed except by a three-fourths vote of all of the members of the Village Board.

Section XI. VALIDITY

If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be invalid, such decision shall not affect the validity of the remaining portion of this ordinance. The Village Board hereby declares that it would have passed this ordinance and such section, subsection, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid.

Section XIII. ENFORCEMENT, VIOLATION, PENALTY

(a) Any person, firm or corporation which violates, disobeys, omits, neglects or refuses to comply with, or who resists the enforcement of any of the provisions of this ordinance shall, upon conviction, be fined not less than twenty-five ($25.00) dollars, nor more than two hundred ($200.00) dollars for each offense, together with the costs of the prosecution, shall be imprisoned in the county jail until said fine and forfeiture are paid, but not to exceed thirty (30) days. Each day that a violation continues to exist shall constitute a separate offense.

(b) In addition to the penalty prescribed in paragraph (a) above, but not in lieu thereof, any nonconforming fur bearing animal use found to be violating the provisions of section IV(b)(2) or (3), or any fur bearing animal use coming into existence after the adoption of this ordinance and found to be violating any of the provisions of Section IV (b)(1), (2) or (3) of this ordinance is hereby declared to be a nuisance and may be abated as such.

(c) The Village Constable is hereby authorized, and it shall be his duty, to enforce the provisions of this ordinance, Appeal from a decision of the Village Constable or the Village Assessor made under any provision of this ordinance may be made to the Board of Appeals as provide in Section VII.

Section XIII. EFFECTIVE DATE

This ordinance shall take effect and be in force from and after the date of its passage and posting.

/s/ *Harold Hauser*, Village President

Attest:
/s/ *Frederick Amacher,* Village Clerk