

Notice of Public Meeting

**Thursday, January 15, 2026**

Business meeting at approx. 3:15 p.m.  
after public hearing starting at 3:00 p.m.

**DOOR COUNTY  
RESOURCE PLANNING  
COMMITTEE**

**Door County Government Center  
Chambers Room  
(C102, 1st floor)  
421 Nebraska Street  
Sturgeon Bay, WI 54235**

*Oversight for Land Use Services Department*

**AGENDA**

1. Call business meeting to order.
2. Establish a quorum: roll call.
3. Adopt agenda/properly noticed.
4. Approve minutes for December 18, 2025 meeting.
5. Correspondence.
6. Public comment: Information may be received from members of the public, *except* information related to a pending hearing (e.g., zoning amendment or conditional use permit). Extensive discussion and all action must be deferred until and unless specific notice of the subject matter is included on the agenda.
7. Zoning hearing: Resource Planning Committee; text amendments to the Door County Comprehensive Zoning Ordinance; to codify and clarify department policy, to reflect state statutes, etc.
8. Land Division: major land division preliminary plat review for a conservation subdivision; Mike McCarty, on behalf of Six Birches, LLC; the creation of (6) residential lots, approximately 1-acre in area, and (3) outlots comprised of (2) preserved open spaces and (1) private road; N Porte des Morts Dr; Town of Liberty Grove.
9. New Business:
  - a. 4<sup>th</sup> Quarter Report
  - b. Staffing Update
10. Matters to be placed on a future agenda or referred to a committee, official, or employee.
11. Next meeting dates:
  - February 5, 2026: One hearing
  - February 19, 2026: No hearing
  - March 5, 2026: ?
  - March 19, 2026: ?
12. Adjourn.

**Anyone wishing to speak must attend in person.**

Members of the public who wish to simply monitor/observe the meeting may attend in person or do so remotely by using the link below, or via the Zoom smartphone app, or by calling (312) 626-6799.

**Link:**

<https://us02web.zoom.us/j/86917592042?pwd=qr2Xa2zdUjJrm8l40XNBwLol3Mngay.1>

**Webinar ID:** 869 1759 2042

**Passcode:** 019873

*Deviation from order shown may occur.*

*Notice in compliance with the Americans with Disabilities Act: 1) Any person needing assistance to participate in this meeting should contact the Office of the County Clerk at (920) 746-2200. Notification 72 hours prior to a meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting. 2) Door County is committed to making its electronic and information technology (e.g., website and contents) accessible for all persons. If you encounter difficulty accessing the posted materials for this meeting, located on-line at <https://www.co.door.wi.gov/AgendaCenter> under the committee name, or have trouble accessing the virtual meeting, please call (920) 746-2323, or send a FAX to (920) 746-2387, or send an e-mail to [Lriemer@co.door.wi.us](mailto:Lriemer@co.door.wi.us) so that we may determine how to best assist you.*

**MINUTES OF MEETING  
DOOR COUNTY RESOURCE PLANNING COMMITTEE**

**December 18, 2025**

**1. Call business meeting to order.**

Chair Zettel called a business meeting to order at 3:20 p.m. in the Door County Government Center Chambers Room (C102, 1<sup>st</sup> floor), 421 Nebraska Street, Sturgeon Bay, Wisconsin.

**2. Establish a quorum: roll call.**

**Present: RPC Members**

Hugh Zettel  
Ken Fisher  
Bob Bultman  
Claire Morkin  
David Enigl

**Staff**

Karyn Behling  
Tess Trybull  
Tara McKeefry

**3. Adopt agenda/properly noticed.**

After confirmation of proper notice and posting procedures, there was a motion by Fisher, seconded by Bultman, to adopt the agenda as presented. Motion carried unanimously.

**4. Approve minutes for December 4, 2025 meeting.**

Motion by Morkin, seconded by Fisher, to approve the minutes as presented. Motion carried unanimously.

**5. Correspondence.**

None

**6. Public comment: Information may be received from members of the public, *except* information related to a pending hearing (e.g., zoning amendment or conditional use permit). Extensive discussion and all action must be deferred until and unless specific notice of the subject matter is included on the agenda.**

None

**7. Zoning hearing: Gibraltar: Skyler Witalison of Stantec, on behalf of Deep Stone Lake LLC and Beach Street LLC; rezone the upland portions of approximately 19 acres from Light Industrial to Heartland-3.5 to be able to create a conservation subdivision, and approximately 0.31 acres from Heartland-3.5 to Light Industrial for the purpose of continuity; the properties include 3563 CTH F and parcel numbers 014-02-34312731E, 014-02-34312734, 014-02-34312743B, 014-02-34312743B2, 014-02-34312734A, 014-02-34312743B4.**

Motion by Enigl, seconded by Bultman, to recommend to County Board approval of the zoning map amendment petition as presented. Motion carried (3-2, Morkin and Fisher opposed).

**8. Matters to be placed on a future agenda or referred to a committee, official, or employee.**

None.

**MINUTES OF MEETING  
RESOURCE PLANNING COMMITTEE  
December 18, 2025**

**9. Next meeting dates:**

- **January 1, 2026: Government Center closed, no meeting.**
- **January 15, 2026: Public Hearing for Text Amendments**
- **February 5, 2026: ?**
- **February 19, 2026: ?**

Meeting schedule discussed as noted.

**10. Adjourn.**

Motion by Fisher, seconded by Enigl, to adjourn. Motion carried unanimously.

Meeting adjourned at 3:39 p.m.

Reported by,

Karyn Behling  
Land Use Services Director

Tara McKeefry  
Code Administrator

## McKeefry, Tara

---

**From:** Hurth, Peter <Peter.Hurth@stantec.com>  
**Sent:** Wednesday, January 7, 2026 9:40 AM  
**To:** Zettel, Hugh; Fisher, Kenneth; Bultman, Bob; Morkin, Claire; Enigl, David  
**Cc:** BEHLING, KARYN; McKeefry, Tara; Trybull, Tess; Olson, Chris; Witalison, Skyler  
**Subject:** Deep Stone Lake Rezoning, follow-up  
**Attachments:** DEEP STONE SUBDIVISION\_SOILS\_2026.01.05.pdf; 193807504\_DSL\_SOILS\_NRCS.pdf; DEEP STONE SUBDIVISIONaerial\_2026.01.05 (004).pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello RPC members,

Thank you for your favorable vote at your December RPC meeting regarding our re-zoning request. I wanted to further clarify the viability of private on-site wastewater systems on this parcel. I have extensive experience designing on-site wastewater systems throughout the state. I have obtained greater than 50 large-scale septic system approvals in the past 5 years. One draw of this site was the available soil depth and suitability for on-site systems. The lots were strategically placed to take advantage of the soils that are available. Soil mapping indicates mound systems or better on all but two lots. As you can see in the aerial photo, much of the site is covered by mature woods indicating no prior soil disturbance. Please feel free to reach out to me if you have any additional concerns or want to discuss septic strategy in more detail.

I copied Chris Olson (sanitarian) to keep him in the loop on this. He would ultimately be issuing sanitary permits once the individual septic system designs receive approval from DSPS.

Thank you for your time.

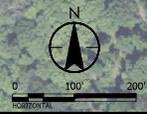
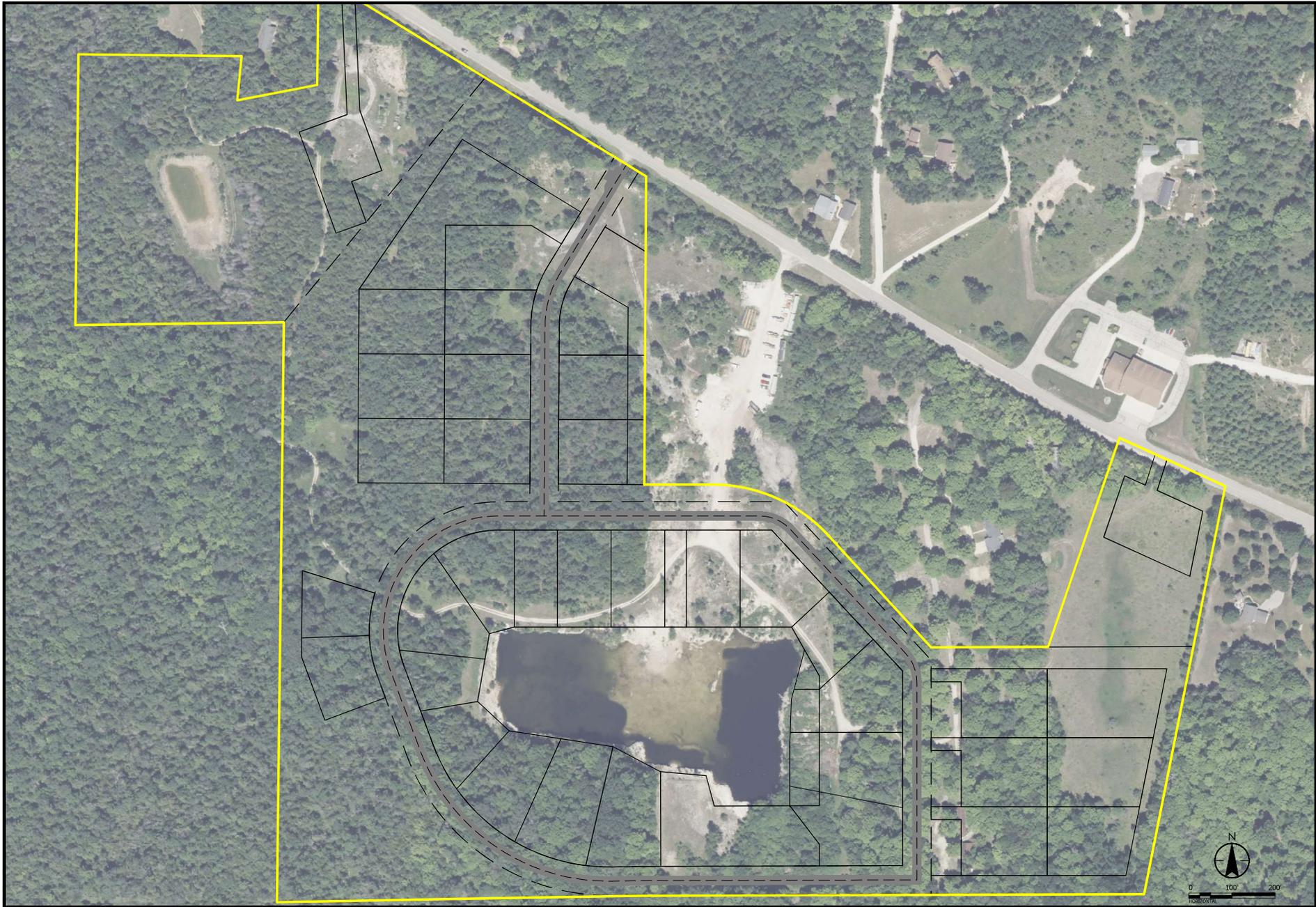
**Pete Hurth, P.E.**  
 Project Manager  
 Mobile: 920-495-9101  
[peter.hurth@stantec.com](mailto:peter.hurth@stantec.com)

Stantec  
 312 N 5<sup>th</sup> Avenue  
 Sturgeon Bay, WI 54235



The content of this email is the confidential property of Stantec and should not be copied, modified, retransmitted, or used for any purpose except with Stantec's written authorization. If you are not the intended recipient, please delete all copies and notify us immediately.

Links contained in this email have been replaced. If you click on a link in the email above, the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.

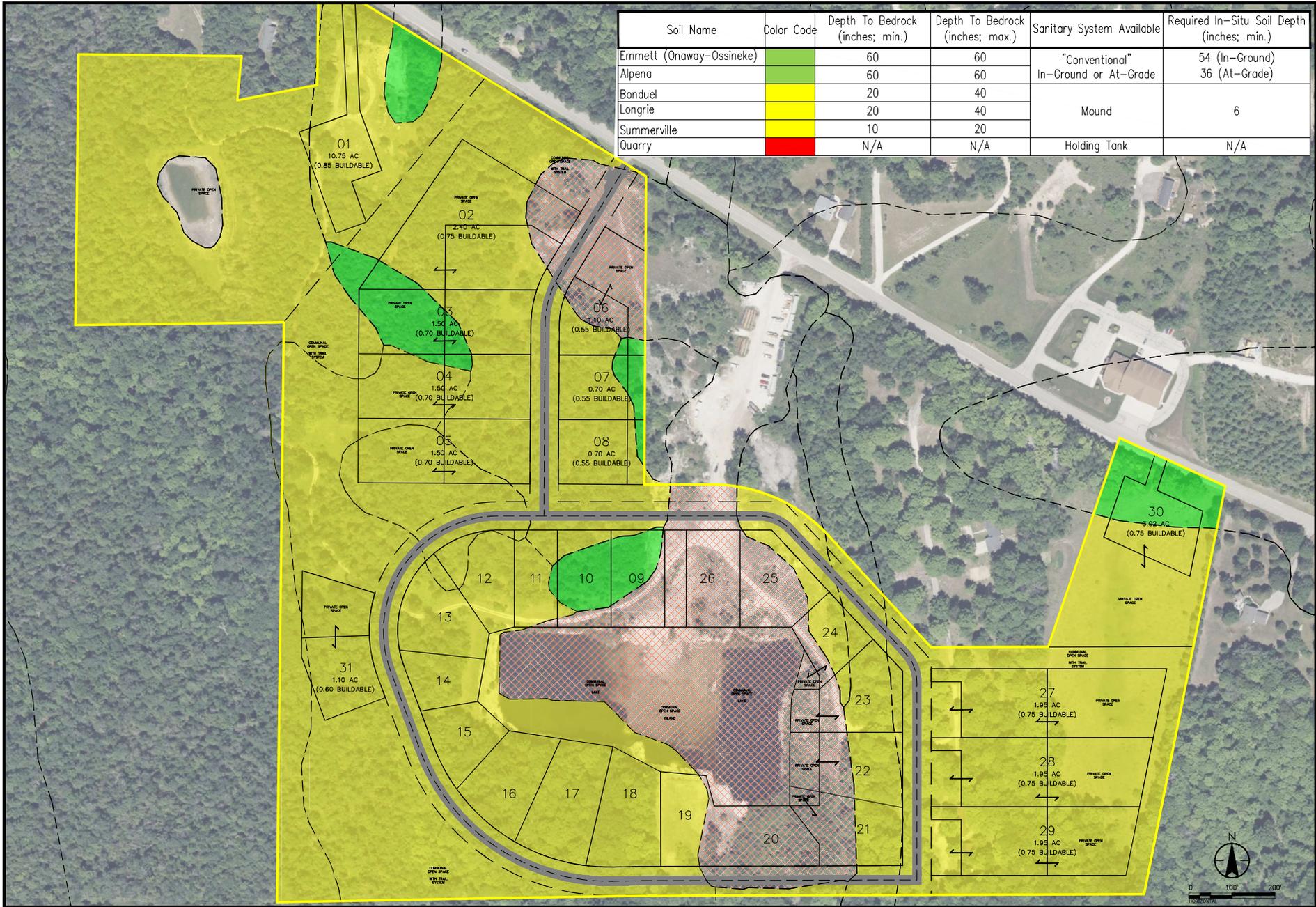


DATE
------

EXISTING SITE - NATURAL COVER  
 DEEP STONE LAKE SUBDIVISION  
 TOWN OF GIBALTAR, WI

NO	REVISION	DATE

EXIST



Soil Name	Color Code	Depth To Bedrock (inches; min.)	Depth To Bedrock (inches; max.)	Sanitary System Available	Required In-Situ Soil Depth (inches; min.)
Emmett (Onaway-Ossineke)	Light Green	60	60	"Conventional" In-Ground or At-Grade	54 (In-Ground)
Alpena	Green	60	60		36 (At-Grade)
Bonduel	Yellow-Green	20	40	Mound	6
Longrie	Yellow	20	40		
Summerville	Orange	10	20	Holding Tank	N/A
Quarry	Red	N/A	N/A		

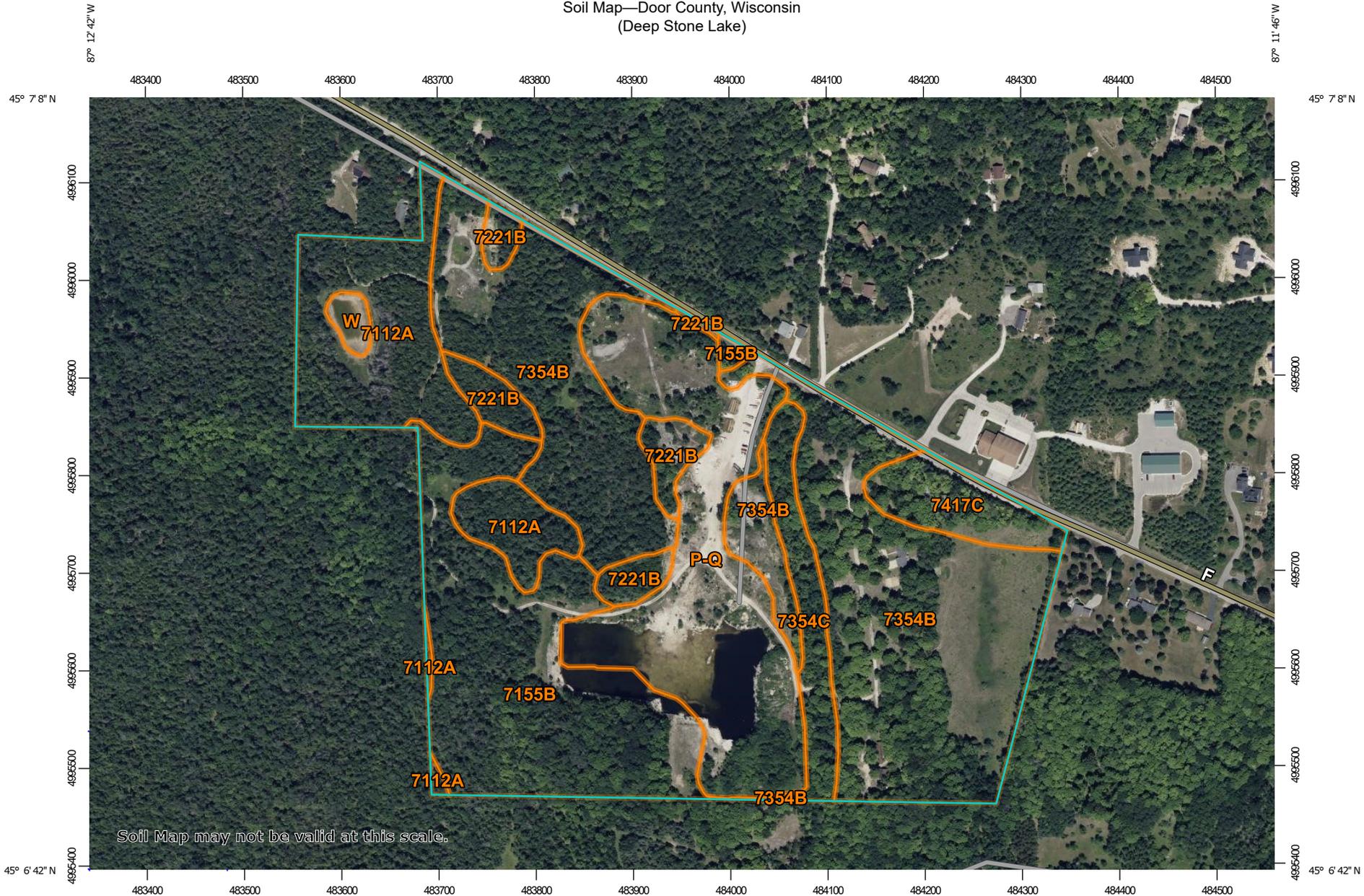
SANITARY SYSTEM SUITABILITY (SOILS)  
 DEEP STONE LAKE SUBDIVISION  
 TOWN OF GIBRALTAR, WI

NO.	REVISION	DATE

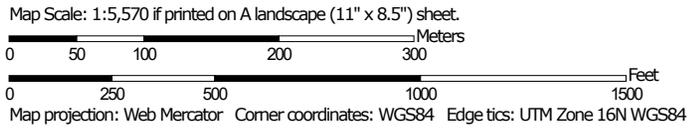
SOILS



Soil Map—Door County, Wisconsin  
(Deep Stone Lake)



Soil Map may not be valid at this scale.



Soil Map—Door County, Wisconsin  
(Deep Stone Lake)

## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

### Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

### Water Features



Streams and Canals

### Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

### Background



Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Door County, Wisconsin  
Survey Area Data: Version 21, Sep 10, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 21, 2022—Aug 2, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
7112A	Bonduel loam, 0 to 3 percent slopes	9.5	11.9%
7155B	Longrie loam, 2 to 6 percent slopes	15.3	19.1%
7221B	Onaway-Ossineke fine sandy loams, moraine, 1 to 6 percent slopes	3.4	4.2%
7354B	Summerville loam, 2 to 6 percent slopes	30.4	38.0%
7354C	Summerville loam, 6 to 12 percent slopes	3.1	3.9%
7417C	Alpena gravelly sandy loam, 0 to 12 percent slopes	2.8	3.5%
P-Q	Pits, quarry	14.9	18.6%
W	Water	0.5	0.7%
<b>Totals for Area of Interest</b>		<b>79.9</b>	<b>100.0%</b>

## Map Unit Description

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions in this report, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named, soils that are similar to the named components, and some minor components that differ in use and management from the major soils.

Most of the soils similar to the major components have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Some minor components, however, have properties and behavior characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Additional information about the map units described in this report is available in other soil reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the soil reports define some of the properties included in the map unit descriptions.

## Report—Map Unit Description

### Door County, Wisconsin

#### 7112A—Bonduel loam, 0 to 3 percent slopes

##### Map Unit Setting

*National map unit symbol:* 2wpxs

*Elevation:* 600 to 860 feet

*Mean annual precipitation:* 27 to 33 inches  
*Mean annual air temperature:* 41 to 45 degrees F  
*Frost-free period:* 120 to 160 days  
*Farmland classification:* Prime farmland if drained

### Map Unit Composition

*Bonduel and similar soils:* 85 percent  
*Minor components:* 15 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Bonduel

#### Setting

*Landform:* Depressions on ground moraines  
*Landform position (two-dimensional):* Toeslope  
*Landform position (three-dimensional):* Base slope  
*Down-slope shape:* Concave  
*Across-slope shape:* Linear  
*Parent material:* Loamy till over residuum weathered from dolomite

#### Typical profile

*Ap - 0 to 8 inches:* loam  
*BE - 8 to 14 inches:* loam  
*Bt - 14 to 25 inches:* loam  
*C - 25 to 37 inches:* loam  
*R - 37 to 79 inches:* bedrock

#### Properties and qualities

*Slope:* 0 to 3 percent  
*Depth to restrictive feature:* 34 to 40 inches to lithic bedrock  
*Drainage class:* Somewhat poorly drained  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.20 to 1.98 in/hr)  
*Depth to water table:* About 12 to 36 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Calcium carbonate, maximum content:* 20 percent  
*Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)  
*Available water supply, 0 to 60 inches:* Moderate (about 6.9 inches)

#### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 2w  
*Hydrologic Soil Group:* C  
*Ecological site:* F095XA006WI - Moist Loamy Lowland  
*Forage suitability group:* Mod AWC, high water table (G095AY004WI)  
*Other vegetative classification:* Tsuga canadensis / Maianthemum canadense - Coptis groenlandica , Eastern Hemlock / Wild Lily-

of-the-valley - Goldthread (TMC), Mod AWC, high water table  
(G095AY004WI)

*Hydric soil rating:* No

### Minor Components

#### Bonduel, wet

*Percent of map unit:* 5 percent

*Landform:* Depressions on ground moraines

*Landform position (two-dimensional):* Toeslope

*Landform position (three-dimensional):* Base slope

*Down-slope shape:* Concave

*Across-slope shape:* Linear

*Ecological site:* F095XA006WI - Moist Loamy Lowland

*Other vegetative classification:* Fraxinus nigra-Ulmus spp./

Boehmeria cylindrica , Black Ash-(Formerly) Red Elm/False

Nettle (4FnUB)

*Hydric soil rating:* Yes

#### Longrie

*Percent of map unit:* 3 percent

*Landform:* Ground moraines

*Landform position (two-dimensional):* Summit, shoulder, backslope

*Landform position (three-dimensional):* Crest

*Down-slope shape:* Convex

*Across-slope shape:* Convex

*Ecological site:* F095XA008WI - Shallow Upland

*Other vegetative classification:* Acer saccharum / Viburnum

acerifolium , Sugar Maple / Maple-leaved Viburnum (AVb), Acer

saccharum - Tsuga canadensis / Maianthemum canadense ,

Sugar Maple - Eastern Hemlock / Qild Lily-of-the-valley (ATM)

*Hydric soil rating:* No

#### Solona

*Percent of map unit:* 3 percent

*Landform:* Depressions

*Landform position (two-dimensional):* Toeslope

*Landform position (three-dimensional):* Base slope

*Down-slope shape:* Concave

*Across-slope shape:* Linear

*Ecological site:* F095XA006WI - Moist Loamy Lowland

*Other vegetative classification:* Tsuga canadensis / Maianthemum

canadense - Coptis groenlandica , Eastern Hemlock / Wild Lily-

of-the-valley - Goldthread (TMC)

*Hydric soil rating:* No

#### Charlevoix

*Percent of map unit:* 2 percent

*Landform:* Ground moraines

*Landform position (two-dimensional):* Summit, shoulder, backslope

*Landform position (three-dimensional):* Crest

*Down-slope shape:* Concave

*Across-slope shape:* Linear

*Ecological site:* F095XA006WI - Moist Loamy Lowland  
*Other vegetative classification:* Tsuga canadensis / Maianthemum canadense - Coptis groenlandica , Eastern Hemlock / Wild Lily-of-the-valley - Goldthread (TMC)  
*Hydric soil rating:* No

**Ruse**

*Percent of map unit:* 2 percent  
*Landform:* Depressions on ground moraines  
*Landform position (two-dimensional):* Toeslope  
*Landform position (three-dimensional):* Base slope  
*Down-slope shape:* Concave  
*Across-slope shape:* Concave  
*Ecological site:* F095XA004WI - Wet Loamy or Clayey Lowland  
*Other vegetative classification:* Fraxinus nigra-Thuja occidentalis/ Athyrium filix-femina , Black Ash-Northern White Cedar-Balsam Fir/Lady Fern (4FnThAbAt)  
*Hydric soil rating:* Yes

**7155B—Longrie loam, 2 to 6 percent slopes****Map Unit Setting**

*National map unit symbol:* 2szgd  
*Elevation:* 600 to 830 feet  
*Mean annual precipitation:* 29 to 31 inches  
*Mean annual air temperature:* 43 to 46 degrees F  
*Frost-free period:* 130 to 160 days  
*Farmland classification:* All areas are prime farmland

**Map Unit Composition**

*Longrie and similar soils:* 92 percent  
*Minor components:* 8 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

**Description of Longrie****Setting**

*Landform:* Ground moraines  
*Landform position (two-dimensional):* Summit, shoulder, backslope  
*Landform position (three-dimensional):* Side slope  
*Down-slope shape:* Convex  
*Across-slope shape:* Convex  
*Parent material:* Loamy till over residuum weathered from limestone

**Typical profile**

*Ap - 0 to 3 inches:* loam  
*E - 3 to 5 inches:* sandy loam  
*Bs - 5 to 14 inches:* sandy loam  
*C - 14 to 30 inches:* fine sandy loam  
*2R - 30 to 79 inches:* bedrock

**Properties and qualities**

*Slope:* 2 to 6 percent  
*Depth to restrictive feature:* 25 to 35 inches to lithic bedrock  
*Drainage class:* Well drained  
*Runoff class:* Medium  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.20 to 2.00 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)  
*Available water supply, 0 to 60 inches:* Low (about 4.8 inches)

**Interpretive groups**

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 2e  
*Hydrologic Soil Group:* C  
*Ecological site:* F095XA008WI - Shallow Upland  
*Forage suitability group:* Mod AWC, adequately drained (G095AY005WI)  
*Other vegetative classification:* Acer saccharum / Viburnum acerifolium , Sugar Maple / Maple-leaved Viburnum (AVb), Acer saccharum - Tsuga canadensis / Maianthemum canadense , Sugar Maple - Eastern Hemlock / Qild Lily-of-the-valley (ATM), Mod AWC, adequately drained (G095AY005WI)  
*Hydric soil rating:* No

**Minor Components****Summerville**

*Percent of map unit:* 5 percent  
*Landform:* Ground moraines  
*Landform position (two-dimensional):* Summit, shoulder, backslope  
*Landform position (three-dimensional):* Side slope  
*Down-slope shape:* Convex  
*Across-slope shape:* Convex  
*Ecological site:* F095XA008WI - Shallow Upland  
*Other vegetative classification:* Acer saccharum - Tsuga canadensis / Maianthemum canadense , Sugar Maple - Eastern Hemlock / Qild Lily-of-the-valley (ATM)  
*Hydric soil rating:* No

**Kolberg**

*Percent of map unit:* 3 percent  
*Landform:* Ground moraines  
*Landform position (two-dimensional):* Summit, shoulder, backslope  
*Landform position (three-dimensional):* Side slope  
*Down-slope shape:* Convex  
*Across-slope shape:* Convex  
*Ecological site:* F095XA008WI - Shallow Upland

*Other vegetative classification:* Acer saccharum - Fagus grandifolia / Allium tricoccum , Sugar Maple - American Beech / Wikd Leek (AFAl), Mod AWC, adequately drained (G095BY005WI)

*Hydric soil rating:* No

## **7221B—Onaway-Ossineke fine sandy loams, moraine, 1 to 6 percent slopes**

### **Map Unit Setting**

*National map unit symbol:* 2s5gc

*Elevation:* 590 to 1,310 feet

*Mean annual precipitation:* 28 to 32 inches

*Mean annual air temperature:* 41 to 45 degrees F

*Frost-free period:* 100 to 140 days

*Farmland classification:* Prime farmland if drained

### **Map Unit Composition**

*Onaway and similar soils:* 55 percent

*Ossineke and similar soils:* 40 percent

*Minor components:* 5 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

### **Description of Onaway**

#### **Setting**

*Landform:* End moraines, drumlins, ground moraines

*Landform position (two-dimensional):* Summit, shoulder, backslope

*Landform position (three-dimensional):* Interfluve

*Down-slope shape:* Convex, linear

*Across-slope shape:* Linear, convex

*Parent material:* Calcareous loamy till

#### **Typical profile**

*Ap - 0 to 8 inches:* fine sandy loam

*E - 8 to 14 inches:* fine sandy loam

*B/E - 14 to 18 inches:* loam

*Bt - 18 to 25 inches:* loam

*2C - 25 to 38 inches:* sandy loam

*2Cd - 38 to 79 inches:* sandy loam

#### **Properties and qualities**

*Slope:* 1 to 6 percent

*Depth to restrictive feature:* 29 to 53 inches to densic material

*Drainage class:* Well drained

*Runoff class:* High

*Capacity of the most limiting layer to transmit water*

*(Ksat):* Moderately low to moderately high (0.06 to 0.20 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Calcium carbonate, maximum content:* 30 percent  
*Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)  
*Available water supply, 0 to 60 inches:* Low (about 5.3 inches)

### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 2e  
*Hydrologic Soil Group:* C  
*Ecological site:* F095XA010WI - Loamy Upland  
*Forage suitability group:* Mod AWC, adequately drained (G095AY005WI)  
*Other vegetative classification:* Acer saccharum - Tsuga canadensis - Fagus grandifolia / Dryopteris spinulosa , Sugar Maple - Eastern Hemlock - American Beech / Spinulose Shield Fern (ATFD), Acer saccharum - Fagus grandifolia / Viburnum acerifolium , Sugar Maple - American Beech / Maple-leaved Viburnum (AFVb), Mod AWC, adequately drained (G095AY005WI)  
*Hydric soil rating:* No

### Description of Ossineke

#### Setting

*Landform:* Moraines, drumlins  
*Landform position (two-dimensional):* Summit, footslope  
*Landform position (three-dimensional):* Base slope  
*Down-slope shape:* Concave, linear  
*Across-slope shape:* Linear, convex  
*Parent material:* Loamy drift over calcareous loamy basal till

#### Typical profile

*Ap - 0 to 9 inches:* fine sandy loam  
*Bw - 9 to 16 inches:* fine sandy loam  
*E - 16 to 24 inches:* loamy sand  
*E/B - 24 to 31 inches:* sandy loam  
*B/E - 31 to 35 inches:* clay loam  
*Bt - 35 to 40 inches:* clay loam  
*2Cd - 40 to 79 inches:* gravelly sandy loam

#### Properties and qualities

*Slope:* 1 to 4 percent  
*Depth to restrictive feature:* 20 to 45 inches to densic material  
*Drainage class:* Moderately well drained  
*Runoff class:* High  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to moderately high (0.06 to 0.20 in/hr)  
*Depth to water table:* About 12 to 24 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Calcium carbonate, maximum content:* 30 percent  
*Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

*Available water supply, 0 to 60 inches:* Low (about 5.9 inches)

### **Interpretive groups**

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 2e

*Hydrologic Soil Group:* C/D

*Ecological site:* F095XA010WI - Loamy Upland

*Forage suitability group:* Mod AWC, adequately drained  
(G095AY005WI)

*Other vegetative classification:* Acer saccharum - Tsuga canadensis - Fagus grandifolia / Dryopteris spinulosa , Sugar Maple - Eastern Hemlock - American Beech / Spinulose Shield Fern (ATFD), Acer saccharum - Fagus grandifolia / Viburnum acerifolium , Sugar Maple - American Beech / Maple-leaved Viburnum (AFVb), Mod AWC, adequately drained  
(G095AY005WI)

*Hydric soil rating:* No

### **Minor Components**

#### **Menominee**

*Percent of map unit:* 2 percent

*Landform:* Outwash plains, ground moraines, end moraines

*Landform position (two-dimensional):* Summit, shoulder, backslope

*Landform position (three-dimensional):* Interfluve

*Down-slope shape:* Convex, linear

*Across-slope shape:* Linear, convex

*Ecological site:* F095XA009WI - Sandy Uplands

*Other vegetative classification:* Acer saccharum - Tsuga canadensis / Maianthemum canadense , Sugar Maple - Eastern Hemlock / Qild Lily-of-the-valley (ATM), Mod AWC, adequately drained (G095AY005WI)

*Hydric soil rating:* No

#### **Solona**

*Percent of map unit:* 2 percent

*Landform:* Drainageways on ground moraines, depressions on ground moraines

*Landform position (two-dimensional):* Footslope

*Landform position (three-dimensional):* Base slope

*Down-slope shape:* Linear, concave

*Across-slope shape:* Linear, concave

*Ecological site:* F095XA006WI - Moist Loamy Lowland

*Other vegetative classification:* Tsuga canadensis / Maianthemum canadense - Coptis groenlandica , Eastern Hemlock / Wild Lily-of-the-valley - Goldthread (TMC), Mod AWC, high water table  
(G095AY004WI)

*Hydric soil rating:* No

#### **Fairport**

*Percent of map unit:* 1 percent

*Landform:* Till plains

*Landform position (two-dimensional):* Summit, shoulder

*Landform position (three-dimensional):* Interfluve  
*Down-slope shape:* Convex, linear  
*Across-slope shape:* Linear, convex  
*Ecological site:* F095XA008WI - Shallow Upland  
*Other vegetative classification:* Acer saccharum - Tsuga canadensis  
 - Fagus grandifolia / Polygonatum pubescens , Sugar Maple -  
 Eastern Hemlock - American Beech / Hairy Solomon's Seal  
 (ATFPo), Acer saccharum - Fagus grandifolia / Allium  
 tricoccum , Sugar Maple - American Beech / Wikd Leek (AFAl),  
 Mod AWC, adequately drained (G095AY005WI)  
*Hydric soil rating:* No

## 7354B—Summerville loam, 2 to 6 percent slopes

### Map Unit Setting

*National map unit symbol:* g5dw  
*Elevation:* 600 to 860 feet  
*Mean annual precipitation:* 27 to 33 inches  
*Mean annual air temperature:* 41 to 45 degrees F  
*Frost-free period:* 130 to 160 days  
*Farmland classification:* Farmland of statewide importance

### Map Unit Composition

*Summerville and similar soils:* 85 percent  
*Minor components:* 15 percent  
*Estimates are based on observations, descriptions, and transects of  
 the mapunit.*

### Description of Summerville

#### Setting

*Landform:* Ground moraines  
*Landform position (two-dimensional):* Backslope  
*Landform position (three-dimensional):* Side slope  
*Down-slope shape:* Convex  
*Across-slope shape:* Linear  
*Parent material:* Loamy drift over dolomite

#### Typical profile

*Ap,E - 0 to 12 inches:* loam  
*Bs - 12 to 15 inches:* fine sandy loam  
*2R - 15 to 79 inches:* bedrock

#### Properties and qualities

*Slope:* 2 to 6 percent  
*Depth to restrictive feature:* 10 to 20 inches to lithic bedrock  
*Drainage class:* Well drained  
*Capacity of the most limiting layer to transmit water  
 (Ksat):* Moderately high to high (0.20 to 1.98 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None

*Calcium carbonate, maximum content:* 30 percent  
*Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)  
*Available water supply, 0 to 60 inches:* Very low (about 2.8 inches)

#### **Interpretive groups**

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 3s  
*Hydrologic Soil Group:* D  
*Ecological site:* F095XA008WI - Shallow Upland  
*Forage suitability group:* Low AWC, adequately drained (G095AY002WI)  
*Other vegetative classification:* Acer saccharum - Tsuga canadensis / Maianthemum canadense , Sugar Maple - Eastern Hemlock / Qild Lily-of-the-valley (ATM), Low AWC, adequately drained (G095AY002WI)  
*Hydric soil rating:* No

#### **Minor Components**

##### **Longrie**

*Percent of map unit:* 7 percent  
*Landform:* Ground moraines  
*Landform position (two-dimensional):* Backslope  
*Landform position (three-dimensional):* Side slope  
*Down-slope shape:* Convex  
*Across-slope shape:* Linear  
*Ecological site:* F095XA008WI - Shallow Upland  
*Other vegetative classification:* Acer saccharum / Viburnum acerifolium , Sugar Maple / Maple-leaved Viburnum (AVb), Acer saccharum - Tsuga canadensis / Maianthemum canadense , Sugar Maple - Eastern Hemlock / Qild Lily-of-the-valley (ATM)  
*Hydric soil rating:* No

##### **Namur**

*Percent of map unit:* 4 percent  
*Landform:* Ground moraines  
*Landform position (two-dimensional):* Backslope  
*Landform position (three-dimensional):* Side slope  
*Down-slope shape:* Convex  
*Across-slope shape:* Linear  
*Ecological site:* F095XA008WI - Shallow Upland  
*Other vegetative classification:* Acer saccharum - Tsuga canadensis - Fagus grandifolia / Polygonatum pubescens , Sugar Maple - Eastern Hemlock - American Beech / Hairy Solomon's Seal (ATFPo)  
*Hydric soil rating:* No

##### **Kolberg variant**

*Percent of map unit:* 3 percent  
*Landform:* Ground moraines  
*Landform position (two-dimensional):* Backslope  
*Landform position (three-dimensional):* Side slope

*Down-slope shape:* Convex  
*Across-slope shape:* Linear  
*Ecological site:* F095XA008WI - Shallow Upland  
*Other vegetative classification:* Acer saccharum - Fagus grandifolia / Allium tricoccum , Sugar Maple - American Beech / Wikd Leek (AFAI), Low AWC, adequately drained (G095AY002WI)  
*Hydric soil rating:* No

**Rock outcrop, dolomite**

*Percent of map unit:* 1 percent  
*Hydric soil rating:* No

**7354C—Summerville loam, 6 to 12 percent slopes**

**Map Unit Setting**

*National map unit symbol:* g5dx  
*Elevation:* 600 to 860 feet  
*Mean annual precipitation:* 27 to 33 inches  
*Mean annual air temperature:* 41 to 45 degrees F  
*Frost-free period:* 130 to 160 days  
*Farmland classification:* Not prime farmland

**Map Unit Composition**

*Summerville and similar soils:* 85 percent  
*Minor components:* 15 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

**Description of Summerville**

**Setting**

*Landform:* Ground moraines  
*Landform position (two-dimensional):* Summit, shoulder, backslope  
*Landform position (three-dimensional):* Crest  
*Down-slope shape:* Convex  
*Across-slope shape:* Linear  
*Parent material:* Loamy alluvium over dolomite

**Typical profile**

*Ap,E - 0 to 12 inches:* loam  
*Bs - 12 to 15 inches:* fine sandy loam  
*2R - 15 to 79 inches:* bedrock

**Properties and qualities**

*Slope:* 6 to 12 percent  
*Depth to restrictive feature:* 10 to 20 inches to lithic bedrock  
*Drainage class:* Well drained  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.20 to 1.98 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None

*Calcium carbonate, maximum content:* 30 percent  
*Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)  
*Available water supply, 0 to 60 inches:* Very low (about 2.8 inches)

### **Interpretive groups**

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 4e  
*Hydrologic Soil Group:* D  
*Ecological site:* F095XA008WI - Shallow Upland  
*Forage suitability group:* Low AWC, adequately drained (G095AY002WI)  
*Other vegetative classification:* Acer saccharum - Tsuga canadensis / Maianthemum canadense , Sugar Maple - Eastern Hemlock / Qild Lily-of-the-valley (ATM), Low AWC, adequately drained (G095AY002WI)  
*Hydric soil rating:* No

### **Minor Components**

#### **Longrie**

*Percent of map unit:* 7 percent  
*Landform:* Ground moraines  
*Landform position (two-dimensional):* Backslope  
*Landform position (three-dimensional):* Side slope  
*Down-slope shape:* Convex  
*Across-slope shape:* Linear  
*Ecological site:* F095XA008WI - Shallow Upland  
*Other vegetative classification:* Acer saccharum / Viburnum acerifolium , Sugar Maple / Maple-leaved Viburnum (AVb), Acer saccharum - Tsuga canadensis / Maianthemum canadense , Sugar Maple - Eastern Hemlock / Qild Lily-of-the-valley (ATM)  
*Hydric soil rating:* No

#### **Namur**

*Percent of map unit:* 4 percent  
*Landform:* Ground moraines  
*Landform position (two-dimensional):* Backslope  
*Landform position (three-dimensional):* Side slope  
*Down-slope shape:* Convex  
*Across-slope shape:* Linear  
*Ecological site:* F095XA008WI - Shallow Upland  
*Other vegetative classification:* Acer saccharum - Tsuga canadensis - Fagus grandifolia / Polygonatum pubescens , Sugar Maple - Eastern Hemlock - American Beech / Hairy Solomon's Seal (ATFPo)  
*Hydric soil rating:* No

#### **Kolberg variant**

*Percent of map unit:* 3 percent  
*Landform:* Ground moraines  
*Landform position (two-dimensional):* Backslope  
*Landform position (three-dimensional):* Side slope

*Down-slope shape:* Convex  
*Across-slope shape:* Linear  
*Ecological site:* F095XA008WI - Shallow Upland  
*Other vegetative classification:* Acer saccharum - Fagus grandifolia / Allium tricoccum , Sugar Maple - American Beech / Wikd Leek (AFAI), Low AWC, adequately drained (G095AY002WI)  
*Hydric soil rating:* No

**Rock outcrop, dolomite**

*Percent of map unit:* 1 percent  
*Hydric soil rating:* No

## 7417C—Alpena gravelly sandy loam, 0 to 12 percent slopes

**Map Unit Setting**

*National map unit symbol:* 2wpxx  
*Elevation:* 600 to 850 feet  
*Mean annual precipitation:* 27 to 33 inches  
*Mean annual air temperature:* 41 to 45 degrees F  
*Frost-free period:* 130 to 160 days  
*Farmland classification:* Not prime farmland

**Map Unit Composition**

*Alpena and similar soils:* 87 percent  
*Minor components:* 13 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

**Description of Alpena**

**Setting**

*Landform:* Eskers, lake plains, beach ridges  
*Landform position (two-dimensional):* Footslope  
*Landform position (three-dimensional):* Rise  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Loamy glaciofluvial deposits over stratified sandy and gravelly outwash

**Typical profile**

*A - 0 to 5 inches:* gravelly sandy loam  
*Bw - 5 to 10 inches:* gravelly sandy loam  
*2C - 10 to 79 inches:* stratified very gravelly sand to sand

**Properties and qualities**

*Slope:* 0 to 12 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Excessively drained  
*Capacity of the most limiting layer to transmit water (Ksat):* High to very high (1.98 to 19.98 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None

*Frequency of ponding:* None  
*Calcium carbonate, maximum content:* 25 percent  
*Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)  
*Available water supply, 0 to 60 inches:* Very low (about 2.5 inches)

### **Interpretive groups**

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 6s  
*Hydrologic Soil Group:* A  
*Ecological site:* F095XA009WI - Sandy Uplands  
*Forage suitability group:* Low AWC, adequately drained (G095AY002WI)  
*Other vegetative classification:* Pinus strobus - Acer rubrum / Vaccinium angustifolium - Aralia nudicaulis - Viburnum acerifolium variant , Eastern White Pine - Red Maple / Low Sweet Blueberry - Wild Sarsaparilla - Maple-leaved Viburnum variant (PArVAa-Vb), Low AWC, adequately drained (G095AY002WI)  
*Hydric soil rating:* No

### **Minor Components**

#### **Kiva**

*Percent of map unit:* 10 percent  
*Landform:* Beach ridges  
*Landform position (two-dimensional):* Footslope  
*Landform position (three-dimensional):* Rise  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Ecological site:* F095XA009WI - Sandy Uplands  
*Other vegetative classification:* Acer saccharum / Viburnum acerifolium , Sugar Maple / Maple-leaved Viburnum (AVb), Acer saccharum - Tsuga canadensis / Maianthemum canadense , Sugar Maple - Eastern Hemlock / Qild Lily-of-the-valley (ATM)  
*Hydric soil rating:* No

#### **Eastport**

*Percent of map unit:* 2 percent  
*Landform:* Beach ridges  
*Landform position (two-dimensional):* Footslope  
*Landform position (three-dimensional):* Rise  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Ecological site:* F094BY011MI - Dry Upland  
*Other vegetative classification:* Pinus strobus - Acer rubrum / Vaccinium angustifolium - Aralia nudicaulis - Viburnum acerifolium variant , Eastern White Pine - Red Maple / Low Sweet Blueberry - Wild Sarsaparilla - Maple-leaved Viburnum variant (PArVAa-Vb)  
*Hydric soil rating:* No

**Longrie**

*Percent of map unit:* 1 percent  
*Landform:* Eskers, lake plains, beach ridges  
*Landform position (two-dimensional):* Footslope  
*Landform position (three-dimensional):* Rise  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Ecological site:* F095XA008WI - Shallow Upland  
*Other vegetative classification:* Acer saccharum / Viburnum acerifolium , Sugar Maple / Maple-leaved Viburnum (AVb), Acer saccharum - Tsuga canadensis / Maianthemum canadense , Sugar Maple - Eastern Hemlock / Qild Lily-of-the-valley (ATM)  
*Hydric soil rating:* No

**P-Q—Pits, quarry****Map Unit Setting**

*National map unit symbol:* nxsz  
*Elevation:* 670 to 1,100 feet  
*Mean annual precipitation:* 28 to 33 inches  
*Mean annual air temperature:* 46 to 52 degrees F  
*Frost-free period:* 135 to 160 days  
*Farmland classification:* Not prime farmland

**Map Unit Composition**

*Pits, quarry:* 100 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

**Description of Pits, Quarry****Setting**

*Parent material:* Residuum over bedrock

**Typical profile**

*R - 0 to 10 inches:* bedrock

**Interpretive groups**

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 8s  
*Hydric soil rating:* No

**W—Water****Map Unit Setting**

*National map unit symbol:* g5f1  
*Elevation:* 660 to 980 feet  
*Mean annual precipitation:* 30 to 34 inches  
*Mean annual air temperature:* 39 to 43 degrees F  
*Frost-free period:* 100 to 140 days  
*Farmland classification:* Not prime farmland

**Map Unit Composition**

Water: 100 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

**Data Source Information**

Soil Survey Area: Door County, Wisconsin

Survey Area Data: Version 21, Sep 10, 2025

## Engineering Properties

This table gives the engineering classifications and the range of engineering properties for the layers of each soil in the survey area.

*Hydrologic soil group* is a group of soils having similar runoff potential under similar storm and cover conditions. The criteria for determining Hydrologic soil group is found in the National Engineering Handbook, Chapter 7 issued May 2007 (<http://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=17757.wba>). Listing HSGs by soil map unit component and not by soil series is a new concept for the engineers. Past engineering references contained lists of HSGs by soil series. Soil series are continually being defined and redefined, and the list of soil series names changes so frequently as to make the task of maintaining a single national list virtually impossible. Therefore, the criteria is now used to calculate the HSG using the component soil properties and no such national series lists will be maintained. All such references are obsolete and their use should be discontinued. Soil properties that influence runoff potential are those that influence the minimum rate of infiltration for a bare soil after prolonged wetting and when not frozen. These properties are depth to a seasonal high water table, saturated hydraulic conductivity after prolonged wetting, and depth to a layer with a very slow water transmission rate. Changes in soil properties caused by land management or climate changes also cause the hydrologic soil group to change. The influence of ground cover is treated independently. There are four hydrologic soil groups, A, B, C, and D, and three dual groups, A/D, B/D, and C/D. In the dual groups, the first letter is for drained areas and the second letter is for undrained areas.

The four hydrologic soil groups are described in the following paragraphs:

*Group A.* Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

*Group B.* Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

*Group C.* Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

*Group D.* Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

*Depth* to the upper and lower boundaries of each layer is indicated.

*Texture* is given in the standard terms used by the U.S. Department of Agriculture. These terms are defined according to percentages of sand, silt, and clay in the fraction of the soil that is less than 2 millimeters in diameter. "Loam," for example, is soil that is 7 to 27 percent clay, 28 to 50 percent silt, and less than 52 percent sand. If the content of particles coarser than sand is 15 percent or more, an appropriate modifier is added, for example, "gravelly."

*Classification* of the soils is determined according to the Unified soil classification system (ASTM, 2005) and the system adopted by the American Association of State Highway and Transportation Officials (AASHTO, 2004).

The Unified system classifies soils according to properties that affect their use as construction material. Soils are classified according to particle-size distribution of the fraction less than 3 inches in diameter and according to plasticity index, liquid limit, and organic matter content. Sandy and gravelly soils are identified as GW, GP, GM, GC, SW, SP, SM, and SC; silty and clayey soils as ML, CL, OL, MH, CH, and OH; and highly organic soils as PT. Soils exhibiting engineering properties of two groups can have a dual classification, for example, CL-ML.

The AASHTO system classifies soils according to those properties that affect roadway construction and maintenance. In this system, the fraction of a mineral soil that is less than 3 inches in diameter is classified in one of seven groups from A-1 through A-7 on the basis of particle-size distribution, liquid limit, and plasticity index. Soils in group A-1 are coarse grained and low in content of fines (silt and clay). At the other extreme, soils in group A-7 are fine grained. Highly organic soils are classified in group A-8 on the basis of visual inspection.

If laboratory data are available, the A-1, A-2, and A-7 groups are further classified as A-1-a, A-1-b, A-2-4, A-2-5, A-2-6, A-2-7, A-7-5, or A-7-6. As an additional refinement, the suitability of a soil as subgrade material can be indicated by a group index number. Group index numbers range from 0 for the best subgrade material to 20 or higher for the poorest.

*Percentage of rock fragments* larger than 10 inches in diameter and 3 to 10 inches in diameter are indicated as a percentage of the total soil on a dry-weight basis. The percentages are estimates determined mainly by converting volume percentage in the field to weight percentage. Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

*Percentage (of soil particles) passing designated sieves* is the percentage of the soil fraction less than 3 inches in diameter based on an oven-dry weight. The sieves, numbers 4, 10, 40, and 200 (USA Standard Series), have openings of 4.76, 2.00, 0.420, and 0.074 millimeters, respectively. Estimates are based on laboratory tests of soils sampled in the survey area and in nearby areas and on estimates made in the field. Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

*Liquid limit and plasticity index* (Atterberg limits) indicate the plasticity characteristics of a soil. The estimates are based on test data from the survey area or from nearby areas and on field examination. Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

#### References:

American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.

American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.

## Report—Engineering Properties

Absence of an entry indicates that the data were not estimated. The asterisk "\*" denotes the representative texture; other possible textures follow the dash. The criteria for determining the hydrologic soil group for individual soil components is found in the National Engineering Handbook, Chapter 7 issued May 2007 (<http://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=17757.wba>). Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Engineering Properties—Door County, Wisconsin														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			<i>In</i>				<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>
7112A—Bonduel loam, 0 to 3 percent slopes														
Bonduel	85	C	0-8	Loam	ML, CL	A-4	0-0-0	0-0-0	100-100-100	100-100-100	80-88-100	54-62-74	15-26-36	1-10-18
			8-14	Loam, silt loam	CL	A-6	0-0-0	0-0-0	100-100-100	100-100-100	82-87-100	57-62-77	0-25-30	NP-11-13
			14-25	Loam, clay loam	SC, CL	A-6	0-0-0	0-0-0	78-92-97	77-91-96	54-81-86	34-57-61	0-31-33	NP-14-15
			25-37	Loam, fine sandy loam, sandy loam	ML, SM, SC, CL	A-4	0-0-0	0-0-0	77-83-95	77-83-94	64-72-94	44-50-73	0-17-31	NP-8-14
			37-79	Bedrock	—	—	—	—	—	—	—	—	—	—

Engineering Properties--Door County, Wisconsin														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number--				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			<i>In</i>				<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>
7155B--Longrie loam, 2 to 6 percent slopes														
Longrie	92	C	0-3	Loam	CL	A-6	0- 0- 0	0- 0- 0	90-97-100	90-96-100	73-86-96	51-63-71	27-33-39	9-13-17
			3-5	Loamy sand, sandy loam, fine sandy loam	SC-SM	A-4	0- 0- 3	0- 0- 3	91-92-100	90-92-100	60-72-93	28-40-56	0-20-28	NP-6 -9
			5-14	Sandy loam	SC	A-6	0- 0- 0	0- 0- 4	83-90-100	83-89-100	57-70-94	28-39-57	23-31-32	6-12-13
			14-30	Fine sandy loam	SC	A-4	0- 0- 0	0- 0- 4	84-97-100	84-97-100	67-90-100	25-41-57	16-24-31	2-8 -13
			30-79	Bedrock	—	—	—	—	—	—	—	—	—	—

Engineering Properties--Door County, Wisconsin														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number--				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			<i>In</i>				<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>
7221B—Onaway-Ossineke fine sandy loams, moraine, 1 to 6 percent slopes														
Onaway	55	C	0-8	Fine sandy loam, sandy loam, loam	SC, ML, SC-SM, SM	A-4, A-6	0- 0- 3	0- 0- 3	89-91-100	89-91-100	71-82-100	31-44-58	18-23-34	2-4 -12
			8-14	Fine sandy loam, sandy loam, loamy sand	SC, SM, SC-SM	A-2-4, A-4	0- 0- 3	0- 0- 3	89-91-100	89-91-100	69-80-100	28-40-57	0-20 -27	NP-3 -9
			14-18	Loam, clay loam, sandy clay loam, fine sandy loam	SC, CL, CL-ML	A-7, A-6, A-4	0- 0- 3	0- 0- 3	84-92-100	83-92-100	66-85-100	35-53-71	21-31-45	6-14-25
			18-25	Sandy clay loam, loam, clay loam	SC, CL	A-6, A-7	0- 0- 3	0- 1- 3	79-92-95	78-92-95	63-85-95	36-57-70	25-33-45	9-16-25
			25-38	Sandy loam, gravelly sandy loam, gravelly loam, silt loam, loam, fine sandy loam, gravelly fine sandy loam	SM, SC-SM, ML, SC, CL	A-6, A-4, A-2-4	0- 0- 5	0- 4- 6	57-85-93	55-85-92	40-72-92	20-42-67	16-23-35	2-7 -17

Engineering Properties--Door County, Wisconsin														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number--				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			<i>In</i>				<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>
			38-79	Loam, sandy loam, gravelly sandy loam, gravelly loam, fine sandy loam, gravelly fine sandy loam, silt loam	CL, SC, ML, SM, SC-SM	A-6, A-4, A-2-4	0- 0- 4	0- 3- 6	60-87-93	58-86-93	42-74-93	21-43-67	16-23-35	2-7 -17
Ossineke	40	C/D	0-9	Fine sandy loam	SC, SC-SM, SM	A-2-4, A-4, A-6	0- 0- 0	0- 0- 4	83-97-100	83-96-100	66-90-100	25-41-57	18-27-36	2-7 -13
			9-16	Fine sandy loam	SM, SC, SC-SM	A-2-4, A-4, A-6	0- 0- 0	0- 0- 4	85-97-100	84-97-100	67-90-100	25-41-57	16-23-31	2-8 -13
			16-24	Fine sandy loam, loamy sand	SC-SM, SM	A-2-4, A-4	0- 0- 0	0- 0- 4	85-93-100	85-92-100	60-78-100	15-22-46	0-21 -31	NP-6 -13
			24-31	Fine sandy loam, loam, sandy loam, clay loam	CL, SC, SC-SM	A-4, A-6, A-2-4	0- 0- 0	0- 0- 4	85-91-100	85-91-100	67-82-100	29-40-65	21-29-44	6-12-25
			31-35	Clay loam, loam, sandy loam	CL, SC-SM	A-6	0- 0- 0	0- 0- 4	85-91-100	85-91-100	66-83-100	42-58-79	25-36-44	9-18-25
			35-40	Loam, clay loam	CL	A-6	0- 0- 0	0- 0- 4	85-89-100	85-88-100	66-79-100	43-57-79	28-37-44	12-19-25
			40-79	Gravelly sandy loam, loam, sandy loam, gravelly loam	CL, ML, SC-SM, SM	A-6, A-4, A-2-4	0- 0- 0	0- 3- 6	60-74-100	58-73-100	44-67-100	19-34-63	16-21-35	2-6 -17

Engineering Properties—Door County, Wisconsin														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			<i>In</i>				<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>
7354B—Summerville loam, 2 to 6 percent slopes														
Summerville	85	D	0-12	Loam	CL	A-4, A-6	0- 0- 0	0- 5- 10	95-98-100	90-95-100	75-85-95	55-65-75	25-30-35	7-11-15
			12-15	Fine sandy loam, sandy loam, loam	SC, CL-ML, SC-SM, CL	A-2-4, A-2-6, A-4	0- 0- 0	0- 8- 15	95-98-100	90-95-100	55-75-95	25-50-75	20-28-35	4-10-15
			15-79	Bedrock	—	—	—	—	0- 0- 0	0- 0- 0	—	—	—	—
7354C—Summerville loam, 6 to 12 percent slopes														
Summerville	85	D	0-12	Loam	CL	A-4, A-6	0- 0- 0	0- 5- 10	95-98-100	90-95-100	75-85-95	55-65-75	25-30-35	7-11-15
			12-15	Fine sandy loam, sandy loam, loam	SC-SM, CL, CL-ML, SC	A-2-4, A-2-6, A-4	0- 0- 0	0- 8- 15	95-98-100	90-95-100	55-75-95	25-50-75	20-28-35	4-10-15
			15-79	Bedrock	—	—	—	—	0- 0- 0	0- 0- 0	—	—	—	—

Engineering Properties—Door County, Wisconsin														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			<i>In</i>				<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>
7417C—Alpena gravelly sandy loam, 0 to 12 percent slopes														
Alpena	87	A	0-5	Gravelly sandy loam, very gravelly sandy loam	SC-SM	A-4, A-2-4	0- 0- 0	0- 7- 9	76-84-88	52-68-76	35-51-64	13-22-36	0-18 -30	NP-5 -8
			5-10	Very gravelly sandy loam, gravelly sandy loam	SM	A-1-b, A-2-4, A-1-a	0- 0- 0	0- 7- 12	39-67-78	37-66-77	24-48-63	8-18- 32	0-15 -25	NP-1 -5
			10-79	Very gravelly sand, extremely gravelly sand, stratified very gravelly sand to sand	SP-SM	A-2-4, A-1-b	0- 0- 0	1- 6- 11	63-71-91	24-41-81	18-32-66	2- 5- 13	0-0 -0	NP
P-Q—Pits, quarry														
Pits, quarry	100		0-10	Bedrock	—	—	0- 0- 0	0- 0- 0	—	—	—	—	—	—

### Data Source Information

Soil Survey Area: Door County, Wisconsin  
 Survey Area Data: Version 21, Sep 10, 2025

**NOTICE OF PUBLIC HEARING BEFORE  
THE DOOR COUNTY, WI RESOURCE PLANNING COMMITTEE**

**DOOR COUNTY GOVERNMENT CENTER  
421 NEBRASKA ST.  
STURGEON BAY, WI 54235**

A public hearing and subsequent business meeting will be held by the Door County Resource Planning Committee (RPC) on Thursday, January 15, 2026, in the Door County Government Center Chambers Room (C102, 1<sup>st</sup> Floor).

**Applicants and others who wish to offer oral testimony must attend in person.**

Members of the public who wish to simply monitor/observe the hearing and meeting may attend in person, or do so remotely by computer using the link below, or via the Zoom smartphone app, or by calling (312) 626-6799.

**Link:** <https://us02web.zoom.us/j/86917592042?pwd=gr2Xa2zdUjJrm8l40XNBwLol3Mngay.1>

**Zoom Webinar ID:** 869 1759 2042

**Passcode:** 019873

The hearing will begin at 3:00 p.m. to give consideration to the application below for Zoning Text Amendments, as specified in the Door County Comprehensive Zoning Ordinance.

**DOOR COUNTY COMPREHENSIVE ZONING ORDINANCE TEXT AMENDMENTS**

The Door County Resource Planning Committee proposes zoning text amendments to Chapters 1, 2, 3, 4, 5, 6, 7, 9, 12, and 13 of the Door County Comprehensive Zoning Ordinance, as follows:

- Sec. 1.05(3), ordinance exemptions.
- Sec. 2.02(2)(h), Wetland zoning district boundaries.
- Sec. 2.03(24), Neighborhood Residential zoning district purpose and intent.
- Sec. 2.05(3)(a) and 2.05(3)(b), tables of principal uses.
- Sec. 3.02(3)(a) and 3.02(3)(b), tables of district requirements.
- Sec. 3.05(8), road setback exemptions.
- Sec. 3.09(2), front, rear, and side yard exemptions.
- Sec. 3.12, accessory structures requirements.
- Sec. 3.15, special development requirements.
- Sec. 4.04, 4.07, and 4.08, particular use requirements.
- Sec. 5.10, wetland setback exemptions
- Sec. 6.03(1), permitted uses in conservation subdivision preserved open space.
- Sec. 7.03(2)(c), parking area screening near residential uses.
- Sec. 7.05(7), driveway surfacing requirements on Chambers Island.
- Sec. 9.02(2) and 9.03(1), provisions for nonconforming uses of buildings or other structures, and nonconforming structures.
- Sec. 12.02, prosecution of ordinance violations.
- Sec. 13.02, definitions.

The proposed zoning text amendments are available for viewing and/or purchase from the Door County Land Use Services Department during normal business hours.

The purpose of a hearing is to allow parties to explain how their interests are affected, how the public is affected, and to bring out any facts pertinent to the case related to public health, safety, convenience, and general welfare.

Written testimony will be accepted on 8 1/2" x 11" paper, or by email to [LUSdepartment@co.door.wi.us](mailto:LUSdepartment@co.door.wi.us), and must be received 48 hours prior to the day of the hearing. Anonymous correspondence will not be accepted. Letters are available for inspection upon request. Letters are entered into hearing records, but are not read aloud. **Please note:**

**Correspondence or testimony submitted for town-level proceedings does NOT get forwarded to the county.**

All application materials may be viewed on-line approximately four business days before the hearing at <https://www.co.door.wi.gov/AgendaCenter>. Additional materials may be posted up until 4:30 p.m. the day before the hearing.

The list of names to whom this notice was sent by regular mail is available upon request.

Hugh Zettel, Chairperson  
Resource Planning Committee  
c/o Land Use Services Dept.  
Door County Gov't. Center  
421 Nebraska St.  
Sturgeon Bay, WI 54235  
Phone: (920) 746-2323  
FAX: (920) 746-2387

**Publication Dates: December 5, 2025, & December 12, 2025**



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

---

## MEMORANDUM

---

To: Resource Planning Committee  
 From: Jeff Kussow, Planner  
 Date: January 7, 2026  
 Re: Summary of Proposed Zoning Text Amendments

---

This memo is for the purpose of providing a general summary of the proposed zoning text amendments which have been sponsored by the Resource Planning Committee.

Changes to the proposed zoning text amendments as discussed at the November 20<sup>th</sup> Resource Planning Committee meeting (which are different than the version sent to towns in October for preliminary review/comment) are highlighted in the amendments document included with this memo and summarized below. Changes were made to the following sections:

- Sec. 2.02(2)(h), regarding wetland district boundaries.
- Sec. 2.05(3)(a), & Sec. 2.05(3)(b), Tables of Principal Uses.
- Sec. 3.05(8)(k), regarding exempting basement door access stairways and covers (e.g., BILCO basement access covers) from road setback requirements.
- Sec. 3.09(2)(h), regarding exempting basement door access stairways and covers (e.g., BILCO basement access covers) from road setback requirements.
- Sec. 3.12(1)(a), regarding the maximum size for treehouses/playhouses, farm livestock hutches, and hunting stands/blinds which would be considered “minor structures”.
- Sec. 3.12(1)(c), regarding small structures which would be exempt from permit requirements.
- Sec. 3.12(1)(d), regarding structures constructed of non-rigid exterior materials (e.g., canopy or tent-like material, or similar material) which would be exempt from permit requirements.

**The Town of Washington submitted a town recommendation which is included in the packet for your reference. The Town of Washington raised concerns with the proposed amendments to Section 3.12(6)(b) regarding maximum accessory structure height in the Single Family Residential-10,000 (SF10), Single Family Residential-20,000 (SF20), Single Family Residential-30,000 (SF30), High Density Residential (HD), Recreational Commercial (RC), and Neighborhood Residential (NR) districts. In order to address the Town of Washington’s concerns, staff is providing two zoning text amendment options (Option A & Option B) for consideration by the Committee.**

See the following pages for a summary of the proposed zoning text amendments and changes discussed at the November 20th Resource Planning Committee meeting.

## Chapter 1: Title; Authority; and General Provisions

- **Sec. 1.05(3), Ordinance Exemptions:** Clarifying that the following uses in the Exclusive Agricultural (EA) zoning district which are accessory uses are exempt from all provisions of the Comprehensive Zoning Ordinance:
  - *Any structure or equipment used or designed for the production, transmission, delivery, or furnishing of heat, light, water, power, or sewer services; and*
  - *Mobile tower siting facilities, radio broadcast service facilities, broadband network projects pursuant to §196.504, Wis. Stats., and other communications services support structures and related facilities.*

This would allow limited accessory uses/structures in the EA zoning district such as solar panels which are accessory to a residence/farm to be treated the same as solar panels in any other zoning district.

## Chapter 2: Zoning Districts and Zoning Maps; Use Regulations

- **Sec. 2.02(2)(h), Wetland Zoning District Boundaries:** Clarifying that the Wetland (W) zoning district boundaries are based on the most recent wetland mapping per the Wisconsin Wetland Inventory depicted on the WI DNR Surface Water Data Viewer, and that rezoning of mapped wetlands which are proven to not be actual wetlands is not required.

At the November 20<sup>th</sup> Resource Planning Committee meeting, the Committee decided to make one minor change to the last sentence of this section to remove the word “immediately”, so that the proposed sentence states: *“Where an apparent discrepancy exists between a Wetland district boundary as shown on the Wisconsin Department of Natural Resources Surface Water Data Viewer and actual field conditions, the Zoning Administrator may grant or deny appropriate permits or approvals in accordance with the regulations applicable to the correct base zoning district.”*

- **Sec. 2.03(24), Neighborhood Residential Zoning District Description:** Removing multiple occupancy development density language from the Neighborhood Residential (NR) zoning district description to reflect housing-related amendments adopted in 2022.
- **Sec. 2.05(3)(a) & Sec. 2.05(3)(b), Tables of Principal Uses**
  - Changing “Auto Repair” land use to “Vehicle Repair” to clarify how boat and other vehicle repair businesses are classified/regulated.
  - Changing “Day Care Centers” land use to “Child Care Centers” to be consistent with State terminology.
  - Changing “Family Day Care Homes” land use to “Family Child Care Homes” to be consistent with State terminology, and changing this use from a Conditional Use to a Permitted Use in the Single-Family Residential 10,000 (SF10), Single-Family Residential 20,000 (SF20), Single-Family Residential 30,000 (SF30), High Density Residential (HD), and Neighborhood Residential (NR) zoning districts.
  - Eliminating “Outdoor Active Recreation Facility” land use from ordinance.
  - Removing zoning provisions related to Town of Union since Town of Union is not subject to the Comprehensive Zoning Ordinance.
  - Updating farmland preservation State Statute references related to uses in the Exclusive Agricultural (EA) zoning district.

At the November 20<sup>th</sup> Resource Planning Committee meeting, the Committee decided to make changes to the tables and footnotes to continue requiring a Conditional Use Permit for “Bank” and “Restaurant/Tavern” land uses with drive through facilities.

## Chapter 3: General Requirements

- **Sec. 3.02(3)(a) & Sec. 3.02(3)(b), Tables of District Requirements**
  - Relocating requirement doubling side and rear yard in the Light Industrial (LI) zoning district from footnotes to within table.
  - Clarifying minimum shore frontage for shore lots.

- **Sec. 3.05(8), Road Setback Exemptions**

- Adding retaining walls and basement door access stairways and covers (e.g., BILCO basement access covers) to list of structures which are exempt from road setback requirements to reflect department policy/administration.

At the November 20<sup>th</sup> Resource Planning Committee meeting, the Committee decided to rename/amend “*basement access doors*” to “*basement door access stairways and covers (e.g., BILCO basement access covers)*” for clarification purposes.

- **Sec. 3.09(2), Front, Rear, & Side Yard Exemptions**

- Renaming/amending “basement doors” to “basement door access stairways and covers (e.g., BILCO basement access covers)” for clarification purposes.
- Adding retaining walls to list of structures which are exempt from front, rear, and side yard requirements to reflect department policy/administration.

At the November 20<sup>th</sup> Resource Planning Committee meeting, the Committee decided to rename/amend “*basement access doors*” to “*basement door access stairways and covers (e.g., BILCO basement access covers)*” for clarification purposes.

- **Sec. 3.12, Accessory Structure Requirements**

- Clarifying and adding to list of “minor structures”, and setting a maximum size for treehouses/playhouses, farm livestock hutches, and hunting stands/blinds which would be considered “minor structures”.
- Exempting small structures and certain structures constructed of non-rigid exterior materials (e.g., canopy or tent-like material, or similar material) from permit requirements.
- Clarifying requirements and administration of living quarters in accessory buildings which are not permitted as “secondary dwelling units” (e.g., personal office, game/entertainment rooms, personal bar, etc.).
- Clarifying types of accessory structures and standards for those structures which may be permitted prior to a principal structure or use.
- Amending accessory building height requirements, and eliminating roof pitch and side wall height requirements for accessory buildings in the Single-Family Residential 10,000 (SF10), Single-Family Residential 20,000 (SF20), and Single-Family Residential 30,000 (SF30), High Density Residential (HD), Recreational Commercial (RC) and Neighborhood Residential (NR) zoning districts.  
(NOTE: See Option A & Option B included in the packet, addressing the Town of Washington’s concerns)
- Amending accessory building limitation in the Heartland-3.5 (HL3.5), Heartland-5 (HL5), and Heartland-10 (HL10) zoning districts.

At the November 20<sup>th</sup> Resource Planning Committee meeting, the Committee decided to:

- Increase the maximum size for treehouses/playhouses, farm livestock hutches, and hunting stands/blinds which would be considered “minor structures” from 50 sq. ft. to 120 sq. ft.
- Increase the maximum size of small structures exempt from permit requirements from 50 sq. ft. to 120 sq. ft. A sentence was also added clarifying these structures shall comply with setback, yard, and dimensional requirements, and other applicable zoning requirements.
- Amend the description of “*canopy and tent storage and greenhouse structures constructed of non-rigid exterior materials*”, which are proposed to be exempt from permit requirements, to “*Structures constructed of non-rigid exterior materials (e.g., canopy or tent-like material, or similar material)*” for clarification purposes. A sentence was also added clarifying these structures shall comply with setback, yard, and dimensional requirements, and other applicable zoning requirements.

- **Sec. 3.15, Special Development Requirements**

- Clarifying minimum shore frontage for certain shore lots in the Town of Washington.
- Eliminating architectural standards in the Town of Baileys Harbor.

## Chapter 4: Particular Use Requirements

- **Sec. 4.04(5), Auto/Boat Repair Particular Use Requirements**
  - Changing “Auto Repair” land use to “Vehicle Repair” to clarify how boat and other vehicle repair businesses are classified/regulated.
- **Sec. 4.04(7), Trade or Contractor Establishments Particular Use Requirements**
  - Adding requirement that outdoor storage associated with a trade or contractor establishment be located in compliance with accessory structure setbacks. This provision would not apply to parking of trucks and machinery used in conjunction with the establishment.
  - Adding requirement that the only retail or wholesale sales that a trade or contractor establishment may conduct is the sale of products or services produced by the establishment and earth materials used in conjunction with the establishment.
- **Sec. 4.04(8), Commercial Storage Facilities Particular Use Requirements**
  - Clarifying that commercial storage facilities shall be used for storage purposes only (i.e., no living quarters, offices, workshops, retail shops, etc.)
  - Eliminating additional road setback requirement for commercial storage facilities in the Town of Liberty Grove.
- **Sec. 4.04(13), Family Day Care Homes Particular Use Requirements**
  - Eliminating particular use requirements for family day care homes.
- **Sec. 4.04(14), Day Care Centers Particular Use Requirements**
  - Eliminating particular use requirements for day care centers.
- **Sec. 4.07(1), Parks Particular Use Requirements**
  - Eliminating setback requirement for active recreation facilities in parks owned/managed by units of government.
  - Eliminating additional lot size requirements for parks which are privately owned and allowing privately-owned parks on legal, nonconforming lots.
  - Amending additional setback requirement for active recreation facilities so that only principal structures for outdoor active recreation are required to meet the additional setback requirement.
  - Removing redundant prohibition of privately owned parks in the Exclusive Agricultural (EA) zoning district. This prohibition is proposed to be stated in the footnotes of the table of principal uses in Sec. 2.05(3)(a).
- **Sec. 4.07(9), Outdoor Active Recreation Facility Particular Use Requirements**
  - Eliminating particular use requirements for outdoor active recreation facilities. The “Outdoor Active Recreation Facility” land use is proposed to be eliminated from the ordinance.
- **Sec. 4.08(7), Dwellings for Agricultural Production/Processing Workers Particular Use Requirements**
  - Clarifying that dwellings permitted as dwellings for agricultural production/processing workers shall be removed from the property or converted to a different permitted use when the dwellings are no longer used as dwellings for agricultural production/processing workers.
- **Sec. 4.08(8), Multiple Occupancy Development Particular Use Requirements**
  - Eliminating remaining, unnecessary exception to the Conditional Use Permit requirement. Provision is no longer necessary due to the housing-related amendments adopted in 2022.
  - Eliminating maximum street-facing building façade length for reduced side and rear yard setbacks.
  - Clarifying when increased side and rear yard setbacks are required.
- **Sec. 4.08(9), Secondary Dwelling Unit Particular Use Requirements**
  - Clarifying that only one secondary dwelling unit per lot is allowed.

## **Chapter 5: Natural Features Protection Requirements**

- **Sec. 5.10, Wetland Setbacks**
  - Clarifying exemptions to wetland setbacks to reflect department policy/administration.

## **Chapter 6: Conservation Subdivision**

- **Sec. 6.03(1), Conservation Subdivision Preserved Open Space**
  - Adding/clarifying that shared driveways and private roads which serve less than four residential lots are allowed in designated preserved open space in conservation subdivisions to reflect department policy/administration.

## **Chapter 7: Parking, Loading, and Access Requirements**

- **Sec. 7.03(2)(c), Screening Requirements for Parking Areas near Residential Uses**
  - Adding screening requirements for drive-through facilities near residential uses and clarifying “adjoining lots”.
- **Sec. 7.05(7), Driveway Surfacing Requirements**
  - Exempting driveways on Chambers Island from driveway surfacing requirements.

## **Chapter 9: Nonconforming Uses, Structures, Lots**

- **Sec. 9.02(2), Provisions for Nonconforming Use of Buildings/Other Structures**
  - Clarifying that a Conditional Use Permit is not required to reconstruct a building/structure housing a nonconforming use, provided the reconstructed building does not exceed the original building floor area and volume.
- **Sec. 9.03(1), Provisions for Nonconforming Structures**
  - Clarifying that Sec. 9.03(1) also applies to modifications/structural alterations of nonconforming structures in addition to additions to nonconforming structures.

## **Chapter 12: Enforcement**

- **Sec. 12.02, Prosecution of Violations**
  - Updating State Statute references.

## **Chapter 13: Definitions**

- Amending “Active Recreation” definition and clarifying playgrounds are not considered active recreation.
- Amending “Business Establishment” definition for sign regulation.
- Adding “Child Care Center” definition.
- Removing “Day Care Center” definition.
- Amending “Driveway” definition to include internal driveways between parking areas.
- Removing “Family Day Care Home” definition and adding “Family Child Care Home” definition.
- Amending “Farm Related Residence” definition to clarify that income earned from renting/leasing farmland shall not be considered when determining if a person earns a substantial part of their livelihood from farm operations on the parcel to reflect department policy/administration.
- Adding “Municipal/Commercial Parking Lots” definition.
- Removing “Outdoor Active Recreation Facility” definition.
- Amending “Road” definition to include portions of driveways which are within a road right-of-way.
- Amending “Structure” definition.

## CHAPTER 1

### TITLE; AUTHORITY; AND GENERAL PROVISIONS

1.01 Title.	1.08 Interpretation and application.
1.02 Authority.	1.09 Severability.
1.03 Contents.	1.10 Warning and disclaimer of liability.
1.04 Purpose.	1.11 Vesting of rights.
1.05 Compliance.	1.12 Withdrawal by zoned towns.
1.06 Force and effect.	1.13 Commentary.
1.07 Abrogation and greater restrictions.	1.14 Headings

The County Board of Door County, Wisconsin does ordain as follows:

**1.01 Title.** This Ordinance shall be known as the "Door County Comprehensive Zoning Ordinance", hereinafter referred to as "this Ordinance." (Amended: 20 Sept. 2016; Ord. 2016-14)

**1.02 Authority.** This Ordinance is enacted pursuant to the authority granted by §§ 59.69 and 59.692, Wis. Stats.; additionally, it employs those powers or provisions provided for in § 59.694, Ch. 91, and § 281.31, Wis. Stats. This Ordinance shall constitute a comprehensive revision, as described in § 59.69(5)(d), Wis. Stats., of the 1968 Door County Zoning Ordinance. (Amended: 27 May 2014; Ord. 2014-10) (Amended: 20 Sept. 2016; Ord. 2016-14)

Commentary: (Added: March 1998) (Deleted: 20 Sept. 2016; Ord. 2016-14)

**1.03 Contents.** This Ordinance consists of two distinct but inseparable and integrated parts: written text and zoning maps. The written text and zoning maps taken together constitute this Ordinance and, therefore, shall at all times be considered as interrelated and inseparable parts of a whole. In addition, other maps and materials referenced in the text are used to support this Ordinance.

**1.04 Purpose.** (Deleted and recreated: 20 Sept. 2016; Ord. 2016-14) The purposes of this Ordinance include:

- (1) to promote the public health, safety, convenience, and general welfare;
- (2) to encourage planned and orderly land use development;
- (3) to protect property values and the property tax base;
- (4) to permit the careful planning and efficient maintenance of highway systems;
- (5) to ensure adequate highway, health, educational, and recreational facilities;  
(Amended: 23 May 2023; Ord. 2023-01)
- (6) to recognize the needs of agriculture, forestry, industry, and business in future growth;
- (7) to encourage uses of land and other natural resources which are in accordance with their character and adaptability;
- (8) to provide adequate light and air; (Amended: 23 May 2023; Ord. 2023-01)
- (9) to encourage the protection of groundwater resources;

- (10) to preserve wetlands;
- (11) to conserve soil, water, and forest resources;
- (12) to protect the beauty and amenities of landscape and man-made developments;
- (13) to provide healthy surroundings for family life; and
- (14) to promote the efficient and economical use of public funds.

To accomplish these, and other purposes, the County Board may plan for the physical development and zoning of territory within Door County.

### **1.05 Compliance.**

(1) No land or water shall hereafter be used and no structure or part thereof shall hereafter be used, located, erected, moved, reconstructed, extended, enlarged, converted, or structurally altered without full compliance with the provisions of this Ordinance.

(2) Unless specifically exempted by law, all cities, villages, towns, and counties are required to comply with this Ordinance and obtain all necessary permits in areas under the jurisdiction of this Ordinance.

Construction undertaken by the State of Wisconsin (hereafter "state") is, pursuant to § 30.12(4), Wis. Stats., subject to this ordinance. This includes every building, structure, or facility that is constructed for the benefit of or use of the state. (Amended: 20 Sept. 2016; Ord. 2016-14)

(3) Except for [principal uses](#) in the Exclusive Agricultural zoning district and as described in s. 2.05(4)(c)4., Uses Pertaining to the Wetland District, the following are not regulated by this Ordinance and are exempt from all provisions of this Ordinance:

- (a) Any structure or equipment used or designed for the production, transmission, delivery, or furnishing of heat, light, water, power, or sewer services; and
- (b) Mobile tower siting facilities, radio broadcast service facilities, broadband network projects pursuant to §196.504, Wis. Stats., and other communications services support structures and related facilities.

(Added: 23 May 2023; Ord. 2023-01)

## CHAPTER 2

### ZONING DISTRICTS AND ZONING MAPS; USE REGULATIONS

- |  |                       |
|--|-----------------------|
| 2.01 Zoning districts.                       | 2.05 Principal uses.  |
| 2.02 Zoning map.                             | 2.06 Accessory uses.  |
| 2.03 Purpose and intent of zoning districts. | 2.07 Temporary uses.  |
| 2.04 Types of uses.                          | 2.08 Uses not listed. |

**2.01 Zoning districts.** For the purpose of this Ordinance, the unincorporated areas of Door County are divided into the following zoning districts (with their respective symbols):

Wetland (W)	Small Estate Residential (SE)
Natural Area (NA)	Rural Residential (RR)
Exclusive Agricultural (EA)	High Density Residential (HD)
Prime Agricultural (PA)	Commercial Center (CC)
General Agricultural (GA)	Mixed Use Commercial (MC)
Countryside (CS)	Recreational Commercial (RC)
Heartland-3.5 (HL3.5)	Light Industrial (LI)
Heartland-5 (HL5)	Chambers Island (CI)
Heartland-10 (HL10)	Conservation Area (CA)
Estate (ES)	Countryside-5 (CS5)
Single Family Residential-10,000 (SF10)	Neighborhood Residential (NR)
Single Family Residential-20,000 (SF20)	Village Commercial (VC)
Single Family Residential-30,000 (SF30)	General Commercial (GC)

## 2.02 Zoning Maps.

(1) Zoning districts shall be bounded and defined as shown on zoning maps prepared for each town. The zoning maps shall be entitled, *Zoning Maps of Door County*.

(2) Interpretation of Zoning District Boundaries. The following rules shall be used to determine the precise location of zoning district boundaries shown on the *Zoning Maps of Door County*:

(a) Boundaries shown as following or approximately following the limits of any municipal corporation shall be construed as following such limits.

(b) Boundaries shown as following or approximately following roads shall be construed as following the centerlines of such roads.

(c) Boundaries shown as following or approximately following platted lot lines or other property lines as shown on the Door County Real Property Listing Tax Maps shall be construed as following such lines.

(d) Boundaries shown as following or approximately following the centerlines of streams, rivers, or other water courses shall be construed as following the centerline of such water courses; in the event of a natural change in the location of such water courses, the zoning district boundary shall be construed as moving with the centerline.

(e) Boundaries shown as separated from, and parallel or approximately parallel to, any of the features listed in pars. (a) through (d), shall be construed to be parallel to such features and at such distances therefrom as are shown on the *Zoning Maps of Door County*.

(f) Boundaries below the ordinary high water mark which coincide with riparian rights lines as determined by NR 326.07, Wis. Admin. Code, shall be construed as such riparian rights lines.

(g) Boundaries below the ordinary high water mark which do not coincide with riparian rights lines as determined by NR 326.07, Wis. Admin. Code, shall be construed as running perpendicular to the shoreline where the boundaries intersect with the shoreline.

(h) The mapped Wetland zoning district boundaries are based on the ~~wetland boundaries shown on the~~ most recent version of the Wisconsin Wetland Inventory maps for Door County ~~which have been prepared by~~ as depicted on the Wisconsin Department of Natural Resources Surface Water Data Viewer. Where an apparent discrepancy exists between a Wetland district boundary as shown on the ~~zoning map~~ Wisconsin Department of Natural Resources Surface Water Data Viewer and actual field conditions ~~for a project site, the Zoning Administrator shall contact the appropriate office of the Department of Natural Resources to determine if the boundary as mapped is in error. If the Department~~

~~of Natural Resources staff concur with the Zoning Administrator that a particular area was incorrectly mapped as a wetland or non-wetland, the Zoning Administrator may immediately grant or deny appropriate permits or approvals in accordance with the regulations applicable to the correct base zoning district. The Zoning Administrator and Resource Planning Committee shall subsequently initiate a zoning map amendment to correct these mapping discrepancies.~~  
(Added: 28 July 2009; Ord. 2009-06) (Amended: 20 Sept. 2016; Ord. 2016-14)

**2.03 Purpose and intent of zoning districts.** The following specifies the purpose and intent of each of the zoning districts established by this Ordinance.

(1) Wetland (W). This district is intended to prevent the destruction and depletion of Door County's wetlands; to protect water courses and navigable waters and the public rights therein; to maintain the purity of water in lakes and streams and to prevent pollution thereof; and to protect spawning grounds, fish, and habitats for wild flora and fauna. Furthermore, this district is intended to prevent the changing of the natural character of wetlands. Lot sizes of at least 10 acres are required for new lots. (Amended: 28 July 2009; Ord. No. 2009-06)

(2) Natural Area (NA). This district is intended to conserve the existing, mostly undeveloped natural areas of Door County. The district may be used in upland areas adjacent to, or surrounded by, wetland areas, or in other areas where natural features are considered significant. To conserve these areas, commercial and industrial uses are disallowed, but agriculture, very low density residential, recreational and institutional uses are permitted. Lot sizes of at least 15 acres are required for new lots. (Amended: 17 April 2012; Ord. 2012-14)

(3) Exclusive Agricultural (EA). This district is intended to protect the agricultural industry from scattered nonagricultural development that may displace agricultural uses and is, therefore, not intended to accommodate future nonagricultural growth. This district is intended to help implement recommendations of the *Door County Comprehensive and Farmland Preservation Plan*. Further, it is intended to meet the provisions of the Wisconsin Farmland Preservation Program, as specified in Ch. 91, Wis. Stats., and thereby establish eligibility for tax credits to farm owners as provided in Ch. 71, sub.ch. IX, Wis. Stats. It is intended that this district apply to lands included in productive farm operations and which have historically exhibited good crop yields, or are capable of such yields; have demonstrated productivity for dairying, livestock raising, and grazing; have been used for production of specialty crops such as tree and plant materials, fruits, and vegetables; or have been integral parts of such farm operations. Lot sizes of at least 35 acres are required for new lots. (Amended: 30 September 2010; Ord. 2010-13) (Amended: 20 Sept. 2016; Ord. 2016-14)

(4) Prime Agricultural (PA). This district is intended to maintain and preserve agricultural lands which have historically demonstrated high agricultural productivity. Lands eligible for designation in this district shall generally include those designated as farmland preservation areas in the *Door County Comprehensive and Farmland Preservation Plan*. This district is also intended to provide farmland owners with additional management options by allowing limited residential development, but with residential density limits and other requirements set so as to maintain the rural

contribute to maintaining rural character, and aid in improving surface water quality. Uses in these districts are limited to mostly very low density residential and low intensity recreational uses. Lot sizes of at least 15 acres are required for new lots.

(23) Countryside-5 (CS5). This district is intended for mostly rural areas of the interior of the county where a mixture of low density residential, agricultural, and very limited rural commercial activity exists or is desirable. The district provides for residential development at modest densities consistent with a generally rural environment and allows for nonresidential uses that require relatively large land areas and/or are compatible with surrounding rural land. Because the district accommodates agricultural uses, it can serve as a transitional district between areas where agricultural uses are prominent and more intensely developed areas. Lot sizes of at least 5 acres are required for new lots.

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

(25) Village Commercial (VC). This district is intended for the primary centers of community development, permitting commercial and mixed use development and redevelopment, as well as residential usage. The district permits a wide variety of retail, service, and office uses and is intended to maintain the vitality of existing commercial centers. It should be established for the main business districts of existing communities. Lot sizes of at 20,000 square feet are required for new lots that are not served by public sewer.

(26) General Commercial (GC). This district is intended to provide for limited areas of residential and commercial uses. This district is the result of a need to recognize existing local and neighborhood businesses. Typically, this district will be located within or near existing communities, but it is also intended for outlying or smaller nodes of development. In addition, this district can be used as a transition between business centers and strictly residential areas. Lot sizes of at least 20,000 square feet are required for new lots that are not served by public sewer.  
(Amended: 22 August 2006, Ord. No. 2006-16; Effective: 12 September 2006)

(27) Single Family Residential-10,000 (SF10). This district is intended to provide single family residential housing at high densities and shall only be located on lots served by public sewer. Lot sizes of at least 10,000 square feet are required. The permitted uses are restricted in order to maintain the strictly residential character of these areas. (Added: 22 February 2011, Ord. No. 2011-03).

## 2.04 Types of uses.

(1) Principal uses. These uses are sorted and assigned to specific zoning districts. (See s. 2.05, principal uses.) Such uses shall be established only if they are located in the zoning district to which they are assigned. These uses are further divided into the following two categories: (Amended: 27 May 2008; Ord. 2008-04) .

(a) Permitted uses. These uses are permitted by right, provided all requirements of this Ordinance are met.

(b) Deleted. (27 May 2008; Ord. 2008-04)

(c) Uses permitted as conditional uses. These uses will be allowed, and a conditional use permit will be granted, if the applicant demonstrates, by substantial evidence, that the application and all requirements and conditions established by the county as specified in the ordinance or imposed by the Resource Planning Committee are or will be satisfied. See also s. 11.04, conditional use permits. (Amended: 27 March 2018; Ord. 2018-07)

(Term "special exception" replaced with "conditional use" throughout ordinance. Amended: 24 November 1998; Ord. 33-98)

(2) Accessory uses. (See s. 2.06, accessory uses.)

(3) Temporary uses. (See s. 2.07, temporary uses.)

(4) Uses not listed. (See s. 2.08, uses not listed.)

## 2.05 Principal uses.

(1) Except as pertains to the Wetland district, the principal uses allowed in each zoning district shall be as shown in sub.(3), tables of principal uses. (Amended: 22 August 2006, Ord. 2006-16; Effective: 12 September 2006)

Commentary: (Deleted: 20 Sept. 2016; Ord. 2016-14)

(2) How to use the table of principal uses. (Amended: 22 Feb. 2022; Ord. 2022-03)

Table of principal uses (portion)

TYPE OF USE	ZONING DISTRICTS								
	W	NA	EA	GA	PA	CS	HL	ES	SF20
AGRICULTURAL USES									
Agricultural Visitation Facility (s. 4.03(4))				C	C				
Agriculture (s. 4.03(1))		P	P	P	P	P	P	P	
Greenhouses			P	P	P <sup>1</sup>	P	P	P <sup>1</sup>	

Refer to listed section for requirements applicable to specified use.

The listing of principal uses for the Wetland district does not fit a table format. Refer to sub.(4).

Refer to footnote at end of table for special provision.

Space without symbol means the use is not allowed.

**KEY:**

**P = Permitted uses.**

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

**C = Uses permitted as conditional uses.**

(Added: 24 Nov. 1998, Ord. 33-98)

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

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

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

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



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

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

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

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

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

**FOOTNOTES:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Type of Use	Zoning Districts					
	CA	CS5	CI	NR	VC	GC
MISCELLANEOUS USES						
Airports (s. 4.09(1))						
Airstrips and Landing Fields (s. 4.09(1))		C				
Animal Shelters/Pounds (s. 4.09(3))		C				C
Municipal/Commercial Parking Lots					C	C
(3 Uses Deleted: 23 May 2023; Ord. 2023-01)						

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

FOOTNOTES:

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

(Table and footnotes added 22 Aug. 2006; Ord. 2006-16; Effective 12 Sept. 2006)

## CHAPTER 3

### GENERAL REQUIREMENTS

- |  |  |
|--|--|
| <p>3.01 Compliance.</p> <p>3.02 District requirements.</p> <p>3.03 (Multiple occupancy development section amended and relocated 5 Oct. 1998; Ord. 22-98)</p> <p>3.04 Lot requirements.</p> <p>3.05 Setbacks from roads.</p> <p>3.06 Additional setbacks from roads for large buildings.</p> <p>3.07 (Setback from navigable water section relocated to Shoreland Ord. 20 Sept. 2016; Ords. 2016-12 and 2016-14)</p> | <p>3.08 Height requirements.</p> <p>3.09 Front, rear, and side yards.</p> <p>3.10 Landscape buffers.</p> <p>3.11 Floor area requirements.</p> <p>3.12 Accessory structures.</p> <p>3.13 Outdoor storage of junk material.</p> <p>3.14 Filling and grading.</p> <p>3.15 Special development requirements.</p> <p>3.16 (Exclusive Ag. district restriction section deleted 30 Sept. 2010; Ord. 2010-13)</p> <p>3.17 Alleys</p> |
|--|--|

**3.01 Compliance.** All development shall comply fully with the requirements of this Chapter.

**3.02 District requirements.**

(1) Developments shall meet the minimum requirements for the applicable district shown in the tables in sub. (3), except as otherwise required in s.3.15, special development requirements. (Amended: 22 Aug. 2006; Ord. No. 2006-16 – Effective 12 September 2006)

Commentary: The provisions of s. 3.15 apply to all or parts of the Towns of Washington, Liberty Grove, and Baileys Harbor. For projects within those towns, applicants are advised to check the provisions of s. 3.15. Note, too, that many other town- or district-specific regulations may be found in other sections of the ordinance. (Amended: 22 Aug. 2006; Ord. No. 2006-16; Effective 12 Sept. 2006) (Amended: 20 Sept. 2016; Ord. 2016-14)

(2) How to use the tables in sub. (3).

(2) How to use the tables in Sub. (3).

Table of district requirements (portion)

ZONING DISTRICT Development Type(s)	Individual Lot Requirements			Yards					Conservation Subdivision & Manufactured Home Park Requirements		
	Min. Lot Area	Min. Lot Width <sup>6</sup> (feet)	Max Imperv. Surface Ratio <sup>1</sup>	Side Principal (feet)	Side Accessory (feet)	Rear Principal (feet)	Rear Accessory (feet)	Front (feet)	Min. Site Area	Max. Allowable Density (density unit per acre)	Min Preser. Open Space
<u>WETLAND (W)</u> Development, per s. 2.05(4)	10 acres <sup>8</sup>	300	7.5%	25	50	50	50	25	n/a	n/a	n/a
<u>NATURAL AREA (NA)</u> All Other Development Conservation Subdivision	15 acres 10,000 <sup>12</sup>	450 65 <sup>12</sup>	25% n/a	25 50 <sup>2</sup>	20 50 <sup>2</sup>	50 50 <sup>2</sup>	50 50 <sup>2</sup>	25 25	n/a 15 acres	n/a .10	n/a 80%
<u>EXCLUSIVE AGRICULTURE (EA)</u> All Development	35 acres	600	25%	50 <sup>3</sup>	50 <sup>3</sup>	50	50	25	n/a	n/a	n/a

Refers to the various types of developments permitted in each specific zoning district.

Refers to the minimum size for an individual lot or each type of development, shown in acres or square feet.

Refers to the minimum width of a lot as measured through the midpoint of the shortest line that can be drawn between the front lot line and the rear lot line. (Amended: 23 March 1999; Ord. 4-99)

Refers to the maximum percentage of a lot that may be covered with buildings, pavements, and other untreated impervious surfaces. (Amended: 20 Sept.2016; Ord.2016-14)

Refers to the minimum allowable distance between any side lot line and a principal or accessory structure.

Refers to the minimum allowable distance between a rear lot line and a principal or accessory structure.

Refers to the minimum allowable distance between a front lot line and any building.

Refers to the minimum total land area needed to implement a Manufactured Home Park or Conservation Subdivision.

The number that is used to determine the maximum number of dwelling units permitted in a conservation subdivision or manufactured home park.

Refers to the minimum percentage of the total site area that must be preserved as open space.

KEY:  
n/a - Not applicable.

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

<u>ZONING DISTRICT</u> Development Type	Individual Lot Requirements			Yards					Conservation Subdivision & Manufactured Home Park Requirements		
	Min. Lot Area	Min. Lot Width <sup>6</sup> <u>13</u> (feet)	Max. Imperv. Surface Ratio <sup>1</sup>	Side Principal (feet)	Side Accessory (feet)	Rear Principal (feet)	Rear Accessory (feet)	Front (feet)	Min. Site Area	Max. Allowable Density (density unit per acre)	Min. Preser. Open Space
<u>WETLAND (W)</u> Development, per s. 2.05(4)	10 acres <sup>8</sup>	300	7.5%	25	25	50	50	25	n/a	n/a	n/a
<u>NATURAL AREA (NA)</u> All Other Development Conservation Subdivision (Added: 4 April 2011; Ord. 2011-05) (Amended: 22 Mar. 2022; Ord. 2022-05)	15 acres	450	25%	25	20	50	50	25	n/a	n/a	n/a
	10,000	65	n/a	25 <sup>2</sup>	20 <sup>2</sup>	50 <sup>2</sup>	50 <sup>2</sup>	25	15 acres	0.10	80%
<u>EXCLUSIVE AGRICULTURAL (EA)</u> All Development	35 acres	600	25%	50 <sup>3</sup>	50 <sup>3</sup>	50	50	25	n/a	n/a	n/a
<u>GENERAL AGRICULTURAL (GA)</u> All Other Development Conservation Subdivision (Added: 4 April 2011; Ord. 2011-05) (Amended: 22 Mar. 2022; Ord. 2022-05)	20 acres <sup>4</sup>	600	25%	50 <sup>3</sup>	50 <sup>3</sup>	50	50	25	n/a	n/a	n/a
	10,000	65	n/a	50 <sup>2</sup>	50 <sup>2</sup>	50 <sup>2</sup>	50 <sup>2</sup>	25	20 <sup>4</sup> acres	.10	80%
<u>PRIME AGRICULTURAL (PA)</u> All Other Development Conservation Subdivision(Added: 4 April 2011, Ord.2011-05) (Amended: 22 Mar. 2022; Ord. 2022-05)	20 acres <sup>4</sup>	600	25%	50 <sup>3</sup>	50 <sup>3</sup>	50	50	25	n/a	n/a	n/a
	10,000	65	n/a	50 <sup>2</sup>	50 <sup>2</sup>	50 <sup>2</sup>	50 <sup>2</sup>	25	20 <sup>4</sup> acres	0.10	80%
<u>COUNTRYSIDE (CS)</u> All Other Development Conservation Subdivision(Added: 4 April 2011; Ord. 2011-05) (Amended: 22 Mar. 2022; Ord. 2022-05) Manufactured Home Park	10 acres <sup>8, 9</sup>	300 <sup>10</sup>	25%	40 <sup>3</sup>	20	50	50	25	n/a	n/a	n/a
	10,000	65	n/a	40 <sup>2</sup>	20 <sup>2</sup>	50 <sup>2</sup>	50 <sup>2</sup>	25	10 <sup>8</sup>	0.20	80%
	4,500 <sup>5</sup>	50 <sup>5</sup>	n/a	40 <sup>2</sup>	40 <sup>2</sup>	40 <sup>2</sup>	40 <sup>2</sup>	25	20 <sup>4</sup> acres	1.50	50%
<u>HEARTLAND-3.5 (HL3.5)</u> All Other Development Conservation Subdivision(Added: 4 April 2011; Ord.2011-05) (Amended: 22 Mar. 2022; Ord. 2022-05) Manufactured Home Park (Amended: 28 May 1996* Ord. 13-96)	3.5 acres	250	25%	40 <sup>3</sup>	20	50	20	25	n/a	n/a	n/a
	10,000	65	n/a	40 <sup>2</sup>	20 <sup>2</sup>	50 <sup>2</sup>	20 <sup>2</sup>	25	7 acres	0.50	60%
	4,500 <sup>5</sup>	50 <sup>5</sup>	n/a	40 <sup>2</sup>	40 <sup>2</sup>	40 <sup>2</sup>	40 <sup>2</sup>	25	7 acres	0.50	75%

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

<u>ZONING DISTRICT</u> Development Type	Individual Lot Requirements			Yards					Conservation Subdivision & Manufactured Home Park Requirements		
	Min. Lot Area	Min. Lot Width <sup>6</sup> 13 (feet)	Max. Imperv. Surface Ratio <sup>1</sup>	Side Principal (feet)	Side Accessory (feet)	Rear Principal (feet)	Rear Accessory (feet)	Front (feet)	Min. Site Area	Max. Allowable Density (density unit per acre)	Min. Preser. Open Space
<u>HEARTLAND-5 (HL5)</u> All Other Development Conservation Subdivision(Added: 4 April 11, Ord. 2011-05) (Amended: 22 Mar. 2022; Ord. 2022-05) Manufactured Home Park (Added: 28 May 1996; Ord. 13-96)	5 acres 10,000 4,500 <sup>5</sup>	250 65 50 <sup>5</sup>	25% n/a n/a	40 <sup>3</sup> 40 <sup>2</sup> 40 <sup>2</sup>	20 20 <sup>2</sup> 40 <sup>2</sup>	50 50 <sup>2</sup> 40 <sup>2</sup>	40 40 <sup>2</sup> 40 <sup>2</sup>	25 25 25	n/a 10 acres 20 <sup>4</sup> acres	n/a 0.35 0.50	n/a 60% 75%
<u>HEARTLAND-10 (HL10)</u> All Other Development Conservation Subdivision(Added: 4 April 2011, Ord. 2011-05) (Amended: 22 Mar. 2022; Ord. 2022-05) Manufactured Home Park (Added: 28 May 1996; Ord. 13-96)	10 acres <sup>8</sup> 10,000 4,500 <sup>5</sup>	300 65 50 <sup>5</sup>	25% n/a n/a	40 <sup>3</sup> 40 <sup>2</sup> 40 <sup>2</sup>	20 20 <sup>2</sup> 40 <sup>2</sup>	50 50 <sup>2</sup> 40 <sup>2</sup>	50 50 <sup>2</sup> 40 <sup>2</sup>	25 25 25	n/a 10 acres 20 <sup>4</sup> acres	n/a 0.20 0.50	n/a 80% 75%
<u>ESTATE(ES)</u> All Other Development Conservation Subdivision(Added: 4 April 2011; Ord. 2011-05) (Amended: 22 Mar. 2022; Ord. 2022-05)	5 acres 10,000	250 65	25% n/a	25 25 <sup>2</sup>	20 20 <sup>2</sup>	50 50 <sup>2</sup>	40 40 <sup>2</sup>	25 25	n/a 10 <sup>8</sup> acres	n/a 0.35	n/a 60%
<u>SINGLE FAMILY RESIDENTIAL-10,000 (SF10)</u> All other Development (with public sewer) (Amended: 22 Mar. 2022; Ord. 2022-05)	10,000	65 <sup>11</sup>	45%	10	5	20	10	25	n/a	n/a	n/a
<u>SINGLE FAMILY RESIDENTIAL-20,000 (SF20)</u> All Other Development • unsewered • with public sewer Conservation Subdivision (Added: 4 April 2011; Ord. 2011-05) (Amended: 22 Mar. 2022; Ord. 2022-05)	20,000 16,200 10,000	100 90 65	45% 45% n/a	10 10 20 <sup>2</sup>	5 5 10 <sup>2</sup>	40 40 40 <sup>2</sup>	10 10 20 <sup>2</sup>	25 25 25	n/a n/a 1.8 acres	n/a n/a 3.27	n/a n/a 30%
<u>SINGLE FAMILY RESIDENTIAL-30,000 (SF30)</u> All Other Development Conservation Subdivision (Added: 4 April 2011; Ord. 2011-05) (Amended: 22 Mar. 2022; Ord. 2022-05)	30,000 10,000	150 65	35% n/a	20 40 <sup>2</sup>	15 30 <sup>2</sup>	50 50 <sup>2</sup>	20 40 <sup>2</sup>	25 25	n/a 2.8 acres	n/a 2.18	n/a 40%
<u>SMALL ESTATE RESIDENTIAL (SE)</u> All Other Development Conservation Subdivision (Added: 4 April 2011; Ord. 2011-05) (Amended: 22 Mar. 2022; Ord. 2022-05)	1.5 acres 10,000	150 65	25% n/a	20 40 <sup>2</sup>	15 30 <sup>2</sup>	50 50 <sup>2</sup>	20 40 <sup>2</sup>	25 25	n/a 6 acres	n/a 1.00	n/a 40%

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

<u>ZONING DISTRICT</u> Development Type	Individual Lot Requirements			Yards					Conservation Subdivision & Manufactured Home Park Requirements		
	Min. Lot Area	Min. Lot Width <sup>6</sup> <u>13</u> (feet)	Max. Imperv. Surface Ratio <sup>1</sup>	Side Principal (feet)	Side Accessory (feet)	Rear Principal (feet)	Rear Accessory (feet)	Front (feet)	Min. Site Area	Max. Allowable Density (density unit per acre)	Min. Preser. Open Space
<u>RURAL RESIDENTIAL (RR)</u> All Other Development (Deleted: 22 Mar. 2022; Ord. 2022-05) Conservation Subdivision (Added: 4 April 2011; Ord. 2011-05) (Amended: 22 Mar. 2022; Ord. 2022-05) Manufactured Home Park	40,000 10,000 4,500 <sup>5</sup>	150 65 50 <sup>5</sup>	35% n/a n/a	20 40 <sup>2</sup> 40 <sup>2</sup>	15 30 <sup>2</sup> 40 <sup>2</sup>	50 50 <sup>2</sup> 40 <sup>2</sup>	20 40 <sup>2</sup> 40 <sup>2</sup>	25 25 25	n/a 3.7 acres 5 acres	n/a 1.63 6.00	n/a 40% 25%
<u>HIGH DENSITY RESIDENTIAL (HD)</u> All Other Development • unsewered • with public sewer Conservation Subdivision (Added: 4 April 2011; Ord. 2011-05) (Amended: 22 Mar. 2022; Ord. 2022-05) Manufactured Home Park	20,000 16,200 10,000 4,500 <sup>5</sup>	100 90 65 50 <sup>5</sup>	45% 45% n/a n/a	10 10 20 <sup>2</sup> 40 <sup>2</sup>	5 5 10 <sup>2</sup> 40 <sup>2</sup>	20 20 40 <sup>2</sup> 40 <sup>2</sup>	10 10 20 <sup>2</sup> 40 <sup>2</sup>	25 25 25 25	n/a n/a 1.8 acres 5 acres	n/a n/a 3.27 6.00	n/a n/a 30% 25%
Multiple Occupancy Development	----- See s. 4.08(8), multiple occupancy development requirements (Amended: 5 October 1998, Ord. 22-98) -----										
<u>COMMERCIAL CENTER (CC)</u> All Other Development • unsewered • with public sewer	20,000 16,200	100 90	75% 75%	10 10	5 5	20 20	10 10	25 25	n/a n/a	n/a n/a	n/a n/a
Multiple Occupancy Development	----- See s. 4.08(8), multiple occupancy development requirements (Amended: 5 Oct. 1998, Ord. 22-98) -----										
<u>MIXED USE COMMERCIAL (MC)</u> All Other Development • unsewered • with public sewer	20,000 16,200	100 90	45% 45%	10 10	5 5	20 20	10 10	25 25	n/a n/a	n/a n/a	n/a n/a
Multiple Occupancy Development	----- See s. 4.08(8), multiple occupancy development requirements (Amended: 5 Oct. 1998, Ord. 22-98) -----										
<u>RECREATIONAL COMMERCIAL (RC)</u> All Other Development Conservation Subdivision (Added: 4 April 2011; Ord. 2011-05) (Amended: 22 Mar. 2022; Ord. 2022-05)	20,000 10,000	100 65	45% n/a	10 20 <sup>2</sup>	5 10 <sup>2</sup>	20 20 <sup>2</sup>	10 20 <sup>2</sup>	25 25	n/a 1.8 acres	n/a 3.27	n/a 30%
Multiple Occupancy Development	----- See s. 4.08(8), multiple occupancy development requirements (Amended: 5 Oct. 1998, Ord. 22-98) -----										
<u>LIGHT INDUSTRIAL (LI)</u> All Development <a href="#">(Note: Side and rear yard requirements shall be doubled for side and rear lot lines that coincide with the Light Industrial District boundary)</a>	60,000	200	60%	20 <sup>2</sup>	10 <sup>2</sup>	20 <sup>2</sup>	10 <sup>2</sup>	25	n/a	n/a	n/a

Key: n/a – Not applicable.

## FOOTNOTES:

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

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

<u>ZONING DISTRICT</u> Development Type	Individual Lot Requirements			Yards					Conservation Subdivision & Manufactured Home Park Requirements		
	Min. Lot Area	Min. Lot Width <sup>59</sup> (feet)	Max. Imperv. Surface Ratio <sup>1</sup>	Side Principal (feet)	Side Accessory (feet)	Rear Principal (feet)	Rear Accessory (feet)	Front (feet)	Min. Site Area	Max. Allowable Density (density unit per acre)	Min. Preser Open Space
<u>CONSERVATION AREA (CA)</u> All Development	15 acres	450	25%	25	20	50	50	25	n/a	n/a	n/a
<u>COUNTRYSIDE-5 (CS5)</u> All Other Development	5 acres	250	25%	40 <sup>3</sup>	20	50	40	25	n/a	n/a	n/a
Conservation Subdivision (Added: 4 April 2011; Ord. 2011-05)	10,000 <sup>8</sup>	65 <sup>8</sup>	n/a	40 <sup>2</sup>	20 <sup>2</sup>	50 <sup>2</sup>	40 <sup>2</sup>	25	10 <sup>6</sup> acres	0.35	60%
Manufactured Home Park	4,500 <sup>4</sup>	50 <sup>4</sup>	n/a	40 <sup>2</sup>	40 <sup>2</sup>	40 <sup>2</sup>	40 <sup>2</sup>	25	20 <sup>7</sup> acres	1.50	50%
<u>CHAMBERS ISLAND (CI)</u> Lots fronting navigable water, all development	3 acres	350	25%	50 <sup>3</sup>	15	50	20	25	n/a	n/a	n/a
Lots not fronting navigable water, all development (Added: 25 March 2014; Ord. 2014-03)	10 acres <sup>6</sup>	600	25%	100 <sup>3</sup>	15	50	20	25	n/a	n/a	n/a
<u>NEIGHBORHOOD RESIDENTIAL (NR)</u> All Other Development	20,000	100	45%	10	5	20	10	25	n/a	n/a	n/a
• unsewered	16,200	90	45%	10	5	20	10	25	n/a	n/a	n/a
• with public sewer											
Conservation Subdivision (Added: 4 April 2011; Ord. 2011-05)	10,000 <sup>8</sup>	65 <sup>8</sup>	n/a	20 <sup>2</sup>	10 <sup>2</sup>	40 <sup>4</sup>	20 <sup>2</sup>	25	1.8 acres	3.27	30%
Multiple Occupancy Development	----- See s. 3.15(4)(d) and s. 4.08(8), multiple occupancy development requirements (Amended: 5 Oct. 1998, Ord. 22-98) -----										
<u>VILLAGE COMMERCIAL (VC)</u> All Other Development	20,000	100	75%	10	5	20	10	25	n/a	n/a	n/a
• unsewered	16,200	90	75%	10	5	20	10	25	n/a	n/a	n/a
• with public sewer											
Multiple Occupancy Development	----- See s. 3.15(4)(b) and s. 4.08(8), multiple occupancy development requirements (Amended: 5 Oct. 1998; Ord. 22-98) -----										

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

ZONING DISTRICT Development Type	Individual Lot Requirements			Yards					Conservation Subdivision & Manufactured Home Park Requirements		
	Min. Lot Area	Min. Lot Width <sup>9</sup> (feet)	Max. Imperv. Surface Ratio <sup>1</sup>	Side Prin- cipal (feet)	Side Acces- sory (feet)	Rear Prin- cipal (feet)	Rear Acces- sory (feet)	Front (feet)	Min. Site Area	Max. Allowable Density (density unit per acre)	Min. Preser Open Space
<b>GENERAL COMMERCIAL (GC)</b> All Other Development	20,000	100	45%	10	5	20	10	25	n/a	n/a	n/a
• unsewered	16,200	90	45%	10	5	20	10	25	n/a	n/a	n/a
• with public sewer											
Multiple Occupancy Development	----- See s. 4.08(8), multiple occupancy development requirements (Amended: 5 Oct. 1998; Ord. 22-98) -----										

KEY: n/a - Not applicable.

## FOOTNOTES:

## 1. Regarding impervious surface ratio regulations:

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

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

3. For lots existing as provided in s. 3.04(5), lots created prior to the effective date

of this Ordinance, the minimum side yard requirements shall be 20% of the lot width or 40 feet in the CS5 and CI districts, whichever is less. (Amended: 22 Aug. 2006; Ord. 2006-16; Effective 12 Sept. 2006) (Amended: 25 March 2014; Ord. 2014-03) (Amended: 27 May 2014; Ord. 2014-10) (Amended: 20 Sept. 2016; Ord. 2016-14)

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

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

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

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

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

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

[9. For lots that front on navigable water, the minimum lot frontage at the ordinary high water mark shall not be less than the minimum lot width for the district in which the lot is located.](#)

(6) Lots which qualify as building sites as provided in sub. (5) may be enlarged through acquisition of adjacent property, but need not comply with the provisions of s. 3.02(3), table of district requirements. Any such lots which have been enlarged through land acquisition or combining of separate parcels into a single legal description shall not be thereafter reduced or rearranged except in compliance with s. 3.02, district requirements. (Amended: 25 June 1996; Ord. 16-96)

### 3.05 Setbacks from roads.

(1) State and federal roads. Except as provided in subs. (5),(5a), and (6), the minimum required setback for all structures fronting on state and federal roads shall be 90 feet from the centerline of the right-of-way or 57 feet from the edge of the right-of-way, whichever is greater.(Amended: 29 January 2002; Ord. 02-02) (Amended: 26 Feb. 2013; Ord. 2013-08) (Typographical error corrected: 20 Sept. 2016; Ord. 2016-14)

(2) County roads. Except as provided in subs. (5), (5a), and (6), the minimum required setback for all structures fronting on county roads shall be 75 feet from the centerline of the right-of-way or 42 feet from the edge of the right-of-way, whichever is greater. (Amended: 29 January 2002; Ord. 02-02) (Amended: 28 Feb. 2013; Ord. 2013-08)

(3) Town roads. Except as provided in subs. (5),(5a), and (6), the minimum required setback for all structures fronting on all town roads shall be 65 feet from the centerline of the right-of-way or 32 feet from the edge of the right-of-way, whichever is greater. (Amended: 29 January 2002; Ord. 02-02) (Amended: 26 Feb. 2013; Ord. 2013-08) (Typographical error corrected: 20 Sept. 2016; Ord. 2016-14)

(4) Private roads. The required setback for all structures fronting on private roads or private road easements, except those serving 4 lots or less, shall be 30 feet. No setback shall be required from private roads or private road easements which serve 4 lots or less. If the width of the private road or private road easement is described by plat, survey, deed or similar document, the setback shall be measured from the edge of the described road or road easement. If the width of the private road or private road easement is not so described, then the setback shall be measured from the edge of the traveled roadway. (Amended: 27 May, 1997; Ord. 14-97)

(5) The required setback for roads in the Commercial Center, Mixed Use Commercial, Village Commercial, General Commercial, and High Density Districts within areas designated "Core" in the Door County Comprehensive and Farmland Preservation Plan shall be 25' from the right-of-way. (Amended: 27 February 2007; Ord. 2007-04; Effective 12 March 2007) (Amended: 30 August 2011; Ord. 2011-11) (Amended: 26 Feb. 2013; Ord. 2013-08) (Amended: 20 Sept. 2016; Ord. 2016-14) (Amended: 22 Mar. 2022; Ord. 2022-05)

(5a) The required setback for roads shall be 25' from the right-of-way in the Single-Family Residential 10,000 district, for residential lots within conservation subdivisions, and for Residential Uses as listed in s. 2.05(3)(a) and (3)(b), Table of Principal Uses, in the Recreational Commercial district. (Added: 26 Feb 2013; Ord.2013-08) (Amended: 22 Mar. 2022; Ord. 2022-05)

(6) Setback reduction. (Amended: 20 Sept. 2016; Ord. 2016-14)

(a) Where each side of the proposed building location is occupied by an adjacent principal building located closer to the road than the required setback and located within 200 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. (Amended: 20 Sept. 2016; Ord. 2016-14)

(b) Where one side of the proposed building location is occupied by an adjacent principal building located closer to the road than the required setback and located within 200 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 road. (Amended: 20 Sept. 2016; Ord. 2016-14)

(c) When the required road setback, in conjunction with the Door County Shoreland Zoning Ordinance required ordinary high water mark setback, leaves a buildable area of less than 30 feet in depth, the required road setback shall be reduced to provide a buildable area depth of up to 30 feet, except that in no case shall the required road setback be less than 10 feet from the right-of-way. (Added: 20 Sept. 2016; Ord. 2016-14)

(7) How measured. Setbacks from roads shall be measured from the nearest portion of a structure. (Amended: 25 June 1996; Ord.16-96)

(8) Exemptions. The following structures shall be permitted within the required setback of roads, 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 preconstruction grade.

(b) (Deleted: 23 May 2023; Ord. 2023-01)

(c) Minor structures, as listed in s. 3.12(1)(a).

(d) Fences, provided they are not located within a public right-of-way.

(e) Signs, as provided in Chapter 8.

(f) Outdoor lighting installations and unenclosed canopies for lighting and rain protection in conjunction with such uses as automobile fuel sales or drive-in facilities, provided these items are not located within a public right-of-way and provided that they are not located in side yards.

(g) Structures such as ramps and landings, lifts, or elevator housing, which are designed and intended to comply with the requirements of the Americans with Disabilities Act or fair housing laws to make existing buildings accessible to

disabled people, and where no feasible alternative locations exist.

(h) Overhanging eaves and gutters, provided they extend not more than 2 feet into the required setback and are not located within a public right-of-way. (Added: 25 June 1996; Ord. 16-96)

(i) Unenclosed stoops which are not more than 25 square feet in area and unenclosed stairs which are not more than 5 feet in width, provided such items extend not more than 6 feet from the wall of the building and are not located within a public right-of-way. (Added: 25 June 1996; Ord. 16-96) (Amended: 17 December 1996; Ord. 37-96) (Amended: 20 Sept. 2016; Ord. 2016-14)

(j) Retaining walls, provided they are not located within a public right-of-way.

(k) Basement door access stairway and cover (e.g., BILCO basement access cover).

**3.06 Additional setbacks from roads for large buildings.** In order to reduce detrimental effects upon roadside scenery within Door County, all nonresidential buildings, and additions thereto, constructed after the effective date of this Ordinance shall conform to the additional setback requirements of this section. These requirements shall apply to all districts, except the Commercial Center, Light Industrial, and Village Commercial districts, and except for the Mixed Use Commercial and General Commercial districts located within areas designated "Core" in the Door County Comprehensive and Farmland Preservation Plan, and are in addition to the required setbacks provided in s. 3.05, setbacks from roads. (Amended: 27 February 2007; Ord. 2007-04; Effective 12 March 2007) (Amended: 20 Sept. 2016; Ord. 2016-14)

(1) The requirements of this section shall not apply to residential buildings, including multiple occupancy developments, and emergency service buildings, including fire stations, EMS buildings, and police facilities. (Amended: 25 February 2003; Ord. 02-03; Effective 7 April 2003)

(2) Additional setback schedule. The required additional setback from a road shall be determined by a building's total volume according to the following schedule:

<u>Total Volume(cubic feet)</u>	<u>Additional Setback Required (feet)</u>
0 - 50,000	0
50,001 - 60,000	25
60,001 - 90,000	75
90,001 - 120,000	125
120,001 - 180,000	175
180,001 - 250,000	225
250,001 - 400,000	275
400,001 - 600,000	325
> 600,000	375

(c) Special structures such as elevator penthouses, grain elevators, observation towers in parks, and smoke stacks. (Amended: 29 Sept. 2015; Ord. 2015-09; Effective 9 Nov. 2015)  
(Amended: 23 May 2023; Ord. 2023-01)

(d) (Deleted: 20 Sept. 2016; Ord. 2016-14)

(e) In the Exclusive Agricultural zoning district, the uses listed below:

1. Structures or equipment used or designed for the production, transmission, delivery, or furnishing of heat, light, water, power, or sewer services; and
2. Mobile tower siting facilities, radio broadcast service facilities, broadband network projects pursuant to §196.504, Wis. Stats., and other communications services support structures and related facilities.

(Added: 23 May 2023; Ord. 2023-01)

(3) Public or semi-public facilities such as schools, churches, monuments, libraries, governmental offices and stations, may be erected to a height of 60 feet provided that all required setbacks and yards are increased by not less than one foot for each foot the structure exceeds 35 feet in height.

(4) The height of a fence in the Single-Family Residential 10,000, Single-Family Residential 20,000, Single-Family Residential 30,000, High Density, and Small Estate zoning districts shall not exceed 8 feet above preconstruction grade at any point.

(Added: 22 Mar. 2022; Ord. 2022-05)

**3.09 Front, rear, and side yards.** Except as dictated by s. 3.05, setbacks from roads, the following shall apply to front, rear, and side yards: (Amended: 20 Sept. 2016; Ord. 2016-14)

(1) How measured. The yard distances shall be measured from the nearest portion of the structure, except that the first 2 feet of overhanging eaves and gutters of buildings shall not be included where the yard requirement exceeds 5 feet. (Amended: 20 Sept. 2016; Ord. 2016-14)

(2) Exemptions. The following structures are permitted in front, rear, and side yards provided they do not violate any other provision of this Ordinance:

(a) (Deleted: 23 May 2023; Ord. 2023-01)

(b) Fences, provided they are not located within public rights-of-way.

(c) Structures which are not buildings and which are less than 6 inches above preconstruction grade.

(d) Minor structures, as listed in s. 3.12(1)(a).

(e) Signs, as provided in Chapter 8. (Added: 20 Sept. 2016; Ord. 2016-14)

(f) Structures such as ramps and landings, lifts, or elevator housing which are designed and intended to comply with the requirements of the Americans with Disabilities Act or fair housing laws to make existing buildings accessible to disabled people, and where no feasible alternative locations exist. (Added: 20 Sept. 2016; Ord. 2016-14)

(g) Unenclosed stoops which are not more than 25 square feet in area and unenclosed stairs which are not more than 5 feet in width, provided such items extend not more than 6 feet from the wall of the building and are not located within a public right-of-way. (Added: 20 Sept. 2016; Ord. 2016-14)

(h) Basement doors access stairway and cover (e.g., BILCO basement access cover). (Added: 22 Mar. 2022; Ord. 2022-05)

(i) Retaining walls, provided they are not located within a public right-of-way.

(3) Applicability to functional appurtenances. Any functional appurtenances to a principal building, such as decks, stairways, and balconies, which are attached to or located within 3 feet of the principal building shall comply with the yard requirements for principal structures. (Added: 25 February 1997, Ord. 5-97)

### 3.10 Landscape buffers.

(1) Purpose. These requirements are intended to reduce potential adverse impacts that a particular land use might have on occupiers of adjacent properties, such as glare of lights, dust, litter, and visual appearance. With vegetative screening, such adverse impacts will be lessened.

(2) Applicability. The landscape buffer requirements shall only apply to proposed uses and expansions of existing uses which 1) adjoin lots located in the districts specified in par. (a) and which 2) carry a higher use impact rating than existing uses on adjoining lots. The absence of either situation shall nullify the requirement for a landscape buffer. (Amended: 25 June 1996; Ord. 16-96)

(a) The landscape buffer requirement applies where a use is proposed to be located on a lot which adjoins, along a side or rear lot line, a lot which is located in either the Single Family Residential-10,000, Single Family Residential-20,000, Single Family Residential-30,000, Small Estate Residential, Rural Residential, High Density Residential, or Recreational Commercial districts. (Amended: 17 April 2012; Ord. 2012-14)

Commentary: Landscape buffers are not required where an adjoining lot is in the Commercial Center, Mixed Use Commercial, or Village Commercial districts because the use of landscape buffers in a commercial setting might upset the integration of stores, shops, offices, and other activities, and would, therefore, be

4.08(9). (Added: 4, April 2011; Ord. 2011-04) (Amended: 22 Mar. 2022; Ord. 2022-05)

**3.12 Accessory structures.** Accessory structures are permitted subject to the provisions below. ~~These provisions shall not apply to secondary dwelling units, which shall be regulated per s. 4.08(9).~~ (Amended: 22 Mar. 2022; Ord. 2022-05)

(1) Permit required. Accessory structures shall require a regular zoning permit except:

(a) Minor structures such as birdhouses, yard light poles, birdbaths, doghouses (housing dogs which are licensed as the personal pets of the residents of the property), ~~treehouses~~, noncommercial fuel storage tanks and pumps, clothes line poles, lawn ornaments, flag poles, mailboxes, garbage containers, ice fishing shanties, school bus waiting shelters, ~~farm livestock hutches, and~~ firewood storage structures with no more than three sides and which are less than or equal to 48 square feet and six feet in height, and treehouses/playhouses, farm livestock hutches and hunting stands/blinds which do not exceed 120 square feet in floor area or structure footprint area, whichever is less. (Amended: 25 June 1996; Ord. 16-96) (Amended: 20 Sept. 2016; Ord. 2016-14)

(b) Fences.

(c) Structures which are less than or equal to 120 square feet in floor area or structure footprint area, whichever is less. Such accessory structures shall comply with setback, yard, and dimensional requirements for the district in which it is located, and all other applicable requirements of this Ordinance.

(d) Structures constructed of non-rigid exterior materials (e.g., canopy or tent-like material, or similar material) and without a permanent foundation, which do not exceed 13 feet 6 inches in height above finished grade. This exception includes storage and greenhouse accessory structures. Such accessory structures shall comply with setback, yard, and dimensional requirements for the district in which it is located, and all other applicable requirements of this Ordinance.

(2) Accessory structures may contain living quarters, subject to the ~~following provisions below. These provisions shall not apply to secondary dwelling units, which shall be regulated per s. 4.08(9).~~ (Amended: 20 Sept. 2016; Ord. 2016-14)

(a) The accessory structure(s) is/are accessory to a single-family residence; and (Added: 20 Sept. 2016; Ord. 2016-14)

(b) The ~~square footage~~ floor area of all living quarters in all accessory structures totals 749 square feet or less. (Note: This provision shall be in addition to living quarters authorized as a secondary dwelling unit); and (Added: 20 Sept. 2016; Ord. 2016-14) (Amended: 28 August 2018; Ord. 2018-16)

(c) ~~Except for detached secondary dwelling units, which shall be regulated per s. 4.08(9), accessory~~ Accessory structures containing living quarters shall not contain sleeping places; and (Added: 28 August 2018; Ord. 2018-16)

(d) The accessory structure(s) containing living quarters shall not be conveyed or separated in ownership from the associated single-family residence unless the Door County Land Use Services Department approves, per ordinances in effect at that time. (Added: 20 Sept. 2016; Ord. 2016-14) (Amended: 28 August 2018: Ord. 2018-16) (Amended: 22 Mar. 2022; Ord. 2022-05)

(3) Accessory structures shall be located on the same lot as the principal use to which it is accessory.

(4) Accessory structures shall not be permitted until its associated principal structure or use is present or under construction, except minor structures, as listed in s. 3.12(1)(a), and that one additional accessory building structure, may be permitted prior to the erection of a principal structure, provided the following requirements are met subject to the provisions below:

(a) The floor footprint area of the accessory building structure shall not exceed 120 square feet.

(b) The total height of the accessory building structure shall not exceed 13 feet 6 inches as measured to the highest point on the roof above finished grade. (Amended: 22 Mar. 2022; Ord. 2022-05)

(c) (Deleted: 22 Mar. 2022; Ord. 2022-05)

(d) (Deleted: 22 Mar. 2022; Ord. 2022-05)

(e) (Deleted: 22 Mar. 2022; Ord. 2022-05)

(f) The building structure shall comply with all setback and yard requirements for accessory structures.

(g) There shall be no water service, sanitary waste disposal, or electricity connected to the accessory building structure.

(5) Items prohibited as accessory structures. Such items as, but not limited to, boats, truck bodies, manufactured homes, buses, railroad cars, shipping containers, and trailers shall not be used as accessory structures, except that manufactured homes shall be allowed as secondary dwelling units in the zoning districts where manufactured homes are allowed. (Amended: 22 Mar. 2022; Ord. 2022-05)

(6) Additional requirements in the SF10, SF20, SF30, HD, RC, and NR districts. Buildings which are accessory to single family residences and duplexes in the Single Family Residential-10,000, Single Family Residential-20,000, Single Family Residential-30,000, High Density Residential, Recreational Commercial and Neighborhood Residential districts shall comply with the following requirements: (Amended: 27 February 2007, Ord. No. 2007-04; Effective 12 March 2007) (Amended: 22 February 2011, Ord. No.2011-03)

(a) No more than 4 accessory buildings shall be permitted on a lot in these

districts. The combined total floor area of such accessory buildings shall not exceed the area of the building footprint of the principal building on the lot. (Amended: 28 May 2012, Ord. No. 2012-11)

(b) The ~~maximum~~ height of an accessory building shall ~~be determined by either of the following methods:~~ not exceed the height of the principal building to which it is accessory.

1. ~~General method. No accessory building shall have a height greater than 16 feet above finished grade elevation.~~ (Amended: 17 April 2012, Ord. No.2012-14)

2. ~~Alternate method. Accessory buildings may exceed 16 feet above finished grade elevation provided the following requirements are met:~~ (Amended: 17 April 2012, Ord. 2012-14)

a. ~~The height of an accessory building shall not exceed the height of the principal building to which it is accessory.~~

b. ~~Roof pitch. The roof pitch of the largest roof element of an accessory building shall not be steeper than 1 unit in 12 units more than the pitch of the largest roof element of the principal building and no flatter than 3 units in 12 units less than the pitch of the largest roof element of the principal building.~~ (Amended: 22 Mar. 2022; Ord. 2022-05)

c. (Deleted: 20 Sept. 2016; Ord. 2016-14)

d. (Deleted: 20 Sept. 2016; Ord. 2016-14)

e. (Deleted: 27 February 2007; Ord. 2007-03)

f. (Deleted: 25 June 1996; Ord. 16-96)

g. (Deleted: 25 June 1996; Ord. 16-96)

h. ~~Side wall height. The height of the highest side wall of an accessory structure shall not exceed the height of the highest side wall of the principal building.~~

i. (Deleted: 25 June 1996; Ord. 16-96)

(c) (Added: 25 June 1996; Ord. 16-96) (Deleted: 20 Sept. 2016; Ord. 2016-14)

(7) In the Heartland-3.5, Heartland-5, and Heartland-10 districts, the total floor area of all buildings on the lot accessory to residential uses shall not exceed 3,000 square feet. The floor area of buildings ~~sided in wood and/or stone and~~ which existed on May 3, 1992 shall not be counted in calculating the 3,000 sq. ft. maximum. (Amended: 28 May 1996; Ord. 13-96) (Amended: 22 Mar. 2022; Ord. 2022-05)

(a) (Amended: 24 June 1997, Ord. 16-97) (Relocated: 22 Mar. 2022; Ord. 2022-05)

finished slope of said fill shall not exceed one foot vertical per five feet horizontal. Building site preparation and filling required to comply with the provisions of the Door County Floodplain Zoning Ordinance shall be exempt from the provisions of this paragraph. (Added: 8 August 2000; Ord. 15-00)

(2) Navigable water protection. (Relocated to s. 3A.06: 27 May 2014; Ord. 2014-10) (Navigable water protection regulations in s. 3A.06 revised and moved to Door County Shoreland Zoning Ordinance: 20 Sept. 2016; Ord. 2016-14)

(3) Land disturbance. A regular zoning permit shall be required for any land disturbance of a site in excess of 10,000 square feet or in excess of 1,000 cubic yards of earth material by means of filling, grading, or excavating. This section shall not apply to planting, growing, cultivating and harvesting agricultural crops, nor to installation of sanitary waste disposal systems or construction of public roads and walkways. (Amended: 23 May 2023; Ord. 2023-01)

(4) Permit. If a regular zoning permit is required by sub. (3) for the filling, grading, lagooning, dredging, ditching, excavating, or land disturbance, the permit shall be granted only upon finding that the proposed activity would not result in erosion nor alter any wetland, and would be designed and constructed in accordance with standards contained in the *United States Department of Agriculture/ Soil Conservation Service/ Wisconsin Section IV Technical Guide*. (Amended: 8 August 2000; Ord. 15-00)  
(Amended: 20 Sept. 2016; Ord. 2016-14)

Commentary: Filling and grading in the Wetland district may only be authorized under s. 2.05(4), uses pertaining to the Wetland district.

### 3.15 Special development requirements.

(1) Purpose. The purpose of this section is to provide specific development requirements which are necessary to protect scenic and natural resources, preserve the character of an area, or otherwise protect public health, safety, and welfare within certain towns, portions of towns, or portions of the county.

(2) Applicability. The requirements of this section shall apply only to the districts and/or areas specified in each subsection. These requirements shall override any requirements which are described elsewhere in this Ordinance for the zoning districts, but only to the extent that they conflict with such requirements.

(3) Town of Washington special development requirements.

(a) The requirements in subds. 1.-5. shall apply to all parts of the Town of Washington, except for the following parcels of land:  
In Section 32, Town 34 North, Range 30 East, the NE1/4 NE1/4, the SW1/4 NE1/4, the SE1/4 NE1/4, the NE1/4 SE1/4 and the NW1/4 SE1/4.

In Section 33, Town 34 North, Range 30 East, the SW1/4 NE1/4 NE1/4, the S1/2 NW1/4 NE1/4, the SW1/4 NW1/4, the SE1/4 NW1/4, the NE1/4 SW1/4, the NW1/4 SW1/4 and the SW1/4 SW1/4.

1. Minimum lot area. The minimum required lot area in all districts shall be as specified in s. 3.02(3), table of district requirements, or 60,000 square feet, whichever is greater.

2. Minimum lot width. The minimum required lot width in all districts shall be as specified in s. 3.02(3), table of district requirements, or 200 feet, whichever is greater. For lots that fronting on navigable water, the ~~distance as measured along the shore between the points of intersection of the lot lines with~~minimum lot frontage at the ordinary high water mark shall also be at least 200 feet.

3. Side yard, principal building. The required minimum side yard for each principal building shall be as specified in s. 3.02(3), table of district requirements, or 25 feet, whichever is greater, except that for lots of record which do not contain sufficient area or width to conform to the requirements of subs. 1. and 2. the yard requirements of s. 3.02(3), table of district requirements, shall apply. (Amended and relocated from s. 3.15(3)(a)4.: 20 Sept. 2016; Ord.2016-14)

4. (Amended: 27 May 2014; Ord. 2014-10) (Deleted: 20 Sept. 2016; Ord. 2016-14)

5. Manufactured homes restricted. No manufactured home park shall be permitted. No manufactured home shall be permitted, except as provided by s. 4.08(6), temporary manufactured homes.

(b) The following shall apply to the areas excepted in par.(a) above: (Amended: 20 Sept. 2016; Ord. 2016-14)

1. Minimum lot area. The required minimum lot area shall be 5 acres.

2. Minimum lot width. The required minimum lot width shall be 300 feet.

3. (Deleted: 20 Sept. 2016; Ord. 2016-14)

(4) Town of Gibraltar special development requirements. (Deleted: 20 Sept. 2016; Ord. 2016-14)

(a) (Added: 22 Aug. 2006; Ord. 2006-16 – Effective 12 Sept. 2006) (Amended and relocated to s. 3.08: 20 Sept. 2016; Ord. 2016-14)

(b) (Deleted: 20 Sept. 2016; Ord. 2016-14)

1. (Deleted: 20 Sept. 2016; Ord. 2016-14)

2. (Added: 22 Aug. 2006; Ord. No. 2006-16 – Effective 12 Sept. 2006) (Amended and relocated to s. 3.08: 20 Sept. 2016; Ord. 2016-14)

(c) Blank

(d) (Added: 22 Aug. 2006; Ord. No. 2006-16 – Effective 12 Sept. 2006) (Amended and relocated to sections 4.08(8)(c)1.a. and (c)2.a.: 20 Sept. 2016; Ord. 2016-14)

(5) Town of Liberty Grove special development requirements. (Created 6 May 1996, Ord. 10-96)

(a) (Deleted: 22 Mar. 2022; Ord. 2022-05)

(b) (Deleted: 22 Mar. 2022; Ord. 2022-05)

(c) (Deleted: 22 Mar. 2022; Ord. 2022-05)

(d) (Amended: 29 January 2002; Ord. 03-02) (Amended: 22 February 2011; Ord. 2011-03) (Amended: 20 Sept. 2016; Ord. 2016-14) (Deleted: 22 Mar. 2022; Ord. 2022-05)

(6) Town of Baileys Harbor special development requirements.

(a) ~~Purpose. These provisions are intended to protect public health, safety, aesthetics, and other aspects of the general welfare by insuring that future development is in harmony with the desired visual and physical character of the town.~~

(b) ~~Principal and accessory structures in the Core Area of Baileys Harbor as designated by the Door County Comprehensive and Farmland Preservation Plan shall not have pressed or corrugated metal, or corrugated fiberglass or plastic as exterior siding materials. This prohibition shall not apply to products meant to simulate horizontal clapboard such as vinyl or aluminum siding.~~ (Added: 03 August 1998; Ord. 13-98) (Amended: 22 February 2011; Ord. No. 2011-03) (Amended: 15 April 2014; Ord. 2014-06) (Amended: 20 Sept. 2016; Ord. 2016-14)

(7) Town of Jacksonport special development requirements. (Added: 29 July 2008, Ord. No. 2008-13) (Amended: 17 April 2012; Ord. 2012-14) (Deleted or amended and relocated: 20 Sept. 2016; Ord. 2016-14)

(a) (Amended and relocated to s. 3.08: 20 Sept. 2016; Ord. 2016-14)

(b) (Deleted: 20 Sept. 2016; Ord. 2016-14)

**3.16 Exclusive Agricultural district restriction.** (Deleted 30 Sept. 2010; Ord. 2010-13)

**3.17 Alleys.** (Created: 30 August 2011; Ord. 2011-11)

- (1) Alleys shall only be allowed in the SF10, SF20, HD, CC, MC, RC, NR, VC, and GC zoning districts.
- (2) Alleys shall not exceed 600 feet in length, as measured from the intersecting road rights-of-way.
- (3) The minimum required setback from alleys for all structures in the SF20, HD, CC, MC, RC, NR, VC, and GC zoning districts shall be 20 feet from the edge of the alley right-of-way as measured from the nearest portion of a structure. The minimum required setback from alleys for all structures in the SF10 zoning district shall be 10 feet from the edge of the alley right-of-way, as measured from the nearest portion of a structure. These setbacks shall supersede the yard

## CHAPTER 4

### PARTICULAR USE REQUIREMENTS

- |                                      |  |
|--------------------------------------|--|
| 4.01 Purpose.                        | 4.06 Institutional uses requirements.        |
| 4.02 Applicability.                  | 4.07 Outdoor recreational uses requirements. |
| 4.03 Agricultural uses requirements. | 4.08 Residential uses requirements.          |
| 4.04 Commercial uses requirements.   | 4.09 Miscellaneous uses requirements.        |
| 4.05 Industrial uses requirements.   |  |

**4.01 Purpose.** The purpose of these requirements is to minimize potential negative impacts from certain uses and to promote compatibility between particular uses and surrounding uses.

**4.02 Applicability.** In addition to complying with other regulations established in this Ordinance, these requirements must be met for each specific use. These requirements shall override any requirements which are described elsewhere in this ordinance for the zoning districts, but only to the extent that they conflict with such requirements. (Amended: 25 June 1996; Ord. 16-96) (Amended: 26 Aug. 1997; Ord. 23-97)

#### **4.03 Agricultural uses requirements.**

(1) Agriculture. (Amended: 26 August 1997; Ord. 21-97)

(a) Any agricultural use involving animals shall provide sufficient shelter and open space to meet or exceed any standards set by the United States Department of Agriculture and/or the Wisconsin Department of Natural Resources. Any use of a property involving horses shall comply with the requirements of s. 4.07(4), Commercial and private riding stables. (Added: 26 August 1997; Ord. 21-97)

(b) Barnyards, feed lots, and farm structures housing animals shall be located so that manure will not drain into navigable water. (Amended: 20 Sept. 2016; Ord. 2016-14)

(c) Except in Exclusive Agricultural, Prime Agricultural, and General Agricultural districts, barnyards, feed lots, and farm structures housing animals shall be located at least 200 feet from any dwelling unit other than that of the animal keeper's dwelling unit. (Typographical error corrected: 20 Sept. 2016; Ord. 2016-14)

(2) Roadside stands.

(a) Such use shall only involve the sale of unprocessed produce and plants. (Amended: 22 May 2018; Ord. 2018-11; Effective 2 July 2018)

(b) A roadside stand shall not exceed 400 square feet of floor area and shall meet

all setbacks and provisions of this Ordinance. All parking associated with roadside stands shall meet the provisions of s.7.02(6)(c) - setback. (Recreated: 4 August 2003; Ord. 07-03) (Amended: 22 May 2018; Ord. 2018-11; Effective 2 July 2018)

(c) Only one roadside stand shall be permitted on a lot.

(3) Farm markets. (Deleted: 22 May 2018; Ord. 2018-11; Effective 2 July 2018)

(4) Agricultural visitation facilities. (Added: 26 August 1997; Ord. 21-97)

(a) If the agricultural visitation facility involves animals, the requirements of s. 4.03(1)(a) shall be applicable.

(b) Off-street parking requirements and standards of Chapter 7 of this Ordinance shall be applicable.

#### **4.04 Commercial uses requirements.**

(1) (Deleted: 29 Sept. 2015; Ord. 2015-09; Effective 9 Nov. 2015)

(2) Kennels.

(a) All dogs shall be housed indoors during the hours from 9:00 p.m. to 6:00 a.m.

(b) Minimum side and rear yards for all structures associated with kennels shall be 200 feet.

(c) Except as exempted here, all kennels shall be screened from public roads by vegetative screening as described in s. 3.10(4), landscape buffer tree requirements. Structures located at least 200 feet from the centerline of public roads are exempt from the screening requirement.

(d) There shall be no more than 2 adult dogs in any single enclosure unit.

(3) Restaurants and taverns.

(a) Unenclosed seating areas shall comply with the side yard and rear yard requirements for principal buildings.

(b) Screening. All unenclosed seating areas shall be screened from adjacent residentially-developed properties by a vegetative screening, as described in s. 3.10(4), landscape buffer tree requirements. (Amended: 20 Sept. 2016; Ord. 2016-14)

(c) Lighting. Lighting fixtures intended to illuminate unenclosed seating areas shall be placed no higher than 14 feet above the ground and shall utilize fixtures whose lens, hood, or combination thereof allow no direct beams to be seen from

off the property or cast skyward, and the lighting elements of which shall not be visible from adjacent properties. (Amended: 20 Sept. 2016; Ord. 2016-14)

(4) Model homes.

(a) A model home may be used as a sales office, but shall not include a workshop or construction shop.

(b) Outside storage is prohibited.

(c) (Deleted: 29 October 2019; Ord. 2019-13)

(d) The regular zoning permit for a model home shall expire after 3 years. Renewals shall only be authorized as conditional uses.

(5) ~~Auto~~Vehicle repair.

(a) The rebuilding or assembly of ~~automobiles,~~vehicles, engines, or transmissions on a factory production basis and/or the disassembly of ~~automobiles~~vehicles on a factory production basis shall not be permitted.

(b) All repair, painting, parts storage, and body work activities shall take place within a building.

(c) All damaged or non-operable parts shall be stored indoors or in storage containers.

(6) Lumber and building supply yards. Such uses shall be screened from public roads by a vegetative screening, as described in s. 3.10(4), landscape buffer tree requirements.

(7) Trade or contractor establishments.

(a) Except in the Light Industrial district, all outside storage areas and parking of trucks and machinery used in conjunction with the establishment shall be screened from all adjacent properties and public roads by a vegetative screening, as described in s. 3.10(4), landscape buffer tree requirements.

(b) All outside storage areas, including stockpiled earth materials (e.g., stone, wood, soil, sod, etc.), shall meet the setback for accessory structures listed in s. 3.02(3)(a). This provision shall not be applicable to parking of trucks and machinery used in conjunction with the establishment.

(c) Such use shall not include the conduct of any retail or wholesale business on the premises, except for the sale of products or services produced by the establishment and earth materials used in conjunction with the establishment.

(8) Commercial storage facilities.

(a) Except in the Light Industrial district, all buildings shall be located a minimum of 50 feet from all lot lines. In the Light Industrial district, the yard requirements listed in s. 3.02(3), table of district requirements, shall apply.

(b) Use. Commercial storage facilities shall be used for storage purposes only. Commercial storage facilities shall not contain living quarters and shall not be used for purposes other than storage, such as offices, workshops, or retail shops.

(c) Outside storage. Outside storage shall be prohibited.

(d) Screening. Such facilities shall be screened from public roads by a vegetative screening, as described in s. 3.10(4), landscape buffer tree requirements.

~~(e) For commercial storage facilities located within the Town of Liberty Grove, the required setback from roads shall be as specified in s. 3.05, setback from roads, and s. 3.06, additional setback from roads for large buildings, or 150 feet from the centerline, whichever is greater.~~ (Added: 6 May 1996; Ord. 10-96)

(9) Home offices/studios. The use of a dwelling unit or accessory structure for a home office/studio shall be clearly secondary to the residential use of the property and shall not change the property's residential character. The following shall apply:

(a) Home offices/studios shall not require a zoning permit.

(b) A maximum of two home offices/studios shall be permitted per lot or building site. In no instance shall there be more than two home-based enterprises on a lot or building site, whether those enterprises are home offices/studios and/or home occupations and/or home businesses.

(c) The home office/studio business shall be conducted by resident(s) of the dwelling unit. Other persons may be employed by the business but shall not work on the premises.

(d) Home offices/studios may be conducted in any dwelling unit or accessory building. The total floor area dedicated to home offices/studios, whether located within the dwelling unit and/or in an accessory building, shall be no more than 25% of the floor area of the dwelling unit.

(e) Such use shall not include the conduct of any retail or wholesale business on the premises, nor any other activity requiring visits by members of the public.

## (13) Family day care homes.

- (a) ~~Pick up and drop off areas shall not be located within any public right-of-way.~~
- (b) ~~Family day care homes shall provide at least 100 square feet of outdoor play area per child.~~
- (c) ~~Outdoor play areas shall be enclosed by a wall or fence and shall be separated from vehicular circulation and parking areas.~~
- (d) (Deleted: 29 October 2019; Ord. 2019-13)

## (14) Day care centers.

- (a) ~~Pick up and drop off areas shall not be located within any public right-of-way.~~
- (b) ~~Day care centers shall provide at least 100 square feet of outdoor play area per child.~~
- (c) ~~Outdoor play areas shall be enclosed by a wall or fence and shall be separated from vehicular circulation and parking areas.~~

## (15) Art galleries.

In the Heartland zoning districts in the Town of Liberty Grove, an Art Gallery shall be allowed only in buildings which reflect the architectural character of the rural areas of the town. (Amended: 5 August 2013; Ord. 2013-10)

The buildings' exterior shall be logs, stove wood, stone, or wood siding, unless other material is approved by the Liberty Grove Town Board. (Added: 15 April 2008, Ord. 2008-01; Effective: 9 May 2008) (Amended: 5 August 2013; Ord. 2013-10)

## (16) Community Commercial Kitchens. (Added: 28 May 2012; Ord. 2012-13)

- (a) Community commercial kitchens shall require a regular zoning permit and shall comply with all applicable state licensing and other regulations.
- (b) Community commercial kitchens may include other use components, such as retail, restaurant, or winery/brewery, if such use(s) are otherwise allowed in that zoning district and if a separate permit is authorized in accordance with ordinance permit requirements for each use(s). Such use(s) shall also comply with all other applicable ordinance requirements for the use(s).
- (c) One off-street parking space per worker at peak capacity shall be provided. If the kitchen also involves other use components, such as retail, restaurant, or

(c) Such facility shall be screened from all public roads and adjoining properties by a landscape buffer meeting the requirements of Section 3.10(4) of the Door County Zoning Ordinance.

(d) There shall be no outdoor amplified sound associated with said facility other than for emergency announcements and warning signals.

(e) No public event shall be presented later than 10:30 p.m.

(f) Off-street parking shall be established in compliance with Chapter 7 of the Door County Zoning Ordinance.

(g) (Deleted: 29 October 2019; Ord. 2019-13)

(h) If said facility involves the provision of on-site lodging, the provisions of Section 4.08(8) shall apply. Lodging facilities shall be owned by the Fine Arts Venue. Use of the lodging facilities shall be limited to staff, instructors, performers, students, and others directly involved in the mission of the organization; specifically, there shall be no transient rental of said facilities. The total sleeping capacity of such lodging shall not exceed 3 persons/acre or 75 persons, whichever is less.

(i) Said Conditional Use Permit shall not be transferable to any subsequent owner.

(j) In the NA, GA, PA, CS, ES, and HL zoning districts, the side and rear yard setbacks for structures and parking areas shall be two times the setbacks for principal structures shown in section 3.02(3)(a) and (b).

#### 4.07 Outdoor recreational uses requirements.

##### (1) Parks.

(a) Parks owned and/or managed by units of government.

~~Facilities for active recreation as defined in Section 13.02 shall be located a minimum of 75 feet from lot lines when the abutting property contains a single family residence or, if vacant, is located in a zoning district where single family residences are permitted.~~

(b) Parks which are privately owned.

1. ~~Facilities for active recreation shall be on tracts the larger of either:~~

a. ~~300 feet wide and 2.0 acres in area; or~~

(Amended: 27 September 2012; Ord. 2012-20)

b. ~~The minimum lot width and area for new lots in the zoning district as required by Section 3.02(3).~~

2. ~~Facilities~~ Principal structures for outdoor active recreation shall be located a minimum of 100 feet from lot lines when the abutting property contains a single family residence or, if vacant, is located in a zoning district where single family residences are permitted. If the abutting property is in public ownership, the minimum setback requirement for that lot line may be relaxed or waived in writing by the abutting public owner. (Added: 27 May 1997; Ord. 15-97) (Amended: 27 September 2012; Ord. 2012-20)

3. Parks which are privately owned ~~shall be prohibited~~ in the Exclusive Agricultural (EA) zoning district shall meet the requirements of s. 91.44(1)(e) or s. 91.46(1)(g), as applicable, and shall not include active recreation. (Added: 30 September 2010; Ord. 2010-13)

(2) Campgrounds.

(27 August 2019; Ord. 2019-08; Effective 7 October 2019. Amended, deleted, or renumbered every section of 4.07(2).)

(a) The minimum size of a campground shall be 5 acres, except that in the Heartland-3.5, Heartland-5, Heartland-10 and Countryside-5 districts the minimum size shall be 20 acres. (Amended: 27 February 2007; Ord. 2007-04; Effective 12 March 2007)

(b) Each campground shall be screened from adjacent properties and public and private roads by means of a vegetative screening, as described in s. 3.10(4), landscape buffer tree requirements. Such requirement may be waived by the Resource Planning Committee, upon referral and recommendation by the Zoning Administrator, if existing woody vegetation is such that the screening objective is or will be achieved. (Amended: 27 March 2018; Ord. 2018-07)

(c) One dwelling unit to be occupied by the owner and not more than one additional dwelling unit to be occupied by the manager shall be allowed in a campground. One or both dwelling units may be occupied year-round by the owner and/or manager.

(d) The maximum number of camp sites shall be 10 per acre.

(e) Camp sites that may potentially accommodate camping cabins shall be designated on the campground site plan. Camping cabins may be placed on a maximum of 20% of the total number of proposed camp sites within a campground. Camping cabins may be wired for electricity and may contain plumbing for toilets, sinks, and bathtubs/showers.

(f) All camp sites shall meet the required setbacks from roads, the required setback for accessory structures from the ordinary high water mark, and shall be

(b) Maximum capacity shall be 3 persons per acre or 75 persons, whichever is less. Such capacity shall be determined by the number of sleeping spaces provided, number of dining spaces provided, and/or other appropriate means of determination. (Added: 18 December 1997; Ord. 40-97)

(8) Public Boat Launching Facilities. (Deleted: 20 Sept. 2016; Ord. 2016-14)

(a) (Deleted: 20 Sept. 2016; Ord. 2016-14)

(b) (Added: 22 March 2005; Ord. 2005-10) (Deleted: 20 Sept. 2016; Ord. 2016-14)

(9) Outdoor Active Recreation Facility. (Added: 26 February; Ord. 2013-07)

(a) ~~The minimum lot size requirement shall be 20 acres.~~

(b) ~~Front, side, and rear lot line and road setbacks shall be a minimum of 100 feet.~~

(c) ~~One parking space per four customers shall be provided, based on maximum site capacity.~~

#### 4.08 Residential uses requirements.

(1) Single family residences separated from farm parcels. Single family residences existing prior to the effective date of this Ordinance may be separated from farm parcels, subject to the following:

(a) The lot created shall contain at least one acre exclusive of lands within any public right-of-way.

(b) The lot width of the resultant lot shall be at least 200 feet.

(c) The lot lines created shall place all existing structures in conformance with applicable setback and yard requirements.

(d) The creation of the separate lot shall not reduce the remaining tract to a lot area or width less than that required for a new lot in the zoning district. (Amended: 20 Sept. 2016; Ord. 2016-14)

(e) (Deleted: 30 September 2010; Ord. No. 2010-13)

(2) Farm-related residences. Separate lots created for farm-related residences shall comply with the following:

(a) The lot lines created shall place all existing structures in conformance with applicable setback and yard requirements.

(Added: 22 Feb. 2022; Ord. 2022-03)

6. The temporary accessory unit shall contain at least 320 square feet of floor area and meet all setback and yard requirements of this Ordinance.

(Added: 22 Feb. 2022; Ord. 2022-03)

7. The temporary accessory unit shall be connected to a code complying wastewater disposal system. (Added: 22 Feb. 2022; Ord. 2022-03)

8. All portions of such temporary accessory unit shall be located within 300 feet of the single family residence. (Added: 22 Feb. 2022; Ord. 2022-03)

9. No temporary accessory unit shall be converted to a tourist rooming house or any other form of short-term, transient rental. (Added: 22 Feb. 2022; Ord. 2022-03)

(7) Dwellings for Agricultural Production and Processing Workers. (Added: 25 June 1996; Ord. 16-96) (Amended: 22 Feb. 2022; Ord. 2022-03)

(a) Such dwellings shall only be occupied by persons who, or a family at least one member of which, is/are actively engaged in agricultural production or processing.

(b) The required yards and setbacks shall be doubled, unless such dwellings are screened by a vegetative screening as described in s. 3.10(4), landscape buffer tree requirements.

(c) Such dwellings shall be placed on the same lot where the person(s) is/are actively engaged in agricultural production or processing and shall be clustered within 50 feet of each other. (Amended: 22 Feb. 2022; Ord. 2022-03)

(d) Such dwellings shall be connected to a code complying wastewater disposal system(s).

(e) Not more than 4 dwellings shall be permitted, unless a conditional use permit has been authorized by the Resource Planning Committee. (Amended: 22 Feb. 2022; Ord. 2022-03)

(f) No dwelling shall be converted to a tourist rooming house or any other form of short-term, transient rental. (Added: 22 Feb. 2022; Ord. 2022-03)

[\(g\) Such dwellings shall be removed from the lot or converted to a different permitted use when the dwellings are no longer used as dwellings for agricultural productions and processing workers.](#)

(8) Multiple occupancy development requirements. (Added: 5 October 1998; Ord. 22-98)

(a) The establishment, expansion, or redevelopment of a Multiple Occupancy

Development (MOD) shall require a conditional use permit, except for 1. – 4. below, which shall be authorized via a regular zoning permit if all density, setback, and other ordinance requirements are met. The reconfiguration of an existing MOD building shall also be authorized via a regular zoning permit, as long as the result is a density that is less than or equal to the previous density and if all setback and other ordinance requirements are met for any additions to the building(s). (Added: 26 Feb. 2013; Ord. 2013-06) (Amended: 22 Feb. 2022; Ord. 2022-03)

1. MODs containing 12 bedrooms or less. (Added: 22 Feb. 2022; Ord. 2022-03)
2. ~~MODs wherein a second detached building containing a second occupancy unit is placed on a single lot.~~ (Amended: 22 Feb. 2022; Ord. 2022-03)
3. Expansions or redevelopment of an existing MOD which will result in:
  - a. A one-time expansion per MOD unit of no more than 500 additional square feet of floor area, to include no more than 2 additional bedrooms, and
  - b. The same number of, or fewer, residential buildings and units, and
  - c. No new buildings containing more than one occupancy unit.

(Amended: 22 Feb. 2022; Ord. 2022-03)

4. MODs containing 24 bedrooms or less where all occupancy units within the MOD are for rent or lease for a period of thirty consecutive days or longer and to persons occupying the units as a primary residence. (Added: 22 Feb. 2022; Ord. 2022-03)

(b) Lot requirements. Any building site meeting the minimum lot size requirements of s. 3.02(3), table of district requirements, s. 3.04(5), lots created prior to the effective date of this Ordinance, or s. 3.15, special development requirements, as applicable, may be used for new MODs or for the expansion or redevelopment of an existing MOD. (Amended: 22 Feb. 2022; Ord. 2022-03)

1. (Deleted: 22 Feb. 2022; Ord. 2022-03)
  - a. (Relocated: 22 Feb. 2022; Ord. 2022-03)
  - b. (Deleted: 22 Feb. 2022; Ord. 2022-03)
2. (Deleted: 22 Feb. 2022; Ord. 2022-03)

(c) Density. Any room within a MOD occupancy unit that is not a kitchen, living room, dining room, bathroom, or utility room shall be counted as a bedroom. If the building plan for an occupancy unit depicts no bedrooms, the occupancy unit shall be considered to contain one bedroom. (Amended: 14 December 2004; Ord. 2004-25) (Amended: 26 Feb. 2013; Ord. 2013-06)

1. MODs in Core Areas. Core Areas are those designated as such by the Door County Comprehensive and Farmland Preservation Plan and are hereinafter referred to as “core areas.” (Amended: 17 April 2012; Ord. 2012-14) (Amended: 20 Sept. 2016; Ord. 2016-14)

Commentary: The maps depicting core areas may be viewed at the Door County Land Use Services Department or on the department’s website. (Amended: 17 April 2011; Ord. 2012-14) (Amended: 27 March 2018; Ord. 2018-07)

- a. The maximum residential density of a MOD in a core area shall be based on the net lot area and number of bedrooms within the MOD. MODs in core areas shall not exceed 24 bedrooms per acre of net lot area; fractional results shall be rounded down to the nearest whole number. (Amended: 22 Feb. 2022; Ord. 2022-03)

**Town of Liberty Grove special development**

**requirements.** (Added: 28 June 2006; Ord. 2006-14) (Amended: 17 April 2012; Ord. 2012-14) (Deleted: 22 Feb. 2022; Ord. 2022-03)

**Town of Jacksonport special development requirements.**

(Added: 29 July, 2008; Ord. 2008-13) (Deleted: 22 Feb. 2022; Ord. 2022-03)

**Town of Gibraltar special development requirements.**

(Added to s. 3.15: 22 Aug. 2006; Ord. No. 2006-16 – Effective 12 Sept. 2006) (Amended and relocated: 20 Sept. 2016; Ord. 2016-14) (Deleted: 22 Feb. 2022; Ord. 2022-03)

(Added to s. 3.15: 22 Aug. 2006; Ord. No. 2006-16 – Effective 12 Sept. 2006) (Amended and relocated: 20 Sept. 2016; Ord. 2016-14) (Deleted: 22 Feb. 2022; Ord. 2022-03)

- b. The net lot area shall not include land located in Wetland zoning districts. (Amended: 22 Feb. 2022; Ord. 2022-03)
- c. The net lot area of a MOD shall not be reduced if a violation of density limitations would result.

2. MODs in non-core areas. Non-core areas include all areas not designated as core areas by the Door County Comprehensive and Farmland Preservation Plan and are hereinafter referred to as “non-core areas.”

(Amended: 17 April 2012; Ord. 2012-14) (Amended: 20 Sept. 2016; Ord. 2016-14)

- a. The maximum residential density of a MOD in a non-core area shall be based on the net lot area and number of bedrooms within the MOD. MODs in non-core areas shall not exceed 12 bedrooms per acre of net lot area; fractional results shall be rounded down to the nearest whole number. (Amended: 22 Feb. 2022; Ord. 2022-03)

**Town of Liberty Grove special development requirements.**

(Added: 28 June 2006; Ord. 2006-14)(Amended: 17 April 2012; Ord. 2012-14) (Deleted: 22 Feb. 2022; Ord. 2022-03)

**Town of Gibraltar special development requirements.**

(Added to s. 3.15: 22 Aug. 2006; Ord. 2006-16; Effective 12 Sept. 2006)  
(Amended and relocated: 20 Sept. 2016; Ord. 2016-14) (Deleted: 22 Feb. 2022; Ord. 2022-03)

- b. The net lot area shall not include land located in Wetland zoning districts. (Amended: 22 Feb. 2022; Ord. 2022-03)
- c. The net lot area of a MOD shall not be reduced if a violation of density limitations would result.

(d) Impervious surface ratios. (Deleted: 22 Feb. 2022; Ord. 2022-03)

1. Core area MODs. (Amended: 27 February 2007, Ord. 2007-04; Effective 12 March 2007) (Deleted: 22 Feb. 2022; Ord. 2022-03)

**Town of Jacksonport special development requirements.**

(Added: 29 July 2008; Ord. 2008-13) (Deleted: 22 Feb. 2022; Ord. 2022-03)

2. Non-core area MODs. (Deleted: 22 Feb. 2022; Ord. 2022-03)

(e) Structure height.

1. Maximum structure height shall be as allowed by s. 3.08, height requirements. (Amended: 22 Feb. 2022; Ord. 2022-03)

2. Non-core area MODs. (Deleted: 22 Feb. 2022; Ord. 2022-03)

(f) Minimum yards.

1. Core area MODs. Side and rear yard setbacks for principal and accessory structures shall be a minimum of 20 feet, except that, for MOD buildings on lots 150 feet wide or less, ~~with street-facing building facades of less than 80 feet in length,~~ with 6 or fewer bedrooms per building and a maximum of 2 units per building, required side and rear yard setbacks for

principal and accessory structures shall be a minimum of 10 feet and 20 feet, respectively. (Amended: 26 Feb. 2013; Ord. No. 2013-06)

2. Non-core area MODs.

a. For MOD buildings on lots 150 feet wide or less, ~~with street-facing building facades of less than 80 feet in length,~~ with 6 or fewer bedrooms per building and a maximum of 2 units per building, required side and rear yard setbacks for principal and accessory structures shall be a minimum of 10 feet and 20 feet, respectively.

b. For all other non-core MODs, side and rear yard setbacks shall be 20 feet, unless:

(1) the MOD is adjacent to a [lot or parcel of land which contains a](#) single family residence in an SF10, SF20, SF30, or SE zoning district, in which case minimum side and rear yard setbacks for all principal and accessory structures shall be 65 feet, or (Amended: 22 February 2011; Ord. No. 2011-03)

(2) the MOD is adjacent to a [lot or parcel of land which contains a](#) single family residence in an HD, RC, MC, CC, VC, GC, or NR zoning district, in which case minimum side and rear yard setbacks for all principal and accessory structures shall be 40 feet. (Amended: 27 February 2007; Ord. No. 2007-04; Effective 12 March 2007)

(Amended: 27 March 2018; Ord. 2018-07) (Amended: 22 Feb. 2022; Ord. 2022-03)

(g) Road setbacks.

1. Core area MODs. Minimum road setbacks shall be as required in s. 3.05, setbacks from roads.

2. Non-core area MODs. Minimum road setbacks shall be as required in s. 3.05, setbacks from roads, except that the provisions of s. 3.05(6), setback reduction, shall not be applicable. In addition, for each foot of street-facing building facade in excess of 80 feet in length the MOD building shall be set back an additional 6 inches.

(h) Ordinary high water mark setback. (Deleted: 20 Sept. 2016; Ord. 2016-14)

1. Core area MODs. (Amended: 27 May 2014; Ord. 2014-10) (Deleted: 20 Sept. 2016; Ord. 2016-14)

2. Non-core area MODs. (Amended: 27 May 2014; Ord. 2014-10) (Deleted: 20 Sept. 2016; Ord. 2016-14)

(i) Off-street parking and related structure requirements.

1. Off-street parking spaces. For each occupancy unit within a MOD, one space shall be provided for the first bedroom, .8 spaces for any additional bedrooms, and an additional .2 spaces for each bedroom within a lockout unit.

2. Right-of-way setbacks for off-street parking areas. Off-street parking areas must be located a minimum of 25 feet from any road rights-of-way.

3. Side and rear yard setbacks for off-street parking areas, driveways, dumpsters, and recycling areas shall be 5 feet, unless:

a. the MOD is adjacent to a single family residence in an SF10, SF20, SF30, or SE zoning district, in which case minimum side and rear yard setbacks shall be 25 feet, or (Amended: 22 February 2011; Ord. 2011-03)

b. the MOD is adjacent to a single family residence in an HD, RC, MC,CC, VC, GC, or NR zoning district, in which case minimum side and rear yard setbacks shall be 15 feet. (Amended: 27 February 2007, Ord. No. 2007-04; Effective 12 March 2007)

(j) Additional landscaping and screening requirements.

1. For all MODs, any trees established to meet the requirements of s. 3.10, landscape buffers, or s. 7.03, parking area landscaping requirements, shall be a minimum of 5 feet tall at the time of establishment or retention.

2. For MODs in non-core areas, a 25 foot wide area adjacent to public road rights-of-way shall be used for screening and landscaping.

a. Complete vegetative clearing shall be allowed only in the areas required for access driveways. For driveways serving as both entrance and exit, a strip a maximum of 40 feet may be cleared. When separate entrance and exit driveways are used, a maximum of 20 feet may be cleared for each driveway.

b. Existing shrubs and trees with a caliper of 2½ inches or greater shall be retained so that for every 100 feet of lot road frontage a minimum of 300 landscape points are earned. Landscape points shall be accumulated as outlined in s. 7.03(2)(b), parking area

landscaping requirements, landscape points chart, and shall be in addition to landscape points required for screening parking areas. No more than 50% of the landscaping points required for any lot shall be earned through canopy trees unless said trees account for greater than 600 landscape points per 100 feet of lot road frontage.

- c. Where shrubs or trees with a caliper of 2½ inches or greater do not exist at a rate of 300 landscape points per 100 feet of lot road frontage, additional trees and shrubs shall be planted so that a minimum of 300 landscape points are earned as outlined in subd.2 for every 100 feet of road frontage.

(k) Outdoor lighting. All outdoor lighting shall utilize lighting fixtures whose hood, lens, or combination thereof allow no direct beams of light from the fixture to be seen from off the property or to be cast skyward, and the lighting elements of which shall not be visible from adjacent properties. (Amended: 20 Sept. 2016; Ord. 2016-14)

(l) Building spacing. Buildings may be clustered on a lot, but shall be separated from each other by a distance of at least 20 feet or as required by the Wisconsin Administrative Code, whichever is greater.

(m) Mixed uses. Uses other than occupancy units, if permitted in the district, may be located on the same lot as the MOD.

(n) Accessory buildings. The total number of accessory buildings shall be limited to 2 or the number of MOD principal buildings on the lot, whichever is greater. The total combined floor area of all accessory buildings shall not exceed 70 percent of the total building footprint of all MOD principal buildings.

(o) One bedroom occupancy units limitation. (Amended: 27 February 2007, Ord. No. 2007-04; Effective 12 March 2007) (Deleted: 22 Feb. 2022; Ord. 2022-03)

(p) Manufactured homes. Manufactured homes shall not be used as occupancy units within a MOD except in the High Density zoning district. Such units shall be placed on permanent foundations. (Amended: 22 Feb. 2022; Ord. 2022-03)

(9) Secondary Dwelling Unit requirements. (Added: 4 April 2011; Ord. 2011-04)

(a) Secondary dwelling units shall be subject to the regulations herein and shall not be regulated as multiple occupancy developments.

(b) Not more than one secondary dwelling unit per ~~single family residence~~ [lot or parcel of land](#) shall be permitted.

- (c) Secondary dwelling units may be attached to or detached from the single family residence.
- (d) Lot requirements. A secondary dwelling unit may be allowed on any parcel meeting the minimum lot size requirements of s.3.02(3), table of district requirements, or s.3.04(5), lots created prior to the effective date of this ordinance.
- (e) For all secondary dwelling units, the setbacks and minimum yards shall be as required for principal structures, except that detached secondary dwelling units subject to an ordinary high water mark setback shall, for the purposes of that setback, be viewed and regulated as accessory structures. (Amended: 17 April 2012; Ord. 2012-14) (Amended: 22 May 2018; Ord. 2018-10)
- (f) Floor area. The maximum floor area for secondary dwelling units shall be as specified below. (Amended: 22 Feb. 2022; Ord. 2022-03)
1. Secondary dwelling units in conjunction with single family residences between 500 and 749 square feet in floor area shall not exceed 499 square feet in floor area. (Added: 22 Feb. 2022; Ord. 2022-03)
  2. Secondary dwelling units in conjunction with single family residences 750 square feet or greater shall not exceed 749 square feet in floor area. (Amended: 22 Feb. 2022; Ord. 2022-03)
- (g) A minimum of one off-street parking space per secondary dwelling unit shall be provided.
- (h) Structures housing detached secondary dwelling units shall be considered accessory structures and shall be subject to section 3.12, Accessory structures, as applicable. (Amended: 24 March 2015; Ord. 2015-02) (Numerical formatting error corrected: 20 Sept. 2016; Ord. 2016-14) (Amended: 28 August 2018; Ord. 2018-16)
- (i) No secondary dwelling unit shall be rented for a period of less than thirty consecutive days. (Amended: 28 August 2018; Ord. 2018-16) (Amended: 22 Feb. 2022; Ord. 2022-03)
- (j) Secondary dwelling units may not be conveyed or separated in ownership from the single family residence, unless the Door County Land Use Services Department approves, per ordinances in effect at that time. (Amended: 27 March 2018; Ord. 2018-07) (Amended: 22 Feb. 2022; Ord. 2022-03)
- (k) (Deleted: 17 April 2012; Ord. 2012-14)

## CHAPTER 5

### NATURAL FEATURES PROTECTION REQUIREMENTS

5.01 Purpose.	5.05 Dunes.	5.09 (Shoreland vegetation
5.02 Applicability.	5.06 Rockholes.	moved to Shoreland Ord. 20
5.03 Escarpments.	5.07 Woodlands.	Sept. 2016; Ord. 2016-14)
5.04 Drumlins.	5.08 Ridges and	5.10 Wetland setbacks.
	swales complexes.	

**5.01 Purpose.** These requirements are intended to preserve interesting geological features, protect against soil erosion and groundwater contamination, preserve the natural beauty of Door County, and protect wild flora and fauna.

**5.02 Applicability.** These requirements shall be in effect in all zoning districts. They shall be applied independently of other applicable requirements of this Ordinance. Wherever other requirements of this Ordinance conflict with requirements of this chapter, the most stringent requirement shall govern.

Commentary: Certain other natural features, not included in here, are subject to regulation. Presence of those natural features on property can significantly affect the way that that property may be used or developed. The reader is advised to consult the following references for pertinent regulations:

<u>Natural Feature</u>	<u>Regulatory Reference</u>
Bodies of Water	Chapters 30, 31, 88, and 281, Wis.Stats.(Amended: 27 May 2014; Ord. 2014-10)
Floodplains	Door County Floodplain Zoning Ordinance

(Wetlands deleted: 20 Sept. 2016; Ord. 2016-14)

#### **5.03 Escarpments.**

- (1) Purpose. The purposes of these regulations are to:
  - (a) Promote safe conditions by preventing placement of roads on highly inclined surfaces.
  - (b) Preserve escarpments as landmark features that contribute to the scenic diversity and attractiveness of the county.
- (2) Determination. The location of escarpments subject to the requirements of this section shall be determined by reference to a series of maps entitled "Door County

with par.(e), and construction of parking areas.

(d) The swales ground surfaces shall not be reshaped by excavating, grading, or filling, except as necessary for road construction in accordance with par.(e).

(e) Road construction in ridges and swales complexes shall occur in accordance with the following:

1. Roads shall be placed, to the greatest practical extent, on the uppermost ground surfaces of the ridges.
2. Roads shall not be placed in swales, except for that portion which is the minimum necessary to continue a road from one ridge to the adjacent ridge. The road portion in the swale shall be constructed so as to allow free and continuous movement of surface water through the road by means of culverts and/or bridges.
3. The road shall be constructed with the minimum cross-sectional area necessary to serve the intended use.
4. Road construction activities shall be carried out in the immediate area of the road only.

**5.09 Shoreland vegetation.** (Relocated to s. 3A.07: 27 May 2014; Ord. 2014-10) (Revised and moved to Door County Shoreland Zoning Ordinance: 20 Sept. 2016; Ord. 2016-14)

**5.10 Wetland setbacks.**

(Added: 8 September 1998; Ord. 20-98)

(1) Requirements of this section shall apply to all zoning districts in all towns.

(2) Except as provided in sub. (a) or ~~All buildings and structures, unless~~ specifically permitted within Wetland zoning districts per s. 2.05(4), all structures shall be set back from wetlands, ~~as defined in s. 13.02~~, a minimum of 35 feet, except for ~~buildings and~~ structures in SF10, SF20 and SF30 zoning districts, where the required setback from wetlands shall be 10 feet. (Amended: 22 February 2011; Ord. No. 2011-03)

(a) Exemptions. The following structures shall be permitted within the required setback from wetlands, provided they do not violate any other provisions of this Ordinance:

1. Structures which are not buildings and which are less than 6 inches above preconstruction grade.
2. Minor structures, as listed in s. 3.12(1)(a).
3. Fences, provided they are not located within a public right-of-way.

4. Signs, as provided in Chapter 8.

5. Structures such as ramps and landings, lifts, or elevator housing, which are designed and intended to comply with the requirements of the Americans with Disabilities Act or fair housing laws to make existing buildings accessible to disabled people, and where no feasible alternative locations exist.

6. Overhanging eaves and gutters, provided they extend not more than 2 feet into the required setback and are not located within a public right-of-way.

7. Retaining walls, provided they are not located within a public right-of-way.

(3) All wetland boundaries shall be determined by field verification by Door County Land Use Services Staff. (Amended: 27 March 2018; Ord. 2018-07)

## CHAPTER 6

### CONSERVATION SUBDIVISION

(Recreated: 4 April 2011; Ord. 2011-05)

- 6.01 Purpose.
- 6.02 General requirements.
- 6.03 Preserved open space.
- 6.04 Application and permit requirements.

**6.01 Purpose.** The conservation subdivision option is intended to preserve natural resources, agricultural land, and open spaces in exchange for greater density than offered by a traditional subdivision. This option promotes flexible site planning by relaxing various Ordinance requirements.

#### **6.02 General requirements.**

(1) A conservation subdivision may be allowed on a single lot meeting the minimum site area requirements of s. 3.02(3), table of district requirements. The minimum site area shall be calculated including only land within the site to be used for residential development as allowed within conservation subdivisions, agricultural uses and buildings, preserved open space, and wetlands.

(2) Wetlands, as defined in Chapter 13 of this Ordinance:

(a) Shall not be included in determining the maximum allowable density of the conservation subdivision.

(b) May be included in meeting the minimum site area requirement.

(c) May be included in meeting the minimum preserved open space requirement.

(3) Maximum Allowable Density.

(a) The area of the site used to calculate the maximum allowable density of the development shall include only land to be used for conservation subdivision residential development, agricultural uses and buildings, and those areas to be designated as preserved open space, except wetlands.

(b) Dwelling units per acre (du./acre) shall not exceed the maximum allowed for conservation subdivisions in the zoning district in which the development is located. However, the maximum allowable density shall not be less than the number of lots derived by applying the individual lot requirements of the particular zoning district to the conservation subdivision site area. For example, if the calculated maximum allowable density equals 1 and the number of lots that could be created by applying the individual lot standards equals 2, then the maximum allowable density becomes 2. (Typographical error corrected: 20 Sept. 2016; Ord. 2016-14) (Amended: 26 March 2019; Ord.

(5) Access restricted. A maximum of 2 residential lots per conservation subdivision shall have direct driveway access to an existing state, county, or town road, with a maximum of 1 direct driveway access per individual lot.

### **6.03 Preserved open space.**

(1) Permitted uses. The following uses are permitted in the preserved open space provided they are allowed by the underlying zoning district and provided they meet all other requirements of this Ordinance:

(a) The maintenance and protection of natural resources in the manner and to the extent required by Chapter 5, Natural Features Protection Requirements.

(b) Passive recreational uses which involve the creation and/or maintenance of very negligible impervious surfaces, such uses including arboretums, hiking paths, walkways, nature areas, wildlife sanctuaries, picnic areas, public and private parks, garden plots, and beaches. Driveways and parking areas shall not be included in meeting the minimum preserved open space area requirement.

(c) Agricultural uses, but not structures, except for roadside stands.

(d) Stormwater facilities and shared septic systems or wells.

(e) Shared driveways and private roads which serve less than four residential lots.

(2) The minimum size of a preserved open space area, as calculated by multiplying the Minimum Preserved Open Space percentage shown in s.3.02(2), Table of District Requirements, by the total site area, shall be 2 acres and 200 feet of width for developments with a total site area of 10 acres or more, and 20,000 square feet and 100 feet of width for developments with a total site area of less than 10 acres. The areas containing shared septic systems or wells and natural features required to be protected in 6.03(3) may be included in meeting the minimum preserved open space requirement, but need not meet these minimum size requirements. (Amended: 26 March 2019; Ord. 2019-02)

(3) Specific requirements in escarpment, ridge and swale complex, floodplain, dune, and drumlin areas. (Amended: 20 Sept. 2016; Ord. 2016-14)

(a) (Deleted: 20 Sept. 2016; Ord. 2016-14)

(b) Portions of escarpment, ridge and swale complex, floodplain, drumlin, and dune areas located within a conservation subdivision shall be dedicated as preserved open space as provided in s. 6.03, preserved open space. The portion shall, at a minimum, equal the percentage listed as minimum required preserved open space in s. 3.02(3), table of district requirements, for the applicable zoning district.

## CHAPTER 7

### PARKING, LOADING, AND ACCESS REQUIREMENTS

- 7.01 Purpose.
- 7.02 Off-street parking requirements.
- 7.03 Parking area landscaping requirements.
- 7.04 Loading and unloading requirements.
- 7.05 Access requirements.

**7.01 Purpose.** These provisions are intended to: reduce traffic congestion on public streets by requiring adequate off-street parking and loading areas for each land use, improve the appearance of parking lots and reduce the nuisance of glare, and promote traffic safety by ensuring proper access to roads. (Amended: 9 November 2011; Ord. 2011-14)

#### **7.02 Off-street parking requirements.**

(1) Required number of off-street parking spaces. The minimum number of off-street automobile parking spaces to be provided shall be in accordance with the schedule below, except that: (Amended: 9 November 2011; Ord. 2011-14)

If the parking requirements for particular uses described in Chapter 4, particular use requirements, are different from those shown here, the standards in Chapter 4 shall apply. (Amended: 9 November 2011; Ord. 2011-14)

In cases where garages are provided, the number of required off-street parking spaces shall be reduced by the number of parking spaces within the garages. (Recreated: 9 November 2011; Ord. 2011-14)

In cases where on-street parking is provided, the number of required off-street parking spaces shall be reduced by the number of on-street parking spaces fully within the lot lines as if the lot lines for the parcel in question were extended into the right(s)-of-way. In order to qualify for this exemption such on-street parking spaces must be designated by the highway maintaining authority, be paved, and be demarcated by paint. (Added: 9, November 2011; Ord. 2011-14)

<u>USE</u>	<u>OFF-STREET PARKING REQUIREMENT</u>
Residential	2 spaces per dwelling unit.
Multiple Occupancy Development	(Deleted: 9 November 2011; Ord. 2011-14)
Auditorium/Theater/Assembly Hall	1 space per 3 seats. (Amended: 20 Sept. 2016; Ord. 2016-14)
Church/Funeral Home	1 space per 4 seats.

(f) Lighting. Lighting established for the purpose of illuminating off-street parking areas shall utilize lighting fixtures whose hood, lens, or combination thereof allow no direct beams of light to be seen from off the property or to be cast skyward, and the lighting elements of which shall not be visible from adjacent properties. (Amended: 20 Sept. 2016; Ord. 2016-14)

(g) Maintenance. All parking areas shall be properly maintained by the owner, or lessee, of the property.

(h) Handicapped parking. All off-street parking areas shall provide parking spaces for use by motor vehicles which transport physically disabled persons, in accordance with the ADA Accessibility Guidelines. (Amended: 9 November 2011; Ord. 2011-14)

(7) Parking of Business-Related Vehicles. In the Single Family Residential-10,000, Single Family Residential-20,000, Single Family Residential-30,000, High Density Residential, Small Estate Residential and Neighborhood Residential districts, not more than one vehicle which bears business insignia and/or one trailer used in a business or trade shall be parked on a lot overnight. This provision shall not apply to permitted commercial uses nor to nonconforming uses, provided such parking of business-related vehicles does not violate any other provision of this Ordinance. (Amended: 27 February 2007; Ord. No. 2007-04; Effective 12 March 2007) (Amended: 22 February 2011; Ord. No. 2011-03)

### **7.03 Parking area landscaping requirements.**

(1) Applicability. These requirements shall apply to all parking spaces created after the effective date of this Ordinance, except for parking spaces located in parking areas which accommodate fewer than 6 vehicles, and except for parking spaces located in multi-level parking structures.

(2) Minimum landscaping requirements.

(a) Canopy trees shall be required as follows:

1. One canopy tree with a caliper of at least 2 inches shall be required for every 12 parking spaces. Fractions shall be rounded to the nearest whole number (e.g. 0-5 spaces = no trees, 6-17 spaces = 1 tree, 18-29 spaces = 2 trees, etc.).
2. All required canopy trees must be located within the parking area or within 10 feet of the perimeter of the parking area surface.
3. Existing trees may be counted toward the canopy tree requirements, provided they meet the requirements for size, placement, and type.

(b) Other landscaping materials shall be required so as to accumulate 15 landscape points per parking space. Landscape points shall be accumulated according to the following:

#### LANDSCAPE POINTS

<u>Landscape Element</u>	<u>Minimum Planted Size</u>	<u>Points</u>
Canopy Trees	2 in. caliper or 1.5 in. caliper for multi-stem trees	50 pts.
Evergreen Trees	4 feet high	30 pts.
Low Ornamental Trees	5 feet high and balled and burlapped stock	20 pts.
Tall Shrubs	2.5 feet high	9 pts.
Medium Shrubs	18 inches high	6 pts.
Low Shrubs	15 inches high	3 pts.

The publication *A Guide to Selecting Landscape Plants for Wisconsin*, by E. R. Hasselkus, UW-Extension publication A2865, shall be used to determine which plants are "low-ornamental trees" and "tall/medium/low shrubs."

1. To qualify for points the landscape elements must be located in the following areas:
  - a. Within landscaped areas in the interior of the parking area.
  - b. Within 10 feet of the perimeter of the parking area.
  - c. Along public right-of-ways that are adjacent to the parking area.
2. Landscaping which primarily serves the aesthetic enhancement of the building or related open areas shall not qualify for points.
3. Canopy trees as required by par.(a) shall also qualify for points. (Amended: 24 Feb. 2004; Ord. 2004-03)

(c) Screening near residential uses. A screening barrier (for the purpose of reducing glare) shall be required in the ~~following~~ situations [described in subs. 1. and 2.](#):

1. When ~~the a~~ parking area [or drive-through facility](#) is located within 30 feet of an adjoining lot containing a principal residential use. (Amended: 25 June 1996; Ord. 16-96)
2. When ~~the a~~ parking area [or drive-through facility](#) is located within 30 feet of an adjoining vacant lot that is located in the Single Family Residential-10,000, Single Family Residential-20,000, Single Family Residential-30,000, Small Estate Residential, Rural Residential, High Density Residential, or Neighborhood Residential districts. (Amended: 27 February 2007; Ord. No. 2007-04; Effective 12 March 2007) (Amended: 22 February 2011; Ord. No. 2011-03)

3. The minimum height of the barrier shall be 3.5 feet above the surface of the parking area. The barrier may consist of wood or masonry fencing, walls, berms, or planted materials. If planted materials are used, they must be of suitable size and density to accomplish the screening objective within 3 years of planting.

---

4. Adjoining lots shall be defined in this section as lots which share a common side or rear lot line and are not separated by a public road right-of-way.

(d) All required landscape and/or barrier materials shall be established prior to utilization of the parking spaces, unless a bond, certificate of deposit, cash, or other form of financial assurance acceptable to the Zoning Administrator is submitted to the County. Such financial assurance shall cover the estimated cost of installing the landscape and/or barrier materials and shall be returned to the applicant upon proper installation by the applicant. If the landscape and/or barrier materials are not properly installed within 9 months of commencement of operation of the use, the financial assurance shall be used for installation of the landscape and/or barrier materials by the County. Once established, all landscape and/or barrier materials shall be properly maintained by the owner or lessee of the parking area. (Amended: 25 June 1996; Ord. 16-96)

(3) Two or more parking areas interconnected by on-site vehicular circulation shall be treated as one lot for the purposes of this section. Unconnected parking areas serving the same use shall be treated as one lot unless they are separated by 30 feet or more.

Commentary: The following 2 sketches illustrate application of this section.

(Continued on next page)

#### 7.04 Loading and unloading requirements.

(1) Any use which requires deliveries or shipments shall provide sufficient off-street loading and unloading space so that no public street, alley, or access to any parking area is blocked by such activities.

(2) The loading and unloading space shall be separate from any parking aisle or parking spaces unless delivery or pickup activities are scheduled for hours when the parking area is not in use.

#### 7.05 Access requirements.

(1) Every use shall have access to a public or private road. However, property owners have the responsibility of securing the access.

(2) For all uses, except Agricultural Uses, as listed in s. 2.05(3), table of principal uses, no more than 2 driveways per lot shall be permitted.

(3) In areas not designated as “core” on the Door County Comprehensive and Farmland Preservation Plan future land use maps, for all uses, except Agricultural Uses, as listed in s. 2.05(3), table of principal uses, access shall not be taken to a state highway if access to a town, county, or public or private frontage road is available. (Amended: 9 November 2011; Ord. 2011-14) (Amended: 20 Sept. 2016; Ord. 2016-14)

(4) Access spacing on state highways shall be as allowed by the Wisconsin Department of Transportation. (Amended: 20 Sept. 2016; Ord. 2016-14)

(a) (Deleted: 20 Sept. 2016; Ord. 2016-14)

(b) (Deleted: 20 Sept. 2016; Ord. 2016-14)

(5) Driveway width.

(a) For all single family residential and duplex residential uses, access driveways shall be at least 15 feet wide and not more than 24 feet wide. (Amended: 17 December 1996; Ord. 36-96)

(b) Access driveways for all other uses, except Agricultural Uses, as listed in s. 2.05(3), table of principal uses, shall be at least 20 feet wide and not more than 35 feet wide. Such drives may be reduced to 10 feet wide if they are enter-only or exit-only drives.

(6) Setback. All access driveways shall be placed such that the driveway edge nearest to a neighbor's lot line is at least 5 feet from the neighbor's lot line, unless driveways are shared by adjoining property owners.

(7) All access driveways, except those to farm fields [and those on Chambers Island in the Town of Gibraltar](#), shall be surfaced with gravel or paved and pitched to prevent ponding.

(8) Location.

(a) Access drives shall be located opposite median crossovers, where present.

(b) At road intersections, the midpoint of access driveways shall be located at least 100 feet from the point of intersection of the road edges. For lots existing prior to the effective date of this Ordinance which cannot meet this provision, one access driveway shall be permitted.

## CHAPTER 9

### NONCONFORMING USES, STRUCTURES, LOTS

- 9.01 Previously lawful condition.
- 9.02 Nonconforming uses.
- 9.03 Nonconforming structures.
- 9.04 Nonconforming lots.

**9.01 Previously lawful condition.** Within the districts established and mapped by this Ordinance, or amendments thereto, there may exist uses of lands or buildings, structures, or lots, which were lawful before this Ordinance, or amendments thereto, became effective, but which do not conform to the regulations herein. As set forth in s. 59.69(10), (10e), and (10m), Wis. Stats., such nonconforming conditions may be continued, subject to the requirements of this chapter. (Amended: 22 May 2018; Ord. 2018-10)

#### 9.02 Nonconforming uses.

##### (1) Nonconforming use of land.

(a) For all nonstructural uses of land, except nonmetallic mining operations, permissible expansions or intensifications shall be authorized only by a conditional use permit. Permissible expansion or intensification means a total increase, during the life of the use, of up to ten percent (10%), based on the level of activity (e.g., frequency, duration, volume) and/or the area encompassed by the nonconforming use, as applicable, at the time the use became nonconforming. (Amended: 22 May 2018; Ord. 2018-10)

(b) Expansion of a nonconforming, nonmetallic mining operation shall be governed by applicable Wisconsin law. (Amended: 26 June 2001; Ord. 04-01)

##### (2) Nonconforming use of buildings or other structures. The following shall apply to all buildings or structures which house a nonconforming use:

(a) Structural alterations or structural repairs of an existing building or structure which houses a nonconforming use shall be authorized by a regular zoning permit.

(b) Permissible expansion or intensification of a nonconforming use via ~~new~~ additional buildings or structures, or via additions to an existing building or structure which houses a nonconforming use, or via structural alterations or structural repairs to an existing building which houses a nonconforming use for the purpose of expansion or intensification of the use may be authorized only by a conditional use permit. Such ~~new~~ additional structures or additions shall only be placed within the boundaries of the lot as it existed at the time the use became nonconforming and shall comply with all applicable setbacks and other dimensional requirements of this Ordinance, unless variances are granted as

provided in s. 11.06, variance from the requirements of this Ordinance. Permissible expansion or intensification means a total increase, during the life of the use, of up to ten percent (10%), based on the level of activity (e.g., frequency, duration, volume) and/or the square footage of the structure(s) housing the nonconforming use, as applicable, at the time the use became nonconforming. (Amended: 25 June 1996; Ord. 16-96) (Amended: 22 May 2018; Ord. 2018-10)

(c) If a structure which houses a nonconforming use is destroyed by vandalism or by fire, explosion, flooding, ice, snow, storm damage, violent wind, mold, infestation, or similar calamity, such structure may be restored and the nonconforming use may be restored therein upon issuance of a regular zoning permit. Such restoration shall not exceed the original building floor area and volume, unless a conditional use permit is authorized, as provided in par. (b). If the original structure which housed the nonconforming use is also a nonconforming structure, the provisions of [s. 9.03\(1\) and \(2\)](#) shall also apply. (Amended: 20 Sept. 2016; Ord. 2016-14) (Amended: 22 May 2018; Ord. 2018-10)

[\(d\) Reconstruction of any structure in functional order which houses a nonconforming use shall be permitted with the issuance of a regular zoning permit within 12 months of the date of removal of the original structure. Such restoration shall not exceed the original building floor area and volume, unless a conditional use permit is authorized, as provided in par. \(b\). If the original structure which housed the nonconforming use is also a nonconforming structure, the provisions of s. 9.03 shall also apply.](#)

### (3) Change of use.

(a) A nonconforming use may continue in strict accord with the historical use; i.e., the precise active and actual use that predated the ordinance which rendered the use nonconforming. (Added: 22 May 2018; Ord. 2018-10)

(b) Any identifiable unauthorized change (e.g., alteration, expansion, or intensification) in the nonconforming use may be illegal and may result in loss of legal nonconforming use status. (Added: 22 May 2018; Ord. 2018-10)

(c) A nonconforming use shall not be changed to any use other than a use permitted in the zoning district in which it is located.

(4) Discontinuance. Where any such nonconforming use is discontinued for a period of 12 consecutive months, any future use of the building, structure, or land shall conform to the regulations of the district in which it is located.

### 9.03 Nonconforming structures.

(1) Additions [and Modifications](#). (Amended: 20 Sept. 2016; Ord. 2016-14)

(a) (Deleted: 20 Sept. 2016; Ord. 2016-14)

(b) Additions to or extensions of nonconforming structures beyond the existing building envelope are permitted provided that such additions or extensions comply with all the provisions of this Ordinance. (Amended: 20 Sept. 2016; Ord. 2016-14)

(2) Repairs and restoration.

(a) A nonconforming structure that is damaged or destroyed by vandalism or by fire, explosion, flooding, ice, snow, storm damage, violent wind, mold, infestation, or similar calamity may be repaired or restored provided the repair or restoration of the nonconforming portion of the structure occurs fully within the building envelope of the structure before damage, except that structures may be larger than the size immediately before the damage or destruction if necessary for compliance with state or federal requirements. Said repair or restoration shall only be authorized when the relevant zoning permit for the repair or restoration is issued within twelve months from the date of the damage to the nonconforming structure. (Amended: 25 June 1996; Ord. 16-96) (Amended: 18 December 1997; Ord. 39-97) (Amended: 20 Sept. 2016; Ord. 2016-14) (Amended: 22 May 2018; Ord. 2018-10)

(b) Except for historic buildings, no repairs or restoration of nonconforming structures shall be located within any public right-of-way.

(3) Reconstruction of any nonconforming structure in functional order shall be permitted with the issuance of a regular zoning permit within 12 months of the date of removal of the original structure. Said reconstruction need not comply with the setback or yard provisions of this Ordinance provided the reconstruction occurs fully within the building envelope of the structure before removal, except that structures located in the floodplain may be elevated as necessary to comply with floodplain zoning requirements, and a patio may be replaced with a deck serving the same floor level of the structure. (Added: 7 February 2001; Ord. 33-00) (Amended: 20 Sept. 2016; Ord. 2016-14)

(4) Nonconforming signs. All nonconforming signs shall be subject to the provisions contained in s. 8.08, nonconforming signs. (Amended: 7 February 2001; Ord. 33-00) (Amended: 29 October 2019; Ord. 2019-13)

### 9.04 Nonconforming lots.

(1) (Deleted: 20 Sept. 2016; Ord. 2016-14)

(2) A nonconforming lot may be used for any use permitted within the zoning district in which the lot is located. (Amended: 23 June 1998; Ord. 14-98) (Amended: 20 Sept. 2016; Ord.

## CHAPTER 12

### ENFORCEMENT

- 12.01 Violations.
- 12.02 Prosecution.
- 12.03 Penalties.
- 12.04 After-the-fact conditional use applications and variance petitions.

#### **12.01 Violations.**

- (1) It shall be unlawful to locate, erect, construct, reconstruct, alter, enlarge, extend, convert, or relocate any building, structure, or sign or use any building, structure, land, or sign in violation of the provisions of this Ordinance, or amendments or supplements thereto, lawfully adopted by the County Board of Supervisors. It shall also be unlawful to fail to obtain permits as required by this Ordinance or to fail to comply with any requirement or condition imposed by the Board of Adjustment or Resource Planning Committee.
- (2) Each and every day of violation as described in sub.(1) may be deemed a separate offense and violation.
- (3) Any person, firm, association, or corporation or representative agent failing to comply with the provisions of this Ordinance may be subject to prosecution under the terms of this Ordinance.

#### **12.02 Prosecution.**

- (1) Civil proceedings. Pursuant to s. ~~66.12~~[66.0114](#), Wis. Stats., an action for violation of this ordinance shall be a civil action.
- (2) Notification. The Zoning Administrator shall serve any violators with a notice of violation stating the following:
- (a) The nature of the violation.
  - (b) Corrective measures required to eliminate the violation.
  - (c) That the violator shall be subject to:
    1. Civil action to remove or otherwise eliminate the violation, and/or
    2. Penalties, upon conviction, as set forth in s. 12.03, penalties.
- (3) Corporation Counsel. The Zoning Administrator shall report violations to the Door County Corporation Counsel. At the Corporation Counsel's discretion, legal

action or proceedings may be commenced to prosecute alleged violators pursuant to the proceedings outlined in s. ~~66.122~~[66.0114](#), Wis. Stats., or pursuant to the issuance of a summons and complaint.

(4) Injunction. Compliance with this Ordinance may also be enforced by an injunction at the suit of Door County or the owner or owners of real estate within the zoning district affected by such regulation.

(5) Penalty. Those actions commenced on behalf of Door County may, in addition, seek a forfeiture or penalty as outlined herein.

(6) Special inspection warrants. The provisions of s. ~~66.122~~[66.0119](#), Wis. Stats., shall govern the issuance of all special inspection warrants.

**12.03 Penalties.** Any person, firm, association, or corporation or representative agent who fails to comply with the provisions of this ordinance or any order of the Zoning Administrator issued in accordance with this ordinance shall, upon conviction thereof, forfeit not less than \$10 nor more than \$500 and the cost of prosecution for each violation including court costs and reasonable attorney fees; and in default of payment of such forfeiture and costs shall be imprisoned until payment thereof, but not exceeding 30 days. Each day a violation exists or continues shall constitute a separate violation.

#### **12.04 After-the-fact conditional use applications and variance petitions.**

(1) After-the-fact conditional use situations. If a building or structure or premises is used to establish a use, which by this Ordinance requires issuance of a conditional use permit, without a conditional use permit first being obtained, the responsible party may attempt to correct the violation by applying for a conditional use permit for the unauthorized use.

(a) Procedure.

1. Upon notification of the violation, the responsible party may apply for a conditional use permit as provided in s. 11.04(2), application.

2. Upon submittal of a complete application, the application shall be processed as provided in s. 11.04, conditional use permits.

(b) During the pendency of the conditional use permit application, the responsible party shall not carry on any activities in furtherance of the unauthorized use.

(2) After-the-fact variance situations. If a building or structure is constructed in violation of any dimensional requirement of this Ordinance, or if a lot is created in violation of minimum lot area and/or width requirements of this Ordinance, the responsible party may attempt to correct the violation by petitioning for a variance.

## CHAPTER 13

### DEFINITIONS

13.01 Word usage.

13.02 Definitions.

**13.01 Word usage.** In the interpretation of this Ordinance, the provisions and rules of this chapter shall be observed and applied, except when the context clearly requires otherwise:

- (1) Words used or defined in one tense or form shall include other tenses and derivative forms.
- (2) Words in the singular number shall include the plural number, and words in the plural number shall include the singular number.
- (3) The masculine gender shall include the feminine, and the feminine gender shall include the masculine.
- (4) The word "shall" is mandatory.
- (5) The word "may" is permissive.

**13.02 Definitions.** When used in this Ordinance, the following terms shall have the meanings herein assigned to them. Words used in this Ordinance, but not defined herein, shall carry the meanings as defined in Webster's Unabridged Third International Dictionary, or a dictionary based on it.

**Abandonment of Nonmetallic Mining Operations:** The cessation of nonmetallic mining operations for more than 365 consecutive days where the cessation is not specifically set forth in an operator's application, operation plan or permit, or is not specifically approved by the Resource Planning Committee upon written request. Abandonment of operations does not include the cessation of activities due to labor strikes or natural disasters.

(Amended: 26 June 2001; Ord. 04-01)

**Accessory Building:** See Building, Accessory.

**Accessory Residence:** Dwelling unit or units accessory to a nonresidential use or Multiple Occupancy Development on the same lot or building site that provide(s) living quarters for the owner, proprietor, commercial tenant, employee, or caretaker of the nonresidential use or Multiple Occupancy Development.

(Amended: 27 July 2000; Ord. 17-00) (Amended: 22 Feb. 2022; Ord. No. 2022-03)

**Accessory Structure:** See Structure, Accessory.

**Accessory Use:** See Use, Accessory.

**Active Recreation:** Recreational uses, areas, and activities oriented toward potential competition or ~~involving special equipment~~ [open invitation events](#), including, but not limited to, ~~playgrounds~~, sports fields and courts, zip lines, paint ball facilities, disc golf, bungee jumping, climbing walls or towers, swimming pools, and skating rinks. ([Note: Playgrounds shall not be considered active recreation](#)) (Amended: 26 Feb. 2013; Ord. 2013-07)

**Agricultural Visitation Facility:** Uses including but not limited to: agricultural animal petting zoos or educational displays; living history museums; rural history museums; and demonstrations or displays of past or current farming, logging, sawmilling, or stone crushing techniques and/or equipment. (Added: 26 August 1997; Ord. 21-97)

**Agriculture:** Uses including but not limited to: the keeping, raising, or propagation of farm livestock, game, or exotic animals; apiculture; dairying; forage crop production; forest crop production; grain production; grazing; orchards; specialty crop production, such as maple syrup, mint, and willow; viticulture; and truck farming. (Added: 26 August 1997; Ord. 21-97)

For purposes of the Exclusive Agricultural zoning district, Agricultural Use shall mean any of the following:

- a. Any of the following activities conducted for the purpose of producing an income or livelihood:
  1. Crop of forage production.
  2. Keeping livestock.
  3. Beekeeping.
  4. Nursery, sod, or Christmas tree production.
  5. Floriculture.
  6. Aquaculture.
  7. Fur farming.
  8. Forest management.
  9. Enrolling land in a federal agricultural commodity payment program or a federal or state agricultural land conservation program.
- b. Any other use that the Department of Agriculture, Trade or Consumer Protection, by rule, identifies as an agricultural use. (Added: 30 September 2010; Ord. 2010-13)

**Agriculture, General:** (Deleted: 26 August 1997; Ord. 21-97)

**Agriculture, Intensive:** (Deleted: 26 August 1997; Ord. 21-97)

**Alley:** A right-of-way that provides only secondary access to abutting properties and which is not intended for general traffic circulation. (Created: 30 August 2011; Ord. 2011-11)

**Amusement Park:** A commercially operated facility with various devices for entertainment which are located primarily outdoors, including but not limited to miniature golf, go karts, and water rides. (Amended: 26 Feb. 2013; Ord. 2013-07)

**Building, Accessory:** A building which is:

1. Subordinate to and serves a principal structure or a principal use.
2. Located on the same lot as the principal structure or use served.
3. Customarily incidental to the principal structure or use. A building that is attached to a principal building either by a common wall or by an enclosed structure which serves as an aboveground passageway shall be considered to be a part of the principal building. (Amended: 25 June 1996; Ord. 16-96)

**Building Façade, Street Facing:** The exposed surface of the side or sides of a building that are located closest to a road. The length of such surface is found by projecting the extents of the building perpendicularly to the centerline of the road. (Added: 5 October 1998; Ord. 22-98) (Amended: 26 August 2003, Ord. 09-03)

**Building Envelope:** The three-dimensional space within which a structure is built. (Added: 20 Sept. 2016; Ord. 2016-14)

**Building, Principal:** A building which houses a principal use of a lot. (Amended: 25 Feb. 1997; Ord. 5-97)

**Building Site:** A lot on which buildings or structures that are permitted in the applicable zoning district may be placed.

**Building Zone:** The horizontal plane within a lot bounded by all applicable setbacks. (Amended: 23 March 1999; Ord. 4-99)

**Burden of Proof:** The burden of moving forward with the production of evidence and the burden of persuasion (or risk of non-persuasion). (Added: 27 March 2018; Ord. 2018-07)

**Business Establishment:** For the purpose of sign regulation, uses of land defined and regulated by this ordinance as Agricultural, Industrial, [Institutional](#), Miscellaneous, Outdoor Recreational, bed & breakfast establishments, boardinghouses, multiple occupancy developments, and all Commercial uses, with the exclusion of home office/studios, home occupations, and home businesses, shall be considered business establishment uses. (Added: 29 October 2019; Ord. 2019-13)

**Caliper:** A measurement of the size of a tree equal to the diameter of its trunk measured 4.5 feet above the ground.

**Camp Site:** A segment of a campground which is designated for camping by a camping party.

**Campground:** Any parcel or tract of land which is designed, maintained, intended or used for the purpose of providing camp sites offered with or without charge for temporary overnight sleeping accommodations by 4 or more camping units, or by any number of camping units if the parcel or tract of land is represented as a campground. (Amended: 27 August 2019; Ord. 2019-08; Effective 7 October 2019)

**Camping:** The use of temporary overnight sleeping accommodations. (Amended: 1 December 1996; Ord. 31-96) (Amended: 27 August 2019; Ord. 2019-08; Effective 7 October 2019)

**Camping Cabin:** A building or other structure that is 400 square feet or less in area. A camping cabin includes a yurt, but does not include a tent or recreational vehicle. (Added: 27 August 2019; Ord. 2019-08; Effective 7 October 2019)

**Camping Party:** Any individual or family or a group consisting of not more than 6 persons who are 7 years of age or older provided that such individual, family, or group is engaging in camping. (Amended: 27 August 2019; Ord. 2019-08; Effective 7 October 2019)

**Camping Unit:** Any single temporary shelter 400 square feet or less in area, except sleeping bags, bed rolls, and hammocks, used for camping by a camping party. Camping units include recreational vehicles, camping trailers, tents, motor homes, park models, camping cabins, and yurts. (Amended: 27 August 2019; Ord. 2019-08; Effective 7 October 2019)

**Canopy Tree:** A deciduous tree that would occupy the upper canopy of a woodland in a completely natural situation. These trees are often referred to as shade trees.

**Cemetery:** Land used for the burial of dead humans, and dedicated for cemetery purposes, including columbaria, crematories, mausoleums, and mortuaries when operated in conjunction with and within the boundary of such cemetery.

**Certificate of Compliance:** An official written document, issued by the Zoning Administrator, which certifies that the use or structure complies with all applicable provisions of this Ordinance and the regular zoning permit, sign permit, or conditional use permit issued for that use or structure.

**Change of Use:** Conversion of a principal use of a lot from one use category, as listed in s. 2.05(3), table of principal uses, to another use category.

**[Child Care Center:](#)** A facility, licensed by the Wisconsin Department of Children and Families, which provides supervision and care and/or instruction for 4 or more children under the age of 7 for periods of less than 24 hours per day and operates on a regular basis.

**Clearcutting:** A woodland management technique in which all or most of the trees in a particular woodland area are cut for the purpose of aiding in the regeneration and perpetuation of the woodland.

**Clearing:** The act of removing trees from any part of a woodland for the purpose of building development or creation of non-wooded areas.

**Commercial Fishing Facilities:** A commercial establishment and its associated equipment dedicated to the catching and processing of fish for use as human food.

**Commercial Riding Stable:** See Riding Stable, Commercial.

~~**Day Care Center:** A facility, licensed by the Wisconsin Department of Health and Social Services, which provides supervision and care and/or instruction for 4 or more children under the age of 7 for periods of less than 24 hours per day and operates on a regular basis.~~

**Deck:** An unenclosed, unroofed exterior platform structure, with or without railings, which is elevated above preconstruction grade, is typically of wood construction, either attached to a building or freestanding.

**Density, Maximum Allowable:** The number of dwelling units, excluding secondary dwelling units, allowed within a manufactured home park or conservation subdivision. In computing the maximum allowable density, any fractional dwelling count shall be equal to zero dwelling units. For a manufactured home park, maximum allowable density is calculated by multiplying the density unit per acre by the total site area. For a conservation subdivision, maximum allowable density is calculated by multiplying the density unit per acre by the site area, minus any wetland area. (Added: 17 April 2012; Ord. No. 2012-14)

**Department of Natural Resources:** The Wisconsin Department of Natural Resources.

**Destroyed:** As defined in §84.30, Wis. Stats.: “With respect to a nonconforming sign, means that upright supports are physically damaged such that, within a period of 36 consecutive months, in the case of a sign structure with wooden upright supports, more than 60 percent of the supports are broken and, under normal repair practices, would need to be replaced or, in the case of a sign structure with metal upright supports, more than 30 percent of the length above ground of each broken, bent, or twisted support would, under normal repair practices, need to be replaced.” (Added: 29 October 2019; Ord. 2019-03)

**Driveway:** A means of access to or from a property, site, or use; or a means of circulation within a parking area [or between parking areas](#).

**Drumlin:** An elongate or oval hill composed partially or entirely of glacial drift.

**Dune:** A mound, hill, or ridge of sand piled by wind.

**Duplex:** Two attached dwelling units on a single lot regardless of the form of ownership of the units, with both units meeting the minimum floor area requirements of s.3.11(1). (Amended: 4 April 2011; Ord. No. 2011-04)

**Dwelling Unit:** A structure, or that part of a structure, which is used, or intended to be used as living quarters. A dwelling unit shall be served by water and a sanitary system, and have finished rooms consisting of, at a minimum, a kitchen, bathroom, and sleeping area. (Amended: 4 April 2011; Ord. No. 2011-04)

**Dwelling Unit, Secondary:** A dwelling unit that is accessory to the single family dwelling unit. (Added 4 April 2011; Ord. No. 2011-04)

**Dwelling Unit, Single Family:** A free-standing building which provides or is intended to provide living quarters exclusively by persons maintaining a common household, to the exclusion of all others, except dwelling units that meet the definition of a manufactured home. (Amended: 4 April 2011; Ord. No. 2011-04)

**Effective Date of This Ordinance:** The date that this Ordinance takes effect on a given parcel of land as provided in s. 1.06, force and effect, or the date that an amendment to this Ordinance becomes effective.

**Enclosed Structure:** A structure consisting of a solid roof, a permanent foundation, a floor, and solid walls extending from the floor to the roof. Solid doors, windows, or other glazing are allowed in the wall segments. Open breezeways or screen walls do not qualify as enclosed structures.

**Escape Balcony:** A horizontal platform affixed to the exterior wall of a structure which is readily accessible from an upper story door or window and which serves as a place from which rescue can be achieved in the event of fire or similar hazard with the structure.

**Escarpment:** A steep slope, or series of cliffs or steep slopes, which faces in one general direction, breaks the continuity of the land by separating two comparatively level or more gently sloping surfaces, and is produced by erosion or by faulting.

**Family:** A person or group of persons living together as a single housekeeping unit.

**Family, Camping:** A parent or parents with their dependent children and not more than 2 guests. This definition to be used for camping related purposes only.

**Family ~~Day Child~~ Care Home:** ~~A dwelling unit where supervision and care and/or instruction for not more than 8 children under the age of 7 is provided for periods of less than 24 hours per day, and which is licensed by the Wisconsin Department of Health and Social Services.~~ A dwelling licensed as a child care center by the WI Department of Children and Families under s. 48.65, Wis. Stats.

**Farm Consolidation:** (Deleted: 24 March 2015; Ord. 2015-02)

**Farm Livestock Hutches:** Structures that do not exceed 40 square feet in floor area nor 5 feet in height above the grade elevation, and used for keeping of farm livestock. (Added: 25 June 1996; Ord. 16-96)

**Farm Market:** (Deleted: 22 May 2018; Ord. 2018-11; Effective 2 July 2018)

**Farm Related Residence:** A dwelling unit to be occupied by a person who, or a family at least one member of which, earns a substantial part of ~~his or her~~ their livelihood from farm operations on the parcel, or is a parent or child of the operator of the farm. (Note: Income earned from renting or leasing farmland shall not be considered when determining if a person earns a substantial part of their livelihood from farm operations on the parcel)  
(Amended: 11 Dec. 2012; Ord. 2012-25)

**Fence:** A barrier intended to provide visual screening, prevent escape or intrusion, or to mark a boundary. A fence does not include a railing serving a deck, porch, balcony, or similar items. Fences shall be constructed of materials normally manufactured for, used as, and recognized as fencing materials such as: wrought iron or other decorative metals suitable for the construction of fences, fired masonry, concrete, stone, chain link, metal tubing, wood, and vinyl or fiberglass composite manufactured specifically as fencing materials. (Amended: 22 Feb. 2022; Ord. No. 2022-03)

**Mining Site Enlargement:** Any horizontal increase beyond dimensions of the original application for the project site.

**Model Home:** A single family dwelling unit which is used as a model for inspection by prospective home buyers and is unoccupied as a residence, but is intended for eventual use as a single family residence and which may or may not contain a home sales office.

**Municipal/Commercial Parking Lots:** Parking lots containing six or more parking spaces that are not affiliated with a principal use.

**Multiple Occupancy Development:** A development on a single lot wherein a building is provided with 3 or more occupancy units, or wherein 2 or more detached buildings are provided with 2 or more occupancy units, regardless of the characteristics of the user(s) of the occupancy units and regardless of the ownership of the building(s) or of the occupancy units. A single family residence with a secondary dwelling unit and/or living quarters in accessory structures shall not be considered to be a multiple occupancy development. (Amended: 4 April 2011; Ord. No. 2011-04) (Amended: 20 Sept. 2016; Ord. 2016-14)

**Natural Feature:** A geologic formation, vegetative area, or other feature of the landscape which is protected by regulations in this Ordinance.

**Navigable Water:** Lake Michigan, Green Bay, all natural inland lakes, all streams, ponds, sloughs, flowages and other waters within Door County which are navigable under the laws of the State of Wisconsin. Wisconsin's Supreme Court has declared navigable bodies of water that have a bed differentiated from adjacent uplands and levels of flow sufficient to support navigation by a recreational craft of the shallowest draft on an annually recurring basis (Muench vs. Public Service Commission, 26 Wis. 492 (1952) and DeGaynor and Co., Inc., vs. Department of Natural Resources, 70 Wis. 2d 936 (1975)).

For example, a stream which is navigable by skiff or canoe during normal spring high water is navigable, in fact, under the laws of this state though it may be dry during other seasons.

**Nonconforming Lot:** An existing lot of record which, in its most recent configuration, does not contain sufficient area and/or width to meet the criteria of s. 3.02(3), table of district requirements, s. 3.04(5), lots created prior to the effective date of this Ordinance, or as applicable, s.3.15, special development requirements. (Amended: 17 April 2012; Ord. 2012-14) (Amended: 27 May 2014; Ord. 2014-10) (Amended: 20 Sept. 2016; Ord. 2016-14)

**Nonconforming Sign:** Any sign, legally established prior to the effective date of this Ordinance or subsequent amendments thereto, which does not fully comply with the requirements imposed by this Ordinance.

**Nonconforming Structure:** Any building or structure, other than a sign, legally established prior to the effective date of this Ordinance or subsequent amendments thereto, which does not fully comply with the requirements imposed by the individual sections of this Ordinance that pertain to the size, height, location, setback, and similar characteristics of structures.

**Nonmetallic Mining Refuse:** Waste soil, rock, mineral, liquid, vegetation and other waste material resulting from a nonmetallic mining operation. This term does not include merchantable byproducts resulting directly from or displaced by the nonmetallic mining operation.

**Nonmetallic Mining Site:** The location where a nonmetallic mining operation is conducted or is proposed to be conducted, including all surface areas from which minerals are removed, related storage and processing areas, areas where nonmetallic mining refuse is deposited, and areas disturbed by the nonmetallic mining operation by activities such as the construction or improvement of roads or haulageways.

**Occupancy Unit:** A room, or interconnected rooms, consisting of living quarters physically separated from any other unit in the same building. The unit may include facilities for cooking, eating, and other facilities convenient to human living.

**Open Fence:** A fence whose entire length is not greater than 50% opaque and whose individual elements or sections are also not greater than 50% opaque.

**Open Space:** Area on a lot that is open to the sky, contains no structures, parking, driveways, or other impervious surfaces, and contains no nonmetallic mining uses. (See also Preserved Open Space.)

**Ordinary High Water Mark:** The landwardmost line along the bank of the shore of navigable water up to which the presence and action of surface water is so continuous as to leave a distinct mark on the bank. Such distinct mark may be the result of erosion, cobble deposition, water staining, destruction of terrestrial vegetation, total or virtual absence of terrestrial vegetation, and/or other easily recognized characteristics.

**Outdoor Active Recreation Facility:** ~~A commercially operated facility with one or more outdoor active recreation uses.~~ (Added: 26 February 2013; Ord. 2013-07)

**Park:** An area of land kept for purposes of active recreation, relaxation, leisure, or ornament, and/or kept in its natural state. (Amended: 27 May 1997; Ord. 15-97)

**Personal Service Establishment:** A use which is any of the following: clothing and shoe repair or rental shops, barber/beauty shops, portrait/photography studios, home appliance or electronics repair shops, travel agencies, or similar uses. (Amended: 30 January 2003; Ord. 01-03)

**Planned Residential Development:** (Deleted: 4 April 2011; Ord. 2011-05).

**Planning Department:** (Deleted and replaced with Door County Land Use Services Department; 27 March 2018; Ord. 2018-06)

**Planning Director:** (Deleted and replaced with Door County Land Use Service Director; 27 March 2018; Ord. 2018-06)

**Pound:** An enclosure for stray, unlicensed, or unwanted animals operated pursuant to s. 174.046, Wis. Stats. Pound services include the collection, care, and disposing of animals.

**Residence, Single Family:** The use of premises for the act or fact of dwelling in a single family dwelling unit.

**Residential Use:** Any listed under residential uses in s. 2.05(3), table of principal uses.

**Retreat Center:** An establishment providing a place for a period of withdrawal for prayer, meditation, study, and/or instruction. Such establishments shall be distinguished from public and private schools by their emphasis on holistic experiences that typically include on-site lodging and meal preparation. (Amended: 18 December 1998; Ord. 40-97)

**Ridges:** See Ridges and Swales Complex.

**Ridges and Swales Complex:** A landform consisting of a series of elongated mounds of fine sand (the ridges) separated by a series of elongated depressions (the swales). The ridges are usually dry. The alternating ridges and swales form a concentric pattern which closely parallels a nearby shoreline. The depressions are usually wet, appearing as water-filled sloughs or moist sedge meadows, or populated with moisture-loving trees and shrubs. Ridges and swales complexes are distinguishable from dune formations by (1) the presence of the wet elongated depressions separating the drier, sandy elongated mounds and (2) a clearly evident concentric pattern on the ground resulting from the alternating ridges and swales arrangement.

**Riding Stable, Commercial:** Any establishment where horses are kept for commercial riding or recreation. (Amended: 15 April 1997; Ord. 11-97)

**Riding Stable, Private:** Any establishment where horses are kept for private riding or recreation. (Amended: 15 April 1997; Ord. 11-97)

**Road:** A right-of-way that provides vehicular access to lots, [including driveways within a right-of-way](#), but not including alleys ~~or driveways~~. (Created: 30 August 2011; Ord. 2011-11)

**Roadside Stand:** A use or structure involving only the display and sale of unprocessed farm products and plants produced, at least in part, on the premises. (Amended: 22 May 2018; Ord. 2018-11; Effective 2 July 2018)

**Rockhole:** Any depression or opening in the ground surface through which gathered surface water enters bedrock and eventually joins groundwater. These features are also locally known as sinkholes.

**Rockhole Channel:** A linear depression in the ground surface through which water flows, intermittently or continuously, into a rockhole depression or rockhole opening.

**Rockhole Channel Cross-Sectional Area:** The amount of surface of a two-dimensional vertical plane within a rockhole channel positioned perpendicular to the centerline of the rockhole channel. The uppermost extent of the plane shall be a line extending between 2 associated rockhole channel edges.

**Site Area:** The total area devoted to a conservation subdivision or of a manufactured home park development. (Amended: 4 April 2011; Ord. 2011-05)

**Slope:** The relationship of the change in vertical distance to the change in horizontal distance, expressed as a percentage.

**Solid Waste Facility:** A facility or land for solid waste treatment, solid waste storage, or solid waste disposal, and includes commercial, industrial, municipal, state and federal establishments or operations such as, without limitation because of enumeration, sanitary landfills, dumps, incinerators, land disposal sites, transfer stations, storage facilities, collection and transportation services and processing, treatment and recovery facilities. Solid waste facility does not include a salvage yard, nor does it include “clean” dredge spoils, as determined by the Wisconsin Department of Natural Resources (WI DNR), or dredge spoils that have received “Low Hazard Exemption” from the WI DNR. (Amended: 27 March 2018; Ord. 2018-07)

**Spa:** A facility providing treatments for the human body including such things as steam, sauna, mineral pools, whirlpools, massage and facials, body wraps, scrubs, and salons. (Added: 30 January 2003)

**Special Exception:** (Deleted: 24 Nov. 1998; Ord. 33-98)

**Special Exception Permit:** (Deleted: 24 Nov. 1998; Ord. 33-98)

**Stoop:** A platform or entrance stair at a door to a building. (Added: 25 June 1996; Ord. 16-96)

**Story:** That part of a building included between the surface of a floor and the surface of the next floor above it, or, if there is no floor above it, then the space between the floor and the ceiling above it.

**Structural Alterations:** Any change in the supporting members of the exterior portions of a building or structure, such as foundations, load-bearing walls, columns, sills, and rafters, or any change in the dimensions or configuration of the roof or exterior walls.

**Structural Repairs:** Any repairs of the supporting members of the exterior portions of a building or structure, such as foundations, load-bearing wall columns, sills, and rafters.

**Structure:** Anything constructed, erected, or manufactured and placed on ~~or in the ground~~ a lot or parcel of land. (Note: Structures elevated off the ground via means such as blocks, trailers, or wheels, or similar methods or devices are considered and regulated as “structures” under this Ordinance) (Amended: 22 Feb. 2000; Ord. 04-00)

**Structure, Accessory:** A building or other structure which is customary, incidental, and subordinate to a permitted principal use of a lot and located on the same lot as the principal use, and does not meet the definition of a principal structure.

**Structure, Permanent:** (Deleted 22 Feb. 2000; Ord. 04-00)

**Structure, Principal:** A building or other structure which houses a principal use of a lot, including any functional appurtenances, such as decks, stairways, and balconies, which are attached to, or located within 3 feet of, said building or structure.

# **OPTIONS A & B**

## **for Section 3.12(6)(b)**

## Option A - Sec. 3.12(6)(b) Amendments

districts. The combined total floor area of such accessory buildings shall not exceed the area of the building footprint of the principal building on the lot. (Amended: 28 May 2012, Ord. No. 2012-11)

(b) The maximum height of an accessory building shall be determined by either of the following methods:

1. General method. No accessory building shall have a height greater than 16 feet above finished grade elevation. (Amended: 17 April 2012, Ord. No.2012-14)

2. Alternate method. Accessory buildings may exceed 16 feet above finished grade elevation provided the following requirements are met: (Amended: 17 April 2012, Ord. 2012-14)

a. The height of an accessory building shall not exceed the height of the principal building to which it is accessory.

~~b. Roof pitch. The roof pitch of the largest roof element of an accessory building shall not be steeper than 1 unit in 12 units more than the pitch of the largest roof element of the principal building and no flatter than 3 units in 12 units less than the pitch of the largest roof element of the principal building.~~ (Amended: 22 Mar. 2022; Ord. 2022-05)

c. (Deleted: 20 Sept. 2016; Ord. 2016-14)

d. (Deleted: 20 Sept. 2016; Ord. 2016-14)

e. (Deleted: 27 February 2007; Ord. 2007-03)

f. (Deleted: 25 June 1996; Ord. 16-96)

g. (Deleted: 25 June 1996; Ord. 16-96)

~~h. Side wall height. The height of the highest side wall of an accessory structure shall not exceed the height of the highest side wall of the principal building.~~

i. (Deleted: 25 June 1996; Ord. 16-96)

(c) (Added: 25 June 1996; Ord. 16-96) (Deleted: 20 Sept. 2016; Ord. 2016-14)

(7) In the Heartland-3.5, Heartland-5, and Heartland-10 districts, the total floor area of all buildings on the lot accessory to residential uses shall not exceed 3,000 square feet. The floor area of buildings ~~sided in wood and/or stone and~~ which existed on May 3, 1992 shall not be counted in calculating the 3,000 sq. ft. maximum. (Amended: 28 May 1996; Ord. 13-96) (Amended: 22 Mar. 2022; Ord. 2022-05)

(a) (Amended: 24 June 1997, Ord. 16-97) (Relocated: 22 Mar. 2022; Ord. 2022-05)

## Option B - Sec. 3.12(6)(b) Amendments

districts. The combined total floor area of such accessory buildings shall not exceed the area of the building footprint of the principal building on the lot. (Amended: 28 May 2012, Ord. No. 2012-11)

(b) The ~~maximum~~ height of an accessory building shall ~~be determined by either of the following methods:~~ not exceed 16 feet above finished grade elevation or the height of the principal building to which it is accessory, whichever is greater.

1. ~~General method. No accessory building shall have a height greater than 16 feet above finished grade elevation.~~ (Amended: 17 April 2012, Ord. No. 2012-14)

2. ~~Alternate method. Accessory buildings may exceed 16 feet above finished grade elevation provided the following requirements are met:~~ (Amended: 17 April 2012, Ord. 2012-14)

a. ~~The height of an accessory building shall not exceed the height of the principal building to which it is accessory.~~

b. ~~Roof pitch. The roof pitch of the largest roof element of an accessory building shall not be steeper than 1 unit in 12 units more than the pitch of the largest roof element of the principal building and no flatter than 3 units in 12 units less than the pitch of the largest roof element of the principal building.~~ (Amended: 22 Mar. 2022; Ord. 2022-05)

c. (Deleted: 20 Sept. 2016; Ord. 2016-14)

d. (Deleted: 20 Sept. 2016; Ord. 2016-14)

e. (Deleted: 27 February 2007; Ord. 2007-03)

f. (Deleted: 25 June 1996; Ord. 16-96)

g. (Deleted: 25 June 1996; Ord. 16-96)

h. ~~Side wall height. The height of the highest side wall of an accessory structure shall not exceed the height of the highest side wall of the principal building.~~

i. (Deleted: 25 June 1996; Ord. 16-96)

(c) (Added: 25 June 1996; Ord. 16-96) (Deleted: 20 Sept. 2016; Ord. 2016-14)

(7) In the Heartland-3.5, Heartland-5, and Heartland-10 districts, the total floor area of all buildings on the lot accessory to residential uses shall not exceed 3,000 square feet. The floor area of buildings ~~sided in wood and/or stone and~~ which existed on May 3, 1992 shall not be counted in calculating the 3,000 sq. ft. maximum. (Amended: 28 May 1996; Ord. 13-96) (Amended: 22 Mar. 2022; Ord. 2022-05)

(a) (Amended: 24 June 1997, Ord. 16-97) (Relocated: 22 Mar. 2022; Ord. 2022-05)

**LETTER(S) IN FAVOR**

**TEXT AMENDMENTS**

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

The Door County Resource Planning Committee proposes zoning text amendments to Chapters 1, 2, 3, 4, 5, 6, 7, 9, 12, and 13 of the Door County Comprehensive Zoning Ordinance.

The (circle one) Town Board / Planning Committee of the Town of Gibraltar held a legally noticed and posted meeting on Nov 5, at which, by a vote of 5 (Yea) to 0 (Nay), the town recommended (check one)  **SUPPORT**  **DENIAL** for an amendment to the zoning ordinance.

Reason(s) for the town's decision: Recommendation of support is based upon Planning Commission's line by line review and determination most changes are technical and/or clarifying revisions. The town supports retaining conditional use review for drive through facilities.

Is the proposal consistent with the Town Comprehensive Plan? Yes, with the continued application of conditional use review for drive through facilities.

Concerns or objections the town may wish to see potentially addressed through modifications to the proposed amendment: The town requests that conditional use review for drive through facilities be retained.

Lucia M. Russ  
Town Clerk Signature

12-8-25  
Date

\*See reverse for text amendment criteria.

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

The Door County Resource Planning Committee proposes zoning text amendments to Chapters 1, 2, 3, 4, 5, 6, 7, 9, 12, and 13 of the Door County Comprehensive Zoning Ordinance.

The (circle one) Town Board Planning Committee of the Town of FORESTVILLE held a legally noticed and posted meeting on 12-15-2025, at which, by a vote of 3 (Yea) to 0 (Nay), the town recommended (check one)  **SUPPORT**  **DENIAL** for an amendment to the zoning ordinance.

Reason(s) for the town's decision: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Is the proposal consistent with the Town Comprehensive Plan? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Theresa Flacher  
Town Clerk Signature

12-15-2025  
Date

\*See reverse for text amendment criteria.

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

The Door County Planning Committee proposes zoning text amendments to Chapters 1,2,3,4,5,6,7,9,12 and 13 of the Door County Comprehensive Zoning Ordinance.

The Washington Island Zoning & Planning Committee of the Town of Washington held a legally noticed and posted meeting on December 11, 2025 at which, by a vote of (4) to (0), WIZAP recommended (check one)  **SUPPORT**  **DENIAL** for a conditional use permit.

**Reason(s) for the town's decision:**

Looks to be mostly clean up language and nuanced ordinance changes specific to other municipalities.

**Is the proposal consistent with the Town Comprehensive Plan?**

No apparent conflicts seem to exist with the Town Comprehensive Plan.

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

In regard to section 3.12(6)(b) removing the General Method of determining maximum accessory structure height in SF10, SF20, SF30, HD, RC and NR districts. With this proposed change to the zoning ordinance, a scenario could now exist by which a garage would be impractical to build or use. If the only requirement now for an accessory structure is to not exceed the height of the principal building to which it is accessory and the principal building is only 9'-0" tall (slab on grade, 8'-0" wall height & 12" thick flat roof), a typical garage with an 8'-0" tall overhead door would not be possible to build. Recommend no change to this section of the ordinance.



12.17.2025

Town Clerk Signature

Date



# County of Door LAND USE SERVICES DEPARTMENT

County Government Center  
421 Nebraska Street  
Sturgeon Bay, WI 54235

---

## STAFF REPORT Preliminary Plat Review (Major Land Division/Conservation Subdivision)

### Applicant Information

- **Applicant:** Mike McCarty of Stantec, on behalf of Six Birches LLC (owner)
- **Property Owner:** Six Birches LLC
- **Parcel Identification Number & Address:** 018-05-32332911A1 (west of western terminus of N Porte des Morts Dr)
- **Zoning District:** Heartland-10 (HL-10)
- **Petition Request:**  
Mike McCarty of Stantec, on behalf of Six Birches LLC, requests Preliminary Plat approval for a proposed Major Land Division/Conservation Subdivision, dividing the subject parcel into six (6) residential lots and three (3) outlots.

### Description of Subject Property and Surrounding Area

- **Lot Area, Width & Depth:** 32.98 acres; 658 ft. wide along west parcel line & 472 ft. wide along east parcel line; 2,349 ft. deep
- **Road Frontage & Access:** The western terminus of N Porte des Morts Dr extends 51.4 ft. into the northeast corner of the subject parcel; Access is via N Porte des Morts Dr from the east and a private easement from the southwest, extending from STH 42
- **Traffic patterns/road usage:** N Porte des Morts Dr has light traffic; STH 42 has moderate to heavy traffic, depending on the season.
- **Existing uses/structures:** Vacant, wooded parcel with a private road/driveway bisecting parcel; No structures.
- **Water and sanitation:** Proposed lots to be served by private well and private sanitary system/POWTS.
- **Significant topography or vegetation:** Eastern  $\frac{3}{4}$  is relatively flat with an approximate 15-foot elevation gain from the east; Western  $\frac{1}{4}$  has area with steep slopes; Entire parcel is wooded; No wetlands
- **Surrounding Area:** Medium to large residential and vacant lots to the north and west zoned Single Family Residential 30,000 (SF30); Medium to large residential and vacant lots to the south zoned Heartland-10 (HL10) and Heartland-3.5 (HL3.5); Small to medium residential lots to the east zoned SF30.

### **Background/History**

Mike McCarty of Stantec, on behalf of Six Birches LLC, requests Preliminary Plat approval for a proposed Major Land Division/Conservation Subdivision, dividing the subject parcel into six (6) residential lots and three (3) outlots.

The applicant is proposing this land division as a "Conservation Subdivision" under the terms of the Door County Comprehensive Zoning Ordinance, as follows:

- Six (6) residential lots; Lot sizes range from 0.94 acres to 1.104 acres.
- Three (3) Outlots for preserved open space/road right-of-way purposes; Outlot 1 is 9.93 acres, Outlot 2 is 2.7 acres (Six Birches Ln road right-of-way), and Outlot 3 is 14.25 acres
- A 66 ft.-wide private road (Six Birches Lane) with a turnaround bulb, bisecting the parcel, is proposed over an existing 20 ft.-wide private road easement, which will serve Lots 1 through 3 and Outlots 1 and 3. This private road ultimately extends to STH 42 to the southwest.
- A 30 ft.-wide private road/access with a cul-de-sac, extending south from N Porte des Morts Dr, is proposed which will serve Lots 4 through 6.

A stormwater management plan was submitted to and approved by the County Soil and Water Conservation Department. The stormwater management plan consists rain gardens to be constructed on each lot at the time of home construction.

### **Major Land Division Review (Chapters 3 & 6, Door County Land Division Ordinance):**

- Conceptual Sketch Plan
  - Before submitting a Preliminary Plat for approval, the subdivider shall submit a conceptual sketch plan for review by the Resource Planning Committee.
  - The Committee reviewed the conceptual sketch plan at the June 5, 2025, meeting. At that meeting, the Committee noted concern about the lack of a cul-de-sac or turn around for emergency vehicles on the private access easements. A consensus among the committee was reached that the project could move onto the Preliminary Plat phase.
- Preliminary Plat
  - The preliminary major land division plat shall conform substantially to the conceptual sketch plan presented to the Committee.
  - The Committee shall review and approve, approve conditionally, or reject the Preliminary Plat application and shall state in writing any conditions of approval or reasons for rejection. Conditions of approval may include the kind and extent of improvements to be made by the applicant.
  - A private road agreement shall be recorded with the Register of Deeds at time the final plat is recorded.

The proposed Preliminary Plat conforms substantially to the conceptual sketch plan, and complies with all requirements for Preliminary Plat submittal and review by the Committee.

### **Conservation Subdivision Review (Chapters 3 & 6, Door County Comprehensive Zoning Ordinance):**

- Maximum Allowable Density = 6 dwelling units (Applicant is proposing 6 residential lots; OK)
- Minimum Preserved Open Space:
  - At least 80% of total site area (26.384 acres)
  - A conservation easement over the preserved open space (Outlots 1 through 3) shall be required.
- Residential Uses Allowed: Single family residences, secondary dwelling units, & duplexes.
- Nonresidential Uses Allowed in Conjunction with a Residential Use: Home offices/studios, home occupations, home businesses, family day care homes, agriculture, & private riding stables.
- Uses Allowed in Preserved Open Space: Maintenance & protection of natural resources, passive recreational uses, agricultural uses, & stormwater facilities & shared sanitary systems/POWTS or wells.

The proposed Conservation Subdivision complies with the requirements above and all other applicable requirements of the Comprehensive Zoning Ordinance, including minimum lot sizes and setbacks.

### **Zoning Considerations**

- **Purpose of the Heartland-10 (HL-10) zoning district:** *“This district is intended to help maintain the rural character of areas of the interior of Door County, particularly cleared and other open areas where agricultural activity has been diminishing. The district provides for residential development at low densities, agricultural uses, and other nonresidential uses that require relatively large land areas and/or which are compatible with the surrounding rural character. Lot sizes of at least 10 acres are required for new lots.”*
- **Does the proposed Major Land Division/Conservation Subdivision meet the zoning ordinance’s stated purpose and intent?** Conservation subdivisions are permitted in the HL-10 district.

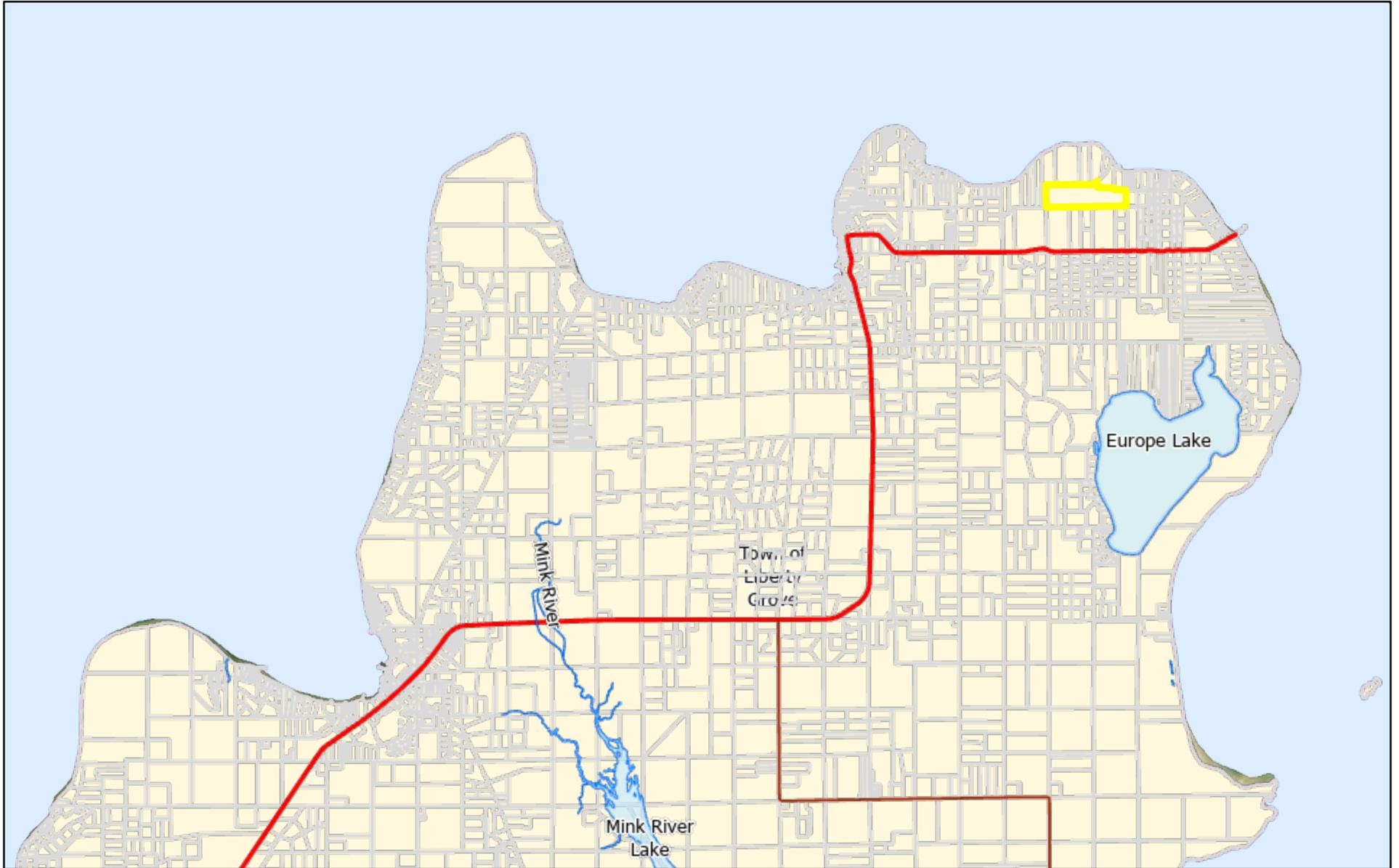
### **Resource Planning Committee Direction:**

The Committee shall review and approve, approve conditionally, or reject the Preliminary Plat application and shall state in writing any conditions of approval or reasons for rejection. Conditions of approval may include the kind and extent of improvements to be made by the applicant.

### **Specific Requirements for the proposed land division and/or possible conditions that may be relevant:**

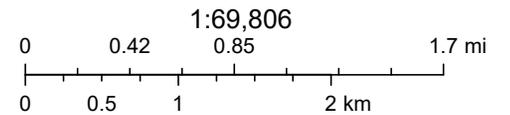
1. A note shall be added to the face of the Final Plat prohibiting duplexes on Lots 1 through 6 (*due to maximum allowable density limitation*).
2. Roads within the subdivision plat shall be constructed as per the submitted road design/construction plans dated December 11, 2025.
3. Roadways serving the subdivision plat shall have a vertical clear zone of 14 feet and a horizontal clear zone of 22 feet.
4. The subdivider or declarant shall provide the Land Use Services Department written approval from the local Fire Chief stating whether or not the project will provide adequate access for emergency services and their ability to service the site.
5. A private road agreement shall be recorded with the Register of Deeds at the time the Final Plat is recorded.
6. All lots shall be served by underground electric, gas, telephone, and cable television lines, if available. Land disturbed by installing the underground lines shall be stabilized by the subdivider or declarant. A note to this effect shall be added to the face of the Final Plat.
7. A “Stormwater Runoff Control Easement” referencing the approved stormwater management plan and its specifications shall be recorded with the Register of Deeds prior to Final Plat approval.

# Aerial (town) - Six Birches LLC Preliminary Plat



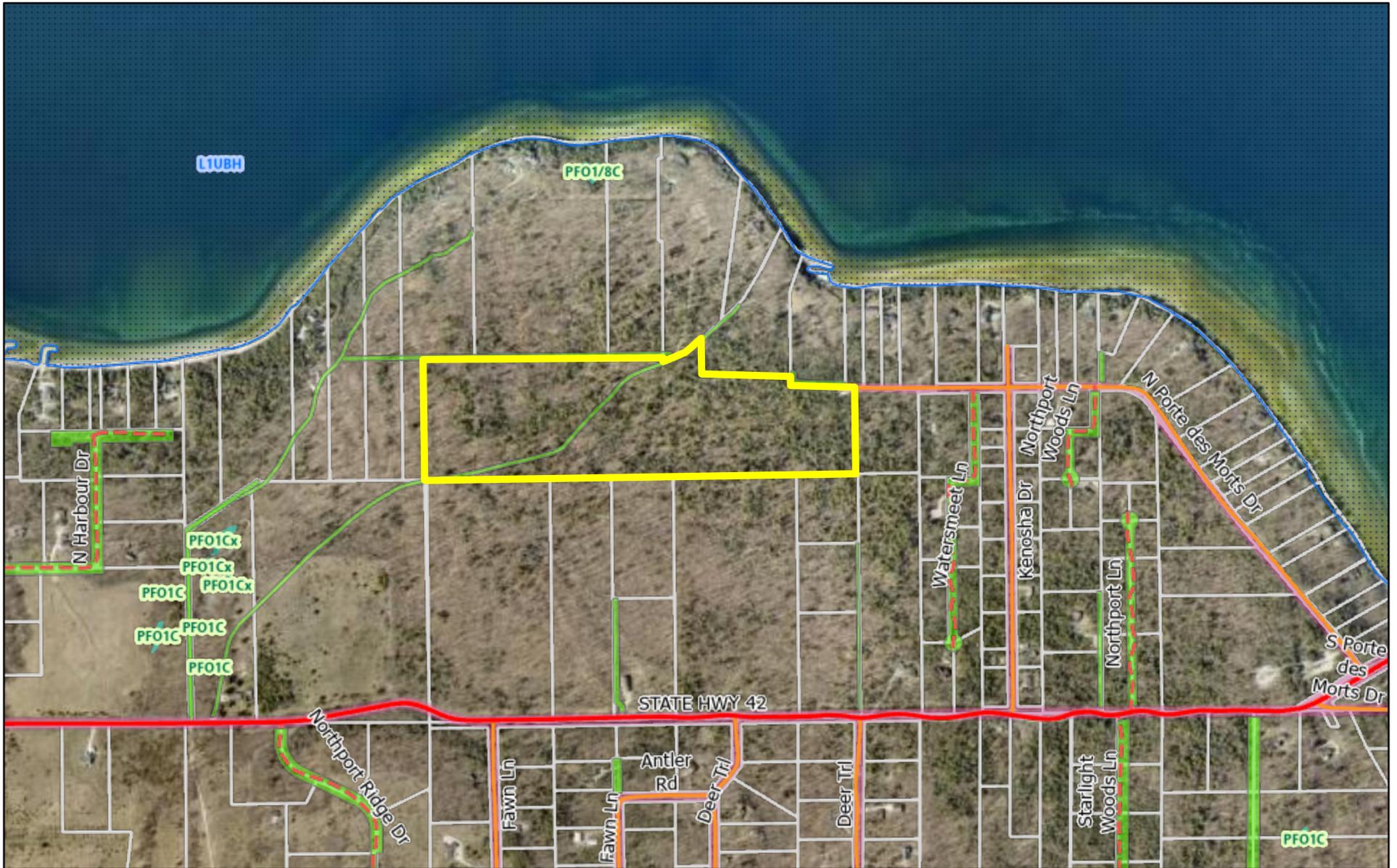
1/7/2026

- |                  |                      |         |               |
|------------------|----------------------|---------|---------------|
| Lakes            | County Trunk Highway | Private | Parcel        |
| Named Streams    | State Trunk Highway  | State   | Municipality  |
| Navigable Stream | Roads                | Town    | Lake Michigan |
|                  | County               |         |               |



Calvin Lawrence, Dennis Weise, Nina Rihn

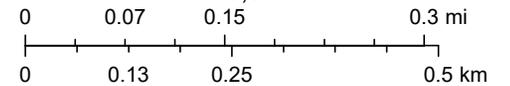
# Aerial (neighborhood) - Six Birches LLC Preliminary Plat



1/7/2026

- |  |                     |  |            |  |        |  |           |
|--|---------------------|--|------------|--|--------|--|-----------|
|  | Lake Class Areas    |  | Town Roads |  | ROW    |  | Easements |
|  | Wetland Class Areas |  | Private    |  | State  |  | Easement  |
|  | State Trunk Highway |  | State      |  | Parcel |  |           |

1:12,917



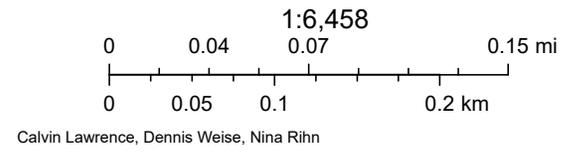
Calvin Lawrence, Dennis Weise, Nina Rihn

# Aerial (close-up) - Six Birches LLC Preliminary Plat



1/7/2026

- Address
- Lake Class Areas
- Wetland Class Areas
- Roads
- Town
- ROW
- Private
- Easements
- Easement
- Parcel

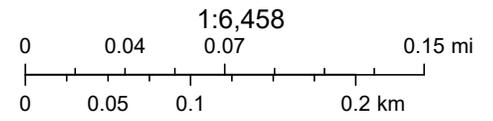


# Topography - Six Birches LLC Preliminary Plat

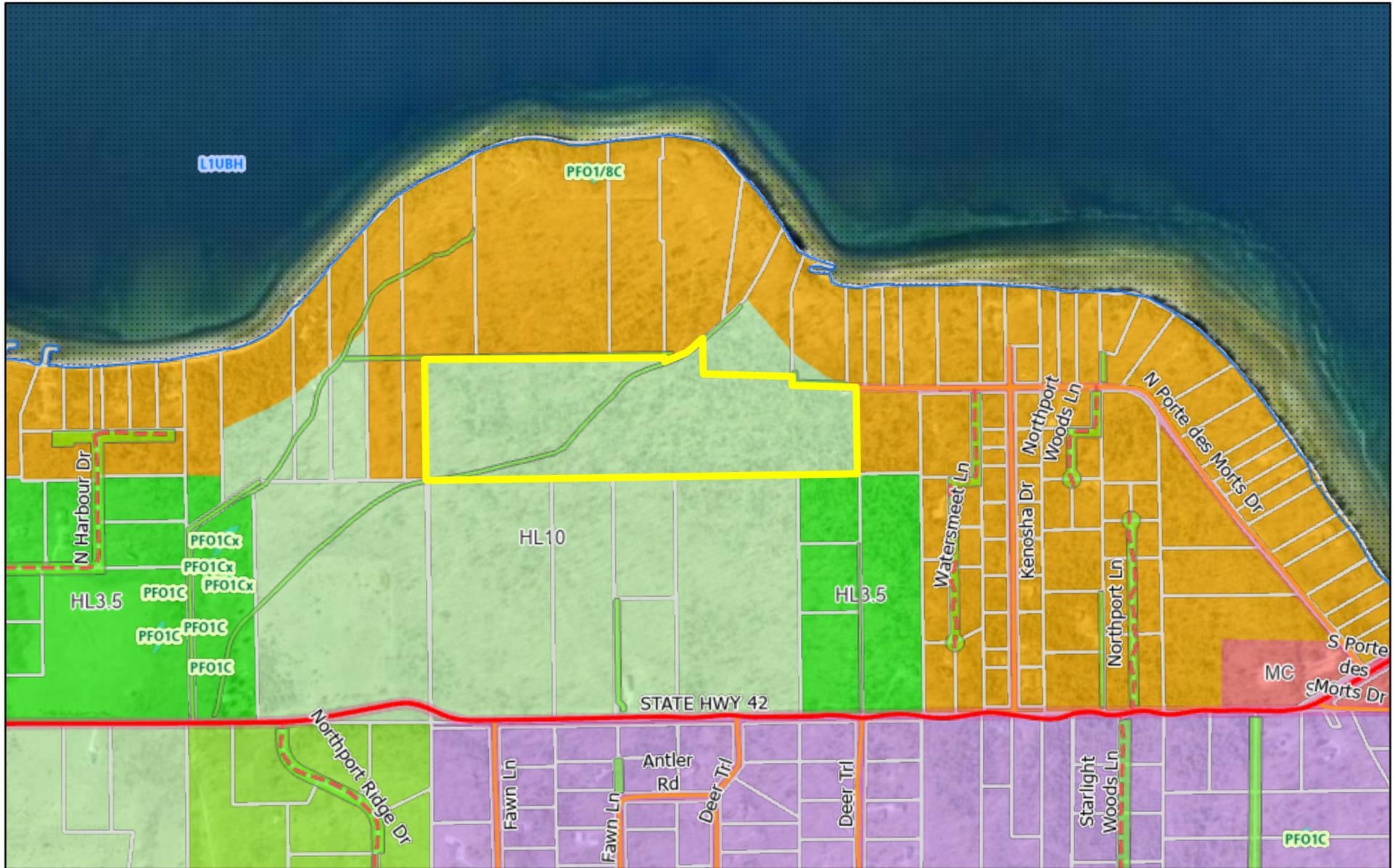


1/7/2026

- Address
- 5 Foot Contours (2018)
- Roads
  - - - Private
- Town
- ROW
- Easements
  - Easement
- Parcel



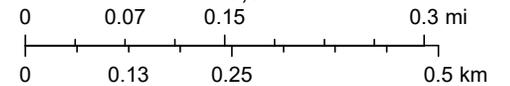
# Zoning - Six Birches LLC Preliminary Plat



1/7/2026

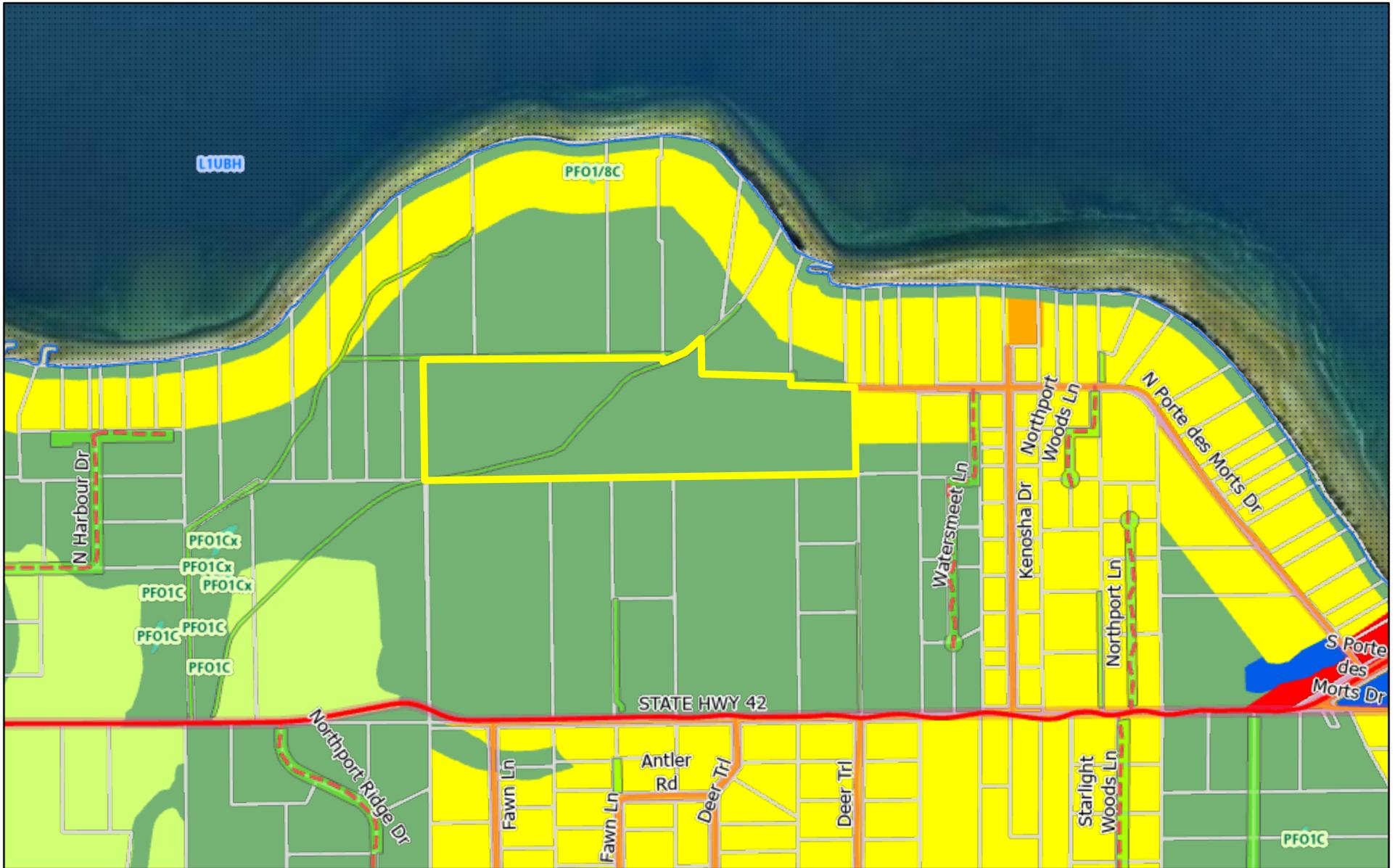
- |                     |                   |          |                      |                          |
|---------------------|-------------------|----------|----------------------|--------------------------|
| Lake Class Areas    | Private Easements | ROW      | Comprehensive Zoning | Heartland - 3.5          |
| Wetland Class Areas | State             | Easement | Mixed Use Commercial | Small Estate Residential |
| State Trunk Highway | Town              | Parcel   | Heartland - 10       | Single Family - 30,000   |
|                     |                   |          | Heartland - 5        |                          |

1:12,917

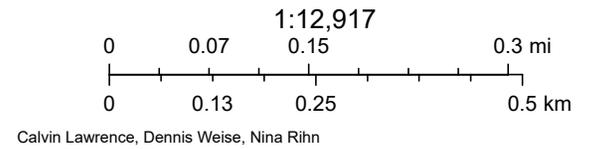


Calvin Lawrence, Dennis Weise, Nina Rihn

# Future Land Use - Six Birches LLC Preliminary Plat



1/7/2026



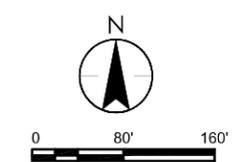
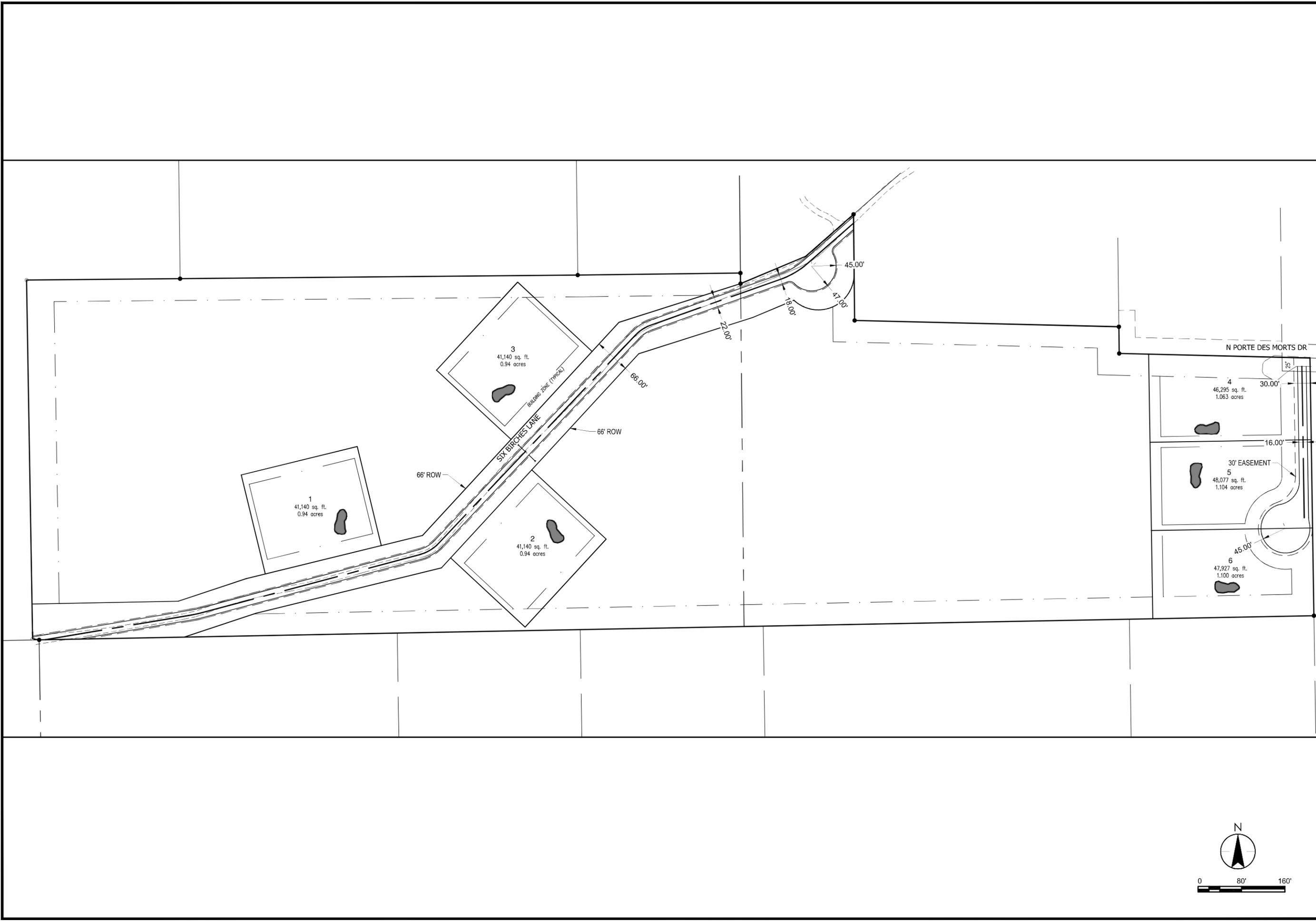






THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC WITHOUT DELAY. STANTEC SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT ARE THE RESULT OF USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC. REPRODUCTION OF THIS DRAWING FOR ANY OTHER PURPOSE IS STRICTLY FORBIDDEN.

Plot Date: 12/11/2025 - 8:17am  
Drawing name: L:\190300348\5\_DESIGN\g\_cad\4\_PLANS\SHEETS\190300348\_DES\_ROADWAY.dwg  
User: LB4422; 190300348\101PRE; 190300348\102CTDPO



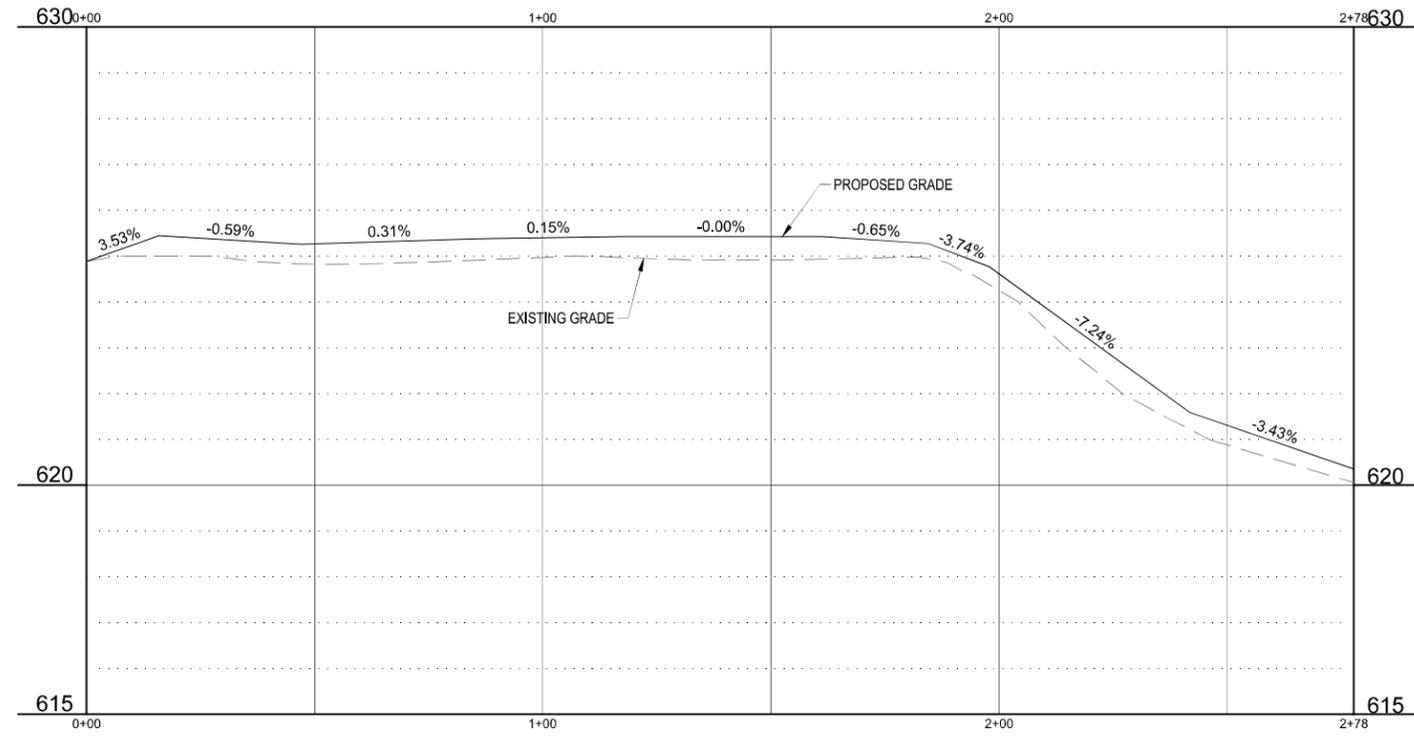
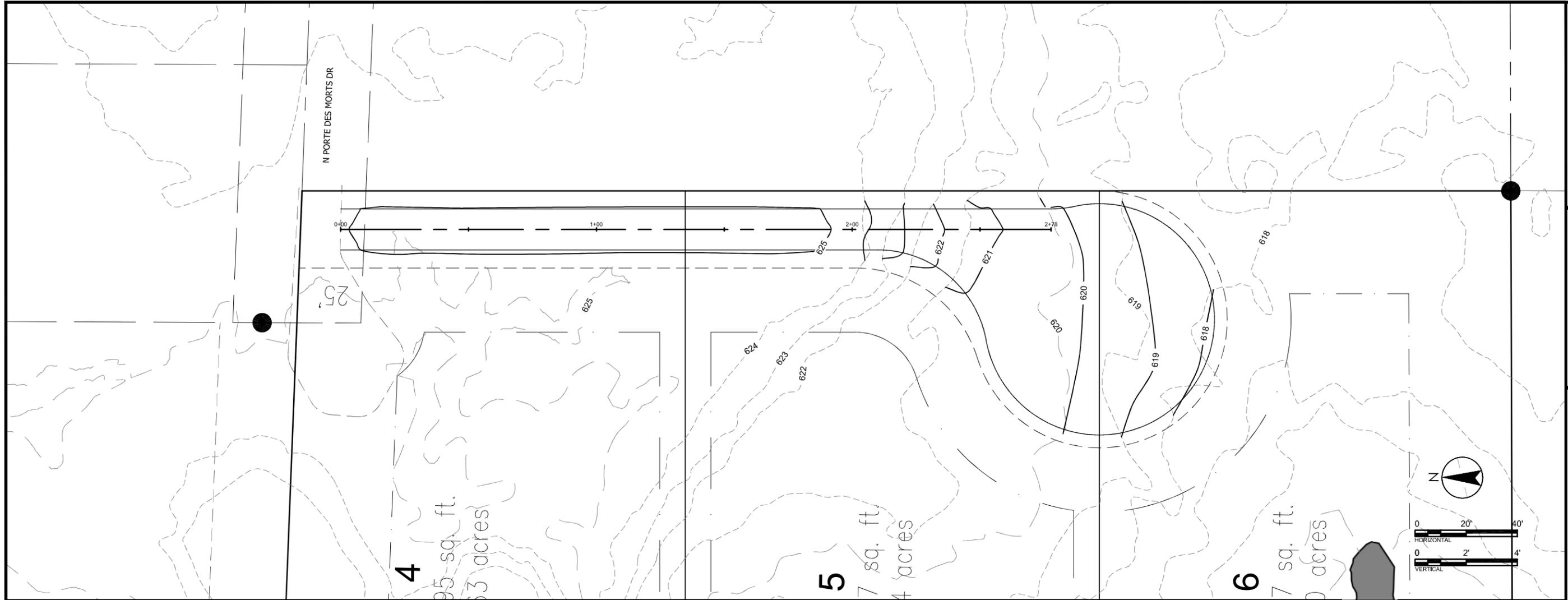
**SITE PLAN**  
 SIX BIRCHES LAND DIVISION  
 SIX BIRCHES, LLC  
 LIBERTY GROVE, WI 54212

DATE OF ISSUANCE	December 11, 2025
NO. REVISION	DATE
SURVEY	
DRAWN	
DESIGNED	
CHECKED	
APPROVED	
PROJ. NO.	190300348
SHEET NUMBER	C101



THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC WITHOUT DELAY. THIS DRAWING IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC. NO REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

Plot Date: 12/11/2025 - 8:15am  
Drawing name: L:\190300348\5\_DESIGN\g\_cad\4\_PLANSHEETS\190300348\_DES\_ROADWAY.dwg  
User: BSAK22; 190300348\102CTDPO



PORTE DES MORTS DR EXTENSION PLAN AND PROFILE

SIX BIRCHES LAND DIVISION  
SIX BIRCHES, LLC  
LIBERTY GROVE, WI 54212

DATE OF ISSUANCE  
December 11, 2025

NO. REVISION DATE


SURVEY  
DRAWN  
DESIGNED  
CHECKED  
APPROVED

PROJ. NO. 190300348

SHEET NUMBER  
C103







**County of Door**  
**SOIL & WATER CONSERVATION DEPT**

County Government Center  
 421 Nebraska Street  
 Sturgeon Bay, WI 54235

Phone: (920) 746-2214  
 Fax: (920) 746-2369  
 swcd@co.door.wi.us

## Memorandum

**To:** Michael Hinkle, Code Administrator  
**From:** Beau Schartner, Conservationist *BS*  
**Date:** 1/6/2026  
**Re:** Six Birches LLC – Plat Stormwater Management Plan Approval (PIN:  
 0180532332911A1)

---

Please consider this memo as written approval for the Six Birches LLC stormwater management plan, (**Stantec Project # 190300348**) received by the Soil & Water Conservation Department on July 8, 2025. After reviewing the designs for required square footage and roof runoff, along with designed depth above bedrock, I am able to approve the aforementioned rain garden plans for **Lots # 1-6**.

The following conditions of this approval includes:

- The approved stormwater management plan shall be recorded to ensure future landowners are aware of lot requirements.
- Specific rain garden plans for each lot need to have SWCD approval prior to construction of the homes.
- SWCD inspection and written approval is required prior to planting of the rain garden to ensure adequate size and depth over bedrock.

Please contact me if you have any additional questions.

**Six Birches**

Stormwater Management - Rain Garden

Land Division Plat with 6 Proposed Lots  
Liberty Grove, Wisconsin

July 8, 2025

Prepared for:

Six Birches, LLC.  
1215 cheery Street  
Winnetka, IL 60093

Prepared by:

Max Alberts, EIT  
Stantec Consulting Services, Inc.  
312 N. 5th Ave.  
Sturgeon Bay, WI 54235

**Six Birches**

07/08/2025

**Table of Contents**

1.0 PROJECT INFORMATION .....2  
2.0 DESIGN .....2

**Appendix**

- A MAPS AND SUPPORTING DOCUMENTS
- B STORMWATER PLAN SET



## Six Birches

07/08/2025

### 1.0 PROJECT INFORMATION

Located in: Government Lots 1 and 2 of Section 32, Township 33 North, Range 29 East  
Town of Liberty Grove, Door County, Wisconsin  
Parcel #: 018-05-32332911A1

### 2.0 DESIGN

This stormwater management design is to include rain garden construction with the future residential improvements anticipated on lots 1-3 on Six Birches Lane and lots 4-6 along the proposed easement off N. Porte Des Morts Drive. The rain garden is to be designed in accordance with the DNR Technical Standard 1009, *Rain Garden*, to detain and infiltrate roof water to compensate for the increase in impervious surface.

Rain garden sizing and construction requirements are as follows:

1. Construct and plant in accordance with WDNR Technical Standard 1009, *Rain Garden*
2. One (1) rain garden is required for each lot, at time of the anticipated house construction, with downspouts directed towards the rain garden.
3. 10-foot minimum setback to building foundation
4. 30-foot maximum from building foundation
5. 25-foot minimum setback to well
6. 5-foot minimum setback to septic system
7. Direct at least half of the house roof towards the rain garden, but no more than 3,000 square feet.
8. The bottom area of the rain garden shall be 23% of the roof area being directed towards it.
9. Typical rain garden side slopes to be 4H:1V, but no steeper than 2H:1V.
10. Depth = 12" (bottom to top of berm)
11. Overflow = 8" from bottom
12. Bottom of rain garden to maintain 1-foot separation to top of bedrock.
13. Maintain sandy loam soils in bottom and side slopes of rain garden.
14. Minimal soil compaction in rain garden bottom to promote water infiltration.
15. Plantings required in bottom of rain garden with final selection per Owner. Refer to DNR Technical Standard 1009 and DNR's publication "*rain gardens: a guide for homeowners and landscapers*" for planting recommendations.

Refer to the enclosed site plan for additional information.



**Six Birches**

07/08/2025

# **APPENDIX A**

## **Maps and Supporting Documents**

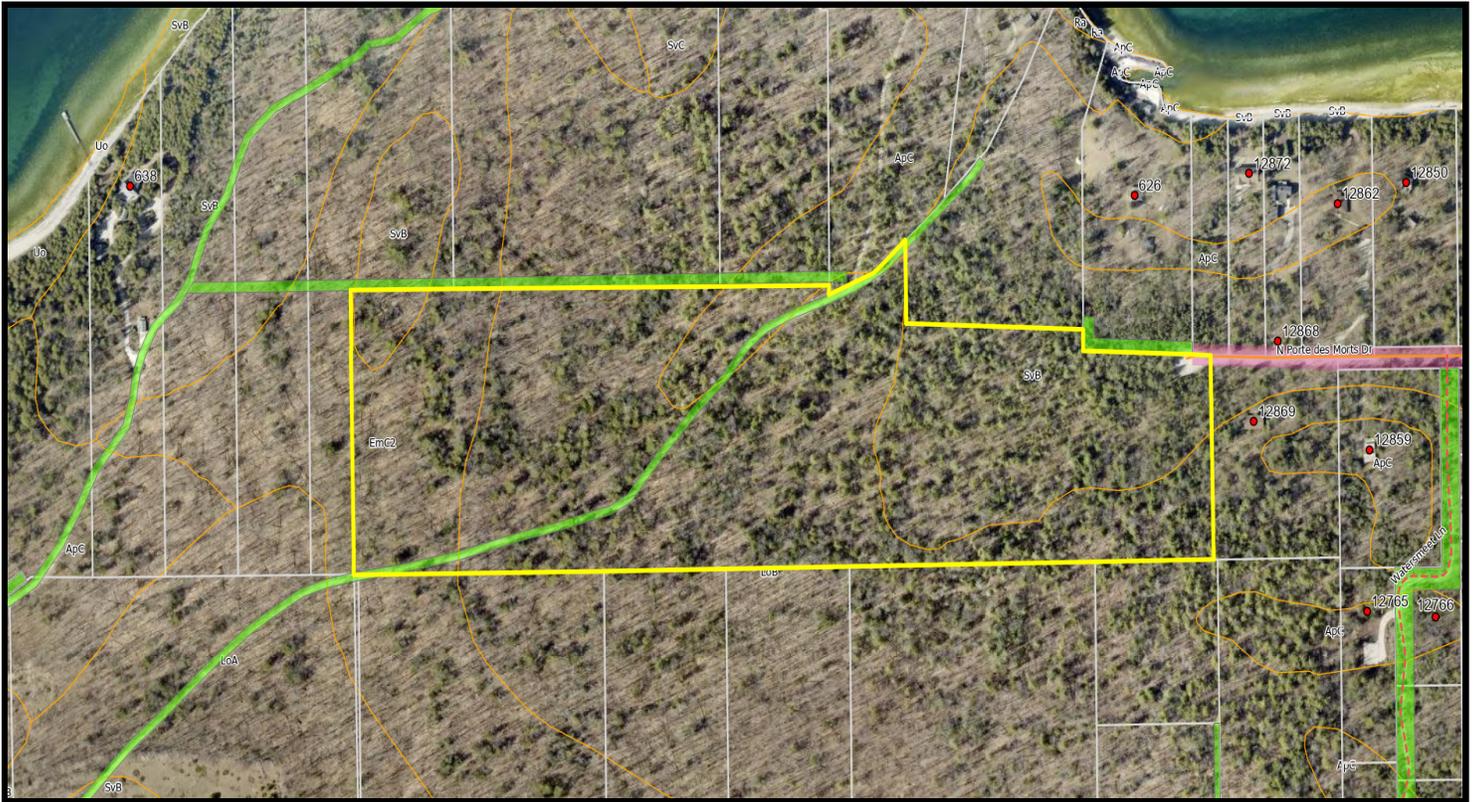


# Tax Parcel Report

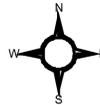
Courtesy of the Door County Land Information Office



... from the GIS Map of ...  
 (//map.co.door.wi.us/map)  
 Door County, Wisconsin  
 ... for all seasons!



Map 2023 Orthophoto as default backdrop



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

Data current through Wednesday, Jul 2, 2025

Parcel Number: 0180532332911A1 - TOWN OF LIBERTY GROVE

PDF Map #: 32

PLSS Section-Town-Range: NE of SE 32-33-29

Property Address:

Owner Name: SIX BIRCHES LLC

Co-Owner:

Mailing Address: 1215 CHERRY ST  
WINNETKA IL 60093

Legal Description (See recorded documents for a legal description):

COM 2675.21'N89°E & 1319.67' N S1/4 COR SEC 32:N80°W12. 16' N658.29' N89°E1315.66' S19.39'  
N67°E130.34' N49°E 231.88' N46°E27.62' N46°E 162.22' N31°E193.65' N26°E 204.24'TO MNDR LN  
S35°E252.28' S62°E250.41' S500.04' S 88°E ALG CL RD 51.40' S472. 63'TO S

School District: Gibraltar

Valuations: 2025

Taxes: 2024

Acres: 33.26  
Land Value: 229000  
Improved Value: 0  
Forest Value: 0

Real Estate Tax: 1633.79  
Special Tax: 0  
Forest Tax: 0  
Est Fair-Market Value: 244400

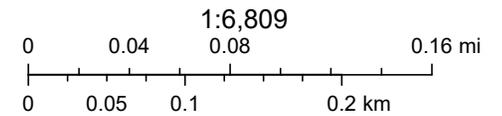
\* Valuations are subject to change until Final Board of Review. Contact Local Assessor for questions regarding assessed valuations.

# Soil Map



7/8/2025

- Address
- Roads
- Town
- Easements
- Parcel
- Private
- ROW
- Easement
- Soil



Soil Symbol	LoB	Soil Symbol	SvB	Soil Symbol	ApC	Soil Symbol	EmC2
Soil Name	Longrie Loam	Soil Name	Summerville Loam	Soil Name	Alpena Gravelly Sandy Loam	Soil Name	Onaway Fine Sandy Loam
Slope	2 to 6% (4.0%)	Slope	2 to 6% (4.0%)	Slope	0 to 12% (6.0%)	Slope	6 to 12% (9.0%), Eroded
Bedrock Depth	20-40	Bedrock Depth	10 to 20	Bedrock Depth	>60	Bedrock Depth	>60
Hydric	No	Hydric	No	Hydric	No	Hydric	No
Drainage	Well drained	Drainage	Well drained	Drainage	Excessively drained	Drainage	Well drained
Erodes	Not highly erodible	Erodes	Potentially highly erodible	Erodes	Potentially highly erodible	Erodes	Potentially highly erodible
Runoff	Low	Runoff	High	Runoff	Low	Runoff	Low
Farmland	Prime farmland	Farmland	Not prime farmland	Farmland	Not prime farmland	Farmland	Not prime farmland
NRC S 590 Restrictions		NRC S 590 Restrictions	(R) Shallow Rock Depth	NRC S 590 Restrictions	(P) Highly Permeable	NRC S 590 Restrictions	



**Six Birches**

07/08/2025

# **APPENDIX B**

## **Site Plan**











### 2025 Complaints & Violation Dashboard

		Baileys Harbor	Brussels	Clay Banks	Egg Harbor	Forestville	Gardner	Gibraltar	Jacksonport	Liberty Grove	Masewaupee	Sevastopol	Sturgeon Bay	Union	Washington	TOTALS
		<b>Complaints</b>														
<b># Carryover of Complaints</b>		21	0	4	8	4	20	7	25	26	16	54	10	9	10	214
1st QTR	Submitted Complaints	1		2	1	1		1				4	1		2	13
	Pending Complaints														1	1
2nd QTR	Submitted Complaints			1				1	1	1		2	1			7
	Pending Complaints														1	1
3rd QTR	Submitted Complaints	4		2	5	2	17		6	9	14	22	10	8	1	100
	Pending Complaints	1			1			1	2	1		1				7
4th QTR	Submitted Complaints															0
	Pending Complaints	1			1		1			1						4
TOTALS	<b>Open Complaints</b>	19	0	6	7	4	22	3	9	27	16	46	14	3	6	182
	<b>Closed Complaints</b>	7	0	2	5	3	4	7	20	14	2	27	13	5	11	120
	<b>Complaints Remaining</b>	19	0	6	7	4	22	3	9	27	16	46	14	3	6	182
	<b>Percent Complete</b>	26.9%	0.0%	25.0%	41.7%	42.9%	15.4%	70.0%	69.0%	34.1%	11.1%	37.0%	48.1%	62.5%	64.7%	39.7%
		<b>Violations</b>														
<b># Carryover of Violations</b>		0	0	0	0	0	2	0	0	0	1	4	10	0	0	17
1st QTR	Violations			2	1		2					3	10			18
	Letter															0
	Legal											1				1
2nd QTR	Violations			2			2								1	5
	Letter										1	4	3			8
	Legal									1		1	7		1	10
3rd QTR	Violations	7		4	2	4	5	1	5	6	2	17	2		3	58
	Letter	5					1	2		7	1	6			3	25
	Legal						1			1		2	7		2	13
4th QTR	Violations	12		6	5	4	19		3	14	15	36	7	3		124
	Letter	6			1		1	3	6	12	1	8			5	43
	Legal						1					2	7		1	11
TOTALS	<b>Open Violations</b>	18	0	6	6	4	21	3	9	26	16	46	14	3	6	178