

FRONT YARD SETBACKS (REF: TABLE 3-3.00-1 OF COMPREHENSIVE ZONING ORDINANCE)

HIGHWAY CLASSIFICATION	HIGHWAY IDENTIFICATION	SETBACK FROM RIGHT-OF-WAY	SETBACK FROM ROAD CENTERLINE
Class – A – Highways	State & Federal Highways	50 FT.	110 FT.
Class – B – Highways	County Trunk Highways	42 FT.	75 FT.
Class – C – Highways	Town Roads and Public Streets	30 FT.	63 FT.
Private Roads	Recorded Access Easement	30 FT. from easement boundaries	60 FT. from center of easement
NONE	Lots without road frontage	25 FT. from front property line	N/A

MINIMUM SETBACK, AREA AND DIMENSIONAL REQUIREMENTS AGRICULTURE & RESIDENTIAL DIST. (REF: TABLE 3-3.00-2 OF COMPREHENSIVE ZONING ORDINANCE)

PRIMARY ZONING DISTRICTS	SETBACKS		LOT		DWELLING			MAXIMUM BUILDING HEIGHT
	SIDE YARD	REAR YARD	AREA	WIDTH	AREA	WIDTH	MAXIMUM HEIGHT	
Agricultural (A-1)	30 FT.	30 FT.	10 ACRES	200 FT. B	800 SQ. FT. C	24 FT. A	40 FT.	75 FT.
Agricultural (A-2)	30 FT.	30 FT.	5 ACRES	200 FT. B	800 SQ. FT. C	24 FT. A	40 FT.	75 FT.
Rural Residential (RR)	20 FT.	30 FT.	1 ACRE	200 FT. B	800 SQ. FT.	24 FT.	35 FT.	35 FT.
Residential (R-1)	15 FT.	40 FT.	20,000 SQ. FT.	150 FT. B	1200 SQ. FT.	24 FT.	35 FT.	35 FT.
Residential (R-2)	15 FT.	35 FT.	20,000 SQ. FT.	100 FT. B	1000 SQ. FT.	24 FT.	35 FT.	35 FT.
Residential (R-3)	10 FT.	30 FT.	15,000 SQ. FT.	100 FT. B	500 SQ. FT.	12 FT.	25 FT.	35 FT.
Conservancy Forestry Recreation (CFR)	30 FT.	30 FT.	4 ACRES	200 FT. B	Seasonal 500 SQ. FT.	20 FT.	35 FT.	35 FT.
Residential (R-1/2/3) With Public Sewer	10 FT.	25 FT.	10,000 SQ. FT.	100 FT. B	R-1/2: 800 SQ. FT. R-3: 500 SQ. FT.	R-1/2: 24 FT. R-3: 12 FT.	R-1/2: 35 FT. R-3: 25 FT.	35 FT.

MINIMUM SETBACK, AREA AND DIMENSIONAL REQUIREMENTS COMMERCIAL & INDUSTRIAL DIST. (REF: TABLE 3-3.00-3 OF COMPREHENSIVE ZONING ORDINANCE)

PRIMARY ZONING DISTRICTS	SETBACKS		LOT		BUILDING		
	SIDE YARD	REAR YARD	AREA	WIDTH	AREA	MAX HEIGHT	SETBACK FROM ABUTTING RES. DIST.
Commercial (C-1)	20 FT.	30 FT.	1 ACRE	150 FT. B	2000 SQ. FT.	40 FT.	50 FT.
Rural Business (B-1)	20 FT.	30 FT.	1 ACRE	150 FT. B	500 SQ. FT.	40 FT.	50 FT.
Light Industrial (M-1)	50 FT.	50 FT.	1 ACRE	150 FT. B	2000 SQ. FT.	50 FT.	100 FT.
Heavy Industrial (M-2)	50 FT.	50 FT.	2 ACRES	200 FT. B	1000 SQ. FT.	60 FT.	200 FT.

A= One single wide mobile home is allowed on an operating farm pursuant to Section 2-2.34 & 3-2.08 (C) of Comprehensive Zoning Ordinance.

B= Minimum lot width is measured at the minimum building setback line in all primary zoning districts.

C= A seasonal, or recreational type dwelling, or undersized dwelling pursuant to Section 2-2.19, or Section 2-2.17 shall be no less than 500 Aq. Ft. in floor area, 20 feet in width, or 35 feet in height and is only allowed upon the issuance of a Conditional Use Permit.

RIVERS, LAKE, STREAM OR WATERWAY SETBACKS (REF: Sec 3-3.03 OF COMPREHENSIVE ZONING ORDINANCE)

No building or structure may be placed closer than **seventy-five (75 FT.)** from the Ordinary High Water Mark of any navigable stream, river, lake or waterway.

SEPTIC SYSTEM SETBACKS (REF: SPS 383 Table 383.43-1 WI. STATS)

SEPTIC TANK	5 FT. from any building / structure
SEPTIC SYSTEM	10 FT. from any building / structure

RESIDENTIAL ADDITIONS (REF: SPS 383.43 (3) WI. STATS)

If you plan on constructing an addition onto your residential property which increases the number of bedrooms, your septic system will need to be re-designed by a licensed plumber to meet state code. (Septic systems are designed based off of the number of bedrooms within your home)