

Proposed changes to Town of Waterville Zoning Ordinance

Land Use Committee Meeting on: 4/10/17

Dennis gave a brief history of activities by the town board over the past year related to adoption of the town's new Zoning Ordinance, which was approved Feb. 22, 2017. He reported that Maria Nelson, Pepin County Zoning Administrator, mentioned the lack of setbacks in Section IV – Agricultural District, but she did not say they were essential to the ordinance. Following review of the ordinance and discussion of the need for setbacks, the committee took the following actions:

Terry made the MOTION to recommend to the town board to add item D. Setbacks to Section II – Mixed Commercial-Residential District to read the same as for the Residential District. Second by Brad. Motion carried. The addition should read:

D. Setbacks, Street Access, Miscellaneous.

1. Street: Unless otherwise provided, there shall be a 50 foot setback from the centerline of the street to any building or projection thereof.
2. Side: There shall be a side setback line of not less than 25 feet from side property line.
3. Rear: There shall be a rear setback line of not less than 10 feet from the rear property line.
4. All lots shall abut a public street.

Terry made the MOTION to recommend to the town board to add item D. Setbacks to Section III – Agricultural-Residential District to read the same as for the Residential District #1, #2, and #3 only. Second by Brad. Motion carried. The addition should read:

D. Setbacks, Miscellaneous.

1. Street: Unless otherwise provided, there shall be a 50 foot setback from the centerline of the street to any building or projection thereof.
2. Side: There shall be a side setback line of not less than 25 feet from side property line.
3. Rear: There shall be a rear setback line of not less than 10 feet from the rear property line.

Terry made the MOTION to recommend to the town board to add item H. Setbacks to Section IV- Agricultural District to read the same as for the Residential District #1, #2, and #3 only. Second by Marcia. Motion carried. The addition should read:

D. Setbacks, Miscellaneous.

1. Street: Unless otherwise provided, there shall be a 50 foot setback from the centerline of the street to any building or projection thereof.
2. Side: There shall be a side setback line of not less than 25 feet from side property line.
3. Rear: There shall be a rear setback line of not less than 10 feet from the rear property line.

Land Use Committee Meeting on: 2/28/18

The committee reviewed proposed changes to the town's existing Zoning Ordinance related to Farmland Preservation. The MOTION was made by Dave and seconded by Marcia to recommend to the Town Board approval of the changes to the Town of Waterville Zoning Ordinance as submitted by the town's attorney, Terry Dunst, in his "Draft February 12, 2018 adding farmland preservation notice" and subject to the addition of a period(.) at the end of Section VIII., I. Motion carried.

Section IV, G

3. By March of each year the Town shall provide to the Wisconsin Department of Agriculture, Trade and Consumer Protection, and also to Pepin County, a report of the number of acres that the Town has rezoned out of the Agricultural District under sub. 1 during the previous year and a map that clearly shows the location of those acres.

Section VIII

- I. Agricultural District (Farmland Preservation) Rezone: For any rezone of land out of the Agricultural District, by March 1 of each year the Town shall provide to the Wisconsin Department of Agriculture, Trade and Consumer Protection, and also to Pepin County, a report of the number of acres that the Town has rezoned out of the farmland preservation zoning district (see Chapter IV.G. above) during the previous year and a map that clearly shows the location of those acres.