

Town of Kinnickinnic
1271 County Road J River Falls, WI 54022
www.kinnickinnictwp.org 715-425-8082

County Zoning – Comprehensive Update

From: Town of Kinnickinnic

To: All Landowners in Kinnickinnic Township

CC: John Hilgers, St. Croix County Senior Planner

January 22, 2019

St. Croix County staff has been working on a comprehensive update of the County Zoning Ordinance since summer of 2017. While many aspects stay the same or are only clarified, other changes may have a direct impact on you. For example, the distinction between the residential zoning designations may affect how you can use and divide your land.

The Kinnickinnic Plan Commission and Town Board of have started a review of the draft ordinance and provided preliminary input to St. Croix County staff. Since public attendance at our meetings so far was very low, we are sending this letter to make you aware of this topic. Please review information regarding the proposed Zoning Ordinance at

<https://www.sccwi.gov/839/Comprehensive-Zoning-Update>

and plan to attend the next Town Board Meeting, Tuesday, February 5th at 7:00pm and/or Plan Commission, Wednesday, February 20th at 7:00pm. You may also reference the summary enclosed with this letter.

You can provide direct input on the St. Croix County website listed above or contact John Hilgers, St. Croix County Senior Planner, at 715-386-4672 or john.hilgers@sccwi.gov. In this case, please share your comments with our town clerk (715-425-8082 or kinnickclerk@icloud.com), if appropriate, so the Plan Commission and Town Board are aware of them.

A vote by the St. Croix County Board is expected in spring 2019, please do not delay your feedback!

Thank you,

Plan Commission of Kinnickinnic

SUMMARY OF PROPOSED CHANGES

ZONING DISTRICTS

- **Three new residential districts:**
 - **R-1** is similar to the current Rural Residential (RR) District except:
 - i. Density limit of 1 dwelling unit per 10 acres
 - ii. Animal units same as current RR District (up to 499 as a permitted use and 500+ as a CUP)
 - iii. Major subdivisions (5+ lots) are not allowed
 - iv. Minimum lot size revised from 2 acres to 1 ½ acres
 - **R-2** is similar to the current Rural Residential except:
 - i. Limit on animal units is now 200 (as compared to 500+)
 - ii. Minimum lot size revised from 2 acres to 1 ½ acres
 - **R-3** is similar to the current Residence District except:
 - i. Requires public sewer or community septic and water supply
 - ii. Requires basic landscaping and screening improvements for multifamily structures
- **Four new commercial districts:**
 - **C-1** is similar to the current Commercial except:
 - i. No paving requirement
 - ii. Minimum landscaping requirement reduced from 15% to 5% of the parcel
 - **C-2** is entirely new, intended for agricultural tourism uses
 - **C-3** is similar to the current Commercial District
 - **C-4** is entirely new, intended to accommodate the format of existing commercial uses in rural hamlets, including no street yard setback requirement
- **Two new industrial districts:**
 - **I-1** is similar to the current Industrial except:
 - i. Does not allow certain more intensive industrial uses such as commercial composting, heavy construction services, metal extraction, or wrecking and demolition services.
 - **I-2** is similar to the current Industrial District
- A new **Planned Development (PD)** district to allow for negotiated development design when a developer wants to do something that the conventional district standards don't allow. The code language is focused on the approval process rather than specific standards.
- A new **Use Table** to describe which uses are permitted, conditional, or not allowed at all in each district. We've added many uses and made a few adjustments to where each can be approved.

PROCEDURES

- A procedure for **Town Recommendations** is added.
- The process for handling **Conditional Use Permits** is adjusted for consistency with State law, to ensure that decisions are based on substantial evidence.

SUMMARY OF PROPOSED CHANGES

USE REGULATIONS

- New rules to allow **Chickens and Ducks** in residential districts on lots less than three acres. 6 per parcel - only female hens. Must be within a henhouse or enclosure, setbacks apply.
- **Fence and Wall Heights** are now regulated, including 6 feet tall along lot lines not abutting streets. Reduced heights to protect vision triangle near intersections.
- Standards for **Major Home Occupations** are relaxed:
 - 50% use of the home (instead of 20%) for business use
 - 1,500 total SF (vs 1,000)
 - 100 foot buffer from a neighboring home (vs 500 feet)
 - Allows transfer of the conditional use permit to a new property owner
- **New Housing** regulations:
 - Tiny Homes allowed, only in Planned Development Districts (PD).
 - Accessory Dwelling Units allowed in all AG and RES districts. One per lot, attached or detached between principal home and rear lot line. Maximum 1,000 square feet max or ½ the size of main home. Maximum 2 bedrooms, 4 people.
- **Kennel** standards revised:
 - 300 foot setback may be reduced to 100 feet with additional fencing/berming/landscaping
 - Waste management plan must be provided.
 - All animals must be housed indoors from 9 PM to 6 AM.
 - Bark suppression collars no longer required
- New section on **Short Term Rentals**:
 - State DATCP License required.
 - There must be a designated contact/agent for the property.
 - Notice provided to County Clerk.
 - Copy of license must be provided to neighborhood association or abutting property owners.
 - No more than 180 nights per year.
- **Solar and Wind Energy Systems** regulations are now consistent with State law, which limits their regulation locally, and with state guidelines. (17.385, 17.395). Development standards and guidelines are established in State Statute and Administrative Codes.

DEVELOPMENT STANDARDS

- **Access Management and Driveways:** Residential uses allowed a second driveway in certain circumstances; eliminate requirement to convert private roads to public if adding access to a third lot is created.
- **Grading and Land Disturbance:** the measurement of regulated slopes to be based on County data
- **Landscaping and Tree Preservation:** "Civic Space" is added as a method of meeting part of the landscaping requirements; landscaping requirements are adjusted to increase flexibility.
- **Parking and Loading:** the paving requirements are revised, asphalt or concrete paving now required only in R-3, C-3, C-4, I-1 and I-2; grass parking permitted in C-2.

Residential District Comparison Table

Use Categories		
P	Permitted by Right	Uses identified by "P" are permitted subject to district regulations
L	Land Use Permit	The use is permitted if a Land Use Permit is issued
C	Conditional Use	Conditional uses are allowed only after the County Board of Adjustments reviews and approves the proposed use.
A	Accessory	Are permitted only as a accessory use to another use that is permitted as by right or conditional use in applicable district
U	Use Regulations	Permissions, standards and location determined by Use Regulations

		Current Rural Residential (RR) District	Proposed R-1 District (Replaces RR District)	Proposed R-2 District (Replaces RR District)
Agriculture	Livestock Facility less than or Equal to 499 Animal Units	P	P	
	Livestock Facility Greater than 500 Animal Units	L/C	L/C	
	Livestock Facility less than or Equal to 200 Animal Units	P	P	P
	Agricultural Supply Businesses	P	C	
	Agricultural Resource Production (Including Sawmills)		C	
	Roadside Stands (selling only produce from farm operation on premises)	P	P	P
	Livestock facilities that Exceed One Animal Unit per Acre of Land suitable for Animal Waste Utilization (If all minimum standards are met)	C	C	
	Crop/ Forage Production	P	P	P
	Aquaculture	P	P	P
	Beekeeping	P	P	P
	Enrolled Land	P	P	P
	Floriculture	P	P	P
	Forest Management	P	P	P
	Fur Farm	C	P	C
	Keeping Livestock	P	P	P
	Sod or Christmas Tree Production	P	P	P
	Wholesale Nursery	P	P	
	Community Garden	P	P	P
	Community Supported Agriculture	P	P	P
	Crop/ Limited Agriculture	P	P	P
	Grazing	P	P	P
	Greenhouse	P	A	A
	Harvesting of Wild Crops	P	P	P
	Manure Storage	P	C	C
	Raising Chickens and Ducks		A	A
Residential	One Single-Family Dwelling	2 Acre lot Min.	Density of 1 Dwelling Unit per 10 Acres. (1.5 acre lot Min.)	1.5 Acre lot Min.
	Two Family Dwellings	C	C	C
	Accessory Dwelling Unit		A	A
	Conservation Design Development	P	P	P
	Manufactured Home		P	P
	Mobile Home Park	C	C	C
	Modular home		P	P
	Community Living Arrangement (9-15 Persons)		C	C
	Community Living Arrangement (>15 Persons)		C	C
	Foster Home/ Adult Family Home		P	P
	Temporary Residence		L	L
Lodging	Short Term Rental		P	P
	Bed and Breakfast Establishment	C	C	C
	Seasonal Rustic Shelter/Primitive Rural Hunting Cabin		L	L
Commercial / Mixed Use	Game Management	C	C	
	Commercial Kennel	C	C	

		Current Rural Residential (RR) District	Proposed R-1 District (Replaces RR District)	Proposed R-2 District (Replaces RR District)
	Drive-in Theaters	C	C	
	Horse Production, Commercial		C	C
	Child Care Home, Family (<8 Children)		A	A
	(Plant or Tree Nursery) Land-Scape Supply and Contracting Business		C	
	Farm-Related Exhibition, Sale or Event (5 days or less)		P	
	Farm-Related Exhibition, Sale or Event (More than 5 days)		C	
	Home Occupation, Major	C	A/C	A/C
	Home Occupation, Minor	P	A	A
	Golf Course and Uses Incidental to a Golf Course	C	C	C
Infrastructure	Airstrips	C	C	
	Dam, Flowage Area, Power Plant, Wired Communication,	C	C	C
	Electric Generating Facility (Small Scale)		C	C
	Irrigation and Industrial Water Supply		P	P
	Solar Collector/Solar Energy System		C	C
	Utility, Minor	C	P	P
	Wind Energy System		C	C
	Mobile Support Structures and Facilities	C	U	U
	Junkyard	C	C	
Public, Civic, & Institutional	Government, Institutional, or Nonprofit Community Use	C	P	P
	Religious Institution		P	P
	Club or Lodge		P	P
	Medical Facility	C	C	
	Park, Open Space, Natural Resource, or Natural Resource Historic		P	P
Art, Entertainment, and Recreation.	Outdoor Recreational Facility		C	
	Museum		C	
	Hiking, Biking, and Bridle Trails		P	P
Industrial/Production	Asphalt Plant	C (Temporary Hwy Related)	C	C
	Non-Metallic Mineral Extraction (if located within NMO District)	C	L/C	L/C
	Contractor Storage Yard	C	C	C
	Seasonal Storage		P	
Natural Resources	Dredging wetlands/Filling		L	L
Miscellaneous	Accessory Structures & Uses		A	A
	Portable Storage Unit		A	A
	Pea Viners, Charcoal Kilns, Sawmills	C		
	Slaughterhouses	C		

Major Home Occupation Standards Relaxed

- 50% of the home (instead of 20%) for business use
- 1,500 total SF (vs 1,000 SF)
- 100 foot buffer from a neighboring home (vs 500 feet)
- Allows transfer of the conditional use permit to a new property owner

Minimum Lot Size Revision

- Minimum lot size revised from 2 acres currently to 1 ½ acres

Commercial Kennel Standards Revised

- 300 foot setback may be reduced to 100 feet with additional fencing/berming/landscaping
- Waste management plan must be provided
- All animals must be housed indoors from 9 PM to 6 AM
- Bark suppression collars no longer required

Accessory Dwelling Unit Regulations

- Accessory Dwelling Units allowed in all AG and RES districts
- One Accessory dwelling unit per lot, attached or detached between principal home and rear lot line
- Maximum 1,000 square feet, or ½ the size of main home
- Maximum two bedrooms, 4 people