

SECTION 8
VEHICLE ACCESS, PARKING AND LOADING REQUIREMENTS & STANDARDS

8.1 STREET & HIGHWAY ACCESS

No direct private access (driveway) shall be permitted to the existing or proposed rights-of-way of any Town, State or County street or highway without permission of the Town or other agency that has access control jurisdiction. In addition, direct public or private access (driveways) to all streets and highways shall be permitted in accordance with the following:

(1) Driveway Location, Spacing and Sight Distance.

- (a) Driveways on all Town roads and streets shall be located a minimum of 50 feet from a street intersection. Said setback shall be measured from the intersection of the right-of-way on the two streets.
- (b) All driveways shall be located at least ten (10) feet from any property line.
- (c) The following minimum spacing of driveways located along highways should be met as a function of the operating speeds along such highways:

Posted Speed Limit (mph)	Minimum Driveway Spacing (feet)
40	100
45	125
50	150
55	200
60	250

- (d) Unless a greater minimum sight distance is required by the appropriate agency having jurisdiction, the placement of access driveways on State and County highways and designated arterial streets should be such that an exiting vehicle has a minimum unobstructed sight distance based on the operating speeds of such highways and arterial streets as set forth in the following table:

Posted Speed Limit (mph)	Minimum Sight Distance (feet)
40	300
45	350
50	400
55	450
60	500

(2) Number of Driveways Permitted.

One (1) access driveways shall be permitted to any one lot or parcel from any State or County highway or Town road if such lot or parcel has less than four-hundred (400) feet of continuous frontage. One (1) additional driveway access may be permitted by the Plan Commission if a lot or parcel has more than four hundred (400) feet of continuous frontage. When a shared vehicular access point is used by two (2) or more abutting lots, said shared vehicular access point shall be considered as one (1) single vehicular access point for each lot or parcel served.

(3) Driveway Widths.

The width of all driveways shall be a minimum of twelve (12) feet, a maximum as set forth below and terminate with adequate area for emergency vehicles to turn around for ingress/egress purposes:

Principal Use of Property	Maximum Width at the Right-of-Way Line (feet)	Maximum width at the Curbline or Pavement Edge (feet)
Residential	24'	34'
Non-residential	30'	40'

- (4) Driveway Surfacing.
 Driveways serving lots or parcels located in the agricultural and residential districts shall be graded and surfaced to be dust free and properly drained. Driveways in all other districts shall be paved with an asphalt or concrete surface within eighteen (18) months after issuance of a building permit.

8.2 PARKING REQUIREMENTS

In connection with every use and/or development of a lot or parcel, adequate off-street parking areas, spaces, or stalls for all vehicles shall be provided in accordance with the following:

- (1) Minimum Dimensions.
 Off-street parking spaces or stalls shall be a minimum ten (10) feet by twenty (20) feet, except for parking spaces provided for use by physically disabled persons as hereinafter set forth.
- (2) Parking Spaces For Physically Disabled Persons.
 Off-street parking areas open to the public providing more than five (5) parking spaces, except for parking areas restricted to use by employees only, shall provide and reserve parking spaces for use by motor vehicles which transport physically disabled persons in accordance with the requirements of Section 346.503 of the Wisconsin Statutes.
- (3) Parking Location and Setback.
 - (a) Off-street parking areas shall be located on the same lot or parcel as the principal use, building, or structure for which parking is provided. Parking for business and industrial uses shall not be located in a residential district.
 - (b) Parking areas, including aisles, in all non-agricultural and non-residential districts shall be set back a Minimum of 50 feet from any road right-of-way and a minimum of five (5) feet from other lot lines for providing area for landscaping, drainage, vehicle overhang, and sign placement. Parking areas, including aisles, in other districts shall be set back a minimum of 10 feet from any road right-of-way and a minimum of five (5) feet from other lot lines. Setbacks may be required to be greater due to, but not limited to, the need for snow storage, preservation of existing vegetation, slopes, drainage, vision triangles, vehicular turning radius, the effect of street salting, and utility location.
- (4) Surfacing.
 Off-street parking areas and ingress/egress aisles in all business districts shall be paved with an asphalt or concrete surface within eighteen (18) months after issuance of a building permit. The Plan Commission may require an appropriate financial surety to guarantee that the required paving will be completed.

- (5) Landscaping Requirement.
Off-street parking areas required to have a minimum of ten (10) spaces or stalls shall include landscaped islands, peninsulas and/or perimeter buffer yards within and around said parking area that total not less than ten (10) percent of the surfaced parking area and driveways. The minimum size of each landscape area shall be one-hundred fifty (150) square feet. Landscaped areas shall consist of a combination of shrubs, trees, flowers, similar plantings, and other landscaping material. The location of landscape areas, the type and minimum planting size of plant materials, curbing, and other related features shall be subject to review and approval by the Plan Commission. Landscaped areas shall be dispersed throughout the off-street parking area. Islands and peninsulas should be located at the ends of parking rows and aisles; around light poles; signs; existing trees; and along entryways. Landscape islands and peninsulas should also be used to break up long aisles of parking. Any landscaped area that is less than 150 square feet in area shall not be counted towards the landscaping requirement. Landscape plans for off-street parking areas shall include a topographic survey or grading plan which shows existing and proposed grades and location of improvements. The preservation of existing trees, shrubs, and other natural vegetation in the parking area may be included in the calculation of the required minimum landscape area.
- (6) Screening Requirement.
Off-street parking areas provided on lots or parcels located in business districts that adjoin an existing residential use, vacant property zoned for a residential use, and public rights-of-way shall be screened from such use(s) and rights-of-way by a landscaped buffer yard or area comprised of berms, fences, walls, evergreen and/or deciduous trees and shrubs, or ornamental trees and shrubs providing an adequate buffer as determined by the Plan Commission or as set forth in Section 9 of this Ordinance. The Plan Commission may require greater screening requirements for parking of large trucks, semi-trailers, large equipment, and for screening overhead doors, and truck loading areas and docks.
- (7) Curbs and Barriers.
Curbs and other barriers used to define a parking area shall be installed a minimum of ten (10) feet from a property line so as to prevent the parked vehicles from extending over any lot lines.
- (8) Minimum Off-Street Parking Required.
The minimum number of off-street parking areas, spaces, or stalls are required for the following uses. In the case of uses that are not specified, a number of spaces specified for a use which is similar shall be required. In developments involving the establishment of two or more uses on one lot or parcel, the number of spaces required for each use shall determine the total number of spaces required.
- (a) **Residential Uses.**
1. Single-family and two-family dwellings.
Two (2) spaces per dwelling unit. A minimum of 400 square feet of parking per dwelling unit shall be provided in a garage.
- (b) **Commercial, Office and Recreational Uses.**
1. Retail Sales and Service Establishments (w/o drive-through facilities).
One (1) space per 150 square feet of gross area plus one (1) space per 200 square feet of storage and/or office gross area.
 2. Animal hospitals.

- Three (3) spaces per doctor or technician plus one (1) space per employee.
3. Vehicle Repair, Maintenance, and Service Establishments.
One (1) space per 300 square feet of gross area plus one (1) space per service bay plus one (1) space per employee.
 4. Convenience Stores.
One (1) space per fifty (50) square feet of gross area.
 5. Drive-through Restaurants and Service Establishments.
One (1) space per 150 square feet of gross area plus area for a minimum of five (5) stacking spaces per drive-through service lane for a financial institution; eight (8) spaces per drive-through service lane for a restaurant;
 6. Motels and Hotels.
one (1) space per room plus one (1) space per every two (2) employees plus one (1) space per three (3) persons of maximum capacity of each public meeting and/or banquet room.
 7. Lodges and Clubs.
one (1) space per 500 square feet of gross area.
 8. Vehicle and Equipment Sales Establishments.
Two (2) spaces per employee plus one space (1) per 500 square feet of gross area.
 9. Plant Nurseries and Landscaping Supply establishments.
One (1) space per 500 square feet of gross floor area of inside sales or display area plus one (1) space per employee.
 10. Restaurants, Taverns and Other Entertainment Establishment (w/o drive-through facilities).
One (1) space per 100 square feet of gross area plus one (1) space per employee.
 11. Shopping Centers (less than 30,000 gross square feet).
One (1) space per 200 square feet of gross area.
 12. Shopping Centers (greater than 30,000 gross square feet).
One (1) space per 350 square feet of gross area.
 13. Medical, Dental, and Other Health Service Offices.
One (1) space per 200 square feet of gross area plus one (1) parking space per employee.
 14. Government and Other Professional Offices.
One (1) space per 350 square feet of gross area plus one (1) space per employee.
 15. Bowling and Other Ball Sport Establishments.
Five (5) spaces per lane, court or hole plus one (1) space per employee.
- (c) **Agricultural Industry and Extractive Uses.**
1. Manufacturing, Processing, and Fabrication Establishments.
One (1) space per 500 square feet of gross area plus one (1) space per two (2) employees.
 2. Industrial (and Wholesale) Warehousing.
One (1) space per 1,000 square feet of gross area plus one (1) space per employee.
 3. Extractive and Quarrying Operations.
One (1) space per employee.
- (d) **Institutional Uses.**

1. Churches and Other Places of Worship.
One (1) space per three (3) seats based on the maximum capacity of the facility.
2. Nursing Homes and Other Adult Care Facilities.
One (1) space per three (3) patient beds for visitors plus one (1) space per employee.
3. Public and Private Schools.
One (1) space for each teacher and staff member plus one (1) space for each 5 students 16 years of age and older.
4. Children's Day Care Establishments.
One (1) space per employee plus one (1) space per five (5) students at the highest class attendance period. In-home family day care facilities may include off-street driveway area toward meeting this requirement.

8.3 LOADING REQUIREMENTS

Off-street loading and unloading space meeting the following requirements shall be provided in addition to the required off-street parking area for every building in excess of 3,000 square feet used for commercial or industrial purposes:

- (1) each individual loading space shall be at least 12 feet wide by 65 feet long and have a minimum clearance of 14 feet;
- (2) one (1) loading space per 5,000 square feet gross area shall be provided;
- (3) no building for commercial or industrial purposes shall be erected on a lot in a manner that would result in the maneuvering of trucks or other service vehicles and loading and unloading activities on and/or directly from an abutting public street.