

**WOOD COUNTY ORDINANCE #700
ZONING ORDINANCE**

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**WOOD COUNTY ORDINANCE #700
ZONING ORDINANCE**

An ordinance regulating, restricting and determining the areas within the county in which agriculture, forestry and recreation may be conducted, the location of roads, schools, trades and industries and the location of buildings, designed for specified uses, and the establishment of districts for such purposes and the establishment of set-back building lines outside of the limits of incorporated villages and cities, pursuant to section 59.69 of the Wisconsin Statutes.

The county board of supervisors of Wood County does ordain as follows:

Chapter 700 .01 DISTRICTS AND DISTRICT MAPS

- (1) For the purpose of promoting public health, safety and general welfare, and regulating, restricting and determining the areas within which agriculture, forestry and recreation may be conducted and establishing districts which are deemed best suited to carry out such purposes, outside of the limits of incorporated villages and cities, and in accordance with the provisions of section 59.69 of the Wisconsin statutes, the territory included in the boundaries of the following towns, to wit: Arpin, Auburndale, Cameron, Cary, Cranmoor, Dexter, Grand Rapids, Hanson, Hiles, Marshfield, Milladore, Port Edwards, Remington, Richfield, Rock, Rudolph, Saratoga, Seneca, Sherry, Sigel, and Wood, are hereby divided into two classes of use districts as follows, to wit:
 - (A) Forestry and Recreation district, and
 - (B) Unrestricted district.
- (2) The boundaries of the aforesaid two (2) use districts are shown upon the official map of Wood county, attached hereto, being designated as the "Zoning Map Showing Use Districts" Wood County, Wisconsin, dated November 14th, 1934, and made part of this ordinance. All notations, references and other things shown upon said zoning map showing use districts shall be as much a part of this ordinance as if the matter and things set forth by said map were all fully described herein.
- (3) No land or premises shall be used except in conformity with the regulations herein prescribed for the use district in which such land or premises is located.
- (4) No building shall be erected or structurally altered or used except in conformity with the regulations herein prescribed for the use district in which such building is located.

Chapter 700 .02 DISTRICT NO. 1 - FORESTRY AND RECREATION DISTRICT

In the forestry and recreation district no building, land or premises will be used except for one or more of the following specified uses:

- (1) Production of forest products
- (2) Forest industries
- (3) Public and private parks, playgrounds, camp grounds, and golf grounds
- (4) Recreational camps and resorts
- (5) Private summer cottages and service buildings
- (6) Hunting and fishing cabins
- (7) Trappers' cabins
- (8) Boat liveries
- (9) Mines, quarries and gravel pits
- (10) Hydro-electric dams, power plants, flowage areas, transmission lines and sub-stations
- (11) Telephone and telegraph line rights-of-way
- (12) Harvesting of any wild crop such as marsh hay, ferns, moss, berries or tree fruits or seeds

(Explanation - Any of the above uses are permitted in the forestry and recreation district, and all other uses, including family dwellings, shall be prohibited.)

Chapter 700 .03 DISTRICT NO. 2 - UNRESTRICTED DISTRICT

In the unrestricted district, any land may be used for any purpose whatsoever, not in conflict with law.

Chapter 700 .04 NON-CONFORMING USES

- (1) The lawful use of any building, land or premises existing at the time of the passage of this ordinance, although such use does not conform to the provisions hereof, may be continued, but if such nonconforming use is discontinued, any future use of said building, land or premises shall be in conformity with the provisions of this ordinance.
- (2) The lawful use of a building, land or premises existing at the time of the passage of this ordinance may be continued although such use does not conform with the provisions hereof, and such use may be extended throughout such building, land or premises.
- (3) Whenever a use district shall be hereafter changed, any then existing non-conforming use in such changed district may be continued or changed to a use permitted in the new use district, provided all other regulations governing the new use are complied with.
- (4) Whenever a non-conforming use of a building, land or premises has been changed for more restricted use or to a conforming use, such use shall not thereafter be changed to a less restricted use, unless the district in which such building, land or premises is located is changed to a less restricted use.
- (5) Immediately following publication of this ordinance by the county board, the joint committee on agriculture and land shall prepare a list of all instances of established non-conforming uses of land and publish the same to permit appeal on errors and omissions. Thirty days after publication of this list a final and official copy shall be filed in the office of the register of deeds.
- (6) Nothing in this ordinance shall be construed as prohibiting forestry and recreation in any of the use districts nor a change from any other use to forestry or to recreation.

Chapter 700 .05 LAND EXCHANGE

Lands acquired by Wood County through tax deed in the unrestricted district shall be subject to exchange for privately owned lands within the forestry and recreation district, when such exchange will promote the regulation and restriction of agricultural and forestry lands.

Chapter 700 .06 BOUNDARIES OF DISTRICTS

District boundary lines shall follow along the lines, or along lines extended, indicated on the United State General Land Office survey maps, or along meandered streams.

Chapter 700 .07 INTERPRETATION AND APPLICATION

The provision of this act shall not apply to buildings, land premises belonging to and occupied by the United States, the state of Wisconsin, any town or any school district.

Chapter 700 .08 CHANGES AND AMENDMENTS

- (1) The board of supervisors of Wood County may from time to time amend, supplement or change by ordinance the boundaries of districts or regulations herein established. Any amendment, supplement or change may be proposed by the board of supervisors of the county or by the town board or town boards of the town or towns in which may be situated any lands affected by such amendment, supplement or change. Any proposed changes shall first be submitted to the joint committees on agriculture and land for their recommendation and report.
- (2) Any and all ordinances, which may amend this ordinance which have been adopted as herein provided, shall be submitted to the town boards governing the territory affected thereby, and their approval obtained before the same shall be adopted by the county board.

Chapter 700 .09 ENFORCEMENT AND PENALTIES

The provisions of this ordinance will be enforced by and under the direction of the county board of supervisors. Any person, firm, company or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall be subject to a fine of not less than ten (\$10.00) dollars nor more than two hundred (\$200.00) dollars, together with cost of action, and in default of payment thereof, to imprisonment in the county jail for a period of not less than one (1) day nor more than six (6) months, or until such fine and costs be paid. Compliance therewith may be enforced by injunctive order at the suit of the county or the owner or owners of land within the district affected by the regulation of this ordinance.

Chapter 700 .10 VALIDITY

Should any section, clause or provision of this ordinance be declared by the court to be invalid, the same shall not affect the validity of the ordinance as a whole or any part thereof, other than the part so declared to be invalid.

Chapter 700 .11 DEFINITIONS

Certain terms and words used in this ordinance are defined as follows:

Words used in the present tense include the future; words in the singular number include the plural number, and words in the plural number include the singular number; the word

"building" includes the word "structure" and word "Shall" is mandatory and not directory.

(1)FOREST PRODUCTS Products obtained from stands of forest trees which have been either naturally or artificially established.

(2)FOREST INDUSTRIES The cutting and storing of forest products, the operation of portable sawmills and planer, the production of maple syrup and sugar.

(3)PUBLIC AND PRIVATE PARKS, PLAYGROUNDS, CAMPGROUNDS AND GOLD GROUNDS Areas of land with or without buildings designed for recreational use.

(4)PRIVATE COTTAGES AND SERVICE BUILDINGS Buildings designed for seasonal occupancy only and normally used by the owner together with additional structures to house materials and services.

(5)HUNTING AND FISHING CABINS Buildings used at special seasons of the year as a base for hunting, fishing and outdoor recreations.

(6)TRAPPERS' CABIN A building used as a base for operating one or more trap lines.

(7)RECREATIONAL CAMPS AND RESORTS Areas of land improved with buildings or tents and sanitary facilities used for occupancy during a part of year only.

(8)BOAT LIVERIES Establishments offering the rental of boats and fishing equipment.

(9)BUILDING A structure having roof supported by columns or walls for the shelter, support or enclosures of persons, animals or chattels.

(10)NON-CONFORMING USE A building or premises occupied by a use that does not conform with the regulations of the use district in which it is situated.

(11)FAMILY DWELLING Any building designed for and occupied by any person or family establishing or tending to establish legal residence or acquiring a legal settlement for any purpose upon the premises so occupied.

(12)FLOWAGE AREAS Areas of land maintained for or covered by impounded water held for industrial, agricultural or recreational purposes.

Chapter 700 .12 WHEN EFFECTIVE

This ordinance upon passage and publication shall be in effect in the towns of Arpin, Auburndale, Cameron, Cary, Cranmoor, Dexter, Grand Rapids, Hansen, Hiles, Lincoln, Marshfield, Milladore, Port Edwards, Remington, Richfield, Rock, Rudolph, Saratoga, Seneca, Sherry, Sigel, Wood, each of said towns having given its approval to the provisions hereof in the manner provided by section 59.69, Wisconsin Statutes.

Adopted November 15, 1934.

I.P CHRISTENSEN, (SEAL)
Chairman, Board of Supervisors,
Wood County, Wisconsin.

J. A. SCHINDLER, (SEAL)
County Clerk, Wood County, Wisconsin

Published December 22, 1934