

## Zoning Schedule - Setback & Dimensional Requirements<sup>1</sup>

ZONE DISTRICT	R-1	R-2	RR-1	A-1	C-1	I-1	F-1
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Maximum Building Height	35'	35'	35'	35'	35'	60'	35'
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Minimum Lot Area <sup>2 &amp; 3</sup>							
With Public Sewer	10,000sq.ft.	5 acres	10,000sq.ft.	5 acres	10,000sq.ft.	1 acre	10 acres
Without Public Sewer	15,000sq.ft.	5 acres	20,000sq.ft.	5 acres	20,000sq.ft.	1 acre	10 acres

Minimum Lot Width <sup>4</sup>							
With Public Sewer	75'	300'	150'	300'	75'	200'	300'
Without Public Sewer	100'	300'	150'	300'	100'	200'	300'

Minimum Lotline Setbacks <sup>5</sup>							
<b>Front</b> (road setbacks may apply)	30'	50'	30'	50'	10'	50'	30'
<b>Rear</b>							
Principal Building	40'	50'	40'	50'	20'	50'	40'
Accessory Building	20'						
<b>Side</b>							
Principal Building	10'	20'	10'	20'	10'	20'	10'
Accessory Building	5'	10'	5'	10'	5'	10'	5'

Minimum Floor Area, Residence							
3 + Bedrooms	1,000sq.ft.	1,000sq.ft.	700sq.ft.	1,000sq.ft.	700sq.ft.	700sq.ft.	700sq.ft.
2 Bedrooms	900sq.ft.	900sq.ft.	600sq.ft.	900sq.ft.	600sq.ft.	600sq.ft.	600sq.ft.
1 Bedroom	800sq.ft.	800sq.ft.	500sq.ft.	800sq.ft.	500sq.ft.	500sq.ft.	500sq.ft.

Minimum Floor Area, Mobile Home							
3 + Bedrooms	800sq.ft.	800sq.ft.	700sq.ft.	800sq.ft.	800sq.ft.		
2 Bedrooms	700sq.ft.	700sq.ft.	600sq.ft.	700sq.ft.	700sq.ft.		
1 Bedroom	600sq.ft.	600sq.ft.	500sq.ft.	600sq.ft.	600sq.ft.		

<sup>1</sup> Unless specified elsewhere in this ordinance or on the Official Zoning Map, the dimensional requirements of this schedule shall apply to the respective listed districts. Requirements for the W-1 (Resource Conservation), SP-1 (Shoreland Protection), and PUD (Planned Unit Development) are contained on the Official Zoning Map.

<sup>2</sup> Minimum area for one-family dwellings: add 5,000 square ft. for each additional unit over one (1).

<sup>3</sup> Plus any additional area required by the Wisconsin Administrative Code, Section 65.03

<sup>4</sup> No lot shall be created with a length to width ratio greater than three (3) to one (1).

<sup>5</sup> Setback requirements for all lakes & streams: 75 ft. from the ordinary highwater mark (OHWM)

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**SETBACK REQUIREMENTS ON HIGHWAYS AND ROADS**  
**(Douglas County Zoning Regulations Section IV, 4.2)**

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**Class A (State and U.S. Numbered Highways):**

130 feet from the centerline of the State or U.S. Highway or  
66 feet from the right-of-way line, whichever is greater.

**Class B (County Highways):**

75 feet from the centerline of such highway or  
42 feet from the right-of-way line, whichever is greater.

**Class C (Town Roads / Highways):**

63 feet from the centerline of the highway or  
30 feet from the right-of-way line, whichever is greater.

Access easements / private roads – There are no minimum setback requirements for principal or accessory buildings.

A setback equal to the average setback of existing principal buildings located within 500 feet of a proposed building site, and on the same side of the street, shall be permitted where these buildings do not conform with the appropriate setback line.

Minor, readily removable structures such as open fences or signs permitted by this ordinance may be placed within setback lines. Public utility equipment without permanent foundations is also permitted. When deemed necessary by the County Zoning Committee in connection with development such as highway improvement programs, property owners and public utilities may be required to remove, at their own expense and without right of compensation, any such structures erected within setback lines.

**Visual clearance at intersections:**

In each quadrant of every street intersection, there shall be designated a visual clearance triangle bounded by the street center lines and a line connecting them:

200 feet from a Class A highway intersection and,  
150 feet from a Class B highway intersection

If two highways of a different class intersect, the largest distance shall apply to both center lines. Within this triangle, no object over 2-1/2 feet in height above these streets shall be allowed if it obstructs the view across the triangle. Posts or open fences are excluded from this provision. Tree trunks shall be exempt where they are unbranched to a height of ten feet and located a minimum of 30 feet apart.

**Access Driveways**

Circle driveway permits are unlawful and will not be issued.

Access driveways to highways from abutting properties shall comply with the following requirements:

<b>Distances Measured in Feet:</b>	<b>Class A</b>	<b>Class B</b>	<b>Class C</b>
Minimum Distance of Hwy Frontage Between Access Driveways for Separate Land Uses:	<b>500</b>	<b>300</b>	<b>75</b>
Minimum Distance Access Driveways May Be Located to the Right-of-Way of an Intersection Hwy:	<b>250</b>	<b>150</b>	<b>75</b>

Where there is more than one lot abutting on Class A and Class B highways between access driveways, a service road of not less than 50 feet right-of-way shall be provided across the entire frontage of each lot unless a temporary access permit has been granted with the approval of the agency having jurisdiction over the highway. Use of access is limited to the use authorized in the temporary access permit. This permit would be revocable when a frontage road is provided.

**Driveway permit / culvert requirements:**

US / State (Class A) Roads – Contact Dan Anderson, WI DOT @ 715.635.5059  
County (Class B) Roads – Contact Jason Jackman at 715.374.2612  
Town (Class C) Roads – Contact Town Clerk