

ORDINANCE NO. 2019-02

ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE TOWN OF HARTFORD

WHEREAS, a public hearing was duly held; and

WHEREAS, the Town Planning Commission recommended said zoning changes; now therefore

THE TOWN BOARD OF THE TOWN OF HARTFORD, WASHINGTON COUNTY, WISCONSIN DOES ORDAIN THAT THE TOWN ZONING ORDINANCE BE AMENDED AS FOLLOWS:

Section 4.04 Residential Uses: Add Section 4.04 (6) Single Family Dwelling with In-Law Suite, ZONING DISTRICTS AT, AP, RR, R, AND R-4

4.04 RESIDENTIAL USES

- (6) **Single Family Dwelling with In-law Suite.** An in-law suite shall be allowed in the AT, AP, RR, R, and R-4 districts subject to the following limitations and conditions:
- (a) The in-law suite must be located in the same structure as the primary residence.
 - (b) The structure shall appear to be a single family residence.
 - (c) No more than one (1) in-law suite shall be permitted per primary residence or lot.
 - (d) There may be separate outside entrances to the in-law suite, but there must be a connecting door between the in-law suite and the main residence which can be closed for privacy.
 - (e) No additional house number shall be assigned to the in-law suite.
 - (f) The in-law suite shall not contain more than two (2) bedrooms and shall not be occupied full time by more than two (2) adults. Short term guests are allowed.
 - (g) Short term rentals shall be limited to no more than 15 total days per year.
 - (h) An in-law suite may contain a kitchen, bathroom, bedroom, and living room separate from the main residence.

NOTE: Addition of an in-law suite may require expansion or replacement of the septic system, electrical service, heating/cooling plant, etc. to accommodate the additional occupants/floor space.

Section 2. This Ordinance shall become effective the day after proof of posting the same in three (3) public places in the Town and has been filed and recorded by the Town Clerk.

Passed and adopted by the Town of Hartford, Washington County, Wisconsin,
This 11th day of February, 2019.

Maurice Strupp, Chairperson

Ryan Lippert, Supervisor

Ralph Horst, Supervisor

Attest:

Rebecca Schuster, Clerk

TOWN OF HARTFORD
WASHINGTON COUNTY, WISCONSIN
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public Hearing will be held at the Hartford Town Hall, 3360 CTH K, Wisconsin, by the Hartford Town Board on February 6, 2019 at 6:00 PM to consider an amendment to the Town of Hartford Zoning Ordinance as follows:

Re-create Section 3.09 – Accessory Structures. Add Section 3.09 (3) Total allowable area of accessory structures in the R-4 Residential District. Section 3.09 (3) Ground mounted satellite dishes, renumber existing Section 3.09 (3) to 3.09 (5)

Add Section 3.09 (4) (a-d) Accessory Structure Design requirements in the R-4 Residential District

Add Section 4.04 (6) Residential Uses: Add new section 4.04 (6) allowing for an in-law suite in a primary residence.

Recreate Section 6.05 (5), Section 6.05 (7) (a)(b), Section 6.05 (9), 6.05 (10), Section, Renumber Section 6.05 (10) to 6.05 (11), Renumber 6.05 (11)(a)(2), Create new Section 6.05 (12) and Section 6.05 (13) to allow for shared driveways along State Highways and clarify Access and Culvert Requirements.

The proposed ordinances are on file with the Town Clerk and are available for public inspection. All interested persons will be given the opportunity to be heard at the public hearing.

Dated: January 18, 2019

Rebecca Schuster, Clerk
Town of Hartford

Publish: West Bend News 1/23 and 1/30/2019

ORDINANCE NO. 2019-01

ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE TOWN OF HARTFORD

WHEREAS, a public hearing was duly held; and

WHEREAS, the Town Planning Commission recommended said zoning changes; now therefore

THE TOWN BOARD OF THE TOWN OF HARTFORD, WASHINGTON COUNTY, WISCONSIN DOES ORDAIN THAT THE TOWN ZONING ORDINANCE BE AMENDED AS FOLLOWS:

PIKE LAKE RESIDENTIAL DISTRICT R-4

3.09 ACCESSORY STRUCTURES

(3) (5) Ground mounted satellite dishes. Microwave, television, radio dish antenna.

(3) Total allowable area of accessory structures in the R-4 residential district:

The total area of all accessory structures on a lot in the R-4 residential district shall be limited as follows:

Lot size	Total Area
Less than 0.50 acre	1,000 sq. ft.
0.50 to 0.75 acre	1,250 sq. ft.
0.76 to 1.00 acre	1,500 sq. ft.
1.01 acre to 3.00 acre	1,750 sq. ft.
3.01 acre to 5.00 acre	2,500 sq. ft.
Greater than 5.00 acre	3,500 sq. ft.

The principle structure plus all accessory structures shall not exceed the maximum lot coverage requirements found in Section 3.08 (3).

Section 2. This Ordinance shall become effective the day after proof of posting the same in three (3) public places in the Town and has been filed and recorded by the Town Clerk.

Passed and adopted by the Town of Hartford, Washington County, Wisconsin,

this 11th day of February, 2019.

Maurice Strupp, Chairperson

Ryan Lippert, Supervisor

Ralph Horst, Supervisor

Attest:

Rebecca Schuster, Clerk

ORDINANCE NO. 2019-03

ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE TOWN OF HARTFORD

WHEREAS, a public hearing was duly held; and

WHEREAS, the Town Planning Commission recommended said zoning changes; now therefore

THE TOWN BOARD OF THE TOWN OF HARTFORD, WASHINGTON COUNTY, WISCONSIN DOES ORDAIN THAT THE TOWN ZONING ORDINANCE BE AMENDED AS FOLLOWS:

Section 3.09 ACCESSORY STRUCTURES R AND R-4 DISTRICTS

3.09 ACCESSORY STRUCTURES

- (1) The following accessory structures may be permitted only in the side or rear yard, or in the side yard or street yard of a lake lot.
 - (a) Accessory buildings such as garages, gardening, tool, storage sheds, playhouses, or gazebos, require the issuance of a building permit. Accessory buildings shall be located at least seven and one-half (7-1/2) feet from the principle structure, shall be located not closer than seven and one-half (7-1/2) feet to a lot line, and shall not exceed twenty-five (25) feet in height. Accessory structures 150 square feet or less may be permitted up to five (5) feet from a side or rear property line.
 - (b) If an accessory structure is to be joined to a principle structure, the joined structure must meet all the requirements for a principle structure.
 - (c) Requirements for accessory structures in a shore yard shall be determined by Washington County Parks & Planning Department.
 - (d) Accessory structures shall be located no closer than twenty-five (25) feet to an access easement or existing private roadway unless a greater setback is required by other provisions of this ordinance.
 - (e) In the case of through lots, no accessory building or structure shall extend into the setback area of either street unless specifically exempted by this ordinance.

- (2) The following accessory uses and structures are permitted in any yard. Accessory structures are not permitted in a front/street yard unless otherwise specifically exempted by this ordinance. The following accessory uses and structures may be placed in any yard without a building permit provided that such use shall not be located closer than five (5) feet to a side or rear lot line and shall not exceed fifteen (15) feet in height; basketball hoops, bird baths, fountains, lawn

furniture, religious statues, and wishing wells. Flag poles shall not be located closer than 5 feet to a side or rear lot line, shall provide at least ten (10) feet of clearance to any electric wire, and shall not exceed the height limitation for the zoning district in which they are located.

- (3) Total allowable area of accessory structures in the R and R-4 Residential District.

(See accessory structure size limitation proposal ordinance 2019-01)

- (4) Accessory Structure Design Requirements in the R and R-4 Residential District.

New accessory structures located in Residential District R, or the Pike Lake Residential District R-4, over 150 sq. ft. shall be subject to design requirements.

Comment: These design requirements would apply to all new and replaced accessory structures over 150 sq. ft. in area.

Accessory buildings under 150 sq. ft. such as dog houses, garden sheds, greenhouses, prefabricated wood, metal, or plastic storage buildings, etc. would be exempt from these design requirements.

- (a) Exterior materials used on the accessory structure shall be of a type intended for use on residential buildings.

Comment: This would include materials such as asphalt or rubber roofing, standing seam metal roofing, horizontal metal, wood, vinyl, or cement board siding, wood composite siding (such as Masonite or LP Smart siding), appearance grade exterior plywood (such as T-111 siding), pvc, wood, or metal trim, stucco, brick, stone, etc., and wood, metal, fiberglass, pvc, or wood composite doors and windows, and other building materials used on residential buildings.

- (b) Vertical metal siding (pole building siding) is prohibited.

Comment: A "pole" building is a type of frame. The building could still be a "pole building" type frame, but would be required to have a residential type exterior covering.

Comment: The intent of this restriction is the appearance, not the structure of the accessory building.

- (c) These design considerations do not apply to existing accessory structures, or to the repair, or remodeling of existing accessory buildings, or to additions under 50% in area of existing accessory buildings.

Comment: These design requirements are intended to go forward, not backward. This proposal is not about trying to retroactively force the rebuilding of any existing buildings.

- (d) If a principle structure features design accents such entry sidelights, an octagon window, copper trim, a brick veneer accent wall, or a brick veneer skirt below the siding, these features do not have to be applied to the accessory structure.

Comment: The intent is to require an accessory building to resemble a residential structure in a residential neighborhood, not to be a smaller exact duplicate of the principal residential structure.

- (5) Ground mounted satellite dishes. Microwave, television, radio dish antenna, and satellite dishes, except satellite dishes under two (2) feet in diameter, must be located at least seven and one half (7-1/2) feet from any property line and may not be installed in any front street yard.

Note: There is nothing in this proposal requiring matching, or similar, colors, textures, or materials. The materials would not have to match; they would only have to be "residential". For example, a principle structure with horizontal cement board siding and brick accents, and an accessory structure with T-111 plywood siding and no accents.

This Ordinance shall become effective the day after proof of posting the same in three (3) public places in the Town and has been filed and recorded by the Town Clerk.

Passed and adopted by the Town of Hartford, Washington County, Wisconsin, this 11th day of February, 2019.

Maurice Strupp, Chairperson

Ryan Lippert, Supervisor

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Rebecca Schuster, Clerk