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**TOWN OF CAMERON
ZONING ORDINANCE**

AN ORDINANCE TO PROVIDE CONSISTENCY WITH THE TOWN OF CAMERON COMPREHENSIVE PLAN, TO PROMOTE THE HEALTH, SAFETY AND GENERAL WELFARE, TO REGULATE AND RESTRICT THE HEIGHT, NUMBER OF STORIES AND SIZE OF BUILDINGS AND OTHER STRUCTURES, THE PERCENTAGE OF LOT WHICH MAY BE OCCUPIED, THE SIZE OF YARDS, COURTS AND OTHER OPEN SPACES, THE DENSITY OF HOUSING, THE LOCATION AND USE OF BUILDINGS, STRUCTURES AND LAND FOR TRADE, INDUSTRY, RESIDENCE AND OTHER PURPOSES; AND FOR THE SAID PURPOSES TO DIVIDE THE TOWN OF CAMERON, WOOD COUNTY, WISCONSIN, INTO DISTRICTS OF SUCH NUMBER, SHAPE AND AREA AS ARE DEEMED BEST SUITED TO CARRY OUT THE SAID PURPOSES; TO PROVIDE A METHOD FOR ITS ADMINISTRATION AND ENFORCEMENT AND TO PROVIDE PENALTIES FOR ITS VIOLATION.

The Town Board of the Town of Cameron, Wood County, Wisconsin, does ordain as follows:

SECTION 1. PURPOSE AND INTERPRETATION

In accordance with the authority granted in Section 60.61, Wis. Stats., the Town of Cameron, Wood County, Wisconsin, does hereby ordain this ordinance.

This Ordinance amends and supercedes the Town of Cameron Zoning Ordinance, Ordinance No. 107-95, that was passed and approved by the Town Board on December 5, 1995.

- 1.01 Purpose. The provisions of this Ordinance shall be held to be minimum requirements, adopted to promote the health, safety, aesthetics, comfort, prosperity and general welfare of the Town of Cameron and to provide consistency with the Town of Cameron Comprehensive Plan, as adopted pursuant to Chapter 66.1001, Wis. Stats.
- 1.02 Interpretation. This Ordinance shall not repeal, abrogate, annul, impair or interfere with existing easement, covenants or agreements between parties or with any rules, regulations or permits previously adopted or issued pursuant to laws; provided, however, that where this Ordinance imposes a greater restriction upon the use of buildings or premises, or upon the height of a building or requires larger open spaces than are required by other rules, regulations or permits or by easement, covenants or agreements, the provisions of this Ordinance shall govern.

SECTION 2. DEFINITIONS OF WORDS AND PHRASES

The following words, phrases and terms, wherever they occur in this Ordinance, shall be interpreted as herein defined:

1. ACCESSORY OR AUXILIARY USE OR STRUCTURE.: A use or structure subordinate to the principal use of a building or to the principal use of land and which is located on the same lot serving a purpose customarily incidental to the use of the principal building or land use. In the case of a house and detached garage on a lot, the accessory building is the garage.
2. AGRICULTURE: The use of land for agricultural purposes, including farming, dairying, pasturage, agriculture, horticulture, floriculture, viticulture, and animal and poultry husbandry and the necessary accessory uses for packing, treating or storing the produce; provided, however, the operation of any such accessory uses shall be secondary to that of normal agricultural activities.
3. AIRPORT: Any runway, landing area or other facility designed, used or intended to be used either publicly or privately by any persons for the landing and taking off of aircraft, including all necessary taxiway, aircraft storage and tie-down areas, hangers and other necessary buildings and open spaces.
4. ANIMAL UNITS: Animal units shall be as defined in the following table:

Number Equivalent to 1,000 Animal Units		
NUMBER EQUIVALENT TO 1,000 ANIMAL UNITS	ANIMAL TYPE	ANIMAL EQUIVALENCY FACTOR
	DAIRY CATTLE:	
700	Milking and Dry Cows	1.4
910	Heifers (800 to 1200 lbs.)	1.1
1,670	Heifers (400 to 800 lbs.)	0.6
5,000	Calves (under 400 lbs.)	0.2
	BEEF CATTLE:	
1,000	Steers or Cows 600 lbs. to Mkt.)	1.0
2,000	Calves (under 600 lbs.)	0.5
700	Bulls	1.4
	SWINE:	
2,500	Pigs (55 lbs. to Mkt.)	0.4
10,000	Pigs (up to 55 lbs.)	0.1
2,500	Sows	0.4
2,000	Boars	0.5
	SHEEP:	
10,000	Per Animal	0.1
	HORSES:	
500	Per Animal	2.0
	DUCKS:	
5,000	Per Bird (Wet Lot)	0.2
100,000	Per Bird (Dry Lot)	0.01
	CHICKENS:	

100,000	Layers	0.01
200,000	Broilers	0.005
100,000	Broilers (continuous overflow watering)	0.01
30,000	Layers or Broilers (liquid manure system)	0.033
	TURKEYS:	
55,000	Per Bird	0.018
	COMBINED ANIMAL UNITS:	
1,000	Calculated Total	

5. APARTMENT: See dwelling, Multi-Family.
6. AUTOMOBILE REPAIR: General repair, rebuilding or reconditioning of engines, motor vehicles or trailers; collision services including body, frame, or fender straightening or repair; overall painting or paint shop, or vehicle steam cleaning.
7. AUTOMOBILE OR TRAILER SALES AREA: An open area, other than a street, used for the display, sale, or rental of new or used motor vehicles or trailers in operable condition and where no repair work is done.
8. AUTOMOBILE SALVAGE YARD: Any area of land where two or more inoperative vehicles and/or accumulation of parts thereof are stored in the open and are not being restored to operation; or any land, building or structure used for the wrecking or storing of such motor vehicles.
9. AUTOMOBILE SERVICE STATION OR FILLING STATION: A building or other structure or a tract of land where gasoline or similar fuel, stored only in underground tanks, is dispensed directly to users of motor vehicles. The following activities are permitted as accessory uses to a gasoline station: the dispensing of oil, greases, antifreeze, tires, batteries, and automobile accessories directly to users of motor vehicles; tuning motors, minor servicing and repair to the extent of installation of the items enumerated above; washing of automobiles. All other activities shall be prohibited, including, but not limited to: upholstering work, auto glass work, painting, welding, tire recapping, auto dismantling and auto sales. *See also car wash and convenience store.*
10. BASEMENT: A story whose floor line is below grade and having more than half of its clear height below the adjoining finished grade.
11. BED AND BREAKFAST ESTABLISHMENT: A place of lodging that provides four (4) or fewer rooms for rent to tourists or transients, provides no meals other than breakfast, is the owner's personal residence and is occupied by the owner at the time of rental.
12. BOARDING OR ROOMING HOUSE: A dwelling or part thereof occupied by a single housekeeping unit where meals and lodging are provided for three or more persons, not transients, for compensation by previous agreement.
13. BUILDING: Any structure having a roof supported by columns or walls, used or intended to be used for the shelter or enclosures of persons, animals, equipment, materials or machinery. When such a structure is divided into separate parts by one or more

unpierced walls extending from the ground up, each part is deemed a separate building, except as regards minimum side yard requirements as hereinafter provided.

- A. Building Lot Area: That part of the lot not included within the open areas required by this Ordinance.
 - B. Building, Height of: The vertical distance from the average contact ground level at the front wall of the building to the highest point of the coping of a flat roof, or to the deck line of a mansard roof, or to the mean height level between eaves and ridge for gable, hip or gambrel roofs.
 - C. Building or Setback Line: The line outside the right-of-way of a street beyond which no building or part thereof shall project, except as otherwise provided by this Ordinance.
 - D. Building, Floor Area Ratio: The floor area of the building divided by the area of the lot on which it is or will be located. The floor area of the building shall include that area of ground covered by the roof of the building. Total floor area shall include the sum of the floor areas of all buildings on the lot.
 - E. Building, Completion: The building shall be considered complete when roofing materials, siding materials, windows, doors and steps have been affixed to the exterior and the interiors supplied with electricity, plumbing and heating fixtures in operable condition and in conformance with applicable codes.
14. CAMPGROUNDS: Any public or private premises, including buildings, established for temporary day and overnight habitation by persons using equipment designed for the purpose of temporary camping.
15. CAR WASH: An area of land and/or a structure with machine- or hand-operated facilities used principally for the cleaning, washing, polishing, or waxing of motor vehicles and that may use production line methods with a conveyor, blower or other mechanical devices and that may employ some hand labor.
16. CEMETERY: Land used or intended to be used for the burial of the human dead and dedicated for cemetery purposes, including columbariums, crematories, mausoleums and mortuaries, if operated in conjunction with and within the boundaries of such cemetery.
17. CHANNEL: A natural or artificial watercourse or perceptible extent, with definite bed and banks to confine and conduct continuously or periodically flowing water.
18. CONDITIONAL USE: A use of land which, while appropriate for inclusion within a given district, possesses a high likelihood of creating problems with regard to nearby parcels of land or the occupants thereof, and which are therefore permitted only subject to the fulfillment of conditions which effectively insure that no such problems will be created. Conditional use is the same as "special permit" as provided for in the Wisconsin Statutes.

19. COMMUNITY BASED RESIDENTIAL FACILITY: A “community-based residential facility” (CBRF) means a place where five (5) or more unrelated adults reside, in which care, treatment or services above the level of room and board, but not including nursing care, are provided to persons residing in the facility as a primary function of the facility, except as otherwise provided in Section 50.01 (1g), Wisconsin Statutes of 2003-04 and as thereafter amended.
20. CONVENIENCE STORE: A retail establishment offering for sale prepackaged food products, household items, and other goods commonly associated with the same and/or having facilities where liquids used as motor fuels are stored and dispersed into the fuel tanks of motor vehicles by person other than the establishment attendant.
21. COMPREHENSIVE PLAN: The development plan that is adopted or amended by the Town of Cameron Town Board pursuant to Chapter 66.1001, Wisconsin Statutes of 2003-04 and as thereafter amended.
22. COURT: An open, unoccupied and unobstructed space, other than a yard, on the same lot with a building or group of buildings, which is enclosed on three or more sides.
23. DENSITY: The number of living units allowable under a schedule of district regulations.
24. DISTRICT: A portion of the territory of the Town within which certain uniform regulations and requirements or various combinations thereof apply under the provisions of this Ordinance as specified on the Official Zoning Map as adopted by the Town Board of Supervisors.
25. DRIVE-IN ESTABLISHMENT: A place of business in which patrons can be served while remaining in their vehicles.
26. DWELLING: Any building or portion thereof designed or used exclusively as the residence or sleeping place of one or more person, but not including a tent, trailer or trailer coach, hotel or motel.
 - A. Single Family Dwelling: A building designed for or used exclusively for residence purposes by one family or household.
 - B. Two Family Dwelling: A building designed for or used exclusively by two families or households.
 - C. Multi-Family Dwelling: A building designed for or used by three or more families or households.
 - D. Dwelling Group: A group of two or more detached dwellings located on a parcel of land in one ownership and having any yard or court in common.
 - E. Dwelling Unit: One room, or a suite of two or more rooms, having kitchen and toilet facilities and designed for or used by one household for living and sleeping purposes.

27. FARM: An area which is used for the growing of the usual farm products such as vegetables, fruit trees and grain, and their storage on the area, as well as for the raising thereon of the usual farm poultry and farm animals, such as horses, cattle, sheep and swine. The term farming includes the operating of such an area for one or more of the above uses, including dairy farms with the necessary accessory uses for treating or storing the produce; provided, however, that the operation of any such accessory uses shall be secondary to that of the normal farming activities.
28. FEEDLOT (see also Livestock Facility): A feedlot shall be determined to be any of the following facilities when they are a business and means of livelihood:
- A. Any tract of land or structure wherein any type of fowl or the byproducts thereof are raised in close quarters for sale at wholesale or retail.
 - B. Any structure, pen or corral wherein cattle, horses, sheep, goats, swine or other animals are maintained in close quarters for the express purpose of raising such livestock for sale.
29. FIXTURE: A thing is deemed to be affixed to a building when it is attached to it by being imbedded in it, permanently resting upon it, or permanently attached to what is thus permanent, as by means of cement, plaster, nails, bolts or screws.
30. FRONTAGE: Frontage shall be that boundary of a lot which is along an existing or dedicated public street or, where no public street exists, is along a public way. Where a lot abuts more than one street, the Zoning Board shall determine the frontage for purposes of this Ordinance.
31. GARAGE:
- A. Private Garage: A detached accessory building or a portion of principal building used or intended for use by the occupants of the premises for the storage of self-propelled vehicles or trailers.
 - B. Public Garage: A structure or portion thereof, other than a private garage, used for the storage, sale, hire, care, repair or refinishing of self-propelled vehicles or trailers.
 - C. Storage Garage: Any building or premises, used for housing only, of self-propelled vehicles pursuant to previous arrangements and not to transients, and at which automobile fuels and oils are not sold, and self-propelled vehicles are not equipped, repaired, hired or sold.
32. GRADE: The slope of a road, street, or other public way specified in percent. The percent is based upon elevation difference in one hundred (100) feet of horizontal distance. (Five (5) feet of change in elevation in 100 feet horizontal distance would be 5% grade.)

33. HOME OCCUPATION: Any occupation for gain or support conducted in residential premises, when such occupation is incidental to the residential use of the premises and does not involve any external alteration that would effect a substantial change in the residential character of the building; provided further that no more than one (1) person other than a member of the residential family is employed on the premises and that no more than twenty five percent (25%) of the floor area of any floor of the residence, excluding accessory buildings, is used for the home occupation.
34. HOTEL: Any building or portion thereof used as a temporary abiding place for remuneration, with or without meals, containing guest rooms or suites where no provision for cooking is made in any individual guest room or suite, except hospitals and jails.
35. HOUSEHOLD: The body of persons who live together in one dwelling unit as a single housekeeping unit.
36. HUMAN HABITATION: Structures used as human residence or dwelling, including commercial and industrial structures which include living quarters or rental units.
37. INDUSTRY: Storage, repair, manufacture, preparation or treatment of any article, substance or commodity for commercial use.
38. JUNK: Junk is worn out and discarded material in general, which may be turned to some use, including old rope, chain, iron, copper, parts of machinery, bottles and cans, rags and manufactured articles and odds and ends no longer useful for its original purpose.
39. JUNKYARD: A place where waste, discarded or salvaged materials are bought, sold, exchanged, baled, packed, disassembled or handled, including auto wrecking activities, building wrecking activities, used lumber places and places for storage of salvaged building materials and equipment, but not including such places where such uses are conducted entirely within a completely enclosed building and not including pawn shops and establishments for the sale, purchase or storage of used furniture and household equipment, used cars in working condition, or salvaged materials incidental and necessary to manufacturing operations.
40. KENNEL: Any structure or premises on which three or more dogs over four months of age are kept.
41. LAUNDROMAT: A business that provides home type washing, drying and/or ironing machines for hire to be used by customers on the premises.
42. LIVESTOCK FACILITY: A feedlot, dairy farm or other operation where livestock are or will be fed, confined, maintained or stabled for a total of 45 days or more in any 12-month period and includes all of the tax parcels of lands on which the facility is located, but does not include a pasture or winter grazing area, except as otherwise provided in Chapter ATCP 51, Wisconsin Administrative Code, April 2006 or as amended.
43. LOADING SPACE: An off-street space or berth on the same lot with a building or contiguous to a group of buildings, for the temporary parking of a commercial vehicle

while loading or unloading merchandise or materials, and which abuts upon a street or other appropriate means of access.

44. LOT: A parcel of land occupied or intended to be occupied by a principal building or a group of such buildings and accessory buildings, or utilized for a principal use and uses accessory thereto, together with such open spaces as required by this Ordinance, and having frontage on an officially approved street or place.
- A. Lot Area: The area of contiguous land bounded by lot lines, exclusive of land provided for public thoroughfares.
 - B. Corner Lot: A lot abutting upon two or more streets at their intersection or upon two parts of the same street, such streets or parts of the same street forming an interior angle of less than one hundred thirty-five (135) degrees. The point of intersection of the street lines is the “corner.”
 - C. Lot Depth: The average horizontal distance between the front and the rear lot lines.
 - D. Interior Lot: A lot other than a corner lot.
 - E. Lot Lines: A property boundary line of any lot held in single or separate ownership, except that where any portion of the lot extends into the abutting street, the lot line shall be deemed to be the street right-of-way.
 - F. Lot of Record: A parcel of land or a lot that is described by official deed that is recorded in the Office of Wood County Register of Deeds on the effective date of this ordinance, whether created by metes and bounds description, by survey map or by subdivision plat.
 - G. Through Lot: A lot having frontage on two parallel or approximately parallel streets.
 - H. Lot Width: The average width of the lot measured at right angles to its depth.
45. MANUFACTURED HOME: A structure that is designed to be used as a dwelling with or without a permanent foundation and that is certified by the federal department of housing and urban development as complying with the standards established under 42 USC 5401 to 5425 which, when placed on the site, is set on an enclosed foundation in accordance with Sec. 70.043 (1), Wis. Stats., and subchapters III, IV and V of Chapter ILHR 21, Wisconsin Administrative Code, or a comparable foundation as approved by the Town Board, is installed according to manufacturer’s instructions, if properly connected to utilities and is a minimum of 16 feet wide. For purpose of zoning code enforcement, manufactured homes shall be allowed as permitted and conditional uses where “Single Family Residences” are shown as permitted and conditional uses. All such structures manufactured prior to July 15, 1976 shall be defined as mobile homes.

46. MINOR STRUCTURE: Any small, movable accessory structure or construction such as birdhouses, tool houses, pet houses, play equipment, arbors, walls and fences under four feet in height.
47. MOBILE HOME: That which is, or was as originally constructed, designed to be transported by any motor vehicle upon a public highway and designed, equipped and used primarily for sleeping, eating and living quarters, or is intended to be so used; and includes any additions, attachments, annexes, foundations and appurtenances (§66.0435 (1), Wis. Stats. 2005-06).
48. MOBILE HOME LOT: A parcel of land subdivided into an individually owned lot and utilized as the site for placement of a single mobile home and its facilities.
49. MOBILE HOME PARK: A parcel of land under single ownership designed, maintained, intended or used for the purpose of providing a location and accommodations for two or more mobile homes, including all buildings used or intended for use as part of the equipment thereof, whether or not a charge is made for the use of the mobile home park or its facilities.
50. MOTEL OR MOTOR HOTEL: A series of attached, semi-attached or detached sleeping or living units, primarily for the accommodation of automobile transient guests for compensation; said units having direct or convenient access to off-street parking spaces for the exclusive use of the guests or occupants; a swimming pool, restaurant, meeting rooms, management offices and other such accessory facilities may be included.
51. NONCONFORMING USE: The use or occupancy of a building or premises, which is lawful at the time of the enactment of this Ordinance or amendments thereto, or which has been established by approved variance from this Ordinance, but which use or occupancy does not conform to the provisions of this Ordinance of any amendments thereto.
52. NURSING HOME: A place where five or more persons who are not related to the operator or administrator reside, receive care or treatment and, because of their mental or physically condition, require access to 24-hour nursing services, including limited nursing care, intermediate level nursing care and skilled nursing services. “Nursing home” does not include a convent or facility owned or operated exclusively by and for members of a religious order that provides reception and care or treatment of an individual; a hospice, as defined in s. 50.90 (1), Wisconsin Statutes, that directly provides inpatient care; or a residential care apartment complex.
53. PARKING AREA OR LOT, PUBLIC: An open area, other than a street or other public way, used for the parking of automobiles and available to the public whether for a fee, free or an accommodation for clients or customers.
54. PARKING SPACE: A permanently surfaced area of not less than one hundred eighty (180) square feet, having minimum width of nine (9) feet and a minimum length of eighteen (18) feet, either within a structure or in the open, exclusive of driveways or access drives, for the parking of motor vehicles.

55. PERSON: An individual, firm, trust, partnership, public or private association or corporation; or an individual partnership, firm, company, corporation, municipality, county, town, state or federal agency, whether tenant, owner, lessee, licensee, or their agent, heir or assignee.
56. PLANNED UNIT DEVELOPMENT: A land area which (A) has individual building sites of differing land uses and may have common property such as a park, and (B) is designed and organized to be capable of satisfactory use and operation as a separate entity without necessarily having the participation of other building sites or other common property; the ownership of the common property may be either public or private.
57. PRINCIPAL BUILDING: The building of primary importance on a parcel of land, in contrast to those which are accessory or of secondary importance.
58. QUARRYING: The removal of rock, slate, gravel, sand, top soil or other natural material from the earth by excavating, stripping, leveling or any other such process, to include related processes such as crushing, screening and blending.
59. RECREATIONAL AREA: Shall include park, playground, ball field, ski hill, sport field, swimming pool, riding stables or riding academies or other facilities and are constructed for recreational activities and open for uses by the public or private organization.
60. RECREATIONAL VEHICLE (RV): An enclosed piece of equipment designed and intended to be dually used as both a motorized vehicle and a temporary travel home, including non-motorized units that are designed to be towed behind another motor vehicle, generally to be parked at campgrounds and RV parks.
61. RESORT: An area containing one or more permanent buildings utilized principally for the accommodation of the public for recreational purposes.
62. RIDING STABLES OR RIDING ACADEMIES: Shall, for the purpose of this Ordinance, include buildings or premises used for the rent or lease of horses or animals for riding.
63. ROADSIDE STAND: A temporary structure, unenclosed and so designed and constructed that the structure is easily portable and can be readily moved.
64. SALVAGED GOODS: See Junk. And also, including inoperational machinery, equipment and motor vehicles or the parts thereof.
65. SANITARY LANDFILL: A sanitary landfill, or "landfill", means a land disposal facility, not classified as a land-spreading facility or surface impoundment facility, where solid waste is disposed on land by utilizing the principles of engineering to confine the solid waste to the smallest practical area, to reduce it to the smallest practical volume, and to cover it with a layer of earth or other approved material as required and that meets all necessary requirements of the Wisconsin Administrative Code regarding disposal of solid waste.

66. **SERVICE BUILDING**: A structure housing toilet, washing and bathing facilities and such other facilities as may be required by State or County Code or by this Ordinance.
67. **SETBACK**: The minimum allowable horizontal distance from a given point or line of reference, such as a thoroughfare right-of-way, waterline, or prospective line to the nearest vertical wall or other element of a building or structure.
68. **SHOOTING RANGE**: An area designed and constructed for the discharge of firearms that is open for club members or public use.
69. **SIGN**: Any outdoor medium including its component parts, which is used or intended to be used to direct attention to a business, product, subject, idea, premises, person or thing.
- A. **Advertising Sign**: Any non-point-of-sale sign, usually of changeable character, such as billboard which portrays advertisements for establishments, services, articles or products not necessarily located with the premises upon which the sign is located.
 - B. **Illuminated Sign**: A sign designed to give forth any artificial light or reflect such light from an artificial source.
70. **SLAUGHTERHOUSE**: Any building or premises used for the killing or dressing of domestic or wild animals and the storage, freezing, and curing of meat and preparation of meat products.
71. **STABLE**:
- A. **Commercial Stable**: A stable for horses, donkeys, mules, or ponies which are let, hired, used or boarded on commercial basis and for compensation.
 - B. **Private Stable**: An accessory building for the keeping of horses, donkeys, mules or ponies owned by the occupant of the premises and not kept for remuneration, hire or sale.
72. **STORY**: That portion of a building included between the surface of any floor and the surface of the floor next above it, or if there is no floor above it, then the space between the floor and the ceiling above it.
- A. **Half Story**: A partial story under a gable, hip or gambrel roof, the wall plates of which, on at least two opposite exterior walls, are not more than four (4) feet above the floor of such story; provided, however, that any half of partial story used for residence purposes shall be deemed a story; provided that a basement or cellar used purely for recreational purposes shall not be deemed the first story.
73. **STREET**: A public right-of-way which provides a public means of access to abutting property. The term street shall include avenue, drive, circle, road, parkway, boulevard, lane, place, highway, thoroughfare or any similar term.

- A. Arterial Street: A public street or highway intended to be used primarily for fast or heavy through traffic. Arterial streets and highways shall include freeways and expressways and parkways.
 - B. Collector Street: A street intended to serve and provide access to neighborhoods or sub-neighborhoods.
74. STRUCTURE: Anything constructed or erected, the use of which requires a more or less permanent location on or in the ground. It includes, but is not limited to objects such as buildings, factories, sheds and cabins.
- A. Permanent Structure: A structure which is built of such materials and in such a way that it would commonly be expected to last and remain useful for a substantial period of time.
 - B. Temporary Structure: A structure which is built of such materials and in such a way that it would commonly be expected to be relatively short term.
 - C. Structural Alteration: Any change in the component members of a building, such as walls, columns, beams or girders.
75. SUBDIVISION: The division of a lot, parcel or tract of land by the owner thereof, or his agent for the purpose of sale or of building development.
76. TOWN: The Town of Cameron.
77. TOWN BOARD: The Board of Supervisors of the Town of Cameron.
78. TRASH: Broken or discarded materials, such as waste paper, plant prunings or clippings, used construction materials and other debris, garbage, or rubbish.
79. USE: The purpose for which land or a building or structure is arranged, designed or intended, or for which either land or a building or structure is, or may be occupied or maintained.
- A. Principal Use: A use which is permitted outright in a district for which a Building Permit may be issued by the Town Board or their agent in accordance with this Ordinance and/or Wisconsin's Universal Building Code.
 - B. Conditional Use: A use which is permitted in a district only if a Conditional Use Permit is expressly authorized in accordance with this Ordinance.
80. VARIANCE: A departure from the terms of the Zoning Ordinance where it is shown that unique physical circumstances applying to a land parcel (eg., steep slopes, wetlands, etc.) that are not shared by other properties, causes a hardship to the owner and that the condition permitted by the departure still will be in fundamental harmony with

surrounding uses and the intent and purpose of this Ordinance, and the variance will not result in harm to public (community) interests.

- A. Area Variance. A departure from the dimensional standard in the zoning ordinance (eg., setbacks, lot area, height, etc.) where it can be shown that those dimensional standards would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome (*State ex rel. Ziervogel v. Washington County Board of Adjustment*, 2004 WI 23, ¶ 24).
 - B. Use Variance. A use variance is one that permits a use other than that prescribed in the zoning district in which the use is located when it can be shown that there is no reasonable use of the property without the variance (*State v. Kenosha County Board of Adjustment*, 218 Wis. 2ds 396, 413 (1998)), that is, none of the permitted or conditional uses allowed in the zoning district are feasible without the variance.
81. YARD: A required open space other than a court, on a lot, unoccupied and unobstructed from the ground upward except as otherwise provided in this Ordinance.
- A. Front Yard: A yard extending across the full width of the lot, the depth of which is the minimum horizontal distance between the front lot line and a line parallel thereto on the lot as required in the district where located.
 - B. Front Yard – How Measured: Such depth shall be measured from the right-of-way line of the existing street on which the lot fronts (the front lot line); provided, however, that if the proposed location of the right-of-way of such street differs from that of the existing street, then the required front yard least depth shall be measured from the right-of-way line of such street.
 - C. Rear Yard: A yard extending from the front yard to the rear yard, the width of which is the minimum horizontal distance between the side lot line and a line parallel thereto on the lot as required in the district where located.
 - D. Side Yard: A yard extending from the front yard to the rear yard, the width of which is the minimum horizontal distance between the side lot line and a line parallel thereto on the lot as required in the district where located.
 - E. Side Yard Least Width – How Measured: Such width shall be measured from the nearest side lot line and, in case the nearest side lot line is a side street lot line, from the right-of-way line of the existing street; provided, however that if the proposed location of the right-of-way line of such street differs from that of the existing street, then the required side yard least width shall be measured from the right-of-way of such street.
82. ZONING BOARD: A group of five residents of the Town of Cameron, appointed by the Town Board to act in an advisory capacity in making recommendations to the Town Board regarding the boundaries of zoning districts and appropriate regulations and restrictions to be imposed within those districts.

SECTION 3. GENERAL PROVISIONS

3.01. Except as Otherwise Provided;

1. The use and height of buildings hereafter erected, converted, enlarged or structurally altered and the use of any land shall be consistent with the officially adopted Town of Cameron Comprehensive Plan and shall be in compliance with the regulations established herein for the district in which such land or building is located.
2. Every building hereafter erected, converted, enlarged or structurally altered shall be located on a lot and in no case shall there be more than one main building on one lot.
3. After adoption of this Ordinance, no lot area shall be so reduced that the yards and open spaces shall be smaller than is required by this Ordinance, nor shall the density of housing units be increased in any manner except in conformity with the area regulations hereby established for the district in which a building or premises is located (see Section 6, Schedule of Regulations).
4. In any Commercial or Industrial District, wherever a lot abuts upon a public or private right-of-way, sufficient space for the loading or unloading of vehicles shall be provided on the lot in connection with any commercial or industrial use so that the right-of-way shall, at all times, be free and unobstructed to the passage of traffic.
5. All theaters, arenas, auditoriums, churches or other places of public gathering hereafter erected shall provide an accessible parking space of sufficient size to accommodate at least one car for every five seats provided.
6. When a new development, consisting of a group of three or more buildings, is proposed to be constructed on a site not subdivided into customary lots and streets, or where an existing lot and street layout make it impractical to apply the requirements of this Ordinance to the individual building units, the Town Board may approve a development plan provided it is consistent with the officially adopted Town of Cameron Comprehensive Plan and that it complies with the regulations of this Ordinance as applied to the whole plat.

3.02. Nonconforming Uses.

1. The existing lawful use of a building or premises at the time of the enactment of this Ordinance or any amendment thereto may be continued although such use does not conform to the provisions of this Ordinance for the district in which it is located, but such nonconforming use shall not be extended or enlarged, except as otherwise provided in this section. Development of land previously platted or surveyed and approved for residential use by the Town Board shall be deemed an existing use if it is consistent with the officially adopted Town of Cameron Comprehensive Plan and that it complies with all applicable regulations for either R-1 or R-2 Residential Districts.

2. If no structural alterations are made, a nonconforming use of a building or premises may be changed to another nonconforming use of the same or a more restricted classification. Whenever a nonconforming use has been changed to a more restricted nonconforming use or a conforming use, such use shall not thereafter be changed to a less restricted use.
3. If a nonconforming use of a building or premises is discontinued for a period of twelve (12) months, any future use of the building or premises shall be consistent with the officially adopted Town of Cameron Comprehensive Plan and conform to the regulation for the district in which it is located. This provision shall not apply to initial development of land platted or surveyed and approved by the Town Board for residential use.
4. Structures that are deemed to be nonconforming at the time of enactment of this Ordinance may be restored provided the structure will be restored to the size, subject to paragraph 5, location, and use that it had immediately before the damage or destruction occurred, if all of the following apply:
 - a. The nonconforming structure was damaged or destroyed on or after March 2, 2006.
 - b. The damage or destruction was caused by violent wind, vandalism, fire, flood, ice, snow, mold, or infestation.
5. Nonconforming structures to which paragraphs 4. a. and 4. b. apply may be replaced with a structure that is larger than the size it was immediately before the damage or destruction if necessary for the structure to comply with applicable state or federal requirements.
6. Nothing herein contained shall require any change in the plans, construction, size or designated use of any building or part thereof for which a building permit has been issued before the effective date of this Ordinance, or any amendments to this Ordinance, and the construction of which shall have been started within twelve (12) months from the date of such permit.

3.03. Miscellaneous.

1. Provisions of this Ordinance shall not be construed to prevent the customary and necessary maintenance or repairs of buildings, utilities and property.
2. Accessory buildings, structures and uses shall be compatible with the principal uses and shall not be established prior to the establishment of the principal use unless otherwise approved by the Town Board.

3.04. Airport Approaches.

1. Except as otherwise provided by s. 114.136, Wisconsin Statutes and on the Wisconsin Bureau of Aeronautics Height Limitation Zoning Map for the Marshfield Airport, no building or object of natural growth located within three (3) miles of the boundaries of any airport, landing field or take-off strip shall hereafter be erected, altered or permitted to grow to a height above the elevation of the nearest point of the boundary of such

airport, landing field, or landing and take-off strip greater than 1/30 of the distance from the said point on such boundary.

2. No overhead power, telephone or telegraph lines shall be erected within one-half mile of any boundary of the site of any airport, landing field, or landing and take-off strip. No building or land located within three (3) miles of the boundary of any airport landing field, or landing and take-off strip shall be so used that by the reason of the emission of smoke, gas or other emanation, it shall produce a hazard to the operation of aircraft. The regulations set forth in this paragraph shall not apply to growing field crops, which are harvested at least once a year, nor to fences not over five (5) feet high.

3.05. Signs.

1. The erection and use of free-standing advertising signs unrelated to the use of the premises are prohibited in all districts except the Commercial District, wherein such signs shall be a conditional use. The use of free-standing advertising signs related to the use of the premises shall be a conditional use in all districts, except as specifically provided or limited herein.
2. A sign permit shall be required for all signs permitted under subparagraph 1. The fee shall be \$2.00 per square foot with a minimum of \$40.00 and shall be payable prior to a permit being issued. A double fee shall be charged for any sign that is constructed without first obtaining a sign permit.

3.06. Storage Tanks. Pursuant to Cameron Ordinance No. 109-98 and any amendments thereto, the following provisions shall apply to storage tanks that are located in the Town of Cameron:

1. Prior to installation, removal, modification or upgrade of any underground or above ground storage tank or system to contain petroleum fuels or any hazardous or potentially hazardous substance within the Town of Cameron, the property owner or other responsible party shall first obtain a qualified inspection of the tank or proposed tank, as required by State and Federal law, which inspection shall be obtained from the City of Marshfield Fire & Rescue Department.
2. The owner or other responsible party requesting such inspection shall pay the fees for the required inspection directly to the City of Marshfield Fire & Rescue Department at the then current rate charged by the City of Marshfield pursuant to the City's contract with the State of Wisconsin.

3.07. Junked, Inoperable and Unlicensed Vehicles.

1. Individuals who own or occupy residential or commercial properties in the Town of Cameron may keep no more than two junked, inoperable or unlicensed vehicles, if such vehicles are kept for restoration or repair or for repair parts provided, however, the Town Board may require that such vehicles be kept in such manner as to be screened or concealed from public view.

2. Prior to keeping junked, inoperable or unlicensed vehicles on any residential or commercial properties in the Town of Cameron, the person who owns or occupies such properties shall comply with the provisions of Town of Cameron Ordinance No. 106-95 or amendments thereto.
3. Licensed salvage yards and auto dealers are exempt from Ordinance 106-95 2. B. and subparagraph 1. above, regarding the keeping of no more than two inoperable motor vehicles, if such vehicles are kept for restoration or repair or for repair parts.

3.08. Adult Stores and Nude Dancing.

1. Adult stores, as defined in Town of Cameron Ordinance No. 113-2004, and nude dancing in licensed establishments, both as defined in Town of Cameron Ordinance 113-2004, are prohibited, except as provided in Town of Cameron Ordinance 113-2004 or amendments thereto.

SECTION 4. HOME OCCUPATION

4.01. General Requirements. No home occupation, as defined in Section 2 of this Ordinance, shall be permitted in residential districts that:

1. Involves external alteration that effects a substantial change in the residential character of the building or is visible from the street;
2. Generates traffic, parking, sewerage or water use in excess of what is normal in the district in which it is located;
3. Creates a hazard to person or property, results in electrical interference, or becomes a nuisance;
4. Results in outside storage or display of any product for sale.

4.02. Permitted Home Occupations. The following are permitted home occupations provided they do not violate any of the provisions of the previous paragraph:

1. Dressmaking, sewing and tailoring;
2. Painting, sculpting or writing;
3. Telephone answering;
4. Home crafts, such as model making, rug weaving, lapidary work and cabinet making;
5. Tutoring, limited to four students at a time;
6. Home cooking and preserving;
7. Computer programming;
8. Barber shops and beauty parlors, limited to no more than two “chairs” or work stations.

4.03. Prohibited Home Occupations. The following are prohibited as home occupations except as they may be a specific permitted or conditional use in the district where located:

1. Animal hospitals;
2. Dancing studios;
3. Mortuaries;
4. Private clubs;
5. Repair shops;

6. Restaurants;
 7. Stables or kennels;
 8. Automobile repair or paint shops.
- 4.04. Home Occupations Not Listed. Any proposed home occupation that is neither specifically permitted by paragraph 4.02 nor specifically prohibited by paragraph 4.03 shall be considered a conditional use and be granted or denied by the Zoning Board upon consideration of those standards in paragraph 4.01.

SECTION 5. DISTRICTS

5.01. Districts. For the purposes of this Ordinance, the Town of Cameron, Wood County, Wisconsin, is hereby divided into the following districts:

1. Residential District: R-1
2. Rural Residential District: R-2
3. Agricultural District: AG-1
4. General Commercial District: C-1
5. Commercial District: C-2
6. Industrial District: I-1

5.02. Official Zoning Map.

1. The boundaries of the districts listed in Section 5.01 are hereby established as shown on the map titled "Official Zoning Map, Town of Cameron, Wood County, Wisconsin" dated _____, 2007, hereinafter referred to as the "Official Zoning Map." That map is made part of this Ordinance. All notations and references shown on the Official Zoning Map area as much a part of this Ordinance as though specifically described herein.
2. In un-subdivided property, the district boundary lines shown on the Official Zoning Map shall be determined by the Town Board by use of the scale shown on such map.

5.03. Residential District: R-1

1. Purpose. The residential district is intended to be used where concentrations of single-family homes have developed, are likely to develop or are proposed to be developed in the unsewered areas of the Town of Cameron. The purpose of this district is to provide areas in the Town of Cameron where a higher density lifestyle can be developed and preserved with the protection from encroachment of other, incompatible uses. Certain neighborhood facilities are allowed to provide support services to the residential uses, including churches, schools, recreational facilities and libraries, provided the requirements of this Ordinance can be met with respect to parking, lighting, signing, etc. and that the use be consistent with the Town of Cameron Comprehensive Plan as adopted by the Town Board. It is the intent that this district not allow uses which will be a detriment to the health and safety of persons living in the R-1 districts or which will have a negative impact on property values of the permitted uses, such as commercial and industrial uses that generate traffic or keeping of farm animals where odors and noise may be offensive in the higher density developments. Because local soil conditions require holding tanks versus private onsite waste treatment systems and because of potable water availability issues, dwelling units larger than single family will be

encouraged to locate in areas where public sewer and water is, or is proposed, to be available.

2. Permitted Uses. The following uses of land are permitted in this district:
 - A. Single-family dwellings.
 - B. One or more accessory buildings for each residential parcel.
 - C. Unlighted signs and bulletin boards of up to sixteen (16) square feet for public or religious announcements; provided that all such signs must be located directly on the premises involved and at least 15 feet from the nearest public sidewalk or trail and shall not be within the right-of-way of any public street or highway.
 - D. Unlighted signs of up to six (6) square feet for advertisement for the lease or sale of the premise; provided that all such signs must be located directly on the premises involved and at least 15 feet from the nearest public sidewalk or trail and shall not be within the right-of-way of any public street or highway.
 - E. Home occupations.
 - F. Uses customarily incident to any of the above uses, provided that no such use generates traffic or noise that would create a public or private nuisance.
3. Conditional Uses. The following are permitted as conditional uses within this district:
 - A. Two-family unit dwellings.
 - B. Libraries, museums, and art galleries.
 - C. Utility buildings, excepting service garages and storage yards.
 - D. All telecommunications antennas and towers must comply with Town of Cameron Ordinance 107-95 and amendments thereto.
 - E. Mobile homes, subject to Section 8 of this Ordinance.
 - F. Bed and breakfast establishments.
 - G. Public recreation grounds and buildings.
 - H. Graded schools, colleges and vocational schools.
 - I. Day-care centers.
 - J. Churches and their affiliated uses.
 - K. Public buildings.

- L. Nursing homes and Community Based Residential Facilities.
 - M. Other similar and compatible uses which are determined by the Town Board to be in accord with the purpose of this district and consistent with the Town of Cameron Comprehensive Plan.
4. Height, Yard, Area and Other Requirements.
- A. See Section 3.01.
 - B. See Section 6, Schedule of Regulations.

5.04. Rural Residential District: R-2

1. Purpose. The primary purpose of the rural residential district is to provide for residential uses in a substantially rural environment, in support of the goals of the Cameron Comprehensive Plan, and accommodate uses that are not urban in nature, including limited agricultural activities. The district is intended to accommodate rural parcels that are not part of larger farm operations.
2. Permitted Uses. The following uses of land are permitted in the district:
 - A. All primary uses permitted in the R-1 Residential District.
 - B. Limited farming including livestock, feed and vegetable crops and similar enterprises. **Livestock and poultry confinement systems, feedlots and fur farms are not a permitted use.** There shall be no more than one animal unit per 3.0 acres.
 - C. Public utility equipment, transmission lines, transformers and towers.
3. Conditional Uses. The following are permitted as conditional uses within this district.
 - A. Stables and riding schools.
 - B. Fish hatcheries.
 - C. Dog kennels.
 - D. Livestock or poultry in excess on one animal unit per 3.0 acres, to include confinement operations, feedlots and fur farms which are determined to be compatible with neighboring uses, under such conditions as may be required to insure continued compatible use.
 - E. Limited commercial activities employing no more than two non-resident employees, which do not conduct retail sales on the premises, to include such

activities as veterinary clinics, sales of agricultural products such as seed, sale of firewood and home building or repair.

- F. Mobile homes, subject to Section 8 of this Ordinance.
 - G. All conditional uses permitted in the R-1 Residential District.
- 4. Height, Yard, Area and Other Requirements. See Section 6, Schedule of Regulations.
 - 5. Density. Regardless of lot size requirements, no more than eight residences shall be permitted in each quarter-quarter section (40 acre parcel) as determined by government survey. In parcels of less than forty acres included in such district by subdivision of quarter-quarter sections, density shall be limited pro-rata to eight residences per forty acres (i.e., three residences in a fifteen acre parcel).

5.05. Agricultural District: AG-1

- 1. Purpose. The primary purpose of the AG-1 district is to preserve productive agricultural land for food and fiber production, preserve productive farms by preventing land use conflicts between incompatible uses, control public service costs throughout the AG-1 district to protect the economic viability of family farms, maintain a viable agricultural base to support agricultural processing and service industries and provide for limited residential uses in a rural environment. The district's uses and regulations are designed to implement Comprehensive Plan goals by encouraging agricultural uses in areas where soil and other conditions are best suited to these agricultural pursuits and controlling residential development to avoid potential conflict with agricultural uses.
- 2. Permitted Uses. The following uses are permitted in this district:
 - A. Agriculture, including animal and poultry husbandry, bee-keeping, dairying and grazing, field crops, forestry, greenhouses, orchards and wild crop harvesting, truck farming, horticulture or viticulture.
 - B. Livestock facilities of less than 500 animal units, subject to compliance with other provisions of this ordinance, including site development review.
 - C. In-season roadside stands for the sale of farm products produced on the premises, and up to two unlighted signs not larger than eight (8) square feet each, advertising such sale. See also Section 3.05 (2).
 - D. The residential use in this district shall be limited to single-family residences provided that adequate private sewer and water systems can be installed. To control density in this district, no more than four farm or non-farm residences shall be permitted per ¼ mile on one side of county or town roads existing prior to adoption of this Ordinance. The intent is to allow no more than four residences per ¼ mile of road on each side of existing roads regardless of set-back from such roads. Measurements shall be made from government survey lines.

- E. Uses customarily accessory to a permitted agricultural use.
3. Conditional Uses. The following are permitted as conditional uses within this district:
- A. Mobile homes, subject to Section 8 of this Ordinance.
 - B. Kennels, cheese factories or dairy processing plants, grain elevators and other agricultural uses that may cause noxious odors or noise, create health or sanitation hazards inconsistent with higher density residential uses.
 - C. Trap or skeet shooting facilities, gun and archery target ranges, gun clubs, and shooting preserves.
 - D. Riding stables and riding schools.
 - E. Club or Lodge.
 - F. Farm equipment sales.
 - G. Livestock facilities of more than 500 animal units, subject to compliance with other provisions of this Ordinance, s. 93.90 of the Wisconsin Statutes and Wisconsin Administrative Code Chapter ATCP 51.
 - H. Quarrying.
 - I. All telecommunications antennas and towers must comply with Town of Cameron Ordinance 107-95 and amendments thereto.
 - J. Bed and Breakfast establishments.
 - K. Home occupations.
 - L. Signage.
 - M. Other similar and compatible uses which are determined by the Town Board to be in accord with the purpose of this district and consistent with the Town of Cameron Comprehensive Plan.

5.06. General Commercial District: C-1

1. Purpose. The general commercial district is intended to provide an area for the business and commercial needs of the community, especially those which can be most suitably located in a compact and conveniently located business district.
2. Permitted Uses.
 - A. Convenience stores, filling stations, and vehicle sales and service establishments.

- B. Restaurants, grocery stores and bakeries.
 - C. Clothing shops and dry goods stores.
 - D. Professional offices, banks and financial institutions, medical clinics and similar professional office facilities.
 - E. Funeral homes.
 - F. Nurseries and greenhouses.
 - G. Personal service establishments (i.e. barbershops, beauty shops, shoe repair shops, tailor shops, etc.).
 - H. Retail laundry and dry cleaning outlets, dry cleaning plants and laundromats.
 - I. Hotels, motels and rooming and boarding houses.
 - J. Semi-public buildings (i.e. fire stations, police stations, administrative buildings, etc.).
 - K. Any use permitted as a primary use in the Rural Residential District.
3. Conditional Uses. The following are permitted as conditional uses in the district; provided that no nuisance shall be afforded to the public through excessive noise, the discharge of exhaust gases from motor-driven equipment, unpleasant odors, smoke, steam, harmful vapors, obnoxious materials, unsightly conditions, obstruction of passage on the public street or sidewalk or trails, or other substantial conditions generally regarded as nuisances; and provided that where operations which are necessary or incident to the proper performance of those services or occupations would tend to afford such nuisances, buffer areas, facilities, barriers, or other devices shall be provided in such a manner that the public is effectively protected from such nuisances. These uses shall be reviewed for consistency with the goals, objectives, policies and programs of the Town of Cameron Comprehensive Plan and shall further be subject to the consideration of the Town Board pursuant to Section 9 below, with regard to such matters.
- A. Automobile service stations, repair shops and retail sales businesses.
 - B. Establishments engaged in the sale, service, repair, testing, demonstration or other use of recreational vehicles, motor-driven cycles, boats, household appliances, trucks or farm equipment.
 - C. Bowling alleys, skating rinks and similar recreational uses.
 - D. Establishments engaged in the publishing and printing of newspapers, periodicals, or books.

- E. Establishments or facilities for the sale, rental, service, repair, testing, demonstration or other use of recreational vehicles and boats.
 - F. Golf courses, golf driving ranges, athletic facilities, race tracks and similar facilities.
 - G. Wholesale merchandise establishments.
 - H. Warehouses.
 - I. Motor carrier facilities.
 - J. Mobile home parks.
 - K. Travel trailer parks, specifically for transient dwelling purposes. This use shall be subject to the condition that it shall conform to all Ordinances and laws regulating such parks.
 - L. Liquor stores, taverns and bars.
 - M. All telecommunications antennas and towers must comply with Town of Cameron Ordinance 107-95 and amendments thereto.
 - N. Other uses which are determined by the Town Board to be consistent with the goals, objectives, policies and programs of the Town of Cameron Comprehensive Plan and similar to and compatible with neighboring uses.
4. Height, Yard, Area and Other Requirements. See Section 6, Schedule of Regulations.

5.07. Commercial District: C-2

1. Purpose. The purpose of the C-2 commercial district is to make provision for previously existing commercial uses which were properly zoned under previous ordinances, but which are inconsistent with the current overall land use planning. It is intended to allow continued commercial use and usual expansion of businesses established in reliance on previous zoning practices, but to limit any expansion of those businesses to current district boundaries, and to discourage changes of commercial uses which are incompatible with surrounding uses.
2. Permitted Uses. Continuation of commercial businesses existing at the effective date of the ordinance, to include reasonable growth within district boundaries only, and change of current ownership.
3. Conditional Uses. Other primary and conditional commercial uses permitted in the C-1 General Commercial District, provided such uses are determined to be compatible with surrounding uses in neighboring districts.
4. Height, Yard, Area and Other Requirements. See Section 6, Schedule of Regulations.

5.08. Industrial District: I-1

1. Purpose. The purpose of the industrial district is to provide areas in the Town of Cameron where manufacturing of products from raw materials can develop. Manufacturing uses may require large tracts of land and, in some cases, may require outside storage of materials or product. Some industrial developments may create or tend to create conditions considered to be a public or private nuisance or hazard. In certain cases, manufacturing activities may require special safeguards, equipment, processes, barriers or other forms of protection in order to reduce, eliminate, or separate those conditions from the public or the environment. Although the amount of industrial development in Cameron is minimal, the Town has worked with the City of Marshfield to develop a boundary agreement along U. S. Highway 10 to provide for future expansion of manufacturing-type jobs. This cooperative venture has allowed both communities to plan for future growth of the city in an area of Cameron where more jobs will be created. Because larger manufacturing businesses need municipal water and sewer facilities, the uses in the Industrial District in the unincorporated areas of Cameron shall be conditional uses.
2. Conditional Uses. The following listed uses are allowable as conditional uses and are subject to the procedures established in Section 9 of this Ordinance and shall be reviewed on a case-by-case basis with regard to such matters as the creation of nuisance conditions for the public or for the users of nearby properties, the creation of health hazards, the potential for environmental damage and other factors (eg., drainage, line of sight or view, emergency ingress and egress, etc.) relevant to the orderly development of the Town.
 - A. Manufacturing establishments in which raw materials are transformed into finished products and establishments engaged in assembling component parts of manufactured products.
 - B. Other industrial or commercial activities which possess potential special problems relating to the creation of hazards or nuisance conditions.
 - C. The outdoor storage of industrial products, machinery, equipment or other materials, provided that such storage be enclosed by a suitable fence or other manner of screening.
 - D. Railroads, railroad yards and structures normally incident to the operation of railroads, not including warehouses owned by establishments other than railroad companies.
 - E. Facilities for the production, processing and storage of concrete and concrete products.
 - F. Garbage, rubbish or waste disposal.
 - G. Creameries, cheese factories and milk processing plants.

- H. All telecommunications antennas and towers must comply with Town of Cameron Ordinance 107-95 and amendments thereto.
 - I. Similar and compatible uses as recommended by the Zoning Board and determined by the Town Board to be consistent with the goals, objectives, policies and programs of the Town of Cameron Comprehensive Plan as adopted by the Town Board and to be in accord with the purposes of this Ordinance.
3. Height, Yard, Area and Other Requirements. See Section 6, Schedule of Regulations.

5.09. Additional and Special Uses.

1. The possibility of the need to permit other uses not complying with the requirements of the districts provided herein is recognized, but no provision is made for additional or special uses such as multiple family housing, planned unit developments or conservatory uses. The limited size of the Town of Cameron and the previous development of the Town show no probable need for zoning districts for such uses. If a need or a desire for such uses shall be established or applied for, the provision for such uses shall be made by amendment of this Ordinance and, if necessary, the Town of Cameron Comprehensive Plan.

SECTION 6. SCHEDULE OF REGULATIONS

6.01. Schedule of Area, Setback, Building Area, and Unit Requirement.

Minimum Lot Size ¹				Minimum Setback Requirements Principal Building				Pct. of Maximum Lot Coverage Of Buildings
Zone Category	Permitted Use	Area (sq. ft.)	Frontage (ft.)	Depth (ft.)	Front ² (ft.)	Rear (ft.)	One Side (ft.)	
R-1	Residential	37,500	150	250	42	25	25	50
R-2	Rural Residential	37,500	150	250	42	25	25	50
AG-1	General Agricultural	37,500	150	250	42	25	25	50
C-1	Commercial	37,500	150	250	42	25	25	50
I-1	Industrial	37,500	150	250	42	25	25	50

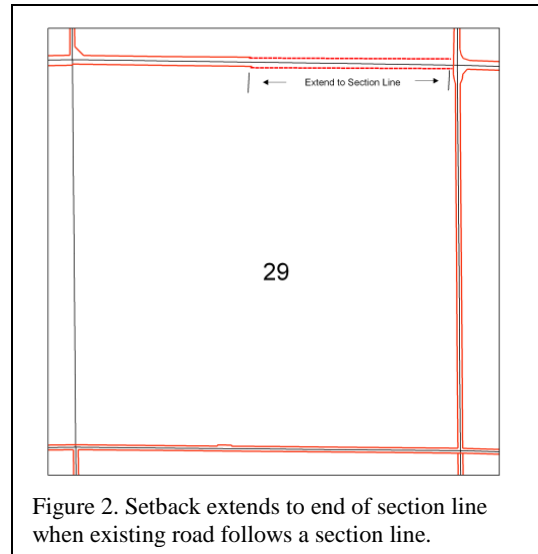
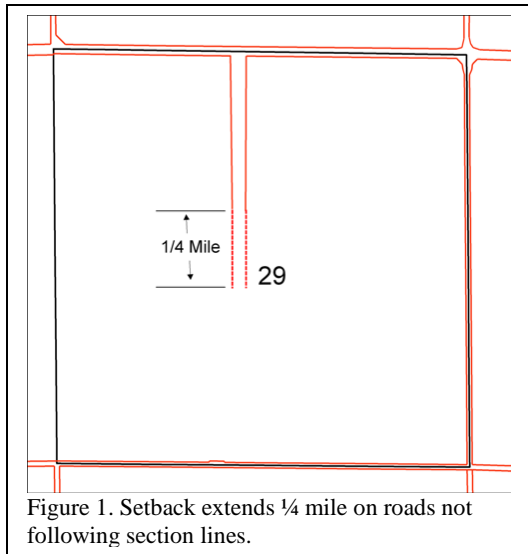
¹ Does not apply to parcels laid out or platted prior to the adoption date of this ordinance.

² No part of a building, structure, or mobile home, whether used for residential purposes or for any other purpose, shall be built within forty-two (42) feet of any road right-of-way with the right-of-way considered to be a minimum of sixty-six (66) feet.

Table 1: Schedule of Area, Setback, Building Area and Unit Requirements.

6.02. Additional Setback Requirements.

1. Setback requirements shall apply to building at the end of an existing road as though the road were extended one-quarter mile (Figure 1). If said existing road is laid on a section line, setback requirements shall apply to building at each end of said road as though that road were extended to the end of that section line (Figure 2).



2. No part of a yard or other open space provided about any building for the purpose of complying with the provisions of this Ordinance shall be included as part of a yard or other open space required for another building.
3. Any side yard, rear yard or court abutting a district boundary line shall have a minimum width and depth in the less restricted district equal to the average of the required minimum widths and depths for such yards and courts in the two districts which abut the district boundary line.

6.03. Miscellaneous General Requirements.

1. Open storage of junk, salvaged goods and accumulations of trash shall not be permitted in Residential districts.
2. The Health Codes of the State of Wisconsin and all other standards established and provided by the Wisconsin Department of Health and Family Services are hereby adopted by reference and made a part of this Ordinance, as such.
3. Residents of any property within a residential district shall be permitted to harbor only animals such as household pets. Any person owning or harboring animals in such numbers as to be a problem or annoyance to the general public shall be in violation of this Ordinance. Horses or cattle shall not be permitted to be housed or harbored in a Residential district, except as specifically provided as a permitted or conditional use. This section shall not apply to farmers engaged in the business of farming who are in possession of such animals for business purposes and who have established a nonconforming use under this Ordinance.
4. No recreational vehicle or mobile home shall be located and occupied as a residence within the Town except as provided in Section 8 below, and after the date of adoption of this Ordinance, except for the purpose of using such unit while a permanent dwelling is being constructed, not to exceed a period of one year for such purpose. Whenever such mobile home or house trailer is located within the Town for such purpose, a permit for such use must first be obtained from the Zoning Administrator and the required fee shall be paid as provided in Section 8 of this Ordinance.
5. Any new construction in a Residential zone must have the exterior of such structure in a finished appearance after a minimum period of time of one year from the date a building permit is issued.
6. A private garage or other outbuilding shall not be used as a dwelling for more than a period of one year; and then only while a permanent principal residence is under construction.
7. All residential property shall be served by a driveway improved and surfaced adequately to permit convenient and reliable access by fire fighting equipment used by the Town Fire Department and, if longer than 250 feet, measured from the public road serving such property, shall have a turn-out or circular turn around to permit a truck of 30 feet in length to reverse direction.

6.04. Parking.

1. Unless otherwise specified, the parking requirements in Table 2, Parking Schedule, must be met for all scheduled uses in all zoning districts.
2. Uses not listed. In the case of structures or uses not provided in the Parking Schedule, the provisions for a use which is similar shall apply.
3. In cases where more than one use is present on a single site, parking shall be provided so as to equal the total number of stalls required for each individual use.
4. Parking configuration plans must comply with the Americans with Disabilities Act, where required.

TABLE 2: PARKING SCHEDULE TOWN OF CAMERON	
<u>USE</u>	<u>MINIMUM PARKING REQUIRED</u>
Single-family dwellings and mobile homes	2 stalls for each dwelling unit
Multiple-family dwellings	2 stalls for each dwelling unit
Hotels, motels, motor hotels	1 stall for each guest room <u>plus</u> 1 stall for each 3 employees
Hospitals, sororities, dormitories, lodging and boarding houses	1.5 stall for each 2 beds <u>plus</u> 2 stalls for each 3 employees
Sanitariums, institutions, rest and nursing homes	1 stall for each 5 beds <u>plus</u> 2 stalls for each 3 employees
Medical and dental clinics	5 stalls for each doctor
Churches, theaters, auditoriums, community centers, vocational and night schools, and other places of public assembly	1 stall for each 5 seats
Colleges, secondary and elementary schools	1 stall for each 2 employees <u>plus</u> 5 stalls for each 10 students at 16 years of age or more
Restaurants, clubs, lodges, bars, place of entertainment, repair shops, retail and service stores	1 stall for each four (4) persons of occupancy as established for fire protection purposes
Manufacturing and processing plants, laboratories and warehouses	1 stall for each 2 employees
Financial institutions, business, government and professional offices	1 stall for each 300 square feet of floor area
Funeral homes	1 stall for each four (4) persons of occupancy as established for fore protection purposes
Bowling alleys	5 stalls for each alley

6.05. Filling and Grading.

1. Filling and grading operations within 300 feet of a stream or river, or 1,000 feet of a lake, pond or flowage, shall conform to requirements of the Wood County Shoreland and Floodplain Zoning Ordinances. Contact the Wood County Planning & Zoning Office, Courthouse, 400 Market Street, Wisconsin Rapids, WI 54494, for further information. The Shoreland and Floodplain Zoning Ordinances can be accessed at www.co.wood.wi.us under Choose a Department, Planning & Zoning, P&Z Ordinances.
2. Filling may be permitted in areas not under the jurisdiction of the Wood County Shoreland and Floodplain Ordinances, provided that the fill material:
 - A. Shall be suitable for its intended use: no fill intended for supporting buildings shall consist of junk, wood, paper, muck, peat or any similar materials which could cause subsidence.
 - B. Is protected from erosion so as to not cause siltation of adjacent lands or navigable waters. The use of a temporary ground cover or other conservation practices such as sediment catch basins or diversion terraces may be required in order to prevent erosion.
 - C. Shall rest on a firm bottom and is stabilized according to accepted engineering standards.
 - D. Shall not impede the drainage from adjacent lands as to create significant harm without the adjacent landowner's written consent.
 - E. Shall not, in any manner, alter the course of a waterway on property belonging to other than the applicant.
3. Grading of an area greater than the specified area may be permitted, provided that:
 - A. The smallest amount of bare ground shall be exposed for the shortest time feasible and permanent ground cover shall be established as soon as practical.
 - B. Precautions shall be taken to prevent erosion and sedimentation through the use of silting basins, diversion, terraces or similar practices used individually or in combination where circumstances warrant such.
 - C. It shall conform to the provisions of the Wood County Shoreland and Floodplain Zoning Ordinances. Contact the Wood County Planning & Zoning Office, Courthouse, 400 Market Street, Wisconsin Rapids, WI 54494, for further information. The Shoreland and Floodplain Zoning Ordinances can be accessed at www.co.wood.wi.us under Choose a Department, Planning & Zoning, P&Z Ordinances.

6.06. Moving of Buildings.

1. Before any permit to move any building within, into, or out of the Town is granted by the Zoning Administrator, the applicant shall give a bond in such sum as the Town Board, on recommendation of the Zoning Administrator, may require, with good and sufficient sureties, conditioned among other things that said party will save and indemnify judgments, costs and expenses which may in any way accrue against the Town, and to hold the said Town harmless against all liability, judgment, cost and expense in consequence of said permit.
2. The moving of a building shall be continuous during all hours of the day and the night if the Zoning Administrator so orders, until completed, with the least possible obstruction to traffic and no building shall be allowed to remain overnight upon any street, crossing or intersection or upon any public highway and a lighted lantern shall be kept at each end of the building during the night.

SECTION 7. TELECOMMUNICATIONS ANTENNAS AND TOWERS

7.01. Definitions. As used in this ordinance, the following terms shall have the meanings indicated:

1. Alternative Tower Structure shall mean man-made structures such as elevated tanks, electric utility transmission line towers, non-residential buildings, and similar alternative-design mounting structures that camouflage or conceal the presence of antennas or towers. Free standing signs are not considered to be alternative tower structures.
2. Antenna shall mean any exterior apparatus designed for telephonic, radio, or television communications through the sending and/or receiving of electromagnetic waves.
3. FAA shall mean the Federal Aviation Administration.
4. FCC shall mean the Federal Communications Commission.
5. Governing Authority shall mean the governing authority of the Town of Cameron.
6. Pre-existing towers and antennas shall have the meaning set forth in Section 7.02 (4) of this ordinance.
7. Height shall mean, when referring to a tower or other structure, the distance measured from ground level to the highest point on the tower or other structure, even if said highest point is an antenna.
8. Tower shall mean any structure that is designed and constructed primarily for the purpose of supporting one or more antennas, including self-supporting lattice towers, guy towers, or monopole towers. The term includes radio and television transmission towers, microwave towers, common-carrier towers, cellular telephone towers, PCS towers, alternative tower structures and the like.

7.02. Applicability.

1. Distance Height Limitations. The requirements set forth in this ordinance shall govern the location of towers that exceed and antennas that are installed at a height in excess of the height limitations specified for each zoning district. The height limitations applicable to buildings and structures shall not apply to towers and antennas, however, in no case shall any tower exceed the following height limitations.
 - A. For a single user, up to ninety (90) feet in height.
 - B. For two users, up to one hundred twenty (120) feet in height.
 - C. For three or more users, up to one hundred fifty (150) feet in height.
2. Public Property. Antennas located on property owned, leased, or otherwise controlled by the governing authority shall be exempt from the requirements of this ordinance, provided a license or lease authorizing such antenna or tower has been approved by the governing authority.

3. Amateur Radio; Receive-Only Antennas. This article shall not govern any tower, or the installation of any antenna that is under seventy (70) feet in height and is owned and operated by a federally licensed amateur radio station operator or is used exclusively as a receive only antenna.
4. Pre-Existing Towers and Antennas. Any tower or antenna for which a permit has been properly issued prior to the effective date of this ordinance shall not be required to meet the requirements of this ordinance, other than the requirements of Sections 7.03. 5. and 7.03. 6. Any such towers or antennas shall be referred to in this ordinance as “pre-existing towers” or “pre-existing antennas.”

7.03. General Guidelines and Requirements.

7. Purpose: Goals. The purpose of this ordinance is to establish general guidelines for the setting of towers and antennas. The goals of this article are to (a) encourage the location of towers in non-residential areas and minimize the total number of towers throughout the town, (b) strongly encourage the joint use of new and existing tower sites, (c) encourage users of towers and antennas to locate them, to the extent possible, in areas where the adverse impact on the town is minimal, (d) encourage users of towers and antennas to configure them in a way that minimizes the adverse visual impact of the towers and antennas, and (e) enhance the ability of the providers of telecommunications services to provide such services to the public quickly, effectively and efficiently.
8. Principal or Accessory Use. Antennas and towers may be considered either principal or accessory uses. A different existing use or an existing structure on the same lot shall not preclude the installation of an antenna or tower on such lot. For purposes of determining whether the installation of a tower or antenna complies with district development regulations, including but not limited to setback requirements, lot coverage requirements, and other such requirements, the dimensions of the entire lot shall control, even though the antennas or towers may be located on leased parcels within such lots. Towers that are constructed and antennas that are installed in accordance with the provisions of this ordinance shall not be deemed to constitute the expansion of a nonconforming use or structure.
9. Inventory of Existing Sites. Each applicant for an antenna and/or tower shall provide to the Planning and Zoning Board an inventory of its existing towers that are either within jurisdiction of the governing authority or within one mile of the border thereof, including specific information about the location, height and design of each tower. The Planning and Zoning Board may share such information with other applicants applying for administrative approvals or conditional use permits under this ordinance or other organizations seeking to locate antennas within the jurisdiction of the governing authority, provided, however, that the Planning and Zoning Board is not, by sharing such information, in any way representing or warranting that such sites are available or suitable.
10. Aesthetics and Lighting. The guidelines set forth in this Section 7.03. 4. shall govern the location of all towers and the installation of all antennas governed by this ordinance

provided, however, that the governing authority may waive requirements if it determines that the goals of this ordinance are better served thereby.

- A. Towers shall maintain a galvanized steel finish or, subject to any applicable standards of the FAA, be painted a neutral color so as to reduce visual obtrusiveness.
 - B. At a tower site, the design of the buildings and related structures shall, to the extent possible, use materials, colors, textures, screening, and landscaping that will blend the tower facilities to the natural setting and building environment.
 - C. If an antenna is installed on a structure other than a tower, the antenna and supporting electrical and mechanical equipment must be of a neutral color that is identical to, or closely compatible with the color of the supporting structure so as to make the antenna and related equipment as visually unobtrusive as possible.
 - D. Towers shall not be artificially lighted, unless required by the FAA or other applicable authority. If lighting is required, the governing authority may review the available lighting alternatives and approve the design that would cause the least disturbance to the surrounding views.
 - E. Towers and antennas shall not be used for displaying any advertising. If FCC rules require that the owner's name be shown on the tower or antenna, it shall be posted no more than six (6) feet above the ground on a placard no larger than one and one-half (1 ½) square feet.
11. Federal Requirements. All towers must meet or exceed current standards and regulations of the FAA, the FCC and any other agency of the federal government with the authority to regulate towers and antennas. If such standards and regulations are changed, then the owners of the towers and antennas governed by this ordinance shall bring such towers and antennas into compliance with such revised standards and regulations within six (6) months of the effective date of such standards and regulations, unless a more stringent compliance schedule is mandated by the controlling federal agency. Failure to bring towers and antennas into compliance with such revised standards and regulations shall constitute grounds for the removal of the tower or antenna by the governing authority at the expense of the tower or antenna owner, or at the expense of the property owner in the case where the owner of the tower or antenna is leasing the property upon which the tower or antenna is installed.
12. Building Codes: Safety Standards. To ensure the structural integrity of towers, the owner of a tower shall ensure that it is maintained in compliance with standards contained in applicable state and local building codes, and the applicable standards for towers that are published by the Electronic Industries Association, as amended from time-to-time. If, upon inspection, the governing authority concludes that a tower fails to comply with such codes and standards and constitutes a danger to persons or property, then upon notice being provided to the owner of the tower, the owner shall have thirty (30) days to bring such tower into compliance with such standards. If the owner fails to bring such tower into compliance within said thirty (30) days, the governing authority may remove such

tower at the expense of the tower or antenna owner, or at the expense of the property owner in the case where the owner of the tower or antenna is leasing the property upon which the tower is installed.

7.04. Permitted Uses.

7. General. The uses listed in this Section 7.04 are deemed to be permitted uses and shall not require a Conditional Use Permit. Nevertheless, all such uses shall comply with Section 7.03 of this ordinance and all other applicable ordinances.
8. Specific Permitted Uses. The following are specifically permitted:
 - A. Installing an antenna on an existing alternative tower structure, so long as said additional antenna adds no more than twenty (20) feet to the height of said existing structure; and
 - B. Installing an antenna on an existing tower of any height, including a pre-existing tower, and further including the placement of additional buildings or other supporting equipment used in connection with said antenna, so long as the addition of said antenna adds no more than twenty (20) feet to the height of said existing tower.

7.05. Conditional Use Permits.

1. General. The following provisions shall govern Conditional Use permits:
 - A. If the tower and antenna is not a permitted use under Section 7.04 of this ordinance, then a Conditional Use permit shall be required prior to construction of any tower or the placement of any antenna.
 - B. Towers and antennas may be located in any zoning district provided, however, the Conditional Use permit will be issued for residential areas only if the applicant establishes that no suitable site is reasonably available in Agricultural and Commercial districts.
 - C. If a Conditional Use permit is granted, the governing authority may impose conditions to the extent the governing authority concludes such conditions are necessary to minimize any adverse effect of the proposed tower on adjoining properties.
 - D. Any information of an engineering nature that the applicant submits, whether civil, mechanical or electrical, shall be certified by a licensed professional engineer.
8. Information Required. Each applicant requesting a Conditional Use permit under this article shall submit a scaled site plan and a scaled elevation view and other supporting drawings, calculations and other documentation, signed and sealed by the appropriate licensed professionals, showing the location and dimensions of all improvements,

including information concerning topography, frequency coverage, tower height requirements, setbacks, drives, parking, fencing, landscaping, adjacent uses, and other information deemed by the governing authority to be necessary to assess compliance with this ordinance.

9. Factors Considered in Granting Conditional Use Permit. The governing authority shall consider the following factors in determining whether to issue a Conditional Use permit, although the governing authority may waive or reduce the burden on the applicant of one or more of these criteria if the governing authority concludes that the goals of this ordinance are better served thereby:
 - A. Height of the proposed tower.
 - B. Capacity of the tower structure for additional antenna equipment to accommodate expansion or to allow for co-location of another provider's equipment.
 - C. Proximity of the tower to residential structures and residential district boundaries.
 - D. Nature of uses on adjacent and nearby properties.
 - E. Surrounding topography.
 - F. Surrounding tree coverage and foliage.
 - G. Design of the tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness.
 - H. Proposed ingress and egress.
 - I. Availability of suitable existing towers and other structures as discussed in Section 7.05. 4. of this ordinance.
10. Availability of Suitable Existing Towers or Other Structures. No new tower shall be permitted unless the applicant demonstrates to the reasonable satisfaction of the governing authority that no existing tower or structure can accommodate the applicant's proposed antenna. Evidence submitted to demonstrate that no existing tower or structure can accommodate the applicant's proposed antenna may consist of the following:
 - A. No existing towers or structure are located within the geographic area required to meet applicant's engineering requirements.
 - B. Existing towers or structures are not of sufficient height to meet applicant's engineering requirements.
 - C. Existing towers or structures do not have sufficient structural strength to support applicant's proposed antenna and related equipment.

- D. The applicant's proposed antenna would cause electromagnetic interference with the antenna on the existing towers or structures, or the antenna on the existing towers or structures would cause interference with the applicant's proposed antenna.
 - E. The fees, costs, or contractual provisions required by the owner to share an existing tower or structure or to adapt an existing tower or structure for sharing are unreasonable. Costs exceeding new tower development are presumed to be unreasonable.
 - F. The applicant demonstrates that there are other limiting factors that render existing towers and structures unsuitable.
11. Setbacks and Separation. The following setbacks and separation requirements shall apply to all towers and antennas for which a Conditional Use permit is required, provided, however, that the governing authority may reduce the standard setbacks and separation requirements if the goals of this ordinance would be better served thereby.
- A. Tower must be set back a distance equal to the height of the tower from any building, road, above ground utility wires, streams, public trails and railroad tracks.
 - B. Towers, guys and accessory facilities must satisfy the minimum zoning district setback requirements.
12. Landscaping. The following requirements shall govern the landscaping surrounding towers for which a Conditional Use permit is required, provided, however, that the governing authority may waive such requirements if the goals of this ordinance would be better served thereby.
- A. Tower facilities shall be landscaped with a mixture of deciduous and evergreen trees and shrubs that effectively screen the view of the tower compound from adjacent residential property. The standard buffer shall consist of a landscaped strip at least four (4) feet wide outside the perimeter of the compound.
 - B. In locations where the visual impact of the tower would be minimal, the landscaping requirement may be reduced or waived altogether.
 - C. Existing mature tree growth and natural landforms on the site shall be preserved to the maximum extent possible. In some cases, such as towers sited on large wooded lots, natural growth around the property perimeter may be sufficient buffer.

7.06. Removal of Abandoned Antenna and Towers. Any antenna or tower that is not operated for a continuous period of twelve (12) months shall be considered abandoned and the owner of such antenna or tower shall remove same within ninety (90) days of receipt of notice from the governing authority notifying the owner of such abandonment. If such antenna or tower is not removed within said ninety (90) days, the governing authority may remove such antenna or

tower at the expense of the tower or antenna owner or at the expense of the property owner in the case where the owner of the tower or antenna is leasing the property upon which the tower or antenna is installed. If there are two or more users of a single tower, then this provision shall not become effective until all users cease using the tower.

SECTION 8. MOBILE HOMES (Mobile Home Parks, Subdivisions and Campgrounds)

8.01 General Provisions.

1. Mobile homes or recreational vehicles may be placed, located or parked on any privately owned parcel of land as provided hereunder. All the permitted uses listed hereunder shall be subject to the restrictions set forth in Section 9 of this ordinance applying to conditional uses, including those specifying consideration and recommendation by the Planning Commission or Zoning Committee, and public hearing and granting of a permit by the Town Board.
 - A. It shall be lawful to locate and occupy a manufactured home on any lot or parcel of land where a single family residence may be constructed on site. All zoning, building and sanitary ordinances and regulations which apply to on-site constructed single family residential buildings shall apply to manufactured and mobile homes, except to the extent such regulations may conflict with controlling state or federal law.
 - B. It shall be lawful to locate and occupy, as residences, mobile homes in a mobile home park as delineated by this Ordinance, provided that the Park is licensed by the Town Board.
 - C. It shall be lawful to locate a recreational vehicle on a parcel of land as delineated by this Ordinance, provided that it is within a recreational vehicle park licensed by the Town Board.
 - D. It shall be lawful to locate unoccupied mobile homes or recreational vehicles on the premises of business establishments which are engaged in the sale, rental, leasing, manufacture, or repair of mobile homes or recreational vehicles.
 - E. It shall be lawful to park, for storage only, a recreational vehicle in any District, if such unit is unoccupied. Such storage is limited to one such vehicle per residence, and to commercial storage facilities.
 - F. It shall be lawful to locate and occupy a mobile home or house trailer temporarily on a residential lot during construction of a primary residence, as provided at Section 8.02.
 - G. A person or company engaged in construction activities may erect a mobile home used as a "job shack" or temporary office at the site of active construction in progress.
 - H. It shall be lawful to locate one mobile home only on each parcel of land within an area designates as a mobile home subdivision by the Town Board.

8. Applicability.

- A. The provisions of this ordinance shall apply to all mobile homes as defined in this ordinance, whether or not such mobile homes are occupied.
 - B. Provisions of this ordinance shall not apply to camping trailers, motor homes or travel trailers that are not occupied and are being parked/stored while not in use.
9. “Dependent” mobile homes – those that do not have complete bathroom facilities – shall not be allowed in the Town.
10. No mobile home may be parked in the Town for the purposes of occupancy as a dwelling unit that is not in compliance with federal Housing and Urban Development (HUD) requirements in effect for the structural, wind load and insulation zones that include Cameron at the time the mobile home was constructed and that does not have affixed to the exterior of the mobile home the permanent certification label and affixed to the interior of the mobile home the data plate required by HUD Manufactured Home Standards.
11. Installation and Requirements – Mobile Homes.
- A. Anchors or tie-downs shall be provided and shall be sufficient for anticipated wind conditions.
 - B. At least two exits shall have exterior stairs that conform to COMM 21.04, Wisconsin Administrative Code, regulating landings, handrails, guard rails and stair details.
12. Installation and Requirements – Manufactured Homes.
- A. Manufactured homes shall be established on permanent, closed foundations which extend below the frost line, or be set on a comparable enclosed foundation system approved by the Zoning Administrator, and shall be permanently connected to utility connections. Any manufactured house that is so established and connected under this paragraph shall have its tow hitch, wheels or traveling carriage, if any, removed and it shall be affixed to the permanent foundation in the same manner as an on-site built residential house.
 - B. A manufactured housing unit which does not comply with the foundation, utility, and other applicable zoning and building requirements imposed by this and other applicable town, county and state ordinances and regulations shall be deemed, for the purposes for the Town of Cameron Zoning Ordinance, a “mobile home,” and shall be subject to the restrictions and limitations applicable to mobile homes, as set forth in this Section 8, below.

8.02. Temporary Placement.

When any person owning or occupying a lot in a Residential Zone requests permission to park a mobile home for the purpose of constructing a permanent dwelling, under the provision of Section 6.03. 4., the following procedure shall be followed:

1. The applicant shall first be required to apply for a building permit for the permanent residence from the Town Zoning Administrator, as required by this Ordinance.
2. After such time as the Zoning Administrator issues a building permit for an approved building on such premises, the applicant may then apply for a mobile home permit as provided under paragraph 8.03. Such mobile home permit issued under these conditions shall be invalid after a period of one year from the date of issuance.
3. Not more than one permit shall be issued to any person or person occupying the same property for the same purpose. A temporary mobile home permit may be extended only once for not more than an additional one year.

8.03. Mobile Home Permit.

1. Any person desiring to place or locate a mobile home within the Town of Cameron shall apply for a building permit, which shall be issued on the same terms and conditions as a building permit for other residential construction, except as provided in this Section.
2. The valuation of a mobile home, for the purposes of the fee for a permit, shall be the fair market value of the home plus costs of placement, including well, sanitary disposal installation and foundation or slab, except that the fee for temporary placement of mobile homes shall be \$50.00 per year.

8.04. Mobile Home Parks, General Provisions.

1. A mobile home park may be established as a conditional use in the General Commercial (C-1) District, subject to all the provisions hereof.
2. Construction, alteration or extension of a mobile home park shall be subject to the usual requirements for a building permit as set forth in this Ordinance.
3. All mobile home parks established in the Town of Cameron shall comply with the design, system and other requirements set forth in Chapter Comm 26 and ATCP 125, Wisconsin Administrative Code, and with all applicable Town and County Ordinances, whichever is more restrictive.

8.05. Mobile Home Park Licenses.

1. Except as otherwise provided, no mobile home shall be located, occupied or used in the Town of Cameron unless it is located in a licensed mobile home park. This includes all mobile homes used for rental residential purposes, unless rented to an immediate family member. Subject to Section 66.0435, Wis. Stats., every person who maintains or operates, within the Town of Cameron, any mobile home park shall apply for and obtain a mobile home park license from the Town of Cameron. The fee for such license shall be established by the Town Board of the Town of Cameron at not less than twenty-five dollars (\$25.00) nor more than five hundred dollars (\$500.00) for each fifty (50) spaces, except that if the mobile home park is in two municipalities. Then the amount of the

license shall be the fraction thereof the number of spaces in the park in the municipality bears to the entire number of spaces in the mobile home park. The fee shall be established annually by the Town Board to the Town of Cameron prior to December 15. The license shall be issued from January 1 to December 31. The license shall be issued by the Town Clerk of the Town of Cameron prior to any person operating or maintaining a mobile home park in the Town of Cameron.

2. Each person applying for issue or re-issue of a mobile home park license in the Town of Cameron shall properly and fully complete and submit to the Town Clerk of the Town of Cameron an application form as developed and provided by the Town of Cameron. No person shall be issued or re-issued a mobile home park license in the Town of Cameron until the appropriate fee has been paid to the Town Clerk of the Town of Cameron.
3. The application and license shall designate and fully describe the premises. The Town Board of the Town of Cameron may approve the transfer of the license, but may charge a fee of ten dollars (\$10.00) for each transfer. No license may be transferred or conveyed, without the Town Board of the Town of Cameron's approval, to any person or from one person to another. The application shall include:
 - A. The name of the applicant.
 - B. The mailing address of the applicant.
 - C. The location (legal description) of the premises.
 - D. The business and residential telephone number of the applicant, if any.
 - E. The age of the applicant.
 - F. The complete construction plans and specifications of the park, which shall be in compliance with state law and regulations and Town of Cameron and Wood County ordinances.
4. No person shall be issued or re-issued a mobile home park license in the Town of Cameron who has failed to receive from the Town Board of the Town of Cameron a written approval of the building, electrical and plumbing plan for the mobile home park.

8.06. Mobile Home Parking Permits.

1. Every person, pursuant to Section 66.0435, Wis. Stats., and this ordinance, who occupies a space or lot in a mobile home park or at any other location in the Town of Cameron and whose mobile home is not exempt under Section 66.0435, Wis. Stats., shall pay a monthly parking fee. These amounts shall be remitted monthly to the Town Treasurer of the Town of Cameron. The mobile home park licensee shall collect all monthly permit fees and forward these amounts to the Town Treasurer of the Town of Cameron. The landowner of property on which non-exempt mobile homes are located outside licensed mobile parks is responsible for collecting the fee from the owner or occupant of the mobile home or homes located on his land. The amounts due to the Town of Cameron shall be received by the 10th day following the month the fees are due. The fee shall be calculated pursuant to Sec. 66.0435(3)(c), Wis. Stats. Failure to pay this monthly tax subjects the person occupying the mobile home, the mobile home licensee and the owner of the land whereon the mobile home is parked to penalties under Chapters 70 and 74, Wis. Stats.

2. The mobile home park licensee and the owner of any land whereon a mobile home has been parked shall furnish information to the Town Clerk of the Town of Cameron on forms developed and provided by the State Department of Revenue within five (5) days of the arrival of the mobile home. In the case of presently existing non-exempt mobile homes located within the Town of Cameron, such information will be furnished to the Town Clerk within 30 days after the effective date of this Ordinance. Failure to report the information shall, pursuant to Sec. 66.0435, Wis. Stats., and this Ordinance, subject the responsible person to a forfeiture, not to exceed twenty-five dollars (\$25.00). Each failure to report is a separate offense.
3. A mobile home parking permit may be revoked by resolution of the Town Board if any of the following conditions occur:
 - A. The mobile home is not occupied nor used for residential purposes for a period of more than 20 days.
 - B. In regard to mobile homes located outside a mobile home park; if the mobile home is not primarily or permanently occupied and used by the present permittee or his or her immediate family.
 - C. The mobile home is not maintained in a sanitary condition.
 - D. The mobile home does not comply with Town of Cameron building codes, State of Wisconsin building codes and the rules and regulations of the State Department of Health and Family Services, including applicable state plumbing regulations.
 - E. The mobile home shall constitute a public nuisance.
 - F. The person who occupies the mobile home or the landowner does not pay the monthly fee, or personal property taxes on a home exempt from monthly parking fees.
 - G. The “present permittee” transfers, leases or conveys, in any way, the title to the mobile home to another person.
 - H. The mobile home is moved to a different premises in or outside the Town of Cameron beyond the specific location where the mobile home is currently parked.

8.07. Construction.

The provisions of Section 8 of this Ordinance shall be defined as provided in Sec. 66.0435, Wis. Stats., except as specifically provided herein. This Ordinance is intended to comply with the provisions of Sec. 66.0435, Wis. Stats., and applicable state regulations and shall be constructed in accordance with those statutes and regulations.

SECTION 9. CONDITIONAL USES

9.01. General.

1. Authorization. Uses listed as “Conditional Uses” within zoning districts may be allowed provided the establishment, maintenance and operation of the use shall have been recommended by the Zoning Board and a conditional use permit granted after a public hearing and approval of the Town Board.
2. Review Required. Whenever it is proposed to establish a conditional use specified in this Ordinance, the Zoning Board shall review the site, existing and proposed structures, architectural plans, neighboring uses, parking areas, driveway locations, highway access, traffic generation and circulation, drainage, sewerage and water systems, and other aspects of the proposed use.

9.02. Procedure.

1. A request for a conditional use permit shall be submitted in writing to the Town Clerk, together with a fee in the amount of \$200.00 and a deposit for costs as determined by the Town Clerk, who shall promptly refer the application to the Zoning Board. The request shall be accompanied by scale maps or drawings prepared to the best of the applicant’s ability, showing legibly and accurately, the location, size and shape of the lot(s) involved, and of any proposed structures, including the relation to abutting streets and any abutting lakes or streams, and the existing and proposed use of each structure and lot, and the number of families to be accommodated, or the number of persons that would normally occupy the building or structure.
2. The Zoning Board may recommend that the Town Board approve a conditional use permit for conditional uses specified in this Ordinance after review and a public hearing upon proper notice to the public and adjacent and opposite property owners, provided such uses are in accordance with the purpose and intent of the Town of Cameron Comprehensive Plan and this Ordinance. The requesting party shall be liable to the Town for costs of public notice.
3. Upon approval of a conditional use by the Town Board, and after payment of costs for which applicant is liable, the Town Clerk shall issue a conditional use permit.

9.03 Conditions and Guarantees.

1. Prior to granting a permit for a conditional use, the Town Board may stipulate such conditions and restrictions upon the establishment, maintenance and operation of the conditional use as it may find necessary to secure compliance with the standards specified in paragraph 9.04. Establishment, maintenance and operation shall be construed to include, but not be limited to, landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, fencing, operational control, hours of operation, traffic circulation, deed restrictions, access restrictions, yard and parking requirements, insofar as the Town Board shall find

that conditions applying to these factors are necessary to fulfill the purpose and intent of this Ordinance. In all cases in which a permit for conditional use is granted, the Town Board shall require such evidence and guarantees as it may deem necessary as proof that the conditions stipulated in connection therewith are being and will be complied with.

2. Conditional uses shall comply with all other provisions of this Ordinance such as lot width and areas, yards, height, parking and loading.

9.04. Standards.

Zoning Board Findings. No permit for a conditional use shall be recommended for approval unless the Zoning Board shall find the following:

- A. That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.
- B. That the uses, values and enjoyment of other property in the neighborhood used for purposes already permitted shall be in no reasonably foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use.
- C. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- D. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.
- E. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion and traffic hazards in the public streets.

9.05. Determination.

1. The Zoning Board shall report its findings and recommendations within 60 days after the filing of the application. Its decision shall include an accurate description of the use permitted, of the property on which it is permitted, and any and all conditions made applicable thereto.
2. The Town Board shall grant or deny the application within thirty days after the report of the Zoning Board, except the Town Board may refer such application back to the Zoning Board for such further findings or recommendations as it may find necessary or convenient to insure fair and impartial action on such application, consistent with the purposes of this Ordinance and the goals, objectives, policies and programs of the Town of Cameron Comprehensive Plan.

9.06. Termination.

Where a permitted conditional use does not continue in conformity with the conditions of the original approval, the conditional permit shall be terminated by action of the Town Board and may be considered as a violation of this Ordinance.

9.07. Reapplication.

No application for a conditional use which has been denied wholly or in part by the Town Board shall be resubmitted for a period of one year from the date of said denial, except on the grounds that substantial new evidence or proof of change to compliance with the applicable conditions is included in the resubmitted application.

SECTION 10. LAND DIVISION AND SITE DEVELOPMENT REVIEW

10.01. Purpose. It is the intent of the Town of Cameron to protect the health, safety and general welfare of the community by reviewing certified survey maps and subdivision plats that are forwarded to the Town by the Wood County Planning & Zoning Office under the provisions of the Wood County Land Subdivision Ordinance and amendments thereto.

10.02. Review Process.

1. Certified survey maps (CSMs) that are forwarded to the Town by the Wood County Planning & Zoning Office shall be reviewed by the Town Board. The Board may approve as presented, approve contingent upon changes recommended and voted on by a simple majority of the Town Board, or deny the certified survey map. In reviewing certified survey maps, the Town Board shall consider the provisions of s. 9.03 of this Ordinance. The Clerk shall notify the Wood County Planning & Zoning Office of their action within 30-days of receipt of the map by the County.

A joint meeting of the Town Board, Zoning Committee and Plan Commission shall be called to review preliminary and final subdivision plats. The plats shall be reviewed for environmental protection and the health, safety and general welfare of the citizens of the Town of Cameron. The review shall consider the general layout of the lots in relation to surrounding development, public roads, drainage patterns, local zoning and the provisions of s. 10.03 of this Ordinance. The subdivision platting process shall follow and conform to the provisions of the Wood County Land Subdivision Ordinance and Chapter 236, Wisconsin Statutes.

10.03. Site Development Review.

1. The Town Board shall review development plans for all commercial and industrial development proposals prior to authorizing a building permit to be issued pursuant to Section 14 of this Ordinance. The Town Board may request separate review by or joint review with the Plan Commission, the Zoning Committee or both prior to approving or denying a commercial or industrial development proposal.
2. The site development review shall include, but not be limited to, the following:
 - A. Building size and location on the parcel with respect to lot lines and maximum coverage restrictions per s. 6.01 of this Ordinance.
 - B. Vehicular access to streets and highways. Priority shall be given to vehicular access from the lowest functional classification roadways. Driveway plans shall be reviewed for safe traffic flow and adequate size for proposed vehicular traffic.
 - C. Alternate means of ingress and egress for, among other considerations, emergencies. Cul de sac streets shall not exceed 750 lineal feet in length.

- D. Impact on drainage of spring and storm water runoff. Review shall consider impervious surfaces that may have negative impact on neighboring properties. Further, the review shall ensure the protection and preservation of natural watercourses pursuant to s. 88.90, Wisconsin Statutes.

SECTION 11. ZONING BOARD

11.01. Establishment. There is hereby established a Zoning Board for the Town of Cameron for the purpose of reviewing planning and zoning-related matters in the Town of Cameron, enforcing the intent of this zoning ordinance and recommending to the Town Board amendments to the Ordinance and granting of conditional uses as are in harmony with the general purpose and intent and in accordance with general or specific rules contained in this Ordinance.

11.02. Membership.

1. The Zoning Board shall consist of five (5) members plus one alternate, appointed by the Town Chairman, subject to confirmation by the Town Board. No more than one member of the Town Board shall be a member of the Zoning Board. The Town Chairman shall appoint one of the members to Chair the Board. The Zoning Board shall elect one of its members as Vice-Chair and one member as Secretary.
2. Members of the Zoning Board shall all reside within the Town of Cameron. Terms shall be staggered for three-year periods. Of those first appointed, one shall serve for one (1) year, two for two (2) years and two for three (3) years. Successors shall be appointed in a like manner at the expiration of each term and their term shall be three (3) years in all cases. Vacancies shall be filled for the unexpired terms of members whose terms shall become vacant. The members shall receive such compensation as determined by the Town Board. Members of the Zoning Board shall be removable by the Town Board for cause upon written charges and after public hearing before the Town Board.

11.03. Duties and Responsibilities.

1. To review requests, conduct public hearings and make recommendations for amendments to this zoning ordinance and official zoning map and forward such recommendation to the Town Board.
2. To conduct public hearings in response to conditional use petitions and recommend approval, modification or denial of the petition to the Town Board together with a list of conditions to be met by the petitioner.
3. To interpret the provisions of this Ordinance in such a manner as to carry out the intent and purpose of the plan as shown on the district map accompanying and made a part of this Ordinance, where the street layout actually on the ground varies from the street layout on the district map.

4. At the direction of the Town Board, to develop a town master plan and the associated zoning and subdivision ordinances which aid compatibility with and implementation of the Town's development goals and objectives, as laid out in the Town of Cameron Comprehensive Plan.

11.04. Rules of Conduct.

1. Rules. Meetings of the Zoning Board shall be held at the call of the Chairman and at such other times as the Board may determine. All meetings shall be open to the public in compliance with the Wisconsin Open Meetings Law.
2. Minutes. The Zoning Board shall keep minutes of its proceedings, showing the vote on each subject that requires Board action. Minutes of each meeting, along with recommendations for Town Board action shall be forwarded to the Town Board immediately following the Zoning Board meeting so that the Town Board can accept the minutes at their next regular meeting and take action on recommendations within a reasonable time after the Zoning Board meeting. All records of the Zoning Board shall be public record.

SECTION 12. ZONING ADMINISTRATOR

12.01. Zoning Administrator.

There is hereby created the Office of Zoning Administrator. The Zoning Administrator shall be appointed by the Town Board for the term of one year, at a salary to be fixed by the Town Board; and shall hold office one year unless sooner removed by the Town Board and until a successor shall have been duly appointed.

12.02. Powers and Duties. In the administration and enforcement of this Ordinance, the Town of Cameron Zoning Administrator shall have the following powers and duties:

1. The Zoning Administrator shall examine all plans, blueprints, drawings and other documents describing all new buildings to be constructed, and of all construction classified as remodeling or reconstruction. Such Zoning Administrator shall approve or disapprove the moving of any building when such building is proposed to be moved into or within the Town.
1. The Zoning Administrator shall make an inspection of any building constructed, proposed to be constructed or remodeled, or moved into the Town, before such work is commenced, especially prior to the time that footings of walls are poured for the purpose of checking distances of such proposed construction relative to setback from roads and highways and property lines as provided by this Ordinance. The Zoning Administrator shall have the authority to halt any construction or reconstruction when in his opinion such construction or reconstruction or remodeling is not in compliance with this Ordinance. Whenever such construction, remodeling, or reconstruction is not in compliance with this Ordinance he may immediately revoke the building permit of the person or persons to whom such permit has been issued and such permit shall not be

reissued to such person or persons unless those conditions which in his opinion were not in compliance with this Ordinance are first corrected.

2. The Zoning Administrator shall not be required to make an inspection of the construction, reconstruction or remodeling and moving of any farm or agricultural outbuildings, except to enforce the setback requirements of this Ordinance relative to the required distance from any highways within the Town. The Zoning Administrator shall be required to inspect the construction of a farm or agricultural dwelling.
3. The Zoning Administrator shall administer and enforce this Ordinance as required herein, shall issue permits as provided herein on proper application, shall keep a record of all receipts and disbursements incident to the performance of his duties and all applications, permits and other records created or obtained in the performance of his duties, and shall produce and explain such records as directed by the Town Board. He shall make recommendations to the Town Board and Zoning Board as required by this Ordinance and, in his discretion as necessary to insure compliance with the intent and purpose of the Town of Cameron Comprehensive Plan and this Ordinance.
4. The Zoning Administrator shall interpret the provisions of this Ordinance relating to compliance with the conditions contained in the Ordinance, and may enforce this Ordinance by issue of citations for violations hereof, if provided for by appropriate Town Ordinances. Any person interfering with the Zoning Administrator while in the performance of the duties of that office, described herein, shall be deemed guilty of a misdemeanor and punished as therein provided.

SECTION 13. BOARD OF APPEALS

13.01. Establishment.

A Board of Appeals is hereby established. The Board of Appeals shall consist of five members appointed by the Town Board, for three (3) years, except that of those first appointed, one shall serve for one (1) year, two for two (2) years and two for three (3) years. The members shall be compensated at the same rate as are the Town Supervisors and shall be removable by the Town Board for cause upon written charges and after public hearing. The Town Board shall designate one of the members chairman. The Board of Appeals may employ a secretary and other employees with the consent of the Town Board. The Town Board shall appoint an alternate member for a number of three years, who shall act with full power, only when a member of the Board of Appeals refuses to vote because of conflict of interest. Vacancies shall be filled for the unexpired terms of members whose terms become vacant. No member of the Board of Appeals may serve on the Town Zoning Board.

13.02. Rules of Conduct.

1. Rules. The Board of Appeals shall adopt rules for its government and procedure. Meetings of the Board of Appeals shall be held at the call of the chairman and at such other times as the Board of Appeals may determine. The chairman, or in his absence the

acting chairman, may administer oaths and compel the attendance of witnesses. All meetings shall be open to the public.

2. Minutes. The Board of Appeals shall keep minutes of its proceedings, showing the vote of each member upon each question, or, if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the Board of Appeals and shall be a public record.
3. Appeals to the Board. Appeals to the Board of Appeals may be taken by any person aggrieved or by any officer, department, board or bureau of the Town of Cameron affected by any decision of the administrative officers. Such appeal shall be taken within a reasonable time, as provided by the rules of the Board of Appeals, by filing with the officers from whom the appeal is taken and with the Board of Appeals a notice of appeal specifying the grounds thereof, together with an appeal fee in the amount of \$100.00 and a deposit for costs of public notice, as determined by the Town Clerk. The officers from whom the appeal is taken shall forthwith transmit to the Board of Appeals all the papers constituting the record upon which the action appealed from was taken. The Board of Appeals shall fix a reasonable time for the hearing of appeals not more than thirty (30) days after the filing of the notice of appeal and shall give public notice thereof at least ten (10) days prior to the time of hearing as well as due notice to the parties in interest, and shall decide the same within a reasonable time. The Town shall refund the appeal fee and deposit of costs to successful applicants.

13.03. Powers of the Board of Appeals. The Board of Appeals shall have the following powers:

1. To Hear and Decide Appeals. To hear and decide appeals where it is alleged that there is error in any order, requirement, decision or determination made by an administrative official in the enforcement of this Ordinance.
2. To Authorize Variances. To authorize, upon appeal in specific cases, such variance from the terms of this Ordinance as will not be contrary to the public interest, where owing to special conditions a literal enforcement will result in practical difficulty or unnecessary hardship so that the spirit of the Ordinance shall be observed, public safety and welfare secured and substantial justice done. In those cases where the variance will be to allow a non-conforming use in the district in question, it shall be issued in the form of a Conditional Use Permit which specifies the terms under which it is granted.
3. Permit Projects and Establish Conditions. Permit the erection and use of building or premises in any location subject to appropriate conditions and safeguards in harmony with the general purposes of this Ordinance for such public utility purposes which are reasonably necessary for the convenience and welfare of the Town and its residents.
4. Change or Modify Administrative Decisions. The Board of Appeals may reverse or affirm wholly or in part or may modify any order, requirement, decision or determination appealed from and shall make such order, requirement, decision or determination as in its opinion ought to be made in the premises and to that end shall have all the powers of the administrative official. The concurring vote of four members of the Board of Appeals shall be necessary to reverse an order, requirement, decision or determination appealed

from or to decide in favor of the applicant on any matter on which it is required to pass or to effect any variation in the requirement of this Ordinance.

5. Interpret Ordinance. Interpret the provisions of this Ordinance in such a way as to carry out the intent and purpose of the plan as shown on the "Official Zoning Map" made a part of this Ordinance, where the street layout actually on the ground varies from the street layout on the aforesaid map.

SECTION 14. BUILDING PERMITS AND INSPECTION

14.01. Application For and Issuance of Building Permits.

1. No building, structure, permanent building equipment, or any part thereof, shall hereafter be built, enlarged, altered, or demolished within or moved into the Town unless a permit is obtained by the owner or the owner's agent from the Zoning Administrator.
2. This Ordinance shall not be construed to require a permit for any repairs, replacements or minor alterations of a value of \$1,000 or less which do not change the occupancy, area, structural strength, fire protection, exits, light, heat or ventilation of the building or the building equipment thereof.
3. The term "project" as used in this Section shall include any building, structure or permanent equipment thereof, and any enlargement, alteration, moving or demolishing of any building, structure or permanent equipment therein, also any material in any equipment or underground tanks, vaults and similar structures.
4. All permanent signs or billboards, either plain or electric, erected, hung, built or placed within 25 feet of any sidewalk, street, alley or road shall come within the meaning of this Section.
5. Application for a building permit shall be made in writing on a blank form furnished by the Zoning Administrator and shall state the name and address of the owner of the project and the owner of the land upon which it is to be constructed. With such application there shall be submitted to the Zoning Administrator a set of plans covering the proposed project, alterations or improvements, showing the location of any proposed building with respect to adjoining streets, alleys, lot lines and other buildings, and reflecting access and/or driveway plans consistent with Section 6.03.7 of this Ordinance. The plans so submitted shall contain the above information required and shall be sufficient to fully inform the Zoning Administrator with reference to the work to be performed and the premises to be occupied. **No building permit shall be issued for any building designed for human habitation unless a Wood County sanitary permit has been obtained from the Wood County Planning & Zoning Office, 400 Market Street, Wisconsin Rapids, WI 54495-8095.**
6. If the Zoning Administrator finds that the proposed project will comply in every respect with this Ordinance, with Wood County ordinances and with all laws and lawful orders of the State of Wisconsin pertaining to the project, the project shall be officially approved and a statement showing the fees paid for such permit shall be issued to the applicant,

which shall be filed with the Town Treasurer who shall issue a receipt for the fees so received.

14.02. Building Permit Fees. Before receiving a building permit, the owner or his agent shall pay to the Zoning Administrator the following fees:

1. The fee for issuance of a building permit for any of the following activities shall be \$3.00 for each \$1,000.00 of the estimated cost of such improvement, or \$15.00, whichever is greater. The fee for issuance of a building permit for any of the following commercial dwelling activities shall be \$5.00 for each \$1,000.00 of the estimated cost of such improvement, with a maximum of \$5,000.00. If the Zoning Administrator disagrees with the estimated cost, a deposit may be required based on the Administrator’s estimate of cost and the fee shall be determined on the actual cost.
 - A. For structural alterations which increase the area of the building or cover more than ordinary repair and upkeep..... \$ 3.00 per thousand
\$15.00 minimum
 2. For moving a building from one location to another..... \$50.00
 3. For the installation of commercial and agricultural fuel tanks, except for residential heating tanks, and general farm use tanks..... \$ 25.00
 - A. For the erection of any new building to be used as a single family dwelling..... \$ 3.00 per thousand
 - B. For the erection of a multiple family building or dwelling..... \$ 3.00 per thousand
\$20.00 per unit
minimum
 - C. For the erection or placement of a mobile home..... \$20.00
 - D. For the erection of any public, commercial or industrial building..... \$ 5.00 per thousand
max. of \$5,000.00
\$40.00 per unit
minimum
 - E. For any other building in a Residential District for which fees are not set specifically herein, such as accessory buildings or private garage..... \$3.00 per thousand
\$15.00 minimum
 - F. For any other building in an Agricultural District for which fees are not set specifically herein, such as barns, pole sheds and accessory buildings value..... \$5.00 per thousand
(max. of \$5,000)
\$10.00
 - G. Renewals..... Same as original fee
 - H. Fines – Any building without a permit..... Double fees apply

14.03. Display and Use of Permit.

1. With every permit issued, the Zoning Administrator shall issue to the applicant a weather-proof card, properly filled out, and it shall be the duty of the applicant to place the card in a conspicuous place on the premises where the project is to be constructed, the card to be unobstructed from public view and not more than 15 feet above grade.
2. The building permit shall have lapsed and be void unless the building operations shall be commenced within twelve (12) months from the date thereof.

14.04. Revocation of Permit. If the Zoning Administrator shall find at any time that the above mentioned Ordinance, laws, rules, orders, plans and specifications are not being complied with, the Zoning Administrator may revoke the building permit and written notice of such action shall be posted at the site of the work. When any such permit is revoked, it shall be unlawful to do any further work on said building until the permit has been reissued, excepting such work as the Zoning Administrator may deem necessary as a condition precedent to the re-issuance of a permit.

14.05. Inspection and Enforcement. It shall be the duty of the Town Constable and the members of the Town Board to report at once to the Zoning Administrator any building or buildings in which work is being carried on without a permit as required by this Ordinance. Buildings shall be inspected at such time and in such manner as may be necessary to secure compliance with the laws, ordinances, rules and orders applicable thereto. If, upon inspection of a completed building, the Zoning Administrator shall be satisfied that the Ordinance has been complied with, a Certificate of Compliance shall be issued or any changes necessary to such compliance shall be changed. No building or part thereof shall be occupied as a residence by the owner until such estate desires to first erect upon the premises a building to be later used as a garage or to first erect a basement and for the present to be occupied as a home pending the erection of a permanent place of abode, a Certificate of Compliance shall be issued by the Zoning Administrator if the building so erected is suitable for residence purposes, and compliance in all respects with the Ordinance has been made.

SECTION 15. UNSAFE BUILDINGS

15.01. Orders to Vacate. Whenever the Zoning Administrator shall find that any building or structure or any part thereof is dangerous to life, health, or adjoining property by reason of defective construction, overloaded floors, decay, lack of guards against fire, general dilapidation, unsanitary condition or other cause, the Zoning Administrator shall order the building repaired or razed and may order the building vacated for repairs when the Zoning Administrator deems it necessary to properly preserve life and health of the occupants. Upon receiving such order, the owner or tenants of said building or structure shall thereupon immediately cause the same to be made safe, sanitary or removed as ordered. Any person who fails or refuses to comply with such order shall be deemed guilty of violation of this Ordinance.

- 15.02. Zoning Administrator May Enter Premises. When public safety and public health demand immediate action, the Zoning Administrator may enter upon the premises with such assistance as may be necessary and cause the building or structure to be made safe or to be removed. The expense of said work may be recovered by the Town in an action against the owner or tenant.
- 15.03. Other Ordinances and Laws. This Section shall not be construed to limit the option of the Zoning Administrator or Town Board to proceed under the provisions of the Ordinances or State or County laws, alternately, concurrently or in addition to the provisions hereof.

SECTION 16. UTILITY SETBACKS

- 16.01. Any utility poles, cables, lines, pipes or other equipment lying within forty-one and one quarter (41 ¼) feet of the center of any highway, whether above ground or under ground, shall be located at the expense of the utility owning the same. In the event that any such poles, cables, lines, pipes or other equipment lying within forty-one and one quarter (41 ¼) feet of the center of any such highway require relocation because of the improving, repairing or widening of such highway, the cost of such relocation shall be borne by the utility owning the same.

SECTION 17. AMENDMENTS

- 17.01. Authority. The regulations imposed and the zoning districts created under authority of this Ordinance may be amended from time-to-time by Ordinance in accordance with Section 60.61, Wisconsin Statutes. An amendment shall be granted or denied by the Town Board only after a public hearing before the Zoning Board and a report of its findings and recommendations has been submitted to the Town Board.
- 17.02. Initiation. A petition for change or amendment may be made by any property owner in the area to be affected by the change or amendment, by any member of the Town Board, by the Zoning Board, or by the Plan Commission.
- 17.03. Petitions. Petitions for any change to the district boundaries or amendments to the regulations shall be filed with the Town Clerk and shall describe the premises to be rezoned (including legal descriptions) or the regulations to be amended, list the reasons justifying the petition, specify the proposed use and list the owner's names and addresses of all properties lying within five hundred (500) feet of the area proposed to be rezoned. The petitioner will provide additional information as may be required by the Zoning Board or Town Board.
- 17.04. Fee. A fee of \$200.00 together with a deposit for costs as determined by the Town Clerk shall be paid to the Town Clerk by the petitioner to defray the cost of administration, investigation, advertising and processing of the petition.

- 17.05. Processing. A petition for amendment filed with the Town Clerk shall be forwarded from the Town Clerk to the Zoning Board with a request to hold a public hearing in accordance with Section 60.61, Wisconsin Statutes.
- 17.06. Consistency with Comprehensive Plan. The Zoning Board shall review all proposed changes or amendments to the Zoning Ordinance text or Official Zoning Map for consistency with the Town of Cameron Comprehensive Plan. When the proposed change or amendment is not consistent with the Comprehensive Plan, the Zoning Board will refer the proposal to the Town Plan Commission for review and recommendation. If the Plan Commission finds the zoning amendment to be inconsistent with the Comprehensive Plan, the Plan Commission may determine whether the Plan should be amended to provide consistency and, if it is so determined, the Plan Commission shall proceed with amending the Comprehensive Plan. The Zoning Board shall not recommend approval of the proposed change or amendment if the proposal is in conflict with the Comprehensive Plan.
- 17.07. Recommendations. The Zoning Board shall review all such proposed changes or amendments and shall recommend that the petition be granted as requested, modified or denied. Recommendation shall be made in written statement to the Town Board.
- 17.08. Public Hearings. Notice of any public hearing which the Zoning Board is required to hold under the terms of this Ordinance shall specify the date, time and place of hearings and the matters to come before the Zoning Board at such hearing and notice shall be given in each of the following ways:
1. By publication of a Class 2 notice in the official newspaper of the Town as required by Chapter 985, Wis. Stats.
 2. By certified mail to the parties having a legal interest in any of the matters to come before the Zoning Board at such hearing.
- 17.09. Town Board Action. The Town Board, after public hearing and receiving the recommendation of the Zoning Board, may grant or deny any proposed amendment in accordance with the terms and conditions of this Ordinance, applicable statutes of the State of Wisconsin, and other applicable Town and County Ordinances.
- 17.10. Effective Date of Amendment and the Ordinance. Any alteration, change or amendment of this Ordinance shall become effective immediately upon action by the Cameron Town Board and approval of the Wood County Board of Supervisors.

SECTION 18. PENALTIES

- 18.01. Failure to Comply. Any person, firm, or corporation that fails to comply with the provisions of this Ordinance shall be deemed in violation thereof, and upon conviction thereof, shall forfeit not less than fifty dollars (\$50.00) nor more than two hundred dollars (\$200.00) for each violation plus the cost of prosecution for each violation. Each day a violation exists or continues from the date notice of said violation was given shall

constitute a separate offence. The Town Board, on recommendation of the Zoning Administrator, may also authorize action to enjoin any violation of the Ordinance.

18.02. Double Fee Provision. A double fee shall be charged by the Zoning Administrator for any act requiring issuance of a permit should the act commence prior to issuance of the permit.

SECTION 19. VALIDITY

19.01. Should any section, clause or provision of this Ordinance be declared by the courts 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.

SECTION 20. EFFECTIVE DATE

This Ordinance shall be deemed to be in force from and after its passage, approval, publication and recording, according to law.

Recommended By:

Town of Cameron Zoning Board this _____ day of _____, 2007.

Chairman, Zoning Board

Secretary, Zoning Board

Passed and Approved by the Town Board
This _____ day of _____, 2007.

Filed this _____ day of _____, 2007.

Town Chairman

Town Clerk

Supervisor

Supervisor