

TOWN OF WAYNE, WASHINGTON COUNTY, WISCONSIN

ADOPTION OF ORDINANCE BOOK CHANGES

ORDINANCE NO. 2025-05

The Town of Wayne, Washington County, Wisconsin, do ordain, as follows:

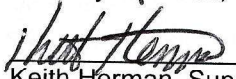
1. Section 2.03
 - a. Change zoning permit to building permit
 - b. The building permit is from the Building Inspector
 - c. Modify definition of Zoning Administrator in Section 15. The building inspector no longer does zoning administration. We have a separate officer for zoning administration.
 - d. Updates - Section 2-page 1, Section 4-page 1, Section 15-page 17
2. Section 2.04 A. 1.
 - a. Added residential fence and pool to list requiring building permit.
 - b. Updates - Section 2-page 2
3. Section 2.04 E. 3. And 2.16
 - a. Change penalty costs to not less than \$25 nor more than \$1000 for each day of non-compliance.
 - b. Updates - Section 2-page 9
4. Section 3.04 A. 13 and C. 24
 - a. Remove religious institutions under principal use. Add "provided the lot area is not less than two (2) acres and all principle structures and uses are not less than 50 feet from any lot line" to religious institutions under conditional use.
 - b. Add definition of religious institution
 - c. Updates - Section 3-page 4, 5, Section 15-page 12
5. Zoning districts R1, R2, R3
 - a. Remove religious institutions and public, parochial, and private schools from R1, R2, R3, R4.
 - b. Updates - Section 3-page 6, 7, 8, 9, 10, 11
6. Zoning R2 & R3
 - a. Modify R1, R2, R3, R4 to read "Accessory structure listed in 7.03A and per 4.06B"
 - b. Updates - Section 3-page 6, 9, 10, 11
7. Section 4.02 Application
 - a. Changes will be made by the clerk and published on the website.
8. Section 4.05 I
 - a. Add a minimum of 50 feet setback from property line.
 - b. Updates - Section 4-page 5
9. Section 4.06 N
 - a. Change to clearly define a common wall and a garage is not part of the living quarters. "There must be a common wall and only one common communicating door between a primary residence living quarters and the in-law suite."
 - b. Updates - Section 4-page 10
10. Section 5.06
 - a. Add only 1 driveway per parcel. Allow a residential driveway and a field entrance on the same parcel by discretion of the zoning administrator.
 - b. Maximum slope of driveway across the right of way. A minimum width of 16 ft. Clearance of landscape along driveway of 14 ft.
 - c. Updates - Section 5-page 6
11. Section 6.10 A.
 - a. It will be the discretion of the Zoning Administrator or Building Inspector.
 - b. Updates - Section 6-page 3
12. Section 7.02 B
 - a. 4 ft was decided.
 - b. Updates - Section 7-page 1
13. Section 7.03 A

- a. Change first accessory structure from 1200 to 1600 square feet
 - b. Change second accessory structure from 150 to 500 square feet
 - c. Updates - Section 3-page 7, Section 4-page 5, Section 7-page 1
14. Section 7
- a. Greenhouses
 - i. Add a greenhouse and require a building permit.
 - ii. Updates - Section 7-page 3
 - b. Shipping containers
 - i. Shipping containers will not be allowed in R1-4 zoned parcels. All other parcels can have one container and it must aesthetically match the property. A building permit is required to put up a storage container. If more than one container is needed, a CUP is required.
 - ii. Updates - Section 7-page 3
 - c. Wedding Barns- definition or add in section 4.09
 - i. Add definition and do not add to section 4.09
 - ii. Update - Section 15-page 7
15. Appendix A
- a. 3.04 D - Max Density for traditional should be 1 unit/10 acres, Min lot area for traditional should be 1.5 acres
 - b. 3.05 D - Max Density for traditional should be 1 unit/10 acres, Min lot area for traditional should be 1.5 acres
 - c. 3.08 D - Max Density for traditional should be 1 unit/2 acres.
 - d. Appendix A is correct.
16. Dog limits - Change so parcels read accessory use is 3 dogs, Conditional use for more than 3. Take off the minimum acreage verbage. This does not apply to R-2, R-3.
17. Highway zoned parcels - Add verbiage - "Any change to the business, i.e. closing, change of ownership, change of business, the Town must be notified so the new business is in compliance with codes and ordinances."
18. Section 4.10 A, B, C - add "Residential"
19. Section 4.10 D - Add Commercial Wind ordinance
20. Section 4.10 E - Add Commercial Solar ordinance
21. Section 16.02 - Change dates when ordinance book is approved
22. Section 2.04 E - Add Zoning administrator
23. Section 2.04 E.6 - Add "If the fee is not paid by October 1 of the current year, the fee will be applied to the parcel's taxes."

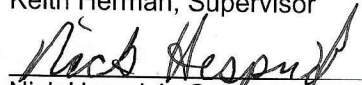
Adopted by the Town of Wayne on this 17th day of September 2025




Anthony Balistreri, Chairman



Keith Herman, Supervisor



Nick Hesprich, Supervisor

Attest:


Carol Gonwa, Clerk