

CITY OF LAKE MILLS

ORDINANCE 1266

AMENDING CHAPTER 660 ZONING REGULATIONS; ARTICLE II GENERAL REGULATIONS; §660-14 FENCES.

THE CITY COUNCIL OF THE CITY OF LAKE MILLS, JEFFERSON COUNTY, WISCONSIN, DOES ORDAIN AS FOLLOWS:

Section 1. §660-14 Fences.

§660-14 Fences.

...

D. Standards.

(1). Materials.

(a). Residential districts. Acceptable materials for constructing fencing, and decorative posts include wood, stone, brick, vinyl, wrought iron, chain link, and wire mesh, except that wire-mesh fencing is not permitted within required front yard or street yard areas or around swimming pools. Alternative fence material of similar quality, other than those listed, shall require review and approval by the Zoning Enforcement Officer. Any Fence within a street yard, including along property lines that intersect a right-of-way, shall be a maximum of 50% opaque.

(b). Nonresidential districts. Acceptable materials for constructing fencing, and decorative posts include wood, stone, brick, vinyl, wrought iron, chain link, and wire mesh. Barbed-wire fencing is permitted to create a security fence, at heights equal to or greater than 10 feet. Alternative fence material of similar quality, other than those listed, shall require review and approval by the Zoning Enforcement Officer. Any fence within a street yard, including along property lines that intersect a right-of-way, shall be a maximum of 50% opaque.

(c-d) ...

(2). Location and Maximum Height. ~~On all properties, no fence or decorative post shall be located closer than one foot to the right of way line. Fences may be located on any property line abutting a side or rear yard, unless the lot is developed as a twin home, in which case no fence may be built on the interior common lot line lying within the front setback area.~~

(a). Fences are permitted either within or on the property line, except front and street yards require a minimum one-foot setback. On all properties, no fence or decorative post shall be located closer than one foot to the right-of-way line.

(b). Fences and walls six feet high or less, located in the side yard or rear yard are permitted. Fences eight feet or less located in the side yard or rear yard are permitted when adjacent to a non-residential use. Fences and walls four feet high or less are permitted in front and street yards.

[1]. To accommodate changes in grade, slopes, and/or lawn maintenance, up to four inches of ground clearance shall be allowed which will not contribute to the measurement of maximum fence height.

(c). Fences located in the front or street yard are allowed a maximum of 50% opacity.

(d). Fences exceeding four feet in height in the street yard may be approved and permitted by the Zoning Enforcement Officer. The Zoning Enforcement Officer shall consider the following when reviewing a height exception request:

[1]. The increase in height shall not have an adverse effect on the safety of motorists, pedestrians, cyclists, or the public in general.

[2]. Any interference in vision site lines of neighboring properties and the public resulting from the increase in height shall not create a hazardous condition.

[3]. The fence shall not exceed 6 feet in height.

[4]. There shall be a minimum setback of 10 feet from the property line.

[5]. The applicant shall submit a landscaping plan which provides for adequate vegetative screening of the fence.

(f). All driveway openings abutting a public right-of-way shall have a fifteen-foot free fence vision triangle setback from both sides of the driveway.

(g). The finished side of the fence shall face outward from the property line.

(h). Fences shall be constructed in a workmanlike manner and consist of uniform material included in the allowable materials list subject to the approval of the Zoning Enforcement Officer.

(i). Fences shall be kept in good repair and be properly maintained, including, but not limited to, adequacy and condition of paint, stain, or other finishing products.

~~(3). Maximum height. The maximum height of any fence or decorative post shall be the following:~~

~~(a). Four feet when located within a required front yard or required street yard on any property;~~

~~(b). Six feet when located on any residentially zoned property, but not within a required front yard or a required street yard; and~~

~~(c). Six feet when located on any nonresidential property, but not within a required front yard or a required street yard, except that security fences may exceed this height.~~

~~(d). the maximum heights listed for Subsection D(3)(a) through (c), above, may be exceeded with the approval of a conditional use permit per § 660-195. The following conditions (at a minimum) shall be established for such requests:~~

~~(1). The increase in height shall in no way further obstruct vision for intersecting streets, driveways, sidewalks or other traffic areas;~~

~~(2). The fence shall be screened on its external side with adequate plants to maintain an attractive appearance to said side;~~

~~(3). The fence shall be set back from the property line beyond the requirement of Subsection D(2), above, such distance as appropriate to contain adequate landscaping per Subsection D(2) above and to maintain an attractive relationship to fence's external side.~~

~~(4)~~(3) Orientation. Any and all fences or decorative posts shall be erected so as to locate visible supports and other structural components toward the subject property. The finished side of the fence shall face outward from the property line.

~~(5)~~(4) Maintenance. All fences or decorative posts shall be maintained in a structurally sound and attractive manner. Fences shall be kept in good repair and be properly maintained, including, but not limited to, adequacy and condition of paint, stain, or other finishing products.

~~(6)~~(5) Swimming pools. Fencing of swimming pools shall be as set forth in §660-64(I).

Section 2. Ordinance language to be repealed is stricken. Ordinance language to be added is underlined. When revising, compiling, or printing this ordinance for inclusion in the City Code, the material that has been stricken and the underlining need not be included.

Section 3. All ordinances or parts of ordinances inconsistent with or contravening the provisions of this ordinance are hereby repealed.

Section 4. Adoption of this ordinance amendment has been recommended by the Plan Commission and sponsored by City Councilmember Liesa Kerler.

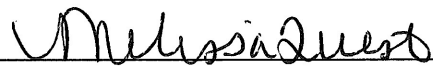
Section 5. This ordinance shall be in full force and effect from and after its passage and publication as provided by law.

Dated this 16 day of July, 2024.



Liesa Kerler, Council President

Attest:



Melissa Quest, City Clerk