

ORDINANCE NO. 1964-23
(Zoning Ordinance Amendments)

The City of Reedsburg, Sauk County, Wisconsin, does hereby ordain as follows:

SECTION I: PURPOSE

These amendments would address minimum street frontages and dwelling sizes for various housing developments, existing signs and add a new section for accessory dwelling units.

SECTION II: PROVISIONS AMENDED

The following City of Reedsburg Code Sections are hereby amended by this Ordinance.

§ 690-28.1 Zero lot line

C. (1) Lot width at minimum building setback line: The aggregate widths of both lots that a duplex occupies shall total not less than 80 feet. No single lot width shall be less than 40 feet. Street frontage shall be no less than 22 feet per lot.

§ 690-28.2 Townhouses

C. (2) Minimum lot width and street frontage is 24 feet per unit.

§ 690-28.3 Bungalow courts

C. (1) Maximum height is 20 feet.

C. (2) Minimum first floor area is 576 square feet; maximum first floor area is 1,500 square feet.

§ 690-106 Existing/nonconforming signs.

A. Existing legal non-conforming signs shall comply with § 690-38(B).

B. Any sign that is moved to a new location either on the same or different parcel shall be considered a new sign and must meet the requirements of this article.

SECTION II: PROVISIONS ADDED

The following City of Reedsburg Code Sections are hereby added to this Ordinance.

§ 690-28.4 Accessory Dwelling Units (ADU)

- A. Definition. An ADU is a smaller, independent residential dwelling unit located on the same lot as a detached single-family dwelling.
- B. Approval process. ADUs are conditional on all parcels that contain a single-family dwelling and require site plan approval by the Plan Commission. Variances of ADU standards may be granted by the Plan Commission if the request is not contrary to the public interest and the spirit of this chapter is observed.
- C. Standards. The standards of § 690-18 shall apply. In addition the following standards shall apply and may supersede any that conflict with § 690-18:
 - (1) The principal dwelling must be a single-family dwelling and owner-occupied.
 - (2) No more than one (1) ADU may be located on a lot.
 - (3) The number of occupants of the ADU shall not exceed one (1) family.
 - (4) The ADU shall not be sold separately from the principal dwelling.
 - (5) The ADU height and lot line setbacks shall correspond with the underlying zoning district.
 - (6) The size of an ADU shall be 576-1200 square feet total.
 - (7) An ADU shall contain no more than two (2) bedrooms.
 - (8) An ADU entryway shall be connected to a street frontage by a paved walkway or driveway.
 - (9) An accessory dwelling unit shall comply with all UDC building codes in effect at the time of application. Conversion of existing structures may require verification from a licensed designer.
 - (10) The ADU shall not be used independently as a tourist rooming house (Chapter 556) from the principal dwelling.
 - (11) Park impact fee shall apply; sanitary sewer impact fee shall apply if there is an additional sewer connection. Additional utility impact fees may be required.

SECTION IV: VALIDITY

Should any section, clause or provision of the 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 V: CONFLICTING PROVISIONS REPEALED

All ordinances in conflict with any provisions of this ordinance are hereby repealed.

SECTION VI: EFFECTIVE DATE

This ordinance shall be in force from and after its introduction and publication as provided by statute.

SECTION VII: PART OF CODE

This Ordinance becomes part of the City of Reedsburg Code, Chapter 690.

Dated this 23rd day of October 2023.

David G. Estes, Mayor

Jacob Crosetto, Clerk/Treasurer

1st Reading at Council:	September 25, 2023
Public Hearing Noticed:	October 5 & 12, 2023
2nd Reading at Council/Public Hearing:	October 23, 2023
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