



SUMMARY OF SUBSTANTIVE CHANGES

1. Land Use Matrix listing all Permitted and Conditional Uses by zoning district – pages 6-10
2. Maximum height of accessory structures in I-1 and I-2 Districts increased from 15 to 50 feet – pages 22 and 23
3. FSC Fulton Street Corridor Overlay District, establishing mixed-use zoning district – pages 30-34
4. TZ Transitional Zoning District, established as placeholder district for lands newly annexed to City – page 34
5. Temporary Structures and Uses expanded to include residential districts – pages 35-36
6. Fence regulations updated and expanded – pages 39-41
7. Regulation of mobile [cellular] towers updated compliant with Chapter 66.0404, Wis. Stats. – pages 42-45
8. Regulation of breweries, microbreweries, distilleries, craft distilleries, wineries, and boutique wineries clarified – page 45-46
9. Alternative Energy Systems added as allowable uses – page 46-55
 - a. Small Wind Energy Systems, pages 46-53
 - b. Solar Energy Systems, pages 53-54
 - c. Geothermal Systems, pages 54-55
 - d. Electric Vehicle Infrastructure, pages 55-56
10. Accessory Dwelling Units added as Conditional Use in A-1, R-1, R-2, and R-3 Districts – page 56
11. Amateur Radio regulations added, consistent with federal law – pages 57-58
12. Live/Rent and Live/Work uses consolidated – page 58
13. Business Incubator created as a Conditional Use in business and industrial districts – page 59
14. Site Plan Review updated and expanded – pages 59-63
15. Landscaping standards updated and expanded – pages 63-66
16. Nonconformity regulations updated consistent with state law – pages 70-71
17. Sign regulations updated consistent with federal law – pages 71-80
 - a. Changes to comply with 'content-neutral' requirements of First Amendment
 - b. Expanded list of signs not requiring a permit
 - c. Increased maximum size for wall signs and murals
 - d. Addition of regulations for awning/canopy, ingress/egress, portable, window, and multi-tenant signs
18. Clarification of roles for Zoning Administrator, Code Enforcement Officer, Plan Commission, and Board of Appeals – pages 85-89