

Sec. 22-7. -Definitions.

Accessory Dwelling Unit (ADU) means an additional dwelling unit that is attached, detached, or converted (garage conversion) for the purpose of providing an independent living facility for one or more people located on the same lot or parcel as the principal dwelling.

Attached Accessory Dwelling Unit (AADU) means an addition to the primary residential structure, such as a basement apartment, loft area above attached garage, attic studio, etc. **Is there a minimum living space requirement for attached ADUs?**

Detached Accessory Dwelling Unit (DADU) means a stand-alone structure, such as a backyard cottage or carriage house. **Allow for construction of new ADUs? Is there a minimum living space requirement for detached ADUs? Maximum? Height max? For residential zones, limit to 18' in height like typical detached structure? Allow for higher in AG zones?**

Garage Conversion Accessory Dwelling Unit (GCADU) means a secondary dwelling unit created by converting a detached private garage into an independent living space.

Sec. 22-8.

(1) Intent:

- a. The intention behind permitting Accessory dwelling Units (ADUs) is to provide homeowners with companionship, security, essential services, additional income, and other advantages; to introduce housing options that cater to individuals across diverse life stages within communities; and to uphold neighborhood stability, property values and aesthetic coherence by mandating that ADUs be constructed in accordance with the stipulations outlined in this section.

(2) Standards & Criteria:

- a. For purposes of this section, the footprint includes attached garages and covered porches or covered decks.

All Accessory Dwelling Units shall be permitted for conditional use and shall conform to the following standards and criteria:

- (1) Approval of a conditional use permit is required prior to ADU construction.

Commented [CC1]: Setbacks?

Commented [CC2R1]: Minimum living space requirements for attached ADUs?

Commented [CC3]: Minimum/maximum size requirements for proposed detached ADUs?
City of Oconomowoc requires max gross floor area to be no more than the footprint of the primary structure or 1000 sq ft, whichever is less
City of Oconomowoc requires minimum of 400 sq ft

Commented [CC4R3]: Maximum height requirements for proposed detached ADUs?
City of Oconomowoc allows for max height of 25'

Commented [SE5R3]: For residential zones, limit to 18' in height like typical detached structure? Allow for higher in Ag zones??

Commented [CC6]: Allow for construction of new structures for ADUs or just utilization of existing structures on property?
I think we should allow for new construction as these are being used for family/relatives and not all of these homes have structures that would be suited for the needs of individual who will be living there.

- (2) Lots for a proposed accessory dwelling unit must meet all minimum lot dimensions in the applicable zoning district and accessory dwelling units must meet all required setbacks.
- (3) ADUs may be constructed concurrently with or after a principal single-family dwelling. The design and placement of the ADU should not hinder the construction of the primary single-family dwelling in accordance with established regulations.
- (4) Permitted in floodplain if all provisions of the floodplain zoning and private sewage system provisions are complied with. Shoreland zoning must adhere to Sec. 22-450.
- (5) The maximum number of ADUs permitted is one ADU per single lot or parcel. Located on the same lot or parcel as the principal dwelling.
- (6) When a structure is converted to a single-family residence occupancy, the entirety of the Wisconsin Uniform Dwelling Code shall be applicable to the building. Any portion of the structure that currently fails to meet the minimum standards set forth by the Wisconsin Uniform Dwelling Code must be brought into compliance. Documentation shall be provided to the Department that the ADU meets the UDC and Health Department requirements.
- (7) The ADU shall obtain a separate fire number.
- (8) The separation between the primary residential dwelling and the ADU shall not exceed 500 linear feet. **Do we expect this for all zoning areas?**
- (9) A lot or parcel containing an accessory dwelling unit shall be primarily occupied by the property owner the majority of the calendar year. The owner is required to reside within the primary residential structure.
- (10) Attached ADUs must possess a separate entrance and are prohibited from sharing the main entrance of the primary residential structure.
- (11) The number of occupants in a single ADU is limited to a maximum of four individuals aged.
- (12) The independent sale of the ADU shall not be permitted.
- (13) The number of bedrooms within each ADU is limited to a maximum of two. **If we do not want to limit bedrooms, should we limit the septic or other factors?**
- (14) Reference Sec. 22-24. Bathrooms located in accessory structures.
- (15) Adequate, functioning, approved method of sewage disposal shall be established for all residences. The sewage disposal system(s) must be sized appropriately to accommodate the maximum capacity of the residences. Holding tanks will not be permitted.
- Sizing affidavits shall not be allowed for ADUs
 - Documentation or approval shall be obtained from the sanitary district allowing additional bedrooms or structure.

Commented [CC7]: Is this the correct section to reference? Sec. 22-450. - Conditional uses

Commented [CC8]: Is this for every zoning area?

Commented [CC9]: Do we need to mention something about otherwise being limited by the septic system/other factors

Commented [SE10]: No holding tanks

- (16) The construction of an ADU shall not be permitted on a lot or parcel containing a duplex or other multiple dwelling unit structures, as well as no duplex shall be allowed on a property with an existing ADU.
- (17) Such items as, but not limited to, boats, truck bodies, manufactured homes, buses, railroad cars, shipping containers, mobile homes, recreational vehicles, trailers, any other wheeled or transportable structures, and trailers shall not be used as accessory structures, except that manufactured homes shall be allowed as secondary dwelling units in the zoning districts where manufactured homes are allowed.
- (18) The use of an existing detached structure to be converted into an ADU must adhere to the required setbacks of a principal structure in the respective zoning district.
- (19) Do we want to generalize the setbacks by using similar verbiage to this: "The setbacks and minimum yards for such dwelling unit shall be the required setbacks and minimum yards for principal structures."?

Commented [CC11]: Do we need to say something similar for duplex construction if ADUs are already on the lot/parcel?

Commented [SE12]: Expand on this to include some of the following verbiage: Items prohibited as accessory structures. Such items as, but not limited to, boats, truck bodies, manufactured homes, buses, railroad cars, shipping containers, and trailers shall not be used as accessory structures, except that manufactured homes shall be allowed as secondary dwelling units in the zoning districts where manufactured homes are allowed.

Specific Regulations by Zoning District

R-1, R-2, C

Attached, Detached, Garage Conversion

- (1) Minimum lot size: as determined by applicable zoning regulations. Do we want to allow ADUs on substandard lots (Dane Co. doesn't allow them on substandard lots)?
- (2) Maximum ADU size: Cannot be greater than the square footage of the principal dwelling and cannot exceed 1,000 square feet in area.
- (3) Maximum height: 18 feet.

Commented [SE13]: Dane Co. doesn't allow for ADUs on substandard lots. Thoughts?

Commented [CC14]: Pierce has 1500 and mention it shall not exceed this number and the area has to be less than the principal structure

Commented [CC15R14]: We could also do a percentage of the principal structures square footage. Pierce does 60% max for ADUs in more residential areas

A-1, A-3, A-T

Attached, Detached, Garage Conversion

- (1) Minimum lot size: 1-acre.
- (2) Maximum ADU size: Cannot be greater than the square footage of the principal dwelling and cannot exceed 1,500 square feet in area.
- (3) Maximum height: as determined by applicable zoning regulations.

Commented [CC16]: Pierce has 1500 and mention it shall not exceed this number and the area has to be less than the principal structure

Commented [CC17R16]: We could also do a percentage of the principal structures square footage. Pierce does 60% max for ADUs in more residential areas

Commented [CC18]: Do we still want this as the max?

Business or Commercial Zones

Attached, Detached, and Garage Conversion ADUs may be permitted with a conditional use permit

Industrial, Waterfront

Attached, Detached, and Garage Conversion ADUs are not permittable.

<i>Use</i>	<i>Minimum Parking Required</i>
Single-family dwellings, mobile homes, and ADUs.	2 stalls for each dwelling unit

Commented [CC19]: Will we need to add ADUs in here?
Sec. 22-642

Follow Up:

- Short-term rental limitations

Salvage Yard On-Site Inspection Report

Submitted By: ZoningMappers

Submitted Time: June 16, 2025 11:00 AM

Date and Time:

June 16, 2025 10:42 AM

Salvage Yard Name:

Auto Truck & Salvage & Parts

Salvage Yard Address:

W1459 US Highway 18



Owner/Operator:

Mark Nuchell

Telephone Number:

Comments:

Excess vehicles outside of screening.

Adequate Screening (Lockable Gate):

No

Inspected by:

Trevor Quandt

Pictures:





Salvage Yard On-Site Inspection Report

Submitted By: ZoningMappers

Submitted Time: June 19, 2025 3:19 PM

Date and Time:

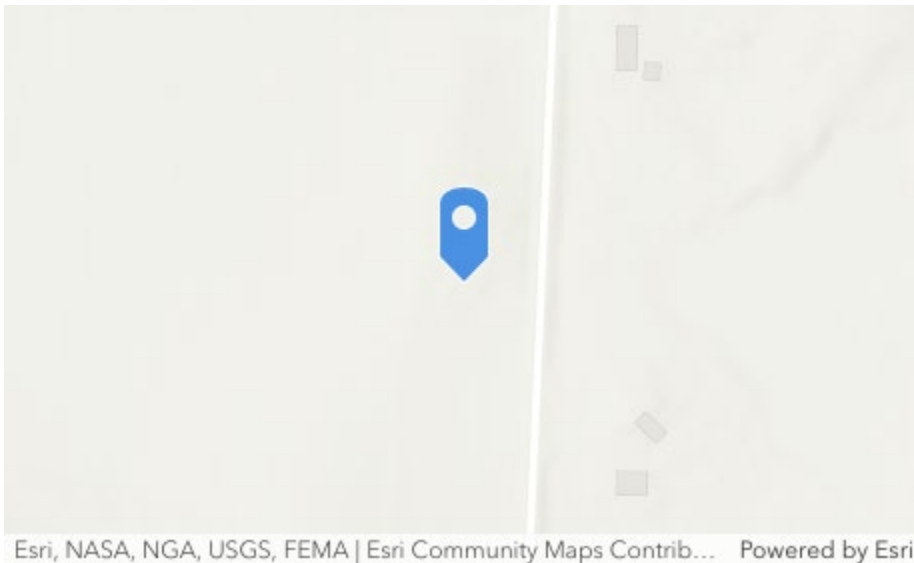
June 16, 2025 10:26 AM

Salvage Yard Name:

CE-J's Part's & Repairs

Salvage Yard Address:

N5069 N Helenville Rd, Helenville, WI, 53137, USA



Owner/Operator:

James E. Banek

Telephone Number:

Comments:

Gate (chain with lock). No screening present. Limited visibility due to tree line.

Adequate Screening (Lockable Gate):

No

Inspected by:

Trevor Quandt

Pictures:







Salvage Yard On-Site Inspection Report

Submitted By: ZoningMappers

Submitted Time: June 10, 2025 11:07 AM

Date and Time:

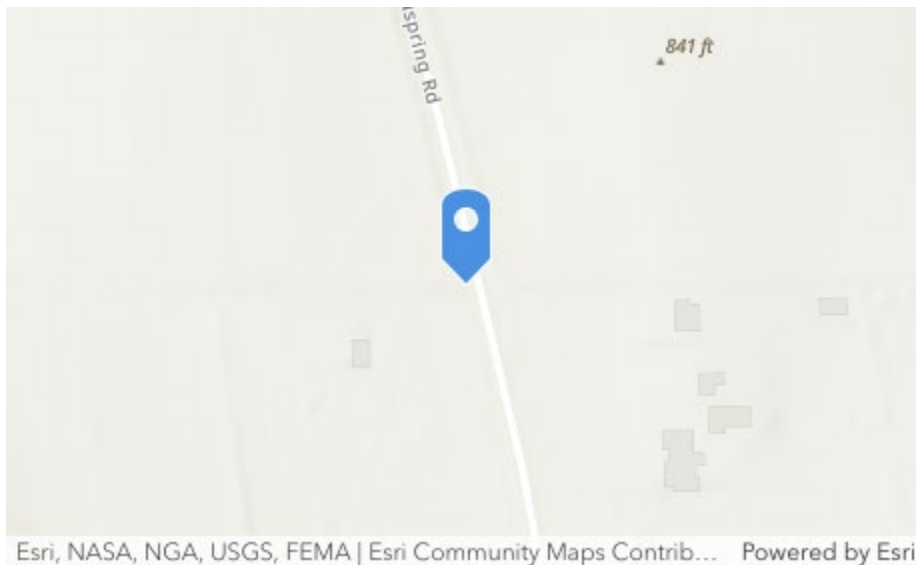
June 10, 2025 11:00 AM

Salvage Yard Name:

Cold Spring Airport

Salvage Yard Address:

N463 Coldspring Rd, Whitewater, WI, 53190, USA



Owner/Operator:

Marcus Tincher

Telephone Number:

Comments:

No gate. Also, no salvaging appears to be occurring.

Adequate Screening (Lockable Gate):

No

Inspected by:

Trevor Quandt

Pictures:





Salvage Yard On-Site Inspection Report

Submitted By: ZoningMappers

Submitted Time: June 16, 2025 11:00 AM

Date and Time:

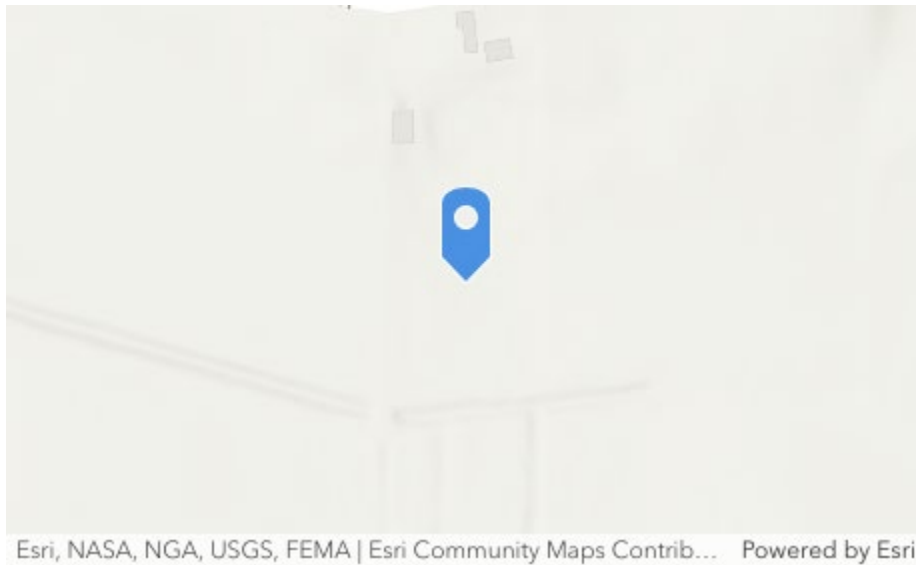
June 16, 2025 10:55 AM

Salvage Yard Name:

Concord Wisconsin Properties

Salvage Yard Address:

W607 Concord Center Dr, Sullivan, WI, 53178, USA



Owner/Operator:

Richard Rienders

Telephone Number:

Comments:

Semi trailer may not allow gate to close properly for yard.

Adequate Screening (Lockable Gate):

Yes

Inspected by:

Trevor Quandt

Pictures:



Salvage Yard On-Site Inspection Report

Submitted By: ZoningMappers

Submitted Time: June 20, 2025 8:04 AM

Date and Time:

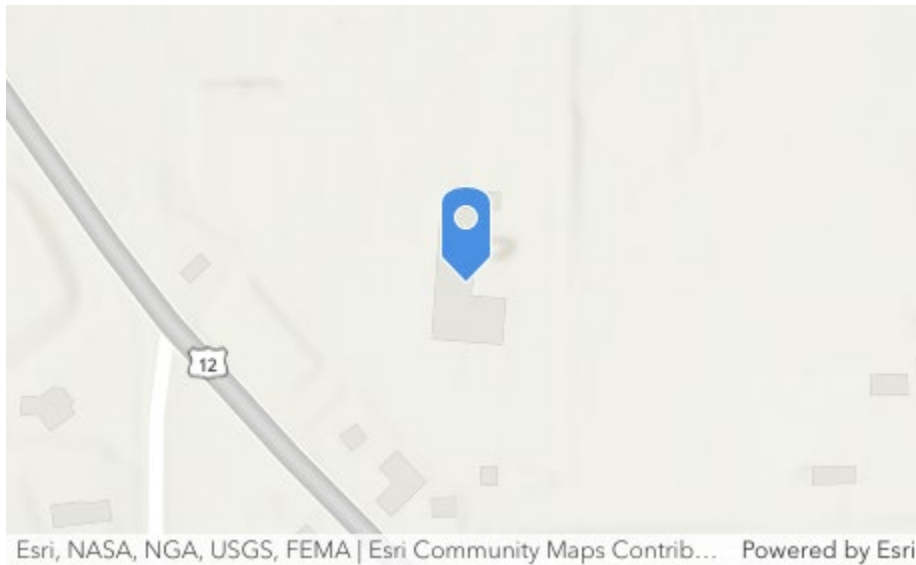
June 10, 2025 11:24 AM

Salvage Yard Name:

Dependable Auto Parts

Salvage Yard Address:

N1814 US Highway 12, Fort Atkinson, WI, 53538, USA



Owner/Operator:

Jeffery Locken

Telephone Number:

Comments:

Appears to be following ordinance. No storage outside of screen. Gate locks.

Adequate Screening (Lockable Gate):

Yes

Inspected by:

Trevor Quandt

Pictures:







Salvage Yard On-Site Inspection Report

Submitted By: ZoningMappers

Submitted Time: June 10, 2025 11:22 AM

Date and Time:

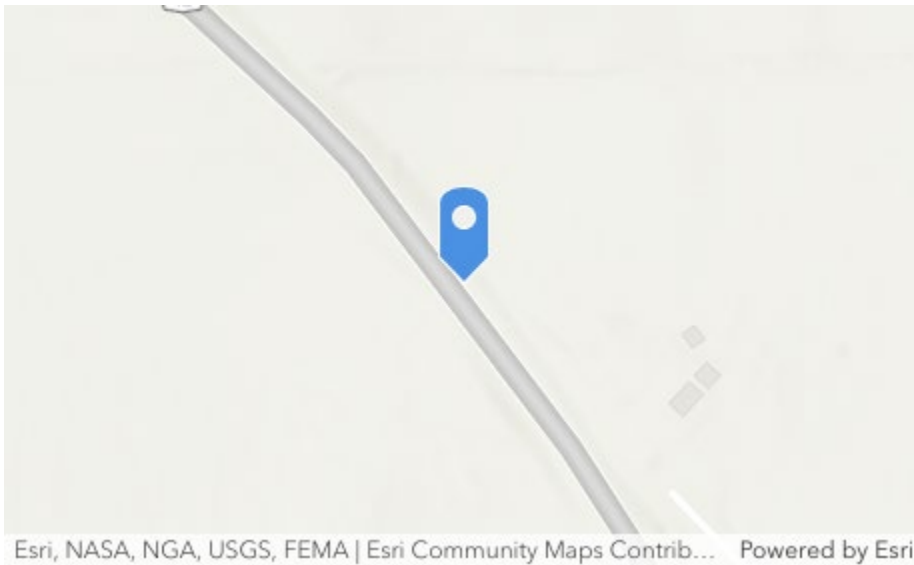
June 10, 2025 11:15 AM

Salvage Yard Name:

Don Prisk Auto Salvage

Salvage Yard Address:

N260 US Highway 12, Whitewater, WI, 53190, USA



Owner/Operator:

Don Prisk

Telephone Number:

Comments:

No Gate

Adequate Screening (Lockable Gate):

No

Inspected by:

Trevor Quandt

Pictures:





Salvage Yard On-Site Inspection Report

Submitted By: ZoningMappers

Submitted Time: June 12, 2025 3:12 PM

Date and Time:

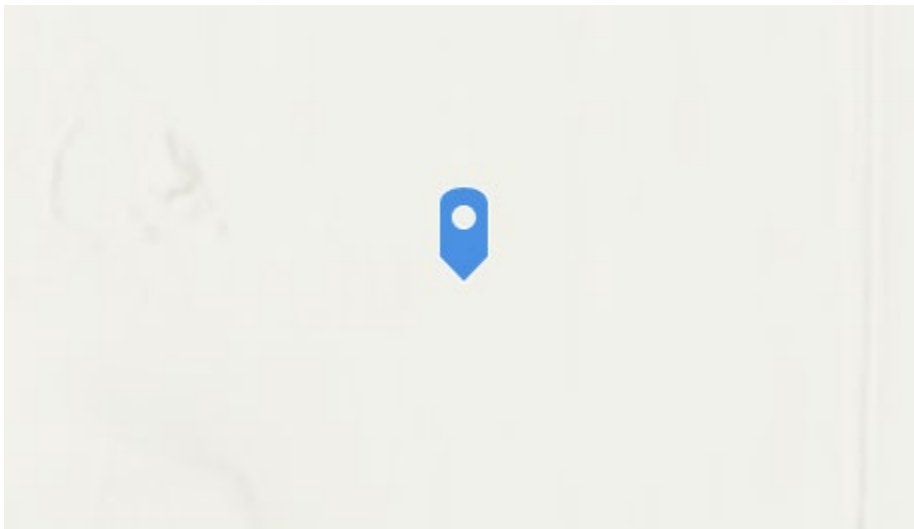
June 12, 2025 2:29 PM

Salvage Yard Name:

Firkus Auto

Salvage Yard Address:

W6772 Schmidt Rd, Johnson Creek, WI, 53038, USA



Esri, NASA, NGA, USGS, FEMA | Esri Community Maps Contrib... Powered by Esri

Owner/Operator:

Francis Firkus

Telephone Number:

Comments:

No front salvage yard storage. Doors closed on storage units.

Adequate Screening (Lockable Gate):

Yes

Inspected by:

Trevor Quandt

Pictures:





Salvage Yard On-Site Inspection Report

Submitted By: ZoningMappers

Submitted Time: June 12, 2025 3:16 PM

Date and Time:

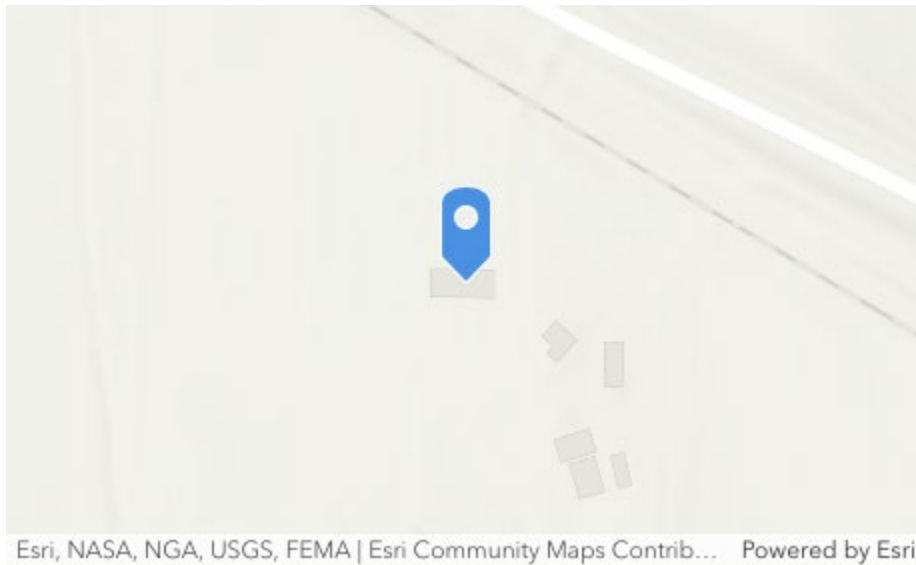
June 12, 2025 3:06 PM

Salvage Yard Name:

HWY 16 Auto

Salvage Yard Address:

W1951 State Road 16, Ixonia, WI, 53036, USA



Owner/Operator:

Arthur Krueger

Telephone Number:

Comments:

No salvaging at this time. Screen present, no lock. Gate closed.

Adequate Screening (Lockable Gate):

Yes

Inspected by:

Trevor Quandt

Pictures:







Salvage Yard On-Site Inspection Report

Submitted By: ZoningMappers

Submitted Time: June 16, 2025 11:16 AM

Date and Time:

June 16, 2025 11:09 AM

Salvage Yard Name:

Jack's Auto Ranch

Salvage Yard Address:

N6830 N Island View Rd, Watertown, WI, 53094, USA



Owner/Operator:

Chris Bender

Telephone Number:

Comments:

Surplus of items outside of screening.

Adequate Screening (Lockable Gate):

No

Inspected by:

Trevor Quandt

Pictures:







Salvage Yard On-Site Inspection Report

Submitted By: ZoningMappers

Submitted Time: June 12, 2025 2:36 PM

Date and Time:

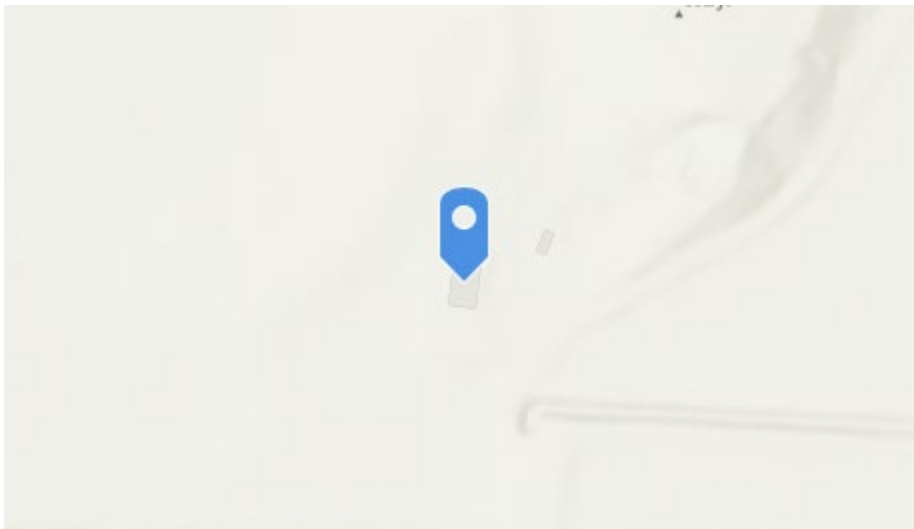
June 12, 2025 1:46 PM

Salvage Yard Name:

Marty's Salvage Yard

Salvage Yard Address:

W8501 Blue Joint Rd, Waterloo, WI, 53594, USA



Esri, NASA, NGA, USGS, FEMA | Esri Community Maps Contrib... Powered by Esri

Owner/Operator:

Frank Marty

Telephone Number:

Comments:

No gate or screening. Limited salvage occurring. 2 tractors, various scrap.

Adequate Screening (Lockable Gate):

No

Inspected by:

Trevor Quandt

Pictures:





Salvage Yard On-Site Inspection Report

Submitted By: ZoningMappers

Submitted Time: June 10, 2025 10:45 AM

Date and Time:

June 10, 2025 10:40 AM

Salvage Yard Name:

Pal Steel

Salvage Yard Address:

W1266 State Road 106, Palmyra, WI, 53156, USA



Owner/Operator:

David Anich

Telephone Number:

Comments:

No outside fence storage.

Adequate Screening (Lockable Gate):

Yes

Inspected by:

Trevor Quandt

Pictures:



