Chapter 12- Definitions

12.1 WORD CONSTRUCTION

12.1.1 Lists and Examples
Unless otherwise specifically indicated, lists of items or examples that use terms such as “for example,” “including,” and “such as,” or similar language are intended to provide examples; not to be exhaustive lists of all possibilities.

12.1.2 Technical and Nontechnical Terms
Words and phrases not otherwise defined in this Code shall be construed according to the common and approved usage of the language, but technical words and phrases not otherwise defined in this Code that may have acquired a peculiar and appropriate meaning in law shall be construed and understood according to such meaning.

12.1.3 Public Officials and Agencies
All public officials, bodies, and agencies to which references are made are those of Dodge County, unless otherwise indicated.

12.1.4 Mandatory and Discretionary Terms
The words “shall,” “will,” and “must” are always mandatory. The words “may” and “should” are discretionary terms.

12.1.5 Conjunctions
Unless the context clearly suggests the contrary, conjunctions shall be interpreted as follows:

12.1.5.A “and” indicates that all connected items, conditions, provisions or events apply; and

12.1.5.B “or” indicates that one or more of the connected items, conditions, provisions or events apply.

12.1.6 Tenses and Plurals
Words used in the past, present, or future tense include all other tenses, unless the context clearly indicates the contrary. The singular includes the plural, and the plural includes the singular.

12.1.7 Gender
The masculine shall include the feminine.

12.2 TERMS DEFINED

A Zones
Those areas shown on a community's "Official Floodplain Zoning Map" that would be inundated by the "base flood" or "regional flood" as defined herein. These areas may be numbered as A0, A1 to A30, A99, or be unnumbered A Zones. The A Zones may or may not be reflective of flood profiles, depending on the availability of data for a given area.

Accessory Use
Any use that is secondary to the principle use including but not limited to the following: incidental repairs, storage, parking facilities, gardening, servant’s quarters, and itinerant agricultural laborer’s and watchman’s quarters not for rent.

Accessory Structure
A structure including private garages, pole sheds, swimming pools, and other such structures subordinate to the principle structure and located on the same lot and serving a purpose customarily incidental to the principal structure.

Accessory Structure, Attached
See "Structure – Attached"

Accessory Structure - Detached
Any accessory structure that is not attached to the principal structure (See definition of Structure – Attached).

Additions
Any construction that increases the size of a building or structure in terms of the building or structure height, length, width or floor area.

Adult Oriented Establishments
See Section 4.2 - Dodge County, Wisconsin, Overlay District Provisions Regulating Adult Oriented Establishments.

Agricultural Building
A structure designed and constructed to store farm implements or hay, grain, poultry, livestock, fruit, and other agricultural products. Controlled atmosphere and cold storage warehouses are not agricultural buildings. The term "agricultural building" shall not include storage buildings used for any nonagricultural business or industry, the storage of vehicles or personal items other than farm implements, the processing, treating or packaging of agricultural products, or those structures to be used for human habitation. A structure designed for both personal storage and agricultural use shall not be included in the term "agricultural building" and shall not be exempt from the lot coverage provisions of the code.

Agricultural Services
Any business involved in agricultural chemical sales and services, dairy equipment sales, feed mills, grain elevators, fertilizer production and distribution, large animal veterinary services, and hay baling, planting, and harvesting.

Agricultural Trucking Companies
Agricultural Trucking Companies are hauling operations that receive more than 50% of their total gross income in a 12 month period from hauling agricultural products.

Agricultural Use:
Any of the following activities conducted for the purpose of producing an income or livelihood:

1. Crop or forage production.
2. Keeping livestock.
3. Beekeeping.
4. Nursery, sod, or Christmas tree production.
5. Floriculture.
6. Aquaculture.
7. Fur farming.
8. Forest management.
9. Enrolling land in a federal agricultural commodity payment program or a federal or state agricultural land conservation payment program.
10. Any other use that the Department of Agriculture, Trade and Consumer Protection, by rule, identifies as an agricultural use.

Agriculture-related use:
A facility that is primarily devoted to supplying or servicing agricultural equipment, providing agricultural supplies, storing or processing agricultural products, or processing agricultural wastes. In addition, any use that the Department of Agriculture, Trade and Consumer Protection identifies by rule as an agriculture-related use.

Airport
Any area of land or water designed and set aside for the landing and take-off of aircraft, including all necessary facilities for the housing and maintenance of aircraft. This definition includes but is not limited to the Dodge County Airport located in Section 10, 15, and 16, Township 11, North Range 15 East, Dodge County, Wisconsin.

Airport Hazard
Any structure or object of natural growth, or use of land which obstructs the air space required for the flight of aircraft in landing or taking off at an airport or is otherwise hazardous to such landing or taking off.

Alley
A public way affording only secondary access to abutting properties and not intended for general traffic circulation.

Alternative Tower Structure
Man-made structures such as clock towers, water towers, buildings, silos, bell steeples, light poles and similar alternative-design mounting structures that camouflage or conceal the presence of antennas or towers.

Animal Confinement Facility
Any livestock or poultry operation with 500 or more animal units that are used in the production of food, fiber, or other animal products or that will be fed, confined, maintained, or stabled for a total of 45 days or more in any 12-month period.

Animal Unit

Animal Unit has the following meaning that was given in s. NR 243.03 (3) Wisconsin Administrative Code as of April 27, 2004: "Animal Unit" means a unit of measure used to determine the total number of single animal types or combination of animal types, as specified in s. NR 243.11, Wisconsin Administrative Code, which are fed, confined, maintained or stabled in an animal feeding operation. The total number of animal units for a given type of animal shall be calculated by multiplying the number of animals for each animal type by the appropriate equivalency factor from the following table, and summing the products. The number of combined animal units shall be the sum of the number of animal units for each animal type. For animal types not listed in the following table, the equivalency to animal units shall be based on live animal weights. In these cases, 1,000 pounds of live weight is equivalent to one animal unit.

Animal Unit Calculation Table Number Equivalent to 500 Animal Units		
Number Equivalent to 500 Animal Units	Animal Type	Animal Equivalency Factor
	Dairy Cattle:	
350	Milking and Dry Cows	1.4
455	Heifers (800 to 1200 lbs)	1.1
835	Heifers (400 to 800 lbs)	0.6
2500	Calves (under 400 lbs)	0.2
	Beef Cattle:	
500	Steers or Cows (600 lbs to Mkt.)	1.0
1000	Calves (under 600 lbs)	0.5
350	Bulls	1.4
	Swine:	
1250	Pigs (55 lbs to Mkt.)	0.4
5000	Pigs (up to 55 lbs)	0.1
1250	Sows	0.4
1000	Boars	0.5
	Sheep:	
5000	Per Animal	0.1
	Horses:	
250	Per Animal	2.0
	Ducks:	
2500	Per Bird (Wet Lot)	0.2
50000	Per Bird (Dry Lot)	0.01
	Chickens:	
50000	Layers	0.01
100000	Broilers	0.005
50000	Broilers (continuous over flow watering)	0.01
15000	Layers or Broilers (Liquid Manure System)	0.033
	Turkeys:	
27500	Per Bird	0.018
	Combined Animal Units:	
500	Calculated Total	

Antenna
Any exterior apparatus designed for telephonic, radio or television communications through the sending and/or receiving of electromagnetic waves, digital signals, radio frequencies, wireless telecommunications signals, including but not limited to directional antennas, such as panel(s), microwave and satellite dishes and omni-directional antennas, such as whip antennas.

Aquatic Species Raising
Any operation involved in the procreation, and raising of water fowl, minnows, and other lowland animals, fowl, or fish or the raising of aquatic plant species.

Arterial Street
A public street or highway used or intended to be used primarily for fast or heavy through traffic. Arterial streets and highways shall include freeways and expressways as well as arterial streets, highways, and parkways with access control, channelized intersections, and restricted parking.

Base Farm Tract:
All land, whether one parcel or two or more adjacent parcels, that is in the A-1 Prime Agricultural Zoning District, that is located in a Town covered by a certified farmland preservation zoning ordinance as determined under Chapter 91 Wisconsin State Statutes and that is part of a single farm on ***June 28, 2010.*** In addition, any other tract that the Department of Agriculture, Trade and Consumer Protection by rule defines as a base farm tract. For the purposes of this definition, when determining the boundaries of the base farm tract, the term "adjacent parcel" includes those commonly owned parcels that are abutting or touching at more than one point and those commonly owned parcels that are separated by a public road, street, or highway or by a navigable stream or river.

Base Flood
Means the flood having a one percent chance of being equaled or exceeded in any given year, as published by FEMA as part of a FIS and depicted on a FIRM.

Basement
A space having 0.5 or more of its floor-to-ceiling height below the average level of the adjoining ground and with a floor-to-ceiling height of not less than 6.5 feet.

Bed and Breakfast
An owner-occupied or manager-occupied residential structure providing no more than four rooms for temporary lodging for transient guests on a paying basis. A "Bed and Breakfast" may include meal service for guests. For purposes of this definition, a lodger means a person who rents a room in a bed and breakfast for fewer than 30 consecutive days.

Boarding House
A single family residence where more than two, but fewer than six rooms are provided for lodging for definite periods of time. Meals may or may not be provided, but there is one common kitchen facility. No meals are provided to outside guests.

Board of Adjustment
The body established under Chapter 59.97, WISCONSIN STATUTES, for counties and designated "Board of Adjustment."

Boathouse
Any structure designed solely for the purpose of protecting or storing boats for non-commercial purposes. The term boathouse shall not include storage buildings used for the storage of vehicles or personal items other than boats or water related equipment or for those structures to be used for human habitation. A structure designed or used for both boat storage and residential use or for both boat storage and personal storage shall not be included in the term boathouse and shall not be exempt from complying with the water setback provisions of Subsection 5.1.2.F.1.
Building
See **Structure**.

Building Area
Total ground coverage in square feet of all buildings and structures, including garages, carports, and other attached or accessory structures.

Building Coverage
The portion of a site covered by principal and accessory buildings and structures, as measured from the outside of the building or structure at ground level. Expressed as a percentage of total site area.

Building Setback Line
A line parallel to a lot line and at a distance from the lot line to comply with the setback and yard requirements of this Code.

Bulkhead Line
A geographic line along a reach of navigable water that has been adopted by a municipal ordinance and approved by the Department pursuant to s. 30.11, Stats., and which allows limited filling between this bulkhead line and the original ordinary highwater mark, except where such filling is prohibited by the floodway provisions of this ordinance.

Campgrounds
Any parcel, area, or tract of land with a minimum of 10 acres, owned by a person, the state, or a local government, that is designed, maintained, intended, or used for the purpose of providing sites for portable units of not more than 400 square feet in area, for the temporary overnight occupancy, where occupancy is intended for recreation and/or travel purposes and an open air or natural character is retained. Camping units include, but are not limited to, camping trailers, motor homes, buses, vans, pickup trucks, or tents.

Camping Unit
Any portable device or enclosure, no more than 400 square feet in area, used as a temporary shelter, including but not limited to a camping trailer, motor home, bus, van, pick-up truck, tent or other mobile recreational vehicle. Note: The placement on a campsite of a device or enclosure for human habitation that is larger than 400 square feet shall be considered a residential dwelling by the County for purposes of this code.

Center Line
A line connecting the points on highways from which setback distances shall be measured, at any point on the highway.

Certificate of Compliance
A certification by the Land Use Administrator that a structure, use, or development is in compliance with all provisions of this Code. A certification that the construction and the use of land or a building, the elevation of fill or the lowest floor of a structure is in compliance with all of the provisions of this ordinance.

Certified Farmland Preservation Plan:
A farmland preservation plan that is certified as determined under Wis. Stats. 91.12.

Certified Farmland Preservation Zoning Ordinance:
A zoning ordinance that is certified as determined under Wis. Stats. 91.32.

Channel
A natural or artificial watercourse over which the main stream of a water body flows with definite bed and banks to confine and conduct the normal flow of water.

Collector Street
A street used, or intended to be used, to carry traffic from minor streets to the major system of arterial streets including the principal entrance street to residential developments.

Collocation
The location of multiple antennas of more than one commercial wireless communication service provider or governmental entity on a single tower or alternative tower structure.

Committee
The Dodge County Planning and Development Committee or any successor committee duly charged by the Dodge County Board of Supervisors with general planning responsibilities under Wisconsin Statute 59.97.

Community
A town, village, city or group of adjacent towns, villages or cities having common social, economic or physical interests.

Comprehensive Plan
The extensively developed plan, also called a master plan, developed by the Committee and adopted by the County Board, including proposals for future land use, transportation, recreation, and public facilities. Devices for the implementing of these plans, such as zoning, land division, sanitary, highway setback ordinances, and capital improvement programs shall also be considered a part of the comprehensive plan.

Conditional Uses
Uses of land or water which may have some characteristics which may be incompatible with adjacent uses which make their pre-determination as a principal use in a district impractical, but which may be allowed by a zoning ordinance on a case-by-case basis provided certain conditions stated in the Code are met.

Condominium
Property subject to a condominium declaration established under the authority of the condominium laws of the State of Wisconsin.

Condominium Instrument
The declaration, plats, and plans of a condominium together with any attached exhibits or schedules.

Contaminated Soil
Soil which contains one or more substances or environmental pollution in sufficient quantity to pose a present or potential hazard to human health, or to the quality of the drinking water or surface water.

Contiguous
Land that is abutting or touching at any point of which no part is separated by intervening land in other ownership, by a public road, street, or highway or by a navigable body of water.

Crawlways or Crawl Space
An enclosed area below the first usable floor of a building, generally less than five (5) feet in height, used for limited access to plumbing and electrical utilities.

Corner Lot
A lot abutting 2 or more streets or roads at their intersection or upon 2 parts of the same street or road forming an interior angle of less than 135º.

Cul-de-sac Street
Minor street closed at one end with a single common ingress and egress with a turn-around provided at its end.

Daycare Centers
A child care center that is licensed by an agency of the State of Wisconsin, where a person provides for compensation, care and maintenance of 4 or more children at a location other than the child's own home or the home of relatives or guardians. In such a center, a play area of 75 square feet per child shall be provided within a fenced area, other than a front yard**.**

Deck
A structure or platform, either freestanding or attached to a building, that is supported by pillars or posts that may or may not have railings or access to the ground but does not contain walls or a roof.

Density Standard
The number of housing units or new lots allowed by this Code.

Department
"Department" means Dodge County Land Resources and Parks Department.

Detached Accessory Structure
See "Accessory Structure – Detached"

Development
Any artificial change to improved or unimproved real estate, including, but not limited to, the construction of buildings, structures or accessory structures; the construction of additions or alterations to buildings, structures or accessory structures; the repair of any damaged structure or the improvement or renovation of any structure, regardless of percentage of damage or improvement; the placement of buildings or structures; subdivision layout and site preparation; mining, dredging, filling, grading, paving, excavation or drilling operations; the storage, deposition or extraction of materials or equipment; and the installation, repair or removal of public or private sewage disposal systems or water supply facilities.

Development Regulations
Development regulations means the provisions of the Land Use Code that applies to elements including the intensity and dimensional standards listed in Chapter 5 and the development standards listed in Chapter 8 of the Dodge County Land Use Code,

Division of Land
A The transfer of title to less than the entire legal interest in an entire contiguous area of land which, before such transfer, was owned by the same legal entity;

B The transfer of title to the entire legal interest in an entire contiguous area of land, which before such transfer, was owned by the same legal entity, and transfer of title results in different legal entities owning separate areas of the contiguous area of land;

C The change of the form of ownership (for example, joint tenancy, tenancy in common, marital property, or survivorship marital property) in a contiguous area of land, owned by the same legal entity, and the form of ownership is not changed identically for the entire contiguous area of land;

D The transfer of a condominium unit when the property described as that condominium unit is less than the entire legal interest in an entire contiguous area of land and all structures located thereon, which, before such transfer, was owned by the same legal entity;

E The recording of a certified survey map with the register of deeds, except when the land described by the certified survey map is already an existing legally created lot.

Drainage Disposal Field
A soil absorption sewage disposal system consisting of open jointed or perforated pipe for disposal of effluent or clean water waste.

Dryland Access
A vehicular access route which is above the regional flood elevation and which connects land located in the floodplain to land outside the floodplain, such as a road with its surface above regional flood elevation and wide enough for wheeled rescue and relief vehicles.

DSPS
Wisconsin Department of Safety and Professional Services

Duplex
A dwelling containing 2 dwelling units.

Dwelling
A structure, or that part of a structure, which is used or intended to be used as a home, a residence or a sleeping place by one or more persons. The term "dwelling" for purposes of this Code does not include boarding or lodging houses, motels, hotels, tents, cabins, or manufactured homes, except manufactured homes attached to or fastened to a permanent foundation.

Dwelling, Multi-Family
A dwelling containing 3 or more dwelling units.

Dwelling, Single-Family
A dwelling containing one dwelling unit.
Dwelling Unit
One or more rooms, which are arranged, designed, or used as living quarters for one family only.

Earth Currents
Shall mean the flow of electrons into the earth from either a Personal Wind Energy System or a Wind Energy System Facility.

Effluent
Liquid flowing from any treatment tank or device.

Elevator Penthouse
An enclosed structure located on the roof of a building or structure or on the top floor of a building or a structure that houses an elevator shaft.

Encroachment
An encroachment or obstruction such as any fill, structure, building, accessory use, use, or development in any floodway, right-of-way, or on adjacent land.

Encroachment/Floodway Lines
The limits of obstruction to flood flows on both sides of a floodway and generally equal elevation. These lines are established by assuming that the area landward (outside) of the encroachment lines will be ultimately developed in such a way that it will not be available to convey flood flows.

Enlargements
Any construction that increases the size of a building or structure in terms of the building or structure height, length, width or floor area.

Entertainment and Recreation Businesses
Any business or operation that provides entertainment or recreational services including, but not limited to, legitimate theaters, video stores, campgrounds, golf courses, or sports facilities. Excludes adult entertainment.

Essential Services
Services provided by public and private utilities necessary for the exercise of the principal use or service of the principal structure. These services include underground, surface or overhead gas, electricity, steam, water, sanitary sewage, storm water drainage, and communication systems and accessories thereto, such as poles, towers, wires, mains, drains, vaults, culverts, laterals, sewers, pipes, catch basins, water storage tanks, conduits, cables, fire alarm boxes, police call boxes, traffic signals, pumps, lift stations and hydrants, but not including buildings.

Existing Manufactured Home Park or Subdivision
A parcel of land, divided into two or more manufactured home lots for rent or sale, on which the construction of facilities for servicing the lots is completed before the effective date of this ordinance. At a minimum, this would include the installation of utilities, the construction of streets and either final site grading or the pouring of concrete pads

Expansion
Any addition to an existing structure that is horizontal, vertical or both.

Expansion to Existing Mobile/Manufactured Home Park
The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed. This includes installation of utilities, construction of streets and either final site grading, or the pouring if concrete pads.

Expressway
A divided multi-lane arterial street or highway for through traffic with limited access generally with grade separated intersections located at major roads.

Extraterritorial Plat Approval Jurisdiction
The unincorporated area within 1.5 miles of a fourth class city or a village and within 3 miles of all other cities.

FAA
The Federal Aviation Administration.

Family
Any number of persons related by blood, adoption, or marriage, or not to exceed 4 persons not so related, living together in one dwelling as a single housekeeping entity.

Farm
For farmland preservation program purposes, a farm is defined as all land under common ownership that is primarily devoted to agricultural use.

Farm Acreage
The size of a farm in acres. "Farm acreage" does not include non-farm residential acreage.

Farm Residence
A single-family or duplex residence that is the only residential structure on the farm or is occupied by any of the following:

1. An owner or operator of the farm.
2. A parent or child of an owner or operator of the farm.
3. An individual who earns more than 50 percent of his or her gross income from the farm.

FCC
The Federal Communications Commission.

Federal Emergency Management Agency (FEMA)
The federal agency that administers the National Flood Insurance Program.

Fence
An enclosure or barrier, such as wooden posts, wire, iron, masonry, stone, etc. used as a boundary, means of protection, confinement, concealment or privacy screening, but not including hedges, shrubs, trees, or other natural growth.

Fence – Open
A fence, including any gates in said fence, means a fence that does not have privacy slats, pickets or other solid coverings blocking view.

Financial Institutions
Any organization involved in monetarily transactions including banks, savings banks, savings and loan organizations, credit unions, pawn shops, and check cashing businesses.

Flood Insurance Rate Map (Firm)
A map of a community on which the Federal Insurance Administration has delineated both special flood hazard areas (the floodplain) and the risk premium zones applicable to the community. This map can only be amended by the Federal Emergency Management Agency.

Flood Insurance Study Map
A map prepared by the U.S. Department of Housing and Urban Development, designating areas of special flood hazard and flood insurance rate zones for a given community. Flood hazard and insurance rate zones are designated as A-Zones. Said maps form the basis for the regulatory and/or the insurance aspects of the National Flood Insurance Programs.

Flood, or Flooding
A general and temporary condition of partial or complete inundation of normally dry land areas caused by one of the following conditions:

- The overflow or rise of inland waters,
- The rapid accumulation or runoff of surface waters from any source,
- The inundation caused by waves or currents of water exceeding anticipated cyclical levels along the shore of Lake Michigan or Lake Superior, or
- The sudden increase caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as a seiche, or by some similarly unusual event.

Flood Frequency
The probability of a flood occurrence which is determined from statistical analyses. The frequency of a particular flood event is usually expressed as occurring, on the average, once in a specified number of years or as a percent (%) chance of occurring in any given year.

Floodfringe
That portion of the floodplain outside of the floodway which is covered by flood waters during the regional flood and associated with standing water rather than flowing water.

Flood Hazard Boundary Map
A map designating approximate flood hazard areas. Flood hazard areas are designated as unnumbered A-Zones and do not contain floodway lines or regional flood elevations. This map forms the basis for both the regulatory and insurance aspects of the National Flood Insurance Program (NFIP) until superseded by a Flood Insurance Study and a Flood Insurance Rate Map.

Flood Insurance Study
A technical engineering examination, evaluation, and determination of the local flood hazard areas. It provides maps designating those areas affected by the regional flood and provides both flood insurance rate zones and base flood elevations and may provide floodway lines. The flood hazard areas are designated as numbered and unnumbered A-Zones. Flood Insurance Rate Maps, that accompany the Flood Insurance Study, form the basis for both the regulatory and the insurance aspects of the National Flood Insurance Program.

Floodlands
Those lands, including the floodplains, floodways, and channels, subject to inundation by the 100 year recurrence interval flood or, where such data are not available, the maximum flood of record.

Floodplain
Land which has been or may be covered by flood water during the regional flood. It includes the floodway and the floodfringe, and may include other designated floodplain areas for regulatory purposes.

Floodplain Island
A natural geologic land formation within the floodplain that is surrounded, but not covered, by floodwater during the regional flood.

Floodplain Management
Policy and procedures to insure wise use of floodplains, including mapping and engineering, mitigation, education, and administration and enforcement of floodplain regulations.

Flood Profile
A graph or a longitudinal profile line showing the relationship of the water surface elevation of a flood event to locations of land surface elevations along a stream or river.

Floodproofing
Any combination of structural provisions, changes or adjustments to properties and structures, water and sanitary facilities and contents of buildings subject to flooding, for the purpose of reducing or eliminating flood damage.

Flood Protection Elevation
An elevation of two feet of freeboard above the water surface profile elevation designated for the regional flood. (Also see: **Freeboard**.)

Flood Storage
Those floodplain areas where storage of floodwaters has been taken into account during analysis in reducing the regional flood discharge.

Floodway
The channel of a river or stream and those portions of the floodplain adjoining the channel required to carry the regional flood discharge.

Floor Area
Area in square feet of all floors in a building including elevators and stairways, measured by perimeter or outside walls multiplied by the number of floors, including basements which are used in the primary function of the building.

Floor Area Ratio (FAR)
The gross floor area of all buildings on a lot or parcel, divided by the lot area.

Food and Beverage Store
Any business involved in the sale of food and beverages in a consumable form and for the direct consumption by the consumer. Includes fruit and vegetable markets.

Food Processing Companies
Any business engaged in the processing or other preparation of food including edible fat and oil production; grain and grist mills; elevators; poultry and small game processing; cereals preparation, corn drying and milling, and the production of cheese, butter, and other dairy products intended for human consumption but not consumed on the premises.

Footprint
The land area covered by a structure at ground level, measured on a horizontal plane. The “footprint” of a residence includes attached garages, carports, and porches, but excludes decks, patios, roof overhangs, and steps and landings outside of entrances.

Foundation
The underlying constructed base of a building or structure, including pillars, footings, timber posts, concrete slabs and concrete and masonry walls.

Fraternities and Lodges
Any structure used for the meeting place of a private club, group, or organization including sportsmen’s clubs, private meeting halls, social clubs, and religious clubs.

Freeboard
A safety factor expressed in terms of a specified number of feet above a calculated flood level. Freeboard compensates for any factors that cause flood heights greater than those calculated, including ice jams, debris accumulation, wave action, obstruction of bridge openings and floodways, the effects of watershed urbanization, loss of flood storage areas due to development and aggregation of the river or stream bed.

Freeway
A major arterial with full control of access, spaced grade separations of local roads and railroads, and with fully grade separated interchanges normally located at not less than 7 mile intervals.

Frontage
The smallest dimension of a lot abutting a public street measured along the street line.

Frontage Street
A minor street auxiliary to and located on the side of an arterial street for control of access and for service to the abutting development.

Fur Farm
Any property comprising land or buildings or both, used for the purpose of raising or harboring fur bearing animals including those defined in Section 29.0l(3)(c), Wisconsin Statutes, and also including chinchillas and other fur bearing animals, if any, whether the animals are kept for breeding or slaughtering or pelting purposes.

Gazebo
An accessory structure, often octagonal, consisting of a detached, roofed, freestanding, open-air structure not exceeding 200 square feet. They provide shade, basic shelter, ornamental features in a landscape, and a place to rest. They are intended for recreational use only and are not for habitation.

General Farming
General farming shall include aquaculture, dairying, egg production, livestock raising and grazing, poultry raising, beekeeping, floriculture, truck farming, forest and game management, grazing, orchards, raising of grain and grasses, seed production, raising of fruits, nuts and berries; vineyards, sod farming, fur farming, nurseries, Christmas tree production, and vegetable raising. General farming shall not include Animal Confinement Facilities or farms operated for the purposes of disposal of sewage, rubbish or offal.

The Land Use Administrator shall have the authority to assign unspecified livestock operations to the most appropriate animal category listed in the Animal Unit definition in order to determine its inclusion or exclusion as General Farming or Animal Confinement Facility.

General Farming shall not be considered the intended use of property unless a 10 or more acre parcel exists or is proposed and the owner earned not less than $6,000 in gross farm revenues in the previous year or not less than $18,000 during the preceding three years. The amount of money received from the rental of agricultural land shall not be included as farm revenue. Unless otherwise prohibited by district or general provisions regulations of this Code, existing parcels of less than 10 acres may be used for General Farming purposes.

Golf Course
Any parcel, area, or tract of land that is designed, maintained, intended, or used for the purpose of playing or practicing the game of golf where a ball is driven with special clubs into a hole over an area with natural or artificial features and obstacles and which may include clubhouses, shelters, maintenance buildings, and storage facilities.

Group Living Facility
Any residential facility where care and maintenance above the level of room and board, but not including nursing care, are provided in the residence to unrelated persons and the residence is the primary dwelling for the persons being served.

Gross Farm Revenues:
Means gross receipts from agricultural use of a farm, excluding rent receipts, less the cost or other basis of livestock or other agricultural items purchased for resale which are sold or otherwise disposed of during the taxable year.

Hazardous Waste
Solid or liquid waste products of any product, materials, or process that by reason of their toxic, corrosive, flammable, or otherwise harmful properties, may be detrimental or has the potential to be detrimental to humans, animals, or property.

Habitable Rooms
Any room or portion thereof used or designed for living, sleeping, eating or cooking or combinations thereof. Bathrooms, toilet compartments, closets, halls, storage rooms, laundry and utility spaces, basement recreation rooms, and similar areas are not considered habitable rooms.

Habitable Structure
Any structure or portion thereof used or designed for human habitation.

High Flood Damage Potential
Damage that could result from flooding that includes any danger to life or health or any significant economic loss to a structure or building and its contents.

Historic Structure
Any structure that is:

- Listed individually in the National Register of Historic Places or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

- Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

- Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or

- Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either by an approved state program, as determined by the Secretary of the Interior; or directly by the Secretary of the Interior in states without approved programs.

Home Occupation
Any occupation for gain or support conducted entirely within a dwelling unit by resident occupants, excluding rental facilities, which is customarily incidental to the principal use of the premises, does not exceed 25 percent of the area of any floor, uses only household equipment, and no stock in trade is kept or sold except that made on the premises.

Hotel
A facility offering transient lodging accommodations on a daily rate to the general public and providing additional services, such as restaurants, meeting rooms, and recreational facilities.

Household
A domestic establishment including the members of a family and others who live in the same dwelling unit. See **Family** definition.

Housekeeping Unit
An individual or group of persons occupying a dwelling unit that has a single kitchen.

Human Habitation
The use of a structure for living for any period of time, for activities such as sleeping, eating or cooking, or combinations thereof.

Impervious Surface
An area that releases as runoff all or a large portion of the precipitation that falls on it, other than frozen soil. Examples of surfaces that are impervious are any paved, covered, compacted or structural surface that limits or impedes infiltration or otherwise causes additional runoff of surface water, including the roofs of buildings, the surfaces of decks and patios and gravel, paved and crushed stone driveways, parking areas and walkways.

Improvement, Public
Any sanitary sewer, storm sewer, open channel, water main, roadway, park, parkway, public access, sidewalk, pedestrian way, planting strip, or other facility for which the County or town may ultimately assume responsibility for maintenance and operation.

Incidental Repairs
See Ordinary Maintenance and Repair

Increase in Regional Flood Height
A calculated upward rise in the regional flood elevation, equal to or greater than 0.01 foot, resulting by a comparison of existing conditions and proposed conditions which is directly attributable to development in the floodplain but not attributable to manipulation of mathematical variables such as roughness factors, expansion and contraction coefficients and discharge.

Interchange
A grade separated intersection with one or more turning lanes for travel between intersecting roadways.

Junction
The point upon which 2 highway center lines, as herein defined, or a highway center line and the center line of a railway right-of-way cross.

Junkyard
See **Salvage Yard** definition.

Kennel
The use of land, with related buildings or structures, for the breeding, rearing, grooming, training, selling, or boarding of more than 4 dogs or other domesticated animals.

Land Spreading
The application of substance onto the land or into the groundwater or surface water in any manner including dumping, pouring, leaking, spraying or burial.

Land Use
See **Development** definition.

Land Use Administrator
The administrative officer or their designee, designated to administer the County's Zoning and Subdivision Codes and issue permits.

Land Use/Sanitation Specialist
A person employed by the County and under the general direction of the Land Use Administrator which is responsible for assisting in the enforcement of the Dodge County Land Use Code and related Code Administration programs of the Department.

Land Use Permit
A permit granting authorization to locate, erect, move, reconstruct, extend, convert, or structurally alter a use, sign, structure, land, or water, pursuant to the requirements of this Code. Receipt of such a permit demonstrates compliance with all applicable Code requirements.

Loading Area
A completely off-street space or berth on the same lot for the loading or unloading of freight carriers, having adequate ingress and egress to a public street or alley.

Lot
A contiguous and continuous quantity of land in possession of, owned by, or recorded as property of the same claimant, person, persons, or company and having frontage on a public street, occupied by a principal structure or use, and sufficient in size to meet the lot width, lot frontage, lot area, yard, parking area, and other space provisions of this Code. For zoning and subdivision purposes, tax parcel identification numbers shall not be used in defining a lot.

Lot or Property Line, Front (or Street)
The lot line describing the edge of the lot abutting the street, road or highway right-of-way. A corner lot shall have two front (or street) property lines.

Lot or Property Line, Rear
A lot line, not a front or street lot line, which is parallel or approximately parallel to the front lot line. Where no lot line is within 45 degrees of being parallel to the front lot line, a line 10 feet in length within the lot, parallel to and at the maximum possible distance from the front lot line, shall be deemed the rear lot line for the purpose of measuring rear yard depth. A corner lot shall have two side lot or property lines and no rear lot or property line.

Lot or Property Line, Side
Any lot or property line other than a front (street) or rear lot line. A corner lot shall have two side property or lot lines and no rear property or lot line.

Lot Area
The area contained within the exterior boundaries of a lot excluding public streets and land under navigable bodies of water.

Lot Coverage
That portion of a lot occupied by principal and accessory buildings and decks, but excluding at grade patios, walks and driveways.

Lot Depth
The horizontal distance from the midpoint of the front lot line to the midpoint of the rear lot line, or to the most distant point on any other lot line where there is no rear lot line.

Lot Width
The horizontal distance between side lot lines. Lot width shall be measured at right angles to the lot depth at the building setback line and 20 feet from the rear lot line, or from the rearmost point of the lot depth in cases where there is no rear lot line.

Lot, Corner
A lot abutting 2 or more streets at their intersection provided that the corner of such intersection shall have an angle of 135 degrees or less, measured on the lot side.

Lot, Through
A lot that has a pair of opposite lot lines along 2 substantially parallel streets, and which is not a corner lot. On a through lot, the main entrance to the structure shall determine the front lot line. In the case of 2 or more contiguous through lots, a common front lot line shall be determined for all such lots.

Machinery and Equipment Repair
Any operation, including welding shops, that conducts the repair of any machinery or equipment, including, but not limited to, motor vehicles, farm equipment, and recreational equipment.

Manufactured Home
A structure that is designed to be used as a dwelling with or without a permanent foundation and that is certified by the federal department of housing and urban development as complying with the standards established under 42 USC 5401 to 5425. The term "manufactured home" includes a mobile home but does not include a "mobile recreational vehicle."

Manufactured Home Site
Manufactured Home site means a plot of ground within a manufactured home community designed for placement of one manufactured home.

Manufactured Home Community
Manufactured Home Community means any plot or plots of ground upon which 3 or more manufactured homes that are occupied for a dwelling or sleeping purposes are located. "Manufactured home community does not include a farm where the occupants of the manufactured homes are the father, mother, son, daughter, brother or sister of the farm owner or operator or where the occupants of the manufactured homes work on the farm.

Manufactured Home – Basic Unit
Basic unit means a manufactured home without a hitch, awnings, cabanas, storage unit, carport, garage, windbreak, non-winterized porch or similar appurtenant structures.

Manufacturing
Any industrial type operation conducting the fabrication, processing, assembly, or packaging of non-hazardous products.

Manufacturing of Hazardous Materials
Any industrial type operation conducting the fabrication, processing, assembly, or packaging of chemicals, explosives, batteries, asphalt, cement, flammables, paint, poison, rubber, dyes, plastics, or radioactive materials.

Marinas
Any facility that provides or conducts boat launching and liveries, boat sales and storage, sale of boat motors, fuel and marina supplies and the servicing of boats and boat motors but not the manufacture of boats or motors.

Maximum Extent Feasible
No feasible and prudent alternative exists, and all possible efforts to comply with the regulation or minimize potential harm or adverse impacts have been undertaken.

Mineral Resource Processing
The manufacturing and processing of natural mineral resources incidental to the extraction of sand and gravel, including the erection of necessary buildings and the installation of necessary machinery and equipment incidental thereto, but not for storage of cement, asphalt, or road oils, or the mixing of concrete, or blacktop or related materials, provided that the County, town, or municipal government or its contractor or the supplier may store or mix such materials when incidental to the improvement of roads and highways.

Minor Street
A street used, or intended to be used, primarily for access to abutting properties.

Minor Land Division
The division of land by the owner or subdivider resulting in the creation of not more than 4 parcels or building sites.

Minor Structures
Any small, moveable accessory erection or construction such as birdhouses, tool houses, pet houses, play equipment, flag poles, arbors, or walls and fences under 4 feet in height.

Mobile Recreational Vehicle
A vehicle which is built on a single chassis, 400 square feet or less when measured at the largest horizontal projection, designed to be self-propelled, carried or permanently towable by a licensed, light-duty vehicle, is licensed for highway use if registration is required and is designed primarily not for use as a permanent dwelling, but as temporary living quarters for recreational, camping, travel or seasonal use. Manufactured homes that are towed or carried onto a parcel of land, but do not remain capable of being towed or carried, including park model homes, do not fall within the definition of "mobile recreational vehicles."

Motels, Resorts, and Tourist Courts
Establishments offering a series of attached, semi-attached, or detached sleeping units for traveling guests on a less than weekly basis. This classification may include incidental eating or drinking services.

Multi-Family Residential Use
Any structure or lot with three (3) or more independent dwelling units, including, but not limited to, apartment buildings, condominiums, boarding houses, 3 or more single family dwellings on one lot, assisted living facilities, and nursing homes.

Municipality or Municipal
The county, city or village governmental units enacting, administering and enforcing this zoning ordinance.

NGVD or National Geodetic Vertical Datum
Elevations referenced to mean sea level datum, 1929 adjustment.

Navigable Waters
All natural inland lakes and all streams, ponds, sloughs, flowages, and other waters which are navigable under the laws of this state. Under Section 144.26(2)(d), Wisconsin Statutes, notwithstanding any other provision of law or administrative rule promulgated thereunder, Shoreland Ordinances required under Section 59.971, Wisconsin Statutes, and Chapter NR 115, Wisconsin Administrative Code, do not apply to lands adjacent to farm drainage ditches if:

- Such lands are not adjacent to a natural navigable stream or river;
- Those parts of such drainage ditches adjacent to such lands were nonnavigable streams before ditching or had no previous stream history; and
- Such lands are maintained in nonstructural agricultural use.

Wisconsin's Supreme Court has declared navigable bodies of water that have a bed differentiated from adjacent uplands and levels or flow sufficient to support navigation by a recreational craft of the shallowest draft on an annually recurring basis [Muench v. Public Service Commission, 261 Wis. 492 (1952) and DeGaynor and Company, Inc., v. Wisconsin Department of Natural Resources, 70 Wis. 2d. 936 (1975)]. A stream that is navigable by skiff or canoe during normal spring highwater is navigable in fact under the laws of this state, though it may be dry during other seasons.

New Construction
For floodplain management purposes, "new construction" means structures for which the start of construction commenced on or after the effective date of floodplain zoning regulations adopted by this community and includes any subsequent improvements to such structures. For the purpose of determining flood insurance rates, it includes any structures for which the "start of construction" commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures.

Nonconforming Lots
A nonconforming lot is one which is shown on a duly approved and recorded subdivision, certified survey map, or parcel map or for which a deed or valid contract of sale was of record before the adoption or amendment of this Code, having an area, frontage, width or depth less than the minimum required dimensions or size required by this Code.

Nonconforming Lot – Illegal
Any lot which was created after the adoption or amendment of this Code, without all of the required Department approvals and which does not conform to the area, road frontage, water frontage or lot width and depth requirements in this Code. An illegal nonconforming lot remains an illegal nonconforming lot until the lot has been brought into compliance with all of the applicable codes and the lot owner has received all of the required Department permits and approvals that are necessary to bring the illegal nonconforming lot into compliance with this Code.

Nonconforming Lot – Legal
Any lot of record recorded in the County Register of Deeds Office that was created before the adoption or amendment of this Code which does not conform to the area, road frontage, water frontage or lot width and depth requirements of this Code. A legal-nonconforming lot differs from an illegal-nonconforming lot in that the reason for the nonconformance is caused by a change to the Land Use Code. The lot or frontage dimensions have not been changed, but due to the Code change, the existing legal lot of record lot no longer conforms to the policies and standards of the applicable Code requirements.

Nonconforming Structure
A dwelling, or other building that existed lawfully before the current land use code was enacted or amended, but that does not conform with one or more of the development regulations in the current Land Use Code that is applicable to a dwelling or building that is constructed on or after the effective date of the Land Use Code or an amendment to the Land Use Code.

Nonconforming Structure – Illegal
Any structure which was constructed or created after the adoption or amendment of this Code, which was constructed without all of the required Department permits and approvals and which does not conform in respect to the frontage, width, height, area, yard, parking, loading, or distance requirements in this Code. An illegal nonconforming structure remains an illegal nonconforming structure until the structure has been brought into compliance with all of the applicable codes and the owner has received all of the required Department permits and approvals that are necessary to bring the illegal nonconforming structure into compliance with this Code.

Nonconforming Structure – Legal
Any structure lawfully used, occupied, or erected before the adoption or amendment of this Code, conforming in respect to use but not in respect to the frontage, width, height, area, yard, parking, loading, or distance requirements in this Code. A legal-nonconforming structure differs from an illegal-nonconforming structure in that the reason for the nonconformance is caused by a change to the Land Use Code. The structure location or dimensions have not changed, but due to the Code change, the existing structure no longer conforms to the policies and standards of the applicable Code requirements.

Nonconforming Use
Any land or water, lawfully used, occupied, or erected before the effective date of this Code or amendments thereto, which does not conform to the use regulations of the current Land Use Code or amendments thereto.

Nonfarm Residence:
A single family residence or duplex other than a farm residence.

Nonfarm Residential Acreage:
The total number of acres of all parcels on which nonfarm residences are located. If a nonfarm residence is located on one of 2 or more adjoining parcels owned by the same person, the adjoining parcels are also considered “nonfarm residential acreage” unless clearly devoted to non-residential use other than open space use.

Obstruction to Flow
Any development which blocks the conveyance of floodwaters such that this development alone or together with any future development will cause an increase in regional flood height.

Official Floodplain Zoning Map
That map, adopted and made part of this Code, which has been approved by the Department of Natural Resources and the Federal Insurance Administration Office of the Federal Emergency Management Agency (FEMA).

Official Letter of Map Amendment
Official notification from the Office of Federal Insurance and Hazard Mitigation of FEMA that a Flood Hazard Boundary Map or Flood Insurance Study Map has been amended.

Operating Farm
See General Farming definition

Ordinary Highwater Elevation
The average annual highwater level of a pond, stream, river, lake, flowage, or wetland referred to an established datum plan or where such elevation is not available, the elevation of the line up to which the presence of the water is so frequent as to leave a distance mark by erosion, change in, or destruction of, vegetation or other easily recognized topographic geological or vegetative characteristic.

Ordinary Highwater Mark
The point on the bank or shore up to which the presence and action of surface water is so continuous as to leave a distinctive mark such as by erosion, destruction or prevention of terrestrial vegetation, predominance of aquatic vegetation, or other easily recognized characteristic.

Ordinary Maintenance and Repair
Any work that is done on a structure that does not constitute structural alteration, replacement or expansion and does not involve the alteration, replacement or removal of any portion of a structure's foundation. Ordinary maintenance and repair includes painting, decorating, paneling, re-roofing or re-shingling a roof, replacing siding, replacement of doors, windows and other non-structural components, the repair of cracks in foundations and the application of waterproof coatings to foundations.

Outdoor Storage Area
The place where materials, merchandise, vehicles, or equipment are stored in an unroofed area. The primary use of the property shall not be considered an outdoor storage area if the storage area is accessory to a principal structure located on the same lot.

Parcel
A tract or plot of land of any size that may or may not be subdivided or improved. A parcel shall not be considered a separate lot for purposes of this code unless it meets the definition of a lot.

Parcel Identification Number
Numbers assigned to a parcel(s) by the Dodge County Property Description Unit for the purpose of identifying a tax parcel(s) in a tax roll or assessment roll. A parcel identification number (PIN) is assigned to uniquely identify that parcel from any other parcel within a given taxing jurisdiction. Also know as tax key numbers. Land with separate parcel identification numbers shall not be considered separate lots unless they meet the definition of a lot.

Parent Lot
The lot of record which is used as the basis for determining the number of new lots allowed to be created under the density standard provisions of this Code.

Parties-in-interest
Includes all property owners within 300 feet of the applicant or appellant's affected premises.

Patio
A level, surfaced area located directly adjacent to a principal building or structure, with a vertical surface elevation that is at or within three feet of the final grade of the part of the principal building or structure that is located adjacent to the patio, without a permanent roof or sides, whose principal use is for outdoor lounging, dining and the like.

Permanent Foundation
In regards to a mobile home, a permanent foundation consists of one of the following: a full basement; a below ground level crawl space; a floating slab to which the mobile home is bolted or fastened and the wheels and hitch are removed; or concrete footings to which the mobile home is bolted or fastened and the wheels and hitch are removed.

Person
Any individual, group of individuals, firm, partnership, corporation, company, association, joint stock association, body politic, municipality, or state agency and includes any trustee, receiver, assignee, or other similar representative thereof.

Personal Communications Service (PCS)
A provider of personal wireless service facilities as defined in Section 704 of the Telecommunications Act of 1996, 47 U.S.C. par. 332.

Personal Services
Business that provided needed services of a personal nature. Includes but not limited to hair salons, tanning and personal care services, and self-service laundries.

Personal Wind Energy System
Personal wind energy system shall mean a small wind energy system that consists of an individual wind turbine that has an installed nameplate capacity of not more than 5 kilowatts, has a total height of not more than 75 feet and that is intended for use by the individual land owner on which the wind energy system is located.

Personal Wireless Facilities
Transmitters, antenna structures, and other types of installations used to provide personal wireless services.

Pets, Household
Small, non-venomous animals or reptiles commonly found in residences as pets, such as dogs, cats, song birds, and other small animals, providing that they are not raised or reared for commercial resale or as a source of staple supplement. Household pets shall not include horses, chickens, cows, goats, sheep, swine, or other large or venomous animals or reptiles not commonly found in residences.

Pier
A structure extending into navigable waters from shore with water on both sides, built or maintained for the purpose of providing a berth for watercraft or for loading or unloading cargo or passengers.

Principal Structure
A structure in which is conducted the principal use of the lot on which it is located.

Porch
A roofed open area, which may be glazed or screened, which is attached to and with direct access to the main wall of a building. A porch becomes a room when the space enclosed is heated or air conditioned and, if glazed, when the percentage of window area to wall area is less than 50%.

Power Distribution Systems
Overhead and underground utility facilities including telephone, electrical, gas, cable television, and similar poles, lines, pipes, and necessary appurtenant equipment and structures used to serve only the immediate primary uses within the appropriate zoning district. Does not include high capacity power transmission facilities that do not directly serve the immediate primary use.

Power Transmission Systems
Utility facilities including high voltage electrical transmission lines and cables, substations, gas pipelines and necessary appurtenant equipment and structures either overhead or underground that do not directly serve the immediate primary use of the appropriate zoning district.

POWTS
"POWTS" means a private onsite wastewater treatment system.

Preliminary Plat
A map showing the salient features of a proposed subdivision submitted to an approving authority for purposes of preliminary consideration.

Prime Farmland:
An area with a class I or II land capability classification as identified by the natural resources conservation service of the federal department of agriculture or land that is identified as prime farmland in a certified farmland preservation plan. Prime farmland soils are not necessarily associated with the boundaries of the A-1 Prime Agricultural Zoning District.

Principle Use
The main use to which the premises is devoted, and the principle purpose for which the premises exists.

Private Sewage System
A sewage treatment and disposal system serving a single structure with a septic tank and soil absorption field located on the same parcel as the structure. This term also means an alternative sewage system approved by the Department of Commerce including a substitute for the septic tank or soil absorption field, a holding tank, a system serving more than one structure or a system located on a different parcel than the structure.

Privy
An outhouse or structure used for the deposition of human excrement.

Professional Offices
Professional offices allowed as conditional uses shall meet the same criteria established for home occupations.

Protected farmland:
Land that is located in a farmland preservation zoning district, is covered by a farmland preservation agreement, or is otherwise legally protected from nonagricultural development.

Public Assembly Areas
Any site or structure used primarily for public assemblage, including, but not limited to, athletic fields, fairgrounds, sports arenas, amphitheaters, arenas, field houses, gymnasiums, natatoriums, auditoriums, exhibition halls, music halls, legitimate theaters, movie theaters and stadiums.

Public Utilities
Those utilities using underground or overhead transmission lines such as electric, telephone and telegraph, and distribution and collection systems such as water, sanitary sewer and storm sewer.

Public Way
Any public road, street, highway, walkway, drainageway, or part thereof.

Reach, Hydraulic
That portion of a river or stream extending from one significant change in the hydraulic character of the river or stream to the next significant change. These changes are usually associated with breaks in the slope of the water surface profile, and may be caused by bridges, dams, expansion and contraction of the water flow, and changes in stream bed slope or vegetation.

Reasonable Accommodation
Allowing a disabled person to deviate from the strict requirements of the county's land use code if an accommodation is necessary and reasonable, in order not to unlawfully discriminate against the disabled person and to allow them equal housing opportunity. An accommodation shall be considered reasonable if it does not cause any undue hardship or fiscal or administrative burdens on the municipality, or does not undermine the basic purpose that the land use code seeks to achieve.

Reasonably Safe from Flooding
Means base flood waters will not inundate the land or damage structures to be removed from the special flood hazard area and that any subsurface waters related to the base flood will not damage existing or proposed buildings.

Regional Flood
A flood determined to be representative of large floods known to have occurred in Wisconsin. A regional flood is a flood with a one percent chance of being equaled or exceeded in any given year, and if depicted on the FIRM, the RFE is equivalent to the BFE.

Repair
Any activity that restores the character, scope, size, or design of a structure or building to its previously existing, authorized, and undamaged three-dimensional condition.

Replat
The process of changing, or a map or plat which changes, the boundaries of a recorded subdivision plat or part thereof. The legal dividing of a large block, lot or outlot within a recorded subdivision plat without changing exterior boundaries of said block, lot or outlot is not a replat.

Replacement
Construction in which the existing structure or building or a portion thereof, is torn down and replaced by a new structure or building or portion thereof.

Residence
A structure or part of a structure containing dwelling units or rooming units, including single-family or two-family houses, multi-family dwellings, boarding or rooming houses, or apartments. Residences do not include: such transient accommodations as transient hotels, motels, tourist cabins, or trailer courts; dormitories, fraternity or sorority houses; in a mixed-use structure, that part of the structure used for nonresidential uses, except accessory to residential uses; recreational vehicles.

Right of Way
A linear strip of land within which linear facilities such as roads, highways, railroads, or power lines are built.

Rooming House
A residential structure with three or more sleeping rooms for lodgers, and wherein no dining facilities are maintained for the lodger, as distinguished from a boarding house.

Runway
A level portion of an airport having a surface specifically developed and maintained for the landing and take-off of aircraft.

Salvage Yard
A parcel of land upon which wastes or used or secondhand materials are bought, sold, exchanged, stored, processed, or handled. Materials shall include, but are not limited to scrap iron and other metals, paper, rag, rubber tires, vehicles, equipment, and bottles.

Seepage Pit
An underground receptacle with a manhole and cover brought to the ground level for observation and cleaning purposes, so constructed as to ensure the disposal of effluent or clear wastes by soil absorption through its walls and bottom.

Septic Tank
A reservoir or tank that receives crude sewage and by bacterial action and sedimentation effects a process of clarification and decomposition of solids.

Setback Lines
Lines established along road right-of-ways and waterbodies at specified distances from the centerline, encroachment line, or right-of-way line, which prohibited buildings or structures within the setback area between the setback line and the road right-of-way or waterbody encroachment line.

Shooting Ranges
Any land use, with related buildings and structures, for the purposes of discharging firearms or other weapons including rifle and pistol ranges, archery ranges, skeet and trap ranges, sporting clay ranges and paint ball clubs.

Shorelands
Those lands lying within 1,000 feet from the highwater elevation of navigable lakes, ponds, and flowages or 300 feet from the highwater elevation of navigable streams or to the landward side of the floodplain, whichever is greater.

Shoreland Setback Area
An area in a shoreland that is within a certain distance of the ordinary high-water mark in which the construction or placement of buildings or structures has been limited or prohibited under an ordinance enacted under s 59.692 Wisconsin Statutes.

Side Yard
A yard extending from the street yard to the rear yard of the lot, the width of which shall be the minimum horizontal distance between the nearest point of the principal structure and the property line.

Significant Tree
A tree measuring 6 inches in diameter at breast height (dbh) or larger.

Sign
Any words, letters, figures, numerals, phrases, sentences, emblems, devices, designs, trade names, or trade marks by which anything is made or known, which is affixed to, painted on or located upon a structure, land or water and which are used to advertise, illustrate, display or promote an individual firm, association, corporation, profession, business, commodity, service, activity, event or product and which are visible from any public street or highway.

Sign – Ground
Any sign supported by poles, uprights or braces placed upon the ground and that is wholly or partially independent of any building for support.

Sign – On-premise
A sign that directs attention to an individual firm, association, corporation, profession, business, commodity, service, activity, event or product that is sold, offered or exists upon the same lot where said sign is displayed.

Sign – Off-premise
A sign that directs attention to an individual firm, association, corporation, profession, business, commodity, service, activity, event or product that is sold, offered or existing somewhere other than upon the same lot where said sign is displayed.

Sign – Projecting
Any sign extending more than 12 inches from the face, wall or roof of a structure.

Sign – Wall
Any sign attached to, erected or painted on the wall of a structure, is parallel to the wall and projects not more than 12 inches from such wall.

Sign – Temporary
Any sign which is visible from any public street or highway that is not permanently attached to a structure or to the ground and which is displayed for a limited period of time not exceeding ninety days in one calendar year.

Sign – Permanent
Any sign which is visible from any public street or highway that is permanently attached to a structure or to the ground and any sign which is visible from any public street or highway that is not permanently attached to a structure or to the ground which is located on a lot for a period of ninety days or more in one calendar year.

Sludge
Solid or liquid waste from sanitary waste treatment facilities.

Small Wind Energy System
Small wind energy system shall mean a wind energy system that has a total installed nameplate capacity of 300 kilowatts or less and that consists of individual wind turbines that have an installed nameplate capacity of not more than 100 kilowatts.

Soil Mapping Unit
Soil types, slopes, and erosion factors delineated on operational soil survey maps prepared by the USDA Natural Resources Conservation Service.

Soil Test - Those soil tests conducted as specified in SPS 385, Wisconsin Administrative Code.

SPS - Safety and Professional Services

Start of Construction
The date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond initial excavation, or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling, nor does it include the installation of streets and/or walkways, nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms, nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For an alteration, the actual start of construction means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

Storage Capacity of a Floodplain
The volume of space above an area of floodplain land that can be occupied by flood water of a given stage at a given time, regardless of whether the water is moving.

Street Yard
A yard extending across the full width of the lot, the depth of which shall be the minimum horizontal distance between the existing or proposed street or highway line and a line parallel thereto through the nearest point of the principal structure. Corner lots shall have 2 such yards.

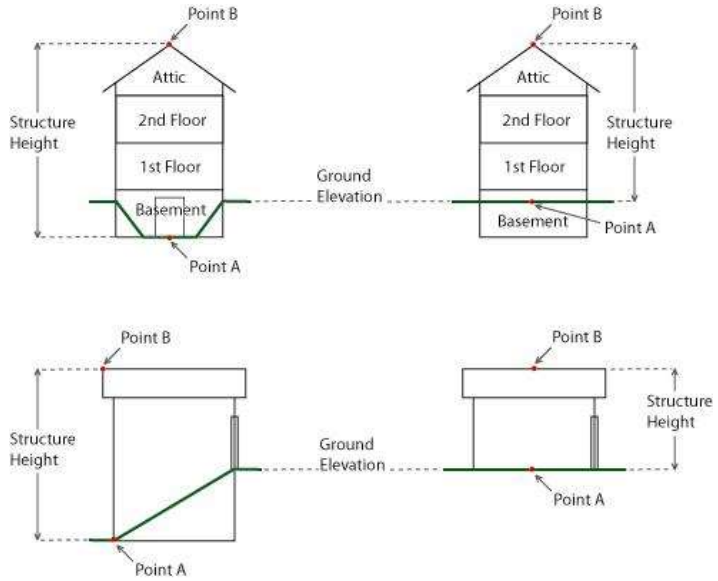
Streets
A public right-of-way generally not less than 40 feet wide providing primary access to abutting properties.

Structural Alterations
Any change in the supporting members of a structure, such as foundations, bearing walls, columns, beams or girders.

Structure
Any construction, excluding fills, or any production or piece of work artificially built or composed of parts joined together in some definite manner having form, shape and utility.

Structure - Attached
Any structure that shares a common roof, wall or floor where the width of the common roof, wall or floor is a minimum of 10 feet.

Structure Height
Structure height is the measurement of the vertical line segment starting at the lowest point of any exposed wall and it's intersect with the ground (Point A in the following diagram) to a line horizontal to the highest point of a structure (Point B in the following diagram), unless specified under other sections of this code.



Subdivider
Any person, firm, or corporation, or any agent thereof, dividing or proposing to divide land resulting in a subdivision, minor land division or replat.

Subdivision
The division of a lot, outlot, parcel, or tract of land by the owner thereof, or his agent for the purpose of transfer of ownership or building development where the act of division creates 5 or more parcels or building sites initially or by successive division within a period of 5 years, whether done by the original owner or a successor owner.

Substantial Completion
The point in time of construction, in which a project complies with or meets the minimum requirements of the Dodge County Land Use Code as determined by the Department and the structure can be occupied or utilized for its intended use regardless of the completion of the installation of the utilities including interior plumbing, water and electrical work, interior finishing items such as trim, dry walling, painting and installation of flooring, and the completion of exterior items such as siding, shingles and painting.

Substantial Damage
Damage of any origin sustained by a structure, whereby the cost of restoring the structure to its pre-damaged condition would equal or exceed 50 percent of the equalized assessed value of the structure before the damage occurred.

Substantial Improvement
Any structural repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50 percent of the present equalized assessed value of the structure either before the improvement or repair is started, or if the structure has been damaged, and is being restored, before the damage occurred. Substantial improvement begins when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include:

- Any project for improvement of a structure to comply with existing state or local health, sanitary or safety code specifications which existed before the improvement began, was identified by a County official and are necessary to assure safe living conditions.

- Any alteration of a designated historical structure or site documented as deserving preservation by the Wisconsin State Historical Society, or listed on the National Register of Historic Places provided the alteration will not preclude the structure's continued designation as a historical structure

- Ordinary maintenance repairs or modifications including internal and external painting, decorating, paneling, and the replacement of doors, windows, and other nonstructural components.

Taxiway
A portion of an airport having less than a 3 percent grade and a surface specifically developed and maintained for the purpose of transporting aircraft to and from runways.

Time Share Project
A project or building in which a purchaser receives the right in perpetuity, for life, or for a term of years, to the recurrent, exclusive use or occupancy of a lot, parcel, unit, room, or segment of real property. This right of use or occupancy may be annually or on some other seasonal or periodic basis, for a period of time that has been or will be allotted from the use or occupancy periods into which the project has been divided. Time share project includes but is not limited to time-share estate, interval ownership, vacation license, vacation lease, club membership, time share use, and hotel/condominium.

To Place
The putting of a building or structure in a particular situation, whether this is by original construction or erection or by moving a building or structure to the particular situation.

Total Wind Turbine Height
Total wind turbine height shall mean, when referring to a WES tower or wind turbine, the distance measured from ground level to the blade extended at its highest point.

Tower
Any structure that is designed and constructed primarily for the purpose of supporting one or more antennas, including self-supporting lattice towers, guy towers or monopole towers. The term includes personal communication service towers, radio and television transmission towers, microwave towers, common-carrier towers, cellular telephone towers, alternative tower structures, and the like.

Tower Site
The area encompassing a tower and all supporting equipment, structures, paved or graveled areas, fencing and other items used in connection with said tower.

Traffic Lane
A strip of roadway intended to accommodate a single line of moving vehicles and normally 12 feet in width.

Trailer and Recreational Vehicle Space
A parcel of land in a travel trailer or recreational vehicle parking area for the placement of a single trailer or recreational vehicle and the exclusive use of its occupants.

Transient
Any visitor or person who owns, rents or uses a lodging or dwelling unit, or portion thereof, for less than 180 days and whose permanent address for legal purposes is not the lodging or dwelling unit occupied by the visitor. This definition shall not apply to nonpaying quests of the family occupying the unit.

Travel Trailer
A travel trailer is a vehicular, portable structure, built on a chassis and designed as a temporary dwelling for travel, recreation and vacation.

Tree
Any object of natural growth, except farm crops and shrubs, bushes or plants which do not grow to a height of more than 20 feet.

Turning Lanes
An existing or proposed connecting roadway between 2 arterial streets or between an arterial street and any other street. Turning lanes include grade separated interchange ramps.

Two-Family Residential Use
Any structure or lot with two (2) independent dwelling units, including, but not limited to apartment buildings, condominiums, 2 single family dwelling units on one lot, and duplexes.

Unnecessary Hardship
Where unique and extreme conditions affecting a particular property, which were not self-created or solely related to economic gain or loss, have made strict conformity with provisions of the Code governing dimensional standards such as areas, setbacks, frontage, height or density unnecessarily burdensome or unreasonable in light of the purposes of the Code. Unnecessary hardship is present only where, in the absence of a variance, no feasible use can be made of the property.

Useable Open Space
Space suitable for recreation, gardens, or household service activities, such as clothes drying. Such space must be at least 75 percent open to the sky, free of vehicle traffic, parking and undue hazards, and readily accessible by all those for whom it is intended.

Utility Companies
Offices and/or equipment storage buildings for privately owned businesses for such utilities as telephone, natural or propane gas, cable, or electrical service. This classification includes propane gas distributors.

Utilities
Public and private facilities such as water wells, water and sewage pumping stations, water storage tanks, power and communication transmission lines, electrical power and substations, static transformer stations, telephone and telegraph exchanges, microwave radio relays, and gas regulation stations, but not including sewage disposal plants, municipal incinerators, warehouses, shops and storage yards.

Variance
An authorization by the Board of Adjustment for the construction or maintenance of a building or structure in a manner that is inconsistent with dimensional standards, but not uses, contained in this Code upon determination of an unnecessary hardship and other approval criteria listed in Section 2.3.12(E).

Vegetative Buffer Zone
Vegetative buffer zone shall mean an area of undisturbed (no mow) or restored native vegetation that consists of three layers; ground cover, shrub layer and tree canopy. The vegetative buffer zone shall cover at least 70 percent of the width of the lot and extend landward one-half of the required shoreland setback area that is nearest the water.

Vehicle Sales Facility
Any land upon which 2 or more vehicles (automobiles, trucks, vans, trailers, recreational vehicles, or others) are offered for sale for more than 30 days.

Vehicle Salvage and Storage Yard
Any land upon which 2 or more inoperable or unlicensed automobiles are stored for more than 30 days.

Vehicle Stacking Space
One segment in a queue for vehicles.

Water Surface Profile
A graphical representation showing the elevation of the water surface of a watercourse for each position along a reach of river or stream at a certain flood flow. A water surface profile of the regional flood is used in regulating floodplain areas.

Watershed
The entire region or area contributing runoff or surface water to a particular watercourse or body of water.

Well
An excavation opening in the ground made by digging, boring, drilling, driving or other methods, to obtain groundwater regardless of its intended use.

Wetlands
Those areas where water is at, near or above the land surface long enough to support aquatic or hydrophilic vegetation and which have soils indicative of wet conditions, including lands which are partially or wholly covered by marshland flora and generally covered with shallow standing water or lands which are wet and spongy due to high water table.

Wharf
A structure extending into navigable waters from, and parallel to, shore, built or maintained for the purpose of providing a berth for watercraft or for loading or unloading cargo or passengers.

Wind Energy System (WES)
Wind energy system shall mean equipment and associated facilities that convert and then store or transfer energy from the wind into usable forms of energy.

Wireless Communications Towers
Any exterior apparatus designed for wireless telephonic, communications through the sending and/or receiving of electromagnetic waves, digital signals, or wireless telecommunication signals including, but not limited to, directional antennas, such as panels; microwave and satellite dishes; omni-directional antennas, such as whip antennas; microwave relay structures; and telephone towers.

Wisconsin Administrative Code
The rules of administrative agencies having rule making authority in Wisconsin published in a loose leaf, continual revision system as directed by Section 35.93 and Chapter 227 of the Wisconsin Statutes.

Yard
An open space on the same lot with a structure, unoccupied and unobstructed from the ground upward except for vegetation. The street and rear yards extend the full width of the lot.