

# Local Land Use Regulations for Roadside Produce Stands and Signs

## Monroe County Zoned Towns

- ◆ Adrian
- ◆ La Grange
- ◆ Leon
- ◆ Little Falls
- ◆ New Lyme
- ◆ Oakdale
- ◆ Ridgeville
- ◆ Sparta
- ◆ Tomah
- ◆ Wells
- ◆ Wilton

## Monroe County Zoning Administrator

14307 CTH B, C-21A  
 Sparta, WI 54656  
 269-8736 or  
 372-8736

## Monroe County Zoning Districts

General Forestry (GF)  
 General Ag (GA)  
 Exclusive Forestry (EF)  
 Exclusive Ag (EA)  
 Ag Only (AO)

Allow roadside stands for sale of products grown or produced on the premises as a principle use.

Community (C)  
 Allows "principal uses permitted in the General Agriculture District" as conditional uses.

Residential Urban (R-1)  
 Business (B)  
 Residential Suburban (R-2)  
 Industrial (I)  
 Residential Rural (R-3)  
 Wilderness (W)  
 Interstate Business (IB)  
 Wetland District (W-1)  
 Group Development (GD)

Do not allow roadside stands.

## Conditional Uses

Contact Monroe County Zoning Administrator

- ◆ Must comply with other provisions of the district: lot width and area, yards, height, parking, loading, traffic, highway access and performance standards

## Variances

Authorizes the use or development of a specific site in a manner that is prohibited by the zoning ordinance.

- ◆ Property owner must show unique, localized physical problems that give rise to hardship that can be overcome by varying the application of the ordinance without harming the purpose and intent of the ordinance
- ◆ Considered by the Board of Adjustment.

## Signs

In zoned towns, the county's sign ordinance must be followed unless the town has a stricter ordinance.

- ◆ Permitted use in B, I, IB, GA, and EA
- ◆ Conditional use in AO, GF, EF, C
- ◆ Contact zoning office for a copy of the sign ordinance.
- ◆ Contact town chair for copy of the town's sign ordinance.

## Please Note:

Zoned towns can enact stricter land use codes than the County's. Contact your town chairperson or clerk to verify your allowable land uses.

# Land Use Terms

<b>Administrative Appeal:</b>	A process to resolve disputes regarding ordinance interpretation or the reasonableness of a zoning decision.
<b>Board of Adjustment:</b>	The primary role of a zoning board of adjustment or appeals is to review and decide cases where there is an alleged error in a zoning decision or where a relaxation of the ordinance is sought. Zoning boards <u>may</u> be authorized to participate in three types of decision-making: administrative appeal, variance, conditional use.
<b>Conditional Use:</b>	A use listed in the zoning ordinance that may be allowed if found to be compatible with neighboring uses, limitations of the site, and the purposes of the ordinance. Conditions may also be attached upon approval.
<b>Permitted Use:</b>	A use listed in the zoning ordinance that is allowed 'by right' at all locations in a zoning district.
<b>Police Power:</b>	The right of government to restrict an individual's conduct or use of property in order to protect public health, safety, and welfare.
<b>Prohibited or Unlisted Uses:</b>	A use that is not allowed in a district because it is not expressly listed or specifically prohibited by the zoning ordinance.
<b>Variance:</b>	Allows a property to be used in a manner that is not permitted by the zoning ordinance.
<b>Zoning:</b>	The use of the public regulatory power, or police power, to specify how land may be used and developed.



MONROE COUNTY

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