

ORDINANCE NO. 9

REGULATING THE HEIGHT OF STRUCTURES AND TREES IN THE VICINITY OF THE TRI-COUNTY REGIONAL AIRPORT, LONE ROCK, SAUK COUNTY, WISCONSIN.

THE COUNTY BOARDS OF THE COUNTIES OF IOWA, RICHLAND AND SAUK, WISCONSIN, DO ORDAIN AS FOLLOWS:

Section I

Definitions. As used in this ordinance, unless the context otherwise requires:

- (a) "Airport" means the Tri-County Regional Airport located in Section 31, Town 9N, Range 3E, Sauk County, Wisconsin.
- (b) "Airport hazard" means any structure or object of natural growth, 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.
- (c) "Non-conforming use" means any structure or tree which does not conform to a regulation prescribed in this ordinance or an amendment thereto, as of the effective date of such regulation.
- (d) "Person" means any individual, firm, partnership, corporation, company, association, joint stock association, or body politic, and includes any trustee, receiver, assignee, or other similar representative thereof.
- (e) "Structure" means any object constructed or installed by man.
- (f) "Trees" do not include shrubs, bushes or plants which do not grow to a height of more than twenty feet.
- (g) "Runway" means a level portion of an airport having a surface specially developed and maintained for the landing and take-off of aircraft.

Section II

Zones. All zones established by this section are as shown on the Map dated October 24, 1990 entitled, "Height Limitation Zoning Map, Tri-County Regional Airport, Lone Rock, Wisconsin", which is attached hereto and adopted as part of this ordinance.

Section III

Height Limitation Zones. Except as otherwise provided in this ordinance, no structure shall be constructed, altered, located or permitted to remain after such construction, alternation or location, and no trees shall be allowed to grow, to a height in excess of the height limit indicated on the map referred to in Section II hereof.

Section IV

Exceptions. The restrictions contained in Section III shall not apply to objects which are less than thirty-five (35) feet in height above ground level at the object site within one-half mile of the airport boundary or to structures less than fifty (50) feet in height above ground within the area beginning one-half mile from the airport boundary and extending to one mile from the airport boundary or to structures less than one hundred (100) feet in height above the ground within the area beginning one mile from the airport boundary and extending to three miles from the airport boundary.

Section V

Non-conforming Uses.

- (a) Not retroactive. The regulations prescribed in Sections II or III of this ordinance shall not be construed to require the removal, lowering or other change or alternation of any non-conforming use, or otherwise interfere with the continuance of any non-conforming use, except as otherwise provided by Section VII (b).
- (b) Changes. Nothing herein contained shall require any change in the construction, alternation or intended use of any structure, if the construction or alteration of such was begun prior to the effective date of this ordinance, and if such is diligently prosecuted.
- (c) Removal. This section shall not interfere with the removal of non-conforming uses by purchase or the use of eminent domain.

Section VI

Administration. It shall be the duty of the Sauk County Zoning Administrator to administer and enforce the regulations prescribed herein. Applications for permits and variances shall be made to the Zoning Administrator upon a form furnished by him. Applications which are by this ordinance to be decided by the Airport Commission shall be granted or denied within fifteen (15) days of the date of filing of the applications, unless Federal Aviation Administration approval is requested. Applications for action by the Board of Appeals shall be forthwith transmitted by the Airport Commission to the Board for hearing and decision. There shall be no charge for applications or permits.

Section VII

Permits.

- (a) Future Uses. No structure shall hereafter be constructed, erected or installed, or be permitted to remain in any zone created by Section II of this ordinance until the owner or his agent shall have applied in writing for a permit therefore and obtained

such permit from the Sauk County Zoning Administrator, except structures less than thirty-five (35) feet in height above the ground and within one-half mile of the airport boundary and structures less than fifty (50) feet in height above the ground within the area beginning one-half mile from the airport boundary and extending to one mile from the airport boundary, and structures less than one hundred (100) feet in height above the ground within the area beginning one mile from the airport boundary and extending to three miles from the airport boundary. Said permit shall be posted in a prominent place on the premises prior to and during the period of construction, erection, installation or establishment. Application for such permit shall indicate the use for which the permit is desired, and shall describe and locate the use with sufficient particularity to permit the Zoning Administrator to determine whether such use would conform to the regulations herein prescribed. If such determination is in the affirmative, the Zoning Administrator shall issue the permit applied for.

- (b) Existing Uses. Before any non-conforming structure may be replaced, altered, or rebuilt, a permit shall be applied for and secured in the manner prescribed by paragraph (a) authorizing such change, replacement or repair. No such permit shall be denied if the structure will not become a greater hazard to air navigation than it was on the effective date of this ordinance, or than it was when the application for permit was made.

#### Section VIII

Board of Appeals. There is hereby created a Board of Appeals, consisting of three members, none of whom are active airport commission members, one from each sponsor county, appointed by each respective County Board Chairman, subject to confirmation by each respective County Board for terms of three years, excepting that of those first appointed. One shall serve for one year; one for two years and one for three years. The members of said Board of Appeals shall receive the said sum as established by each County Board for each meeting attendance by them.

#### Section IX

Appeals and Review.

- (a) Variances. Upon appeal in special cases the Board of Appeals may, after investigation and public hearing, grant such variance from the terms of this ordinance as will not be contrary to the public interest, where owing to special conditions, a literal enforcement of this ordinance would result in unnecessary hardship, and such relief will do substantial justice and be in accord with the spirit of this ordinance, and does not create a hazard to the safe, normal operation of

aircraft.

- (b) Aggrieved Person. Any person aggrieved or affected by any decision or action of the Sauk County Zoning Administrator made in his administration of this ordinance may appeal such decision or action to the Board of Appeals.
- (c) Procedure. Any appeal taken pursuant to this section shall be in conformity with the procedure established by Section 62.23(7)(e) of the Statutes.

Section X

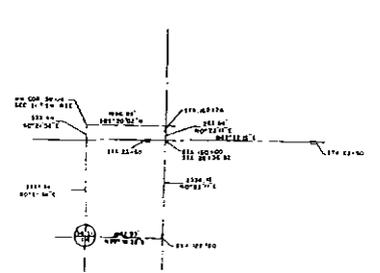
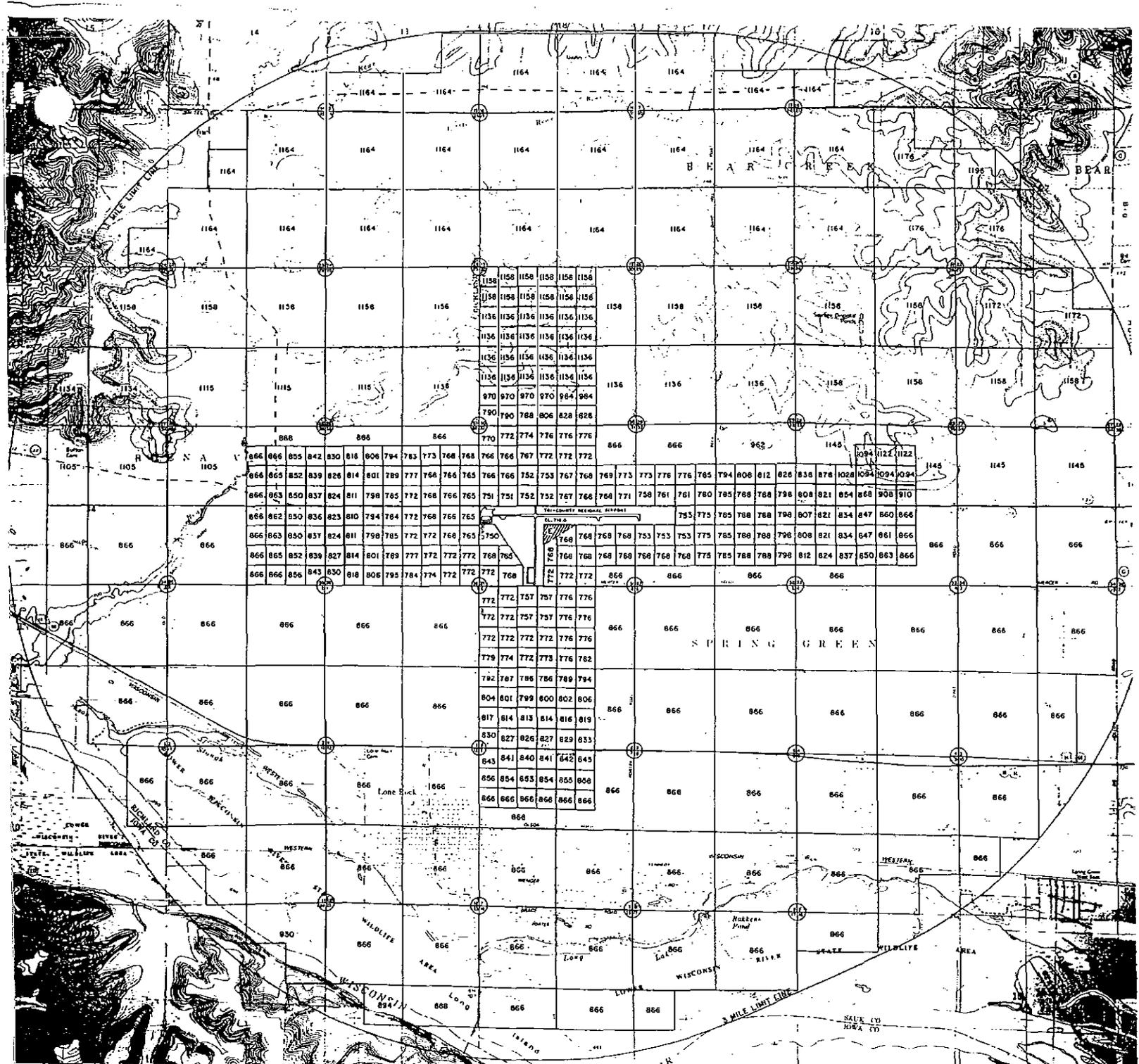
Penalties. Any person violating any of the provisions of this ordinance shall, upon conviction, forfeit not less than twenty-five dollars (\$25.00) nor more than two hundred fifty dollars (\$250.00) for such offense, together with the costs of prosecution, and in default of payment of such forfeiture and costs of prosecution, shall be imprisoned in the county jail until said forfeiture and cost are paid, but not to exceed thirty days for each violation. Each day that a violation continues to exist shall constitute a separate offence.

Section XI

Severability. If any of the provisions of this ordinance or the application thereof to any persons or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

Section XII

Effect. This ordinance shall take effect and be in force upon passage and publication.



**LEGEND**

- 0123 PROPERTY LINE
- EDMED ELEVATIONS
- PAVED AIRWAY
- SECTION CORNERS
- ESSEMENT AREAS

**HEIGHT LIMITATION ZONING MAP**

**TRI-COUNTY REGIONAL AIRPORT**  
**LONE ROCK, WISCONSIN**

SCALE: 1"=400' DATE: 10/15/80 (REV. 11/80) DRAWN BY: H.A.E. SHEET 1 OF 1

WISCONSIN BUREAU OF AERONAUTICS

0 1000 2000 3000 4000 5000 FEET  
SCALE