

ORDINANCE 25-04

**AN ORDINANCE TO AMEND CHAPTER 260, ZONING, OF THE
CODE OF THE CITY OF RICE LAKE**

WHEREAS, the Common Council desires to promote the transition of land uses of properties located along and near the waterfront of Rice Lake from industrial uses to commercial uses that complement the waterfront and benefit from a waterfront location; and

WHEREAS, other areas of Rice Lake may benefit from such transition of land uses; and

WHEREAS, the creation of a new zoning district is needed to implement and facilitate such transition of land uses: and

WHEREAS, the Common Council initiated a process for study, recommendation, and public comment on the proposed amendment creating the new zoning district; and

WHEREAS, notice of the proposed amendments to the zoning code has been provided; and

WHEREAS, the Plan Commission considered the proposed amendments on October 23, 2025, and voted to recommend approval to the Common Council.

NOW, THEREFORE, THE MAYOR AND COMMON COUNCIL HEREBY ORDAIN that Chapter 260 of the City of Rice Zoning Code is hereby amended to add the italicized text and delete the struck text as follows:

§ 260-16 Designation of districts.

The following districts are designated:

Single-Family Residential (RS)
One- and Two-Family Residential (R)
Multifamily Residential (RM)
Estate Residential (RE)
Neighborhood Commercial (CN)
General Commercial (C)
Highway Commercial (CH)
Central Business (CBD)
Mixed Use (MX)
Office (O)
Light Industrial (IL)
Industrial (I)
Technology Park Zoning (TP)
Agricultural (A)
Agricultural Transition (AT)
Conservancy (W)
Park Zoning (P)

Airport Zoning (AR)
Height Limitation Zoning (HLZ)[1]

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§ 260-28.2. Mixed Use District (MX)

- A. *Purpose and intent. The Mixed Use District is intended to provide for land uses which create areas of intensive and active uses at varying scales that generate foot traffic and lively street activity, such as hotels, conference facilities, restaurants, retail, high-density residential, and related uses. Off-street parking, where provided, is de-emphasized by limitation and location standards.*
- B. *Permitted uses.*
- (1) *Retail stores and shops offering convenience goods, which may include outdoor display of goods during hours of operation.*
 - (2) *Restaurants, cafes, bakeries, taverns and nightclubs.*
 - (3) *Hotels*
 - (4) *Apartment buildings and apartments in a mixed-use building.*
 - (5) *Business services, professional services, personal services, or public services.*
 - (6) *Theaters*
 - (7) *Amusement or entertainment halls.*
 - (8) *Medical, dental and eye clinics.*
 - (9) *Clubs.*
 - (10) *Places of worship*
 - (11) *Commercial studios and display galleries.*
 - (12) *Uses clearly similar in character and function to those listed above.*
- C. *Conditional uses:*
- (1) *Parking garage*
 - (2) *Surface parking*
 - (3) *Outdoor sound systems*
- D. *Limitations on characteristics of uses. Certain characteristics of uses listed below are incompatible with the creation of a continuous pattern of active uses. These characteristics of uses are prohibited in the district:*
- (1) *Continuous permanent outdoor storage or display of goods.*
 - (2) *Motor vehicle sales, service, repair, or storage*
 - (3) *Drive-through facilities*
- E. *Building regulations.*
- (1) *Maximum building height is 60 feet.*
 - (2) *Yard setbacks are not required for any yard.*
 - (3) *The maximum front setback shall be 10 feet, unless occupied by a civic space.*
 - (4) *Storefronts of new or substantially rehabilitated buildings shall have a minimum 50% transparent glazing on the ground floor, measured as a percentage of the area determined by multiplying the building width by 10 feet.*
- F. *Parking requirements.*
- (1) *Minimum parking. Uses in this district are exempted from the off-street parking requirements of Article V.*
 - (2) *Location. No surface parking may be located between a front building line and a street frontage*

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§ 260-50 Off-street parking.

- A. In all districts and in connection with every use there shall be provided at the time any use or building is erected, enlarged, extended or increased off-street parking stalls for all vehicles in accordance with this section.
- B. Number of stalls. The number of off-street parking stalls shall be provided in the amounts herein specified in all zoning districts, except the Central Business District (CBD) and the *Mixed Use District (MX)*: _____

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§ 260-94 Design standards; signs permitted by zoning district.

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- B. Name and number identification by zoning districts.

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- 2. Signs are permitted in the CN, C, CH, *MX*₁, O, IL, and I Districts, subject to the following restrictions:

* * *

§ 260-95 Off-premise signs.

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- B. Location of advertising sign. Off-premises advertising signs regulated by this section shall only be permitted in the C, CH, IL or I Zoning District in the City of Rice Lake. No off-premises advertising signs shall be permitted in the RS, R, RM, RE, A, AT, CN, *MX*, O or W Zoning District.

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§ 260-96 Awnings, canopies and projecting signs.

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- F. **Projecting signs.**

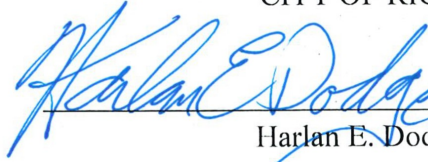
* * *

- (2) Projecting signs will be allowed within the Central Business Overlay District (CBD) and *Mixed Use District (MX)*, provided that they comply with the provisions in this section. The following requirements for the erection of projecting signs within the Central Business Overlay District (CBD) and *Mixed Use District (MX)* are deemed to be in the public's best interest and are to be adhered to:

(end of amendments)

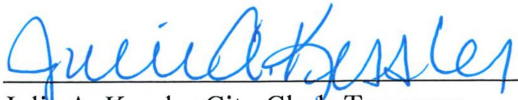
Adopted this 28th day of October 2025.

CITY OF RICE LAKE



Harlan E. Dodge, Mayor

ATTEST:



Julie A. Kessler City Clerk-Treasurer