

## **ORDINANCE 1294**

### **AMENDING CITY OF LAKE MILLS CODE CHAPTER 660 ZONING REGULATIONS; §660-52(A)(1)(a) Single-family districts; and CHAPTER 660 ATTACHMENT 2 - TABLE OF BULK REGULATIONS Lot Minimum Area and Lot Minimum Area per Dwelling Unit**

THE CITY COUNCIL OF THE CITY OF LAKE MILLS, JEFFERSON COUNTY,  
WISCONSIN, DOES ORDAIN AS FOLLOWS:

**Section 1.** Chapter 660 Zoning Regulations; §660-52(A)(1)(a), Single-family districts is hereby amended as follows:

**(a) Single-family districts.**

[2] Single-Family Residential-4 (R1-4) District. The purpose of the Single-Family Residential-4 District is to accommodate lower-density single-family residential development in the City. This district primarily consists of post-World War II residential neighborhoods that have a suburban character, and has a maximum density of approximately four units per acre.

[3] Single-Family Residential-6 (R1-6) District. The purpose of the Single-Family Residential-6 District is to accommodate medium-density single-family residential development in the City. This district primarily consists of post-World War II residential neighborhoods that have a urban character, and has a maximum density of approximately six units per acre.

[4] Single-Family Residential-8 (R1-8) District. The purpose of the Single-Family Residential-8 District is to accommodate higher-density single-family residential development in the City. This district primarily consists of older platted residential neighborhoods that have a urban character, and has a maximum density of approximately eight units per acre.

(b) Two-family districts. Two-Family Residential-8 (R2-8) District. The purpose of the Two-Family Residential-8 District is to preserve higher-density single- and two-family residential development in older neighborhoods of the City, and to accommodate new residential development with a similar character. The R2-8 District also provides for auxiliary dwelling units compatible with surrounding residential neighborhoods. The district is intended to provide the principal location for single-family attached dwelling types, including duplexes, twin houses, and two-flats. This district has a maximum density of approximately eight units per acre.

(c) Multiple-family districts. Multifamily Residential-12 (R3-12) District. The purpose of the R3-12 Multifamily Residential District is to accommodate a range of housing densities and

a variety of housing types and styles, with a maximum density of ~~approximately~~ 12 units per acre.

**Section 2.** Chapter 660 Attachment 2 – Table of Bulk Regulations; Residential Districts; Minimum area is hereby amended as follows:

**R1-4** 40,000 10,890 square feet;

**R1-6** 7,200 7,260 square feet;

**R1-8** 5,000 5,445 square feet; &

**R2-8** 40,000 10,890 square feet.

**Section 3.** Chapter 660 Attachment 2 – Table of Bulk Regulations; Residential Districts; Minimum area per DU is hereby amended as follows:

**R2-8** 5,000 5,445 square feet; &

**R3-12** 3,000 3,630 square feet.

**Section 4.** Ordinance language to be repealed is stricken. Ordinance language to be added is underlined. When revising, compiling, or printing this ordinance for inclusion in the City Code, the material that has been stricken and the underlining need not be included.

**Section 5.** All ordinances or parts of ordinances inconsistent with or contravening the provisions of this ordinance are hereby repealed.

**Section 6.** Adoption of this ordinance amendment has been sponsored by City Council member Gregory Kutz.

**Section 7.** This ordinance shall be in full force and effect from and after its passage and publication as provided by law.

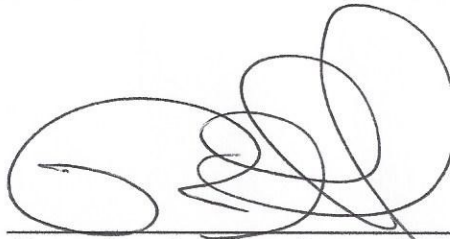
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Mary Schmoeger, Council President

Attest:

\_\_\_\_\_  
Melissa Quest, City Clerk

Ordinance 1294 was recommended for adoption by motion and majority vote of the Plan Commission at its meeting on July 28, 2026.

A stylized, handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Ryan Grady, Plan Commission Chairperson

Attest:

A handwritten signature in black ink, appearing to read 'Melissa Quest' in a cursive script.

Melissa Quest, City Clerk