

ORD. #25-42

**ORDINANCE TO AMEND
SECTIONS OF THE VILLAGE ZONING ORDINANCE
IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN**

THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN, DO HEREBY ORDAIN THAT THE FOLLOWING SECTIONS OF THE VILLAGE ZONING ORDINANCE TO BE AMENDED AS FOLLOWS:

1. Section 420-100 A (1) related to the listing of basic use districts is being amended to read as follows:

- (1) Basic zoning districts.
 - A-2 General Agricultural District
 - A-3 Limited Agricultural District
 - R-1 Rural Residential District
 - R-2 Urban Single-Family Residential District
 - R-3 Urban Single-Family Residential District
 - R-4 Urban Single-Family Residential District
 - R-4.5 Urban Single-Family Residential District
 - R-5 Urban Single-Family Residential District
 - R-6 Urban Single-Family Residential District
 - R-7 Attached Single-Family (Twin House) Residential District
 - R-8 Urban Two-Family Residential District
 - R-9 Multiple-Family Residential District
 - R-10 Multiple-Family Residential District
 - R-11 Multiple-Family Residential District
 - R-12 Manufactured/Mobile Home Park Residential District
 - B-1 Neighborhood Business District
 - B-2 Community Business District
 - B-3 Regional Retail Business District
 - B-4 Freeway Service Business District
 - B-5 Freeway Office District
 - B-6 Freeway Oriented Business Center District
 - M-1 Limited Manufacturing District
 - M-2 General Manufacturing District
 - M-3 Mineral Extraction and Landfill District
 - M-4 Power Generating District
 - M-5 Production Manufacturing District
 - I-1 Institutional District
 - PR-1 Neighborhood Park-Recreational and Other Open Space District
 - PR-2 Community Park-Recreational District
 - PR-3 Regional Park-Recreational
 - PR-4 Sports and Conservation Club District**
 - C-1 Lowland Resource Conservancy District
 - C-2 Upland Resource Conservancy District
 - C-3 Natural and Scientific Area Resource Conservancy District

2. Section 420-152 related to definitions is being amended to create the following definition:

SPORTS AND CONSERVATION CLUB

A private membership organization that provides club members with the opportunity to practice sport shooting activities, fishing activities, and hunting activities. Sports and conservation clubs may have active bird hunting and sport shooting ranges as defined in Wis. Stat. s. 895.527, including sporting clays, trap shooting, and archery ranges; host shooting competitions; and provide conservation education and hunter safety programs. Accessibility to the sports and conservation club lands may be provided by off-road vehicles through a system of trails.

3. Section 420-127.3 entitled PR-4 Sports and Conservation Club District is being created to read as follows:

420-127.3 PR-4 Sports and Conservation Club District.

- A. Purpose and characteristics. The PR-4, Sports and Conservation Club District is intended to provide uses and structures that support a Sports and Conservation Club. No such district shall be established unless it is in compliance with the Village Comprehensive Plan.
- B. Permitted uses/structures. The following listed permitted uses/structures, and certain unspecified permitted uses approved pursuant to Subsection C below, are allowed as permitted uses/structures in the PR-4 District, subject to all other applicable provisions of this chapter and other Village ordinances and codes:
 - (1) Principal uses/structures.
 - (a) Sports and Conservation Club.
 - (b) Commercial Communication Structure (as a principal or accessory use per § 420-89)
 - (2) Accessory uses/structures. The following permitted accessory uses/structures to an established Sports and Conservation Club are allowed.
 - (a) Retail sale of sports and conservation club related merchandise.
 - (b) Eating establishment.
 - (c) Use of facilities for private scheduled events.
 - (d) Cleaning, preparing and storing birds harvested within an accessory building.
 - (e) Recreational vehicles used for dwelling purposes for a maximum of 30 days in any one calendar year related to non-commercial events subject to the following requirements:
 - [1] The living unit shall not be permanently connected to sewer lines, water lines, or electricity. The recreational vehicle may be connected to electricity temporarily for charging batteries and other related purposes.
 - [2] All sanitary or water tanks shall be properly emptied.
 - [3] Shall be parked on a paved or gravel surface.
 - (f) Non-commercial dog kennel, dog training and hunting dog trials to support the sports and conservation club activities.

- (g) Fowl or poultry; provided no more than one fowl or poultry over two months of age shall be kept for each acre zoned PR-4 on the property. This excludes fowl or poultry associated with the sports and conservation club activities.
 - (h) Residential quarters for the owner, proprietor, employee, or caretaker of the Sports and Conservation Club and the area within the PR-4 District.
 - [1] No more than two single-family dwellings are allowed.
 - [2] Each single-family dwelling shall meet the minimum design standards as pursuant to § 420-108F of this chapter.
 - [3] Decks (per § 420-87).
 - [4] Swimming pools/hot tubs (per Article XII).
 - [5] Home occupations (per Article VII).
 - (i) Buildings to support the sports and conservation club uses and activities such as but not limited to: storage buildings, clubhouse, and locker rooms.
 - (j) Structures to support the sports and conservation club uses and activities such as observation towers, gazebos or pavilions.
 - (k) Residential communication structures (per § 420-90).
 - (l) Solar energy system for individual users (per § 420-88.2).
- C. Unspecified permitted uses. The Zoning Administrator shall have authority to approve a permitted accessory use/structure not listed in Subsection B above if the proposed use is similar in character to one or more of the listed permitted accessory uses/structures in the PR-4 District and if the use is free of potential problems requiring special regulation. The Zoning Administrator shall make written findings supporting any such decision. Any use/structure approved shall be subject to all requirements of this chapter. Notwithstanding the foregoing authorization, the following uses are prohibited in the PR-4 District:
- (1) Any listed unspecified permitted use or conditional use listed in any other zoning district that is not listed in this district.
 - (2) Any use listed in Section 420-31 as a prohibited use.
- D. Conditional uses. Conditional uses are those uses that require a special review and approval process because of their potential impact upon adjacent properties (see Article XVIII for procedures and additional standards and requirements). There are no conditional uses specified for this District.
- E. Special licensed uses. Some uses require a special license approved by the Village Board and may only be operated pursuant to and in accordance with such license. The granting of a Village license by the Village Board is not assured by the permitted use status or by the granting of any other permit or approval under this chapter.
- F. Dimensional standards. Except as otherwise specifically provided in this chapter, and without limitation, all uses, sites, buildings and structures in the PR-4 District shall comply with the following dimensional standards to the extent applicable:

- (1) Lot size: Lots shall provide sufficient area for the proposed uses and associated structures, parking and setback requirements; however, the land area zoned PR-4 shall be a minimum of five acres.
 - (2) No building/structure shall exceed 50 feet in height.
 - (3) Setbacks, unless otherwise specified, for all structures:
 - (a) Street setback: 65 feet minimum from arterial streets or highways and 30 feet minimum as measured from nonarterial streets or private roads.
 - (b) Side setback: 30 feet minimum as measured from the property line or to be exterior boundary of the PR-4 District boundary; provided no structures straddle property lines.
 - (c) Rear setback: 30 feet minimum as measured from the property line or to be exterior boundary of the PR-4 District boundary; provided no structures straddle property lines.
 - (d) Shoreland setback: 50 feet minimum.
 - (e) Wetland setback: 25 feet minimum for any field delineated wetland on the property.
 - (f) Separation distances between structures: as required by the current commercial building code effective in the Village.
- G. Design standards. Except as otherwise specifically provided in this chapter, and without limitation, all uses, sites, buildings and structures in the PR-4 District shall comply with the following design standards to the extent applicable:
- (1) Site and operational plan requirements pursuant to Article IX of this chapter, except that the Zoning Administrator may allow other building materials as may be appropriate for the building type and particular use.
 - (2) Parking, access and traffic requirements pursuant to Article VIII of this chapter; however, the Zoning Administrator may allow for gravel parking areas provided that adequate stormwater facilities are accommodated.
 - (3) Sign requirements pursuant to Article X of this chapter.
 - (4) Fence requirements pursuant to Article XI of this chapter.
 - (5) Each use, site, building and structure shall be designed, laid out, constructed and maintained in full compliance with the approved site and operational plan, any required conditional use permit, any required license and all other applicable provisions of this chapter and of all other Village ordinances and codes.
- H. Operational standards. Except as otherwise specifically provided in this chapter, and without limitation, all uses, sites, buildings and structures in the PR-4 District shall comply with the following operational standards to the extent applicable:
- (1) Hours of operation: 6:00 a.m. to 12:00 a.m. (midnight) or as approved by the Village for uses requiring a Village liquor license as provided in Chapter 194 of the Village Municipal Code except for certain early morning or overnight uses, such as but not limited to: bird releases, camping or non-commercial agriculture crop related operations.
 - (2) Hours for deliveries, or any other activities outside the principal building that might cause a disturbance to neighboring residential areas (such as outside

loading or unloading, the arrival of deliveries, idling of delivery trucks, beeping of backing vehicles, and garbage pickup), except for snow removal: 6:00 a.m. to 10:00 p.m.

- (3) Each use, site, building and structure shall comply with all applicable performance standards set forth in § 420-38 of this chapter.
- (4) Each site, building and structure shall be maintained in a neat, presentable, aesthetically pleasing, structurally sound and nonhazardous condition. All litter and debris shall be promptly removed.
- (5) Each use, site, building and structure shall be operated in full compliance with any required site and operational plan, any required conditional use permit, any required license and all other applicable provisions of this chapter and of all other Village ordinances and codes.
- (6) No outside amplified sound, as defined in this chapter, is allowed outside of a building during the hours of 10:00 p.m. and 7:00 a.m. and further compliance with Chapter 250 of the Village Municipal Code is required.

4. Section 420-127.1 D (6) related to conditional uses in the PR-2, Park-Recreational District is being deleted:

~~(6) — Sportsmen's clubs.~~

5. Section 420-148 C (6) (g) related to Conditional Use Standard for sportsmen's clubs in the PR-2 District is being deleted:

~~(g) — Sportsmen's clubs standards in the PR-2 District.~~

~~(a) — The site shall be posted at least every 100 feet as a sportsmen's club.~~

~~(b) — Impact statements as deemed appropriate by the Village may be required.~~

6. Section 420-134 related to Sports Shooting Range Overlay (SSRO) District is being amended to read as follows:

420-134 SPORTS SHOOTING RANGE OVERLAY DISTRICT

- A. Primary purpose and characteristics. The Sports Shooting Range Overlay (SSRO) District is intended to provide for regulations related to additional permitted uses that may be developed within the underlying zoning district. This Overlay District may incorporate other natural features such as wetlands, woodlands, shorelands, floodplains and other natural resources.
- B. Permitted uses. The following listed principal **or accessory** uses are allowed as permitted uses in this Overlay District, subject to the requirements of this chapter and of other Village ordinances and codes:
 - (1) Sports shooting range as defined in Wis Stats. 895.527 ~~that is~~ allowed to operate between the hours of 6:00 a.m. and 11:00 p.m. **for the following:**
 - (a) use of shotguns;
 - (b) use of other firearm types within existing ranges established prior to January 1, 2024.
 - (2) Any permitted uses/structures specified in the underlying Zoning District.
 - (3) **The following accessory uses are allowed on the properties within this Overlay District.**

- (a) Apiculture (beekeeping); provided no more than five beehives are kept for each acre on lots that are a minimum of 10 acres.
- (b) Non-commercial Agricultural Crops. An area managed and maintained to grow and harvest crops as an accessory use to a sports shooting range.
- (c) Educational related classes and activities related to sports shooting range.
- (d) Non-commercial tent camping related to sports shooting range.
- (e) Dog training and trials.

C. All other requirements of the Village Zoning Ordinance shall apply to lands within this Overlay District.

Adopted this 27th day of October 2025

VILLAGE OF PLEASANT PRAIRIE

ATTEST:

David J. Klimisch
Village President

Jane C. Snell
Village Clerk

Posted: _____
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