

## **SPECIAL ZONING CODE MEETING MAY 20, 2008**

The Special Zoning Code meeting of the Plan Commission was called to order at 6:35 p.m. by Chairman Alan Theis. Members present: Alan Theis, Jeff Flaws, Wanda Gosa, Jeff Roth, Larry Rigden, Wayne McStrack and Wilfredo Barreto.

Also Present: Deputy Clerk Wigderson Scott Hussinger Village Building Inspector and Rick Kania of the Southeastern Wisconsin Regional Planning Commission

Excused: John Meyer, Mike Vincent and Ken Mace

The Commission noted that proper notice of this meeting had been posted in accordance with the open meeting laws of the State of Wisconsin.

Plan Commission Members acknowledged receipt of the minutes of Special Zoning Code meeting of April 22, 2008. Motion by Jeff Roth to approve and waive the requirement of reading same, second by Larry Rigden, motion passed. Wanda Gosa and Wayne McStrack abstained.

**DISCUSSION:** Rick had handouts with revisions to the B-3, M-1 and I-1. We will be reviewing at the next Plan Commission meeting, conditional uses for the M-1, C-1 A-1 and P-1. Scott and Pauline will be working on 17.13 for the next Zoning meeting.

### **Section 3**

Page 12 – (A) - shall read, “This District is intended to provide appropriate regulations to ensure the compatibility of the diverse uses typical of a “Downtown” area without inhibiting the development of commercial, cultural, entertainment, and other urban activities which contribute to its role as the “Heart” of the Village.”

(B) - shall read, “ The Following retail shops and multi-tenant buildings, not including drive-through facilities and outdoor storage of products or merchandise:” Use the items listed under 1 & 2 for permitted uses.

(C) - #5 shall read, “Living quarters for the owner or proprietor of the business.”

Page 13 - (D) – add a new #1 & #2 and renumber the rest, #1 shall read, “Retail stores and shops offering convenience goods and services exceeding 1,500 gross square feet of primary floor area.” #2 shall read, “Business and professional offices and studios exceeding 1,000 gross square feet of primary floor area.” #7 and “lift” to pumping stations.

(E) – shall read, “Lots in the B-3 District shall provide sufficient area for the principal structure and its accessory structures, off-street and loading areas as required by this chapter and all required setbacks.

(G) – setbacks shall be 20 feet for the street, 10 feet for side and rear.

(H) - add open space at 80% for hard surface.

(I) - add “Stormwater Management” to “Erosion Control”

(J) – the first sentence shall read, “To encourage a business or mixed use environment...”

Page 13 – drop {allows outdoor storage} from the title.

(A) – the first sentence shall read, “...manufacturing, production or fabrication operations of a limited nature and size...” the last sentence shall read, “...must meet the performance standards set forth in Section 9.00 and the State industrial standards.”

(B) - #2 – shall read, “...involving the provision of a service in which any smoke, dust flash, noise, or odor produced by such service is confined within a building, and is either a manufacturing-, production-, or fabrication-related use confined within a building or is not permitted in the business district.”

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Page 14 - #3 – shall read, "...wholesaling, warehousing, or storage of goods and materials other than flammable liquids, and gaseous, vaporous, or explosive substances where such goods or materials are temporarily stored inside a building."

(C) - #1 – Offices, storage, power supply, and other uses normal auxiliary to the principal industrial operation.

#5 – Essential services.

#6 – Building-mounted solar collectors.

(D) – add (Also See Section 2.09) (This entire section will be reviewed at the May Plan Commission meeting).

(E) - #1 – area; minimum of one (1) acre.

#2 – width; minimum of 150 feet.

(F) - #1 – No principal building or parts of a building shall exceed 35 feet.

(G) rear and side setback 10 feet; street setback 50 feet & Shore yard; See section 2.07

(H) – Erosion Control and Stormwater Management

(I) – the last sentence shall read, "...plans, lighting, signage, and open space utilization in accordance with Section 8.00."

Page 15 – (J) - "No more than sixty-five percent (65%) of any lot shall be covered with buildings, accessory buildings, structures, parking lots, roadways, and sidewalks of any type or any covering materials that are impervious to surface water absorption."

(B) - #1 – Cemeteries and Mausoleums for the burial of human remains only.

#2 - Churches, synagogues, and other places of worship.

#4 – Libraries, museums, public art galleries and community centers.

(C) - #1 add "principal" between "permitted & use" #4 – Service buildings and facilities normally accessory to the permitted principal uses.

#6 – Essential services.

#7 – Building-mounted solar collectors.

(D) - #1 Utility substations, municipal wells.

#4 – Ground-mounted solar collectors.

(E) - #1 – Lot Area; Minimum 30,000 square feet.

#2 – Lot Width; Minimum 120 feet.

(F) - #1 No building or parts of buildings shall exceed 35 feet in height.

#2 - Accessory buildings shall not exceed 25 feet in height.

(G) – Set Backs rear and side 20 feet minimum and street yard 50 feet from the right-of-way line of all public streets.

(H) – Erosion Control and Stormwater Management.

(I) – To encourage an industrial use environment that is compatible with the residential character of the Village. Building permits for permitted uses in the I-1 District shall not be issued without review and approval of the Plan Commission. Such review and approval shall be concerned with general layout, building plans, ingress, egress, parking, loading and unloading, and landscape plans, lighting, signage and open space utilization accordance with Section 8.00.

(J) – No more than sixty-five (65%) of any lot shall be covered with buildings, accessory buildings, structures, parking lots, roadways, and sidewalks of any type or any materials that are impervious to surface water absorption.

Page 16 (A) – Shall read, "This district is intended to provide for areas where the open space and recreational needs, both public and private, of the residents can be met without undue disturbance of natural resources and adjacent uses."

(B) – Review at next Plan Commission meeting.

(C) – Remove first sentence and add #4 – Essential Services #5 - Building-mounted solar collectors

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(D) – Remove the first sentence and add #3 – Ground-mounted solar collectors #4 – Utility substations, municipal wells, lift/pumping stations, water towers, lift stations and communication towers.

(E) – Remove first sentence and #1 will become the only sentence of (E), “Lots shall provide sufficient area for...”

(G) – Add #5 – Shore yards; See Section 2.07

(H) – Add Erosion Control and Stormwater Management

(I) - Remove

### **NEXT MEETING DATES**

Tuesday June 17, 2008

Wednesday July 23, 2008

Tuesday August 19, 2008

### **ADJOURNMENT**

Motion by Wayne McStrack to adjourn, second by Wanda Gosa, motion passed, unopposed. This meeting was adjourned at 9:23 p.m.

Submitted by  
Pauline Wigderson Deputy Clerk