

SPECIAL ZONING CODE MEETING APRIL 22, 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, Ken Mace Jeff Flaws, John Meyer, Jeff Roth, Larry Rigden and Wilfredo Barreto.

Also Present: Deputy Clerk Wigderson and Rick Kania of the Southeastern Wisconsin Regional Planning Commission

Excused: Wanda Gosa, Mike Vincent and Wayne McStrack

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 March 18, 2008. Motion by Jeff Roth to approve and waive the requirement of reading same, second by Larry Rigden, motion passed.

DISCUSSION:

Rick contacted the Village Attorney about the zoning of the golf course, to leave the way it is or change it to P1. The Attorney and the Plan Commission members agree that the zoning should stay A1-C2 with a golf course overlay. Rick would like a copy of the PUD Ordinance. At the next Plan Commission meeting we will be reviewing the following Zoning issues: Adult Entertainment, Zoning Map changes, A1 & A2 zoning and Section 3 changes. A letter was received from the Village Attorney regarding the B1, B2 & B3 zoning and will be attached to these minutes. The Attorney would recommend that we define what type of business we would like (or exclude), and not list every business. That way the intent is established. Al will work on the B1 for the Plan Commission meeting. The Chapter 12 Adult Oriented Establishments will stay in the Code as is, because this sections deals with the licensing of the establishments and zoning regulations. Rick has suggested that in the Zoning Code that they should be referred to as "Sexually Oriented Businesses" and that they be included in B2 under conditional use. At the next Zoning meeting will be review the changes made at the April 29, 2008 Plan Commission meeting and M1 & I1 zoning. The Village Building Inspector has asked the Section 17.13 not be left out the Section. This section allows for relief on setbacks for the small lots in the downtown area. After some discussion it was agreed that this should be reviewed and possibly placed in Section 4 Modifications. This is will be discussed at the next Plan Commission meeting.

Section 3

Page 9 – C remove the words in the ()

Page 9 – D remove "not" from #2, remove #6

Page 9 – E remove "square" from #2

Page 10 – C remove the words in the ()

Page 10 – D is section 2.09 and remove #5

Page 11 - #19 remove the word, "fireworks"

Page 11 – 21 everything under this will be moved to section 2.09 and add (also see section 2.09)

Page 11 – H shall read, "Maximum F.A.R. is 20%."

Page 12 – B remove the words in the (), and the first sentence shall read, "except that retail stores..." and add to the last sentence, "as permitted principal uses."

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Page 12 – C remove the words in the (), add “and” between mounted and building in #1, #5 shall read, “Residential quarters for the owner or proprietor, in the rear of a business establishment or on a non-ground floor level provided that there shall be a minimum floor area of 300 square feet for an efficiency living space, 420 square feet for a one-bedroom living space and 500 square feet for a two-bedroom living space.” Add a #6 which will be Building-mounted solar collectors.

Page 12 – D remove #2 and #3 will be “Bed and Breakfast establishments.

Page 13 – Ask the Village Building Inspector for recommendations on E, L and F for the next meeting.

Page 13 – G shall read, “Maximum F.A.R. is 20%.”

NEXT MEETING DATES

Tuesday May 20, 2008

Tuesday June 17, 2008

ADJOURNMENT

Motion by Jeff Roth to adjourn, second by Larry Rigden, motion passed, unopposed.

This meeting was adjourned at 8:57 p.m.

Submitted by

Pauline Wigderson

Deputy Clerk