



MEETING NOTICE

**PROPERTY COMMITTEE
THURSDAY, JANUARY 14, 2021
2nd FLOOR FIRE DEPARTMENT TRAINING ROOM
MUNICIPAL BUILDING, 375 BUFFALO ST.
5:30 P.M.**

AGENDA:

1. Review of Commercial Zoning Ordinance
 - a. DRAFT – Ordinance No. __ - An Ordinance Amending 17.10 and 17.11 of the Municipal Code of the City of Sheboygan Falls Regarding Zoning Code

BY ORDER OF THE CHAIRPERSON:

TOM BIGLER

MEMBERS:

PAUL JENSEN

JACOB IMMEL

Please Note:

There has been a Zoom Conference meeting set up for the Property Meeting. Members of the Council may be appearing remotely. The public is welcome to attend online or via phone. Please contact the City Clerk's office to obtain the Meeting ID at 920-467-7900 ext. 110

A majority of the members of the City Council or of any of its committees may be present at this meeting to listen, observe, and participate. If a majority of any such body is present, their presence constitutes a "meeting" under the Open Meeting Law as interpreted in State ex rel. Badke v. Greendale Village Board, 173 Wis. 2d 553 (1993), even though the visiting body will take no action at this meeting.

AN ORDINANCE AMENDING SECTIONS 17.10, 17.11 AND 17.18 OF THE MUNICIPAL CODE OF THE CITY OF SHEBOYGAN FALLS REGARDING ZONING CODE

WHEREAS, the Common Council has recently become aware of inconsistency related to architectural standards required within C2 and C3 districts as compared to the Business Park Districts; and

WHEREAS, the Common Council has determined that it is necessary to update its architectural standards for the C2 and C3 districts to promote health, safety, and the general welfare of the community.

NOW, THEREFORE, the Common Council of the City of Sheboygan Falls, Sheboygan County, Wisconsin, does ordain as follows:

Section 1. **Amending Code.** Section 17.10(5), Commercial District (C2), of the Municipal Code of the City of Sheboygan Falls is hereby amended to read as follows (additions indicated by underline; deletions by ~~strikeout~~):

"(5) Architectural Standards –

(a) Buildings and structures shall comply with the ~~following standards:~~ set forth in Sections 17.29(7), 17.29(8), 17.29(9) and 17.29(10) of this Code.

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- ~~1. Buildings shall be designed by an architect or engineer. All sides, elevations and facades of buildings and structures shall be visually pleasing and architecturally and aesthetically compatible with the surrounding environment. Building materials shall be selected for their ability to present a visual statement of a building's purpose, attractiveness, and performance. Building materials shall be harmonious with the general character of other buildings and structures in the business park.~~
- ~~2. The front, side, and rear walls of all buildings shall be faced sixty percent (60%) with brick, decorative masonry, stone, architecturally finished pre-cast concrete panels or other decorative material approved by the Architectural Review Board; if special conditions exist the Board may approve as little as fifty percent (50%) coverage with such materials. For the purpose of this architectural standard, light weight or cinder concrete block shall not be considered a decorative masonry material. Exterior gutters and downspouts shall be permitted only along the side and rear of buildings.~~
- ~~3. Metal siding shall be used only as a minor building component not to exceed twenty five percent (25%) of exterior wall surface, excluding roofing, in combination with one of the above materials unless the~~

~~Architectural Review Board approves exceeding this amount. The metal panels must be attractive, durable, or an earth tone or compatible color, and not merely an inexpensive method of building.~~

~~4. All mechanical equipment should be screened with parapets or the roof form.~~

~~5. The architectural standards and design of any accessory buildings shall be consistent with the design and materials of the principal building(s).~~

(b) Approval of Building Plans -

No building, structure, or improvement shall be constructed, placed on any lot, remodeled or altered until detailed plans and specifications for such building, structure, improvement, remodeling, alteration, or addition have been reviewed and approved by the Architectural Review Board.

(c) All development is subject to and shall comply with Chapter 26 of this Code Post-Construction Stormwater Management and Chapter 27 of this Code Construction Site Erosion and Sediment Control.

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Section 2. **Amending Code.** Section 17.11(5), Highway Commercial District (C3), of the Municipal Code of the City of Sheboygan Falls is hereby amended to read as follows (additions indicated by underline; deletions by strikeout):

"(5) Architectural Standards -

(a) Buildings and structures shall comply with the following standards: set forth in Sections 17.29(7), 17.29(8), 17.29(9) and 17.29(10) of this Code.

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~~1. Buildings shall be designed by an architect or engineer. All sides, elevations and facades of buildings and structures shall be visually pleasing and architecturally and aesthetically compatible with the surrounding environment. Building materials shall be selected for their ability to present a visual statement of a building's purpose, attractiveness, and performance. Building materials shall be harmonious with the general character of other buildings and structures in the business park.~~

~~2. The front, side, and rear walls of all buildings shall be faced sixty percent (60%) with brick, decorative masonry, stone, architecturally finished precast concrete panels or other decorative material approved by the Architectural Review Board; if special conditions exist the Board may approve as little as fifty percent (50%) coverage with such materials. For the purpose of this architectural standard, light weight or cinder concrete block shall not be considered a decorative masonry material. Exterior gutters and downspouts shall be permitted only along the side and rear of buildings.~~

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~~3. Metal siding shall be used only as a minor building component not to exceed twenty-five percent (25%) of exterior wall surface, excluding~~

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~~roofing, in combination with one of the above materials unless the Architectural Review Board approves exceeding this amount. The metal panels must be attractive, durable, or an earth-tone or compatible color, and not merely an inexpensive method of building.~~

~~4. All mechanical equipment should be screened with parapets or the roof form.~~

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~~5. The architectural standards and design of any accessory buildings shall be consistent with the design and materials of the principal building(s).~~

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(b) Approval of Building Plans -

No building, structure, or improvement shall be constructed, placed on any lot, remodeled or altered until detailed plans and specifications for such building, structure, improvement, remodeling, alteration, or addition have been reviewed and approved by the Architectural Review Board.

(c) All development is subject to and shall comply with Chapter 26 of this Code Post-Construction Stormwater Management and Chapter 27 of this Code Construction Site Erosion and Sediment Control.

Section 3. Amending Code. Section 17.18, Conditional Uses, of the Municipal Code of the City of Sheboygan Falls is hereby amended to read as follows (additions indicated by underline; deletions by ~~strikeout~~):

"(e) In the C2 Districts the following business, commercial, and institutional uses:

1. Any use permitted in the R4 District, except one and two-family residences.
2. Post offices.
- ~~3. Parking lots.~~
43. Municipal services buildings.
54. General business and commercial uses, which do not generate noise, smoke, or odors that would create a public or private nuisance. These uses generally include:
 - a. Telephone offices.
 - b. Hotels and motels.
 - c. Theaters, bowling alleys, and places of amusement.
 - d. Restaurants, taverns, and bars.
 - e. Personal service, automobile service, and equipment service establishments.

- f. Bus depots.
- g. Uses customarily incident to any of the above uses.

65. Churches and other places of worship"

Section 4. **Repeal of Code.** All ordinances or parts of ordinances heretofore adopted by the City of Sheboygan Falls in conflict herewith are hereby repealed.

Section 5. **Severability.** Should any portion of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected.

Section 6. **Effective Date.** This Ordinance shall take effect upon publication as required by law.

Enacted this _____ day of October, 2020.

CITY OF SHEBOYGAN FALLS

By _____
RANDY MEYER, Mayor

Date Approved: _____

Introduced by:

CERTIFICATE OF ENACTMENT

I hereby certify that the foregoing Ordinance was duly enacted by the Common Council and approved by the Mayor of the City of Sheboygan Falls on the date indicated above.

ALYSSA WALFORD, Clerk/Treasurer