VILLAGE OF MCFARLAND *NOTICE OF PUBLIC MEETING*

COMMUNITY DEVELOPMENT AUTHORITY

Wednesday February 3, 2016 **7:00 P.M.** **McFarland Municipal Center**
Conference Room A

AGENDA

1. Call to order.
2. Election of Chairperson.
3. Review and possible approval of draft minutes from the November 4, 2015 Community Development Authority meeting.
4. Discussion- Review of land uses requiring conditional use permits.
5. Project updates.
6. Adjournment.

Notes:
1) Persons needing special accommodations should call (608)838.3154 at least 24 hours prior to the meeting.
2) A quorum of The Village Board may attend this meeting for the purpose of gathering information relevant to their responsibilities as Village trustees. No matter shall be considered nor shall any action be taken by said Village Board members at this meeting.
3) More specific information about agenda items may be obtained by calling (608)838.3154.

This agenda was posted, or caused to be posted, by my hand on the 29th day of January 2016, at the following three (3) posting places in the Village of McFarland, to wit: McFarland Municipal Center, 5915 Milwaukee Street; E.D. Locke Public Library, 5920 Milwaukee Street; and the McFarland State Bank, 5990 Hwy. 51.

Tracey Berman, Clerk/Deputy Treasurer

Working DRAFT MINUTES

Community Development Authority Meeting

November 4, 2015

Members Present:	David Doll, Stephanie Brassington, Art Weber, Clair Utter, Ken Brost, Eric Johnson
Members Absent:	Tom Hanson,
Staff Present:	Pauline Boness, Karen Knoll
Others Present:	None

1. **Call to order.** Boness called the meeting to order at 7:02 p.m. and asked for a nomination for a temporary chair. Brost nominated Weber, Brassington seconded the motion. Motion carried.

2. **Review and possible approval of draft minutes from the June 3, 2015 Community Development Authority Meeting.** Utter moved to approve the minutes, Brassington seconded the motion. Motion carried 4-0-2 with Brost and Johnson abstaining.

3. **Election of Chairperson**
   Tabled.

4. **Discussion – Land uses requiring a Conditional Use Permit.**
   Boness stated this topic was previously discussed. Part of the conversation involved members reviewing maps to determine where business and residential areas abut. Brost stated he feels conditional use permits are an artificial barrier for businesses to come into the Village, it creates too many hurdles and hardships for small businesses. He mentioned Rock n'Rollz needed a conditional use permit to move into their location on Farwell Street. Without CUPs we will be able to have more businesses move into the area. Brost understands the problem of having businesses close to residential areas, and there may be objections that would not be able to be discussed if there were no conditional use permits, but he feels it is very cumbersome for a business. There are 142 permitted uses, 92 conditional use and 236 types which are not permitted.

   Brost stated it will be a cumbersome task to go through each line by line, or to understand the rationale as to why they were or were not permitted. He would like the Village perceived as more business friendly, and, have more permitted uses. Weber inquired if McFarland is that much different than other municipalities. Brost responded he did not know. Boness replied we are a small community, with commercial uses primarily along our major arteries and in many cases other lots back up to residential and multifamily properties; as a result you have

opportunities for conflicts. A conditional use regulates how you operate; hours of operation, noise level, fumes, etc. Brassington asked what was the conditional use that Rock n Rollz needed. Boness responded it was to allow a limited service restaurant, they fall under the category of a fast food restaurant, and most have drive ups with lights, microphones, certain amounts of noise levels. Brassington inquired what did they have to do to get the permit? Boness responded fill out a form and appear before the Plan Commission to discuss their operation and answer any questions. Brassington asked if the Plan Commission was able to approve it or did they have to go in front of the Village Board and if they felt inconvenienced by this. Boness responded it was approved, conditional use requests do not go in front of the Village Board as there is no ordinance change, and no, they were very cooperative; it was a good working relationship. Brost added he was the person who felt this was inconvenient.

Brost stated in the past year all who have applied have been approved. Weber summarized, if we were to move forward the way Brost is suggesting, nearby residents would not have the ability to say anything if a business wanted to move into an area. Brost stated that would be the downside, you may not know all the commercial uses for a property located near you, you would have no recourse if the Village changed this.

Weber asked where the Village stands on this suggestion, based on Brost's idea what would the Village recommend? Boness responded this has not been discussed. Brost added this would be the CDA making a recommendation, and then be looked at on other levels. Weber asked if we could form a committee to look at this and bring the information back. Brost stated we could look at one area every meeting, he understands this will take a long time and he is not so much in a hurry as he would like to change the perception to small businesses looking to come into our community. Utter feels we need to do this, he has spoken to different businesses at Chamber meetings and they all feel this is a good idea. Weber stated this was most likely done years ago and then voted upon; the idea of changing this all at once is overwhelming. Brost suggested changing the commercial from five headings to something smaller. Members discussed various options, size of property or structure, big box retailing. Weber stated based on the discussion he can see the need for CUP's in the community. Boness suggested members go over the list and review the recent businesses they are aware of which moved into town and think about was it something permitted, something needing a conditional use, if needed Boness can get copies out to members to review. Brost suggested going back to 2005 to when it was a busier time. Weber stated if the codes were updated in 2010 there is no use to go back that far. Boness stated she will check to see when the code was updated and then go back at least that far. Weber suggested Brost and Boness meet and review the list as to what Brost likes or does not like and bring that back to a future meeting. Brost stated he would be agreeable to that but did not want to speak for Boness. Utter would be agreeable as long as they used the code. Brassington stated this will be an arduous task. Brost asked of Weber with his background, is he aware of this in other communities. Weber responded each Village or community has their own codes and how they handle this issue. Brost suggested taking a look at other communities codes and how they handle CUPS, for example Waunakee, is it possible to get a copy of their codes. Boness responded codes are available online. Brost stated he wants to make perception equal reality and agrees, if we are similar to them it is just a case of perception. Utter suggested sending this information to the Chamber to get their input, Brassington agreed, we need the Chambers input. Boness

summarized they will look at Waunakee and Fitchburg's zoning codes and bring them back to the next meeting to discuss.

5. **Discussion –Ordinance relating to sign and billboard regulations.**
Boness informed members this agenda item was requested by Brost. Brost felt in the last five years there has been a proliferation of message boards allowing a message change every 30 seconds, with no flashing. He was wondering if Village businesses could be allowed to have a full message, or amend the ordinance to allow this, he is not suggesting flashing signs. It is hard to see the entire message when driving down the highway. Is this something which can be done without being a safety issue?

Boness advised members there has been a Supreme Court case handed down in late summer regarding message content of signs and free speech. Most sign codes across the country will have to be rewritten, as content of signs can no longer be regulated. Utter stated he has read that recent report, we will have to have the attorneys go through our code to see what is no longer allowed. Brost inquired if there are any exemptions for churches or schools. Boness responded there no longer is, if you require a permit from a business you will have to require permits from churches and schools. Signs can be regulated based on size, but not necessarily based on content. A legal association will draft a model ordinance within the next year. Weber asked if Brost is comfortable waiting to discuss this topic until a further date when we have all the information. Brost agreed. Utter pointed out this may be something, when we have that information, which should actually be discussed by the Plan Commission as it falls under their jurisdiction rather than that of the Community Development Authority. Weber concurred.

6. **Project updates.**
Boness informed members, the Waubesa Village mixed use project on Siggelkow Road is moving forward and the actual building permits have been applied for. There will be twenty rental units in Phase I and there are two other phases proposed if Phase I is successful, those will involve multi-family only.

The Farwell Street project is moving forward, the clinic has been torn down, there were some setbacks with soil and utility issues, and there will probably need to be some easements drafted because of utility locations. They do not expect to be moving forward until after the first of the year. Weber inquired if Brassington did the title insurance for this project. Brassington responded yes, the company she works for did to the title insurance on this project. Weber inquired if there is any conflict of interest in something like this. Boness stated this is something they will have to be careful on in the future. Brassington stated she did speak with an attorney prior to writing the policy, and was told there is no conflict of interest in this. Boness suggest in the future, this should probably go the Ethics Committee as well to see if there are any conflicts, sometimes there are just perceived conflicts and we would not want to have any of those. Brost agreed, this is something which should be discussed so everyone does know upfront, so there is no perception of conflict of interest.

Boness informed Members the antique store is for sale and she has received a couple of phone calls along with a meeting with parties who are representing local investors who would like to see something happen with the property. They are moving forward slowly as they want to be

fully informed about the property. Boness is trying to see if there is some way the Village can have some participation.

Members discussed past and future uses of the property.

Boness advised members the property on Triangle Street which has been for sale for a while, the former City Wide Insulation building, may have a potential buyer. Brassington inquired on the status of the former Dairy Queen property. Boness responded the Village found out about the new owners when the article was in the newspaper, there may be a few problems as no one had applied for any permits. A sign permit has been submitted, and, they will need an occupancy permit, it appears the drive through window will not be used, and the restaurant will be closed by three. Utter inquired if Boness knew if they were able to use the connecting drive between their business and the service station next door. Weber responded when the former Dairy Queen closed that driveway access was no longer there. Brassington inquired about the status of the new mexican restaurant in the strip mall. Boness advised that is another group who has not contacted the Village with any questions prior to the article in the paper, the windows are covered with paper, and to date they have not come to the Community Development Department for any permits. Utter stated they did apply for a liquor license and that was approved.

Boness advised members there are new owners of the McFarland House Cafe; they will be having longer hours, and, now have a liquor license to sell wine by the glass.

7. **Adjournment** Motion by Brost to adjourn, seconded by Brassington, motion carried by unanimous acclamation and the meeting adjourned at 7:50 p.m.

DRAFT

ARTICLE III. - BUSINESS DISTRICTS[2]

Footnotes:

--- (2) ---

Editor's note—*SIC numbers are listed in parentheses and incorporated by reference.*

COPY

DIVISION 1. - GENERALLY

Secs. 22-237—22-245. - Reserved.

DIVISION 2. - B-P PROFESSIONAL OFFICE DISTRICT

Sec. 22-246. - Purpose.

The purpose and objectives of the business district is to provide commercial areas that will provide services to the public in an attractive, safe and convenient manner. The B-P district is established for areas having predominantly office uses, typically generating low traffic volumes and traffic turnover.

(Ord. No. 2010-O-09, § 22.40, 10-12-2010)

Sec. 22-247. - Permitted uses.

For the B-P Professional Office District, permitted uses are as follows:

(1) Office activities.
   a. Professions including health services, office or clinic basis. (801—804)
   b. Finance, real estate, insurance. (60—67, except for convenience cash business)
   c. Government offices. (91—96)
   d. Business offices. (89)
   e. Business services, including convenience printing, excluding services to buildings. (73, except 734)
   f. Educational services, provided all activities are enclosed within buildings. (82)
   g. Legal services. (81)
   h. Business and Professional Associations. (861—862)
   i. Medical and dental laboratories. (807, 808, 809)
(2) Computer services. (737)
(3) Existing residential units.
(4) Studios, art studios, interior decorating studio, photographic studio, music studio, dance studio and art institutes.
(5) Retail sales and services provided by vending machines or by personnel when such retail area is within a building, so constructed and maintained that all access is from a lobby, hall or court and not directly from the out-of-doors; it is the intent that such sales and services are provided for the convenience of the patrons and occupants of the building.
(6) Beauty shops and barbershops. (723, 724)
(7) An establishment may devote up to 30 percent of its floor space to processing, fabrication, or assembling of a manufacturing nature and incidental to the principal use.
(8) The ground floor of each principal structure must be devoted principally to an allowable use, permitted or conditional, other than residential. The principal use of ground floor areas may not be parking or storage.

(Ord. No. 2010-O-09, § 22.41, 10-12-2010; Ord. No. 2015-O-02, § 1, 1-27-2015)

Sec. 22-248. - Conditional uses.

For the B-P Professional Office District, conditional uses are as follows:

(1) Theatres for performing arts.
(2) Clubs. (863, 864, 865, 869)
(3) Nursing homes; rest homes. (805)
(4) Residential. Residential units may be located on the second or third floor. The lot area must provide 5,000 square feet of area for each residential unit.
(5) Agricultural production. (01-02)
(6) Class I restaurants.
(7) Educational services, with activities outside building. (82)
(8) Health clubs.
(9) Liquor stores. (5921)
(10) Day care.
(11) Hotels and motels. (701)
(12) Wireless communication facilities.
(13) Funeral homes. (7261)

(Ord. No. 2010-O-09, § 22.42, 10-12-2010)

Sec. 22-249. - Dimensional standards.

Dimensional standards set forth below shall be applied on a permitted use basis. These intensity and dimensional standards may be reduced by the plan commission in the course of design review upon findings that reductions will provide adequate site area and layout to accommodate the uses contemplated on the site and that negative impacts upon neighboring properties will be avoided. Where deemed appropriate by the plan commission, property owners may be required to obtain permanent, binding consents from abutting property owners with such consents running with the land filed with the register of deeds.

(1) Minimum lot area: 8,000 square feet, one acre unsewered.
(2) Minimum lot width: 60 feet.
(3) Minimum front setback: 20 feet.
(4) Minimum side setback: ten feet.
(5) Side street setback: 15 feet.
(6) Rear setback: ten feet.
(7) Maximum building height: The lesser of 42 feet or three stories. Height over three stories or 42 feet is subject to conditional use approval.
(8) Minimum open space: 25 percent.
(9) Design review is required for all parking lots. Use of a parcel or portion of a parcel for parking lot purposes associated with a business establishment on a different parcel is allowable with design review approval.

(Ord. No. 2010-O-09, § 22.43, 10-12-2010)

Secs. 22-250—22-276. - Reserved.

DIVISION 3. - B-G GENERAL BUSINESS DISTRICT

Sec. 22-277. - Purpose.

The B-G General Business District is established for areas having general business and office uses, mostly at small or medium scale compatible with the suburban setting. In order to ensure this small or medium scale, the total gross building footprint of a single improved structure on a parcel shall not exceed 70,000 square feet nor shall the total gross building footprints of all improved structures on a parcel exceed a total of 150,000 square feet.

(Ord. No. 2010-O-09, § 22.44, 10-12-2010)

Sec. 22-278. - Permitted uses.

For the B-G General Business District, permitted uses are as follows:

(1) Office activities.
   a. Professions including health services, office or clinic basis. (801—804)
   b. Finance, real estate, insurance. (60—67, except for convenience cash business)
   c. Government offices. (91—96)
   d. Business offices.
   e. Business services including convenience printing, excluding services to buildings. (73 except 734)
   f. Educational services, provided all activities are enclosed within buildings. (82)

(2) Commercial activities.
   a. Variety stores; hardware stores. (525, 53)
   b. Food stores. (54)
   c. Auto accessory stores (completely enclosed). (553)
   d. Apparel and accessory stores. (56)
   e. Furniture; home furnishings and equipment. (57)
   f. Drugstores. (591)
   g. Liquor stores. (592)
   h. Miscellaneous shopping goods. (594)
   i. Miscellaneous retail stores. (59, except 598 and secondhand business)
   j. Coin operated laundry and dry cleaning. (7215)
   k. Dry cleaning, retail, not including diaper service, linen service, towel service, industrial laundry, carpet and upholstery cleaning. (7211, 7212, 7216, 7219)
   l. Printing and publishing; photographic studio. (27, 722)
   m. Other personal services. (723, 724, 725)
   n. Business services. (73)
   o. Watch, clock and jewelry manufacture and repair. (763)
   p. Electrical, electronic, radio, television and related repairs. (762)
   q. Social services. (83)
   r. Dance, fitness and health centers.

s. Museums. (84)

t. Miscellaneous services. (89)

u. Mass transit depots and facilities. (41)

v. Outdoor sales/display. The following types of outdoor sales/display are allowable in the B-G district either as a principal use or as an accessory use:

1. Impermanent or short-term seasonal outdoor storage or display of sales merchandise.
2. Outdoor sales with sales occurring from open displays, vehicles or tents; farmers markets, flea markets, outdoor sales of artwork, crafts, or food.
3. Permits are required from the city zoning administrator. The decisions of the administrator on applications for permits shall be based upon the following criteria:

(i) The outdoor lighting system, if any, for the sales operation shall be designed so that no direct source of light is visible from the public right-of-way and so that no direct beam of light shall be cast upon adjacent lands.

(ii) If a public address system is used, the volume of sound transmitted shall not be over 65 db at the property line.

(iii) Fencing may be required by the zoning administrator as needed, upon determination of the administrator and/or the police department, for safety or security reasons.

(iv) Conditions may be placed upon the approved permit pertaining to traffic flow and parking, after consultation with the police department.

(v) Conditions may be placed upon the approved application to achieve consistency with regulations under city ordinances governing peddlers.

(vi) Hours of operation and duration of sales/displays shall be specified in the approved permit.

(vii) No permit shall be approved unless the application is made by or cosponsored by a merchant of related merchandise whose retail business currently occupies a building on or near the same premises.

w. Light manufacturing, assembly and warehousing accessory to a permitted or conditional use which shall not exceed more than 30 percent of the total uses by floor space.

(3) The ground floor of each principal structure must be devoted principally to an allowable use, permitted or conditional, other than residential. The principal use of ground floor areas may not be parking or storage.

(4) Existing residential dwelling units.

(Ord. No. 2010-O-09, § 22.45, 10-12-2010; Ord. No. 2012-O-03, 4-24-2012; Ord. No. 2015-O-02, §§ 2, 3, 1-27-2015)

Sec. 22-279. - Conditional uses.

For the B-G General Business District, conditional uses are as follows:

(1) Amusement and recreation services. (79)

(2) Agricultural production. (01-02)

(3) Residential. Residential units located above the sidewalk level floor.

(4) Restaurants all classes.

(5) Gas stations class I and II or with a convenience store.

(6) Drinking places. (5813)

(7) Outdoor/display. Permanent or long-term seasonal outdoor storage or display of sales merchandise.

(8) Medical, dental laboratories and health care services. (807, 808 and 809)

(9) Hotels and motels. (701)

(10) Wireless communication facilities.

(11) Light manufacturing, assembly and warehousing, accessory and incidental to a permitted or conditional use, which may exceed 30 percent but no more than 45 percent of the total use by floor space.

(12) Convenience cash business or secondhand business. In addition to the standards of section 22-640(c) the following standards shall also be applied by the plan commission:

a. Distance to any other convenience cash business or secondhand business;

b. Distance to an existing residential zoning district or residential use;

c. Distance to a school.

In its review of the application the plan commission shall avoid concentrations of these uses within in any one locale, or to be detrimental to a neighborhood. Any distance of less than 1,000 feet shall be presumed to be detrimental.

(Ord. No. 2010-O-09, § 22.46, 10-12-2010; Ord. No. 2015-O-02, § 4, 1-27-2015)

Sec. 22-280. - Dimensional standards.

Dimensional standards for the B-G district shall be the same as the B-P district.

(Ord. No. 2010-O-09, § 22.47, 10-12-2010)

Secs. 22-281—22-308. - Reserved.

DIVISION 4. - B-H HIGHWAY BUSINESS DISTRICT

Sec. 22-309. - Purpose.

Lands placed within these districts take the form of clustered or strip commercial areas, land extensive development patterns of retail, service, warehouse, light industrial uses, most of which are highway-oriented. While serving these functional purposes, these areas also serve as gateways to the Fitchburg community. Design review will seek to create as much attractiveness as is economically feasible and consistent with the functioning of the businesses.

(Ord. No. 2010-O-09, § 22.48, 10-12-2010)

Sec. 22-310. - Permitted uses.

For the B-H Highway Business District, permitted uses are as follows:

(1) Ambulance service.

(2) Animal hospital and kennel. (074-075)

(3) Car and truck wash. (754)

(4) Gas station (classes I, II and III); minor automobile repair, associated with a gas station. (554)

(5) Diaper service, linen service, towel service, industrial laundry, carpet and upholstery cleaning. (721)
(6) Car and truck sales and rental of vehicles (551, 552; 751).
(7) Cabinet shop, plumbing shop, upholstery shop, electrical shop, etc. (76)
(8) Farm machinery sales and service. (5083, 7699)
(9) Food locker. (4222)
(10) Building and lumber supplies and services. (52)
(11) Motel. (701)
(12) Printing and publishing. (27)
(13) Funeral homes. (726)
(14) Wholesale facilities and services. (50, 51)
(15) Municipal buildings and services. (91, 92)
(16) Gas sales associated with a convenience store.
(17) Adult entertainment establishments, as defined in section 62-19, Fitchburg Ordinances, provided there is a buffer of 1,320 feet, beginning from the property line of the adult entertainment establishment, between any other adult entertainment establishment, or any day care center that is licensed for eight or more children, any school, park, or place of worship.

(Ord. No. 2010-O-09, § 22.49, 10-12-2010)

Sec. 22-311. - Conditional uses.

For the B-H Highway Business District, conditional uses are as follows:

(1) Contractor's offices, shops and yards. (15, 16, 17)
(2) Truck terminal. (42)
(3) Bus or train depot. (40, 41)
(4) Transportation services. (47)
(5) Postal services. (43)
(6) Department and discount stores. (53)
(7) Light industrial uses (see I-G district, section 22-396 and 22-397(d)).
(8) Auto, truck and heavy equipment repair. (753)
(9) Auto supply. (553)
(10) Boat and recreational equipment. (555—557)
(11) Services to buildings. (734)
(12) Greenhouses, nurseries and landscaping sales and services. (018, 078)
(13) Amusement and recreation services. (79) and motion picture theatres (783), including retail sales of sporting goods practiced in association with the recreational services.
(14) Agricultural production. (01-02)
(15) Restaurants, all classes, drinking places. (58)
(16) Grocery stores. (541)
(17) Wireless communication facilities.

(18) Residence for a caretaker of an on-site business operation.

(Ord. No. 2010-O-09, § 22.50, 10-12-2010)

Sec. 22-312. - Dimensional standards.

Dimensional standards for the B-H Highway Business District set forth below shall be applied on a permitted use basis. These intensity and dimensional standards may be reduced by the plan commission in the course of design review upon findings that reductions will provide adequate site area and layout to accommodate the uses contemplated on the site and that negative impacts upon neighboring properties will be avoided. Where deemed appropriate by the plan commission, property owners may be required to obtain permanent, binding consents from abutting property owners with such consents running with the land.

(1) Minimum lot area: 8,000 square feet, one acre unsewered.
(2) Minimum lot width: 60 feet.
(3) Minimum front setback: 25 feet.
(4) Minimum side setback: ten feet.
(5) Side street setback: 20 feet.
(6) Rear setback: 20 feet.
(7) Maximum building height: The lesser of the 42 feet or three stories. Height over three stories or 42 feet is subject to conditional use approval.
(8) Minimum open space: 15 percent.

(Ord. No. 2010-O-09, § 22.51, 10-12-2010)

Secs. 22-313—22-342. - Reserved.

DIVISION 5. - RD RURAL DEVELOPMENT DISTRICT

Sec. 22-343. - Purpose.

(a) As of October 12, 2010, no property shall be rezoned to the RD district.
(b) The purpose of the rural development is to accommodate certain commercial uses that have developed in rural areas, including those commercial uses that support agricultural production and provide a holding zone for areas that are intended for future urban development. These areas will be zoned in accordance with the use designation appearing in the comprehensive plan when logical extension of utilities and facilities can be provided. This will discourage haphazard and premature development from occurring at the fringes of the city's urban service area.

(Ord. No. 2010-O-09, § 22.52, 10-12-2010)

Sec. 22-344. - Permitted uses.

For the RD Rural Development District, permitted uses are as follows:

(1) Agricultural uses. (01-02)
(2) All uses permitted in the R-L district.

(Ord. No. 2010-O-09, § 22.53, 10-12-2010)

Sec. 22-345. - Conditional uses.

For the RD Rural Development District, conditional uses are as follows:

(1) All uses conditional in the R-L district.

(2) Horticultural specialties. (018)

(3) Commercial animal operation. (075)

(4) Veterinary services. (074)

(5) Landscape services and sales. (078)

(6) Fish hatcheries. (092)

(7) Repair, sales and service of farm machinery and equipment. (5083, 7699)

(8) Sales distribution, mixing, blending and storage of feeds, seeds and fertilizer. (2048, 287, 5191)

(9) Manufacture of dairy products. (202)

(10) Storage of construction equipment necessary for the operation of a general mechanical or landscape contracting business (limit of 12 items of construction equipment stored on lot).

(11) School bus storage, parking, maintenance and repair of buses stored on lot. (4151)

(12) Parking of one truck or road tractor or semi-tractor and its trailer in excess of 4.0 tons gross vehicle weight.

(13) Mineral extraction operations, including washing, crushing, quarrying borrow pits, or other processing or removal of mineral resources, the erection of buildings and the installation of necessary machinery used in said extraction or processing, and the preparation of hot blacktop mix and ready-mixed concrete.

a. An application for a permit shall be submitted by the owner and shall include an adequate description of the operation; a plan of the site showing the proposed and existing roads and drives, the sources, quantity and disposition of water to be used, if any; estimated dates for completion of the extraction and commencement and completion dates for the reclamation; a reclamation plan and such other information as may be necessary to determine the nature of the operation and the effect on the surrounding area.

b. The reclamation plan shall contain adequate provision that all final slopes around the area be flatter than a three to one horizontal slope in a sand, gravel or borrow pit operation, or in a safe angle of repose in a quarrying operation; excavations below the grade of the nearest abutting public street or highway shall be setback from the street or highway a distance not less than that required for buildings and structures under this article; excavations made to a water producing depth shall not be closer than three feet measured from the water table, all final slopes shall be covered with topsoil from the original site and seeded to prevent erosion; the plan shall require that after completion of the anticipated operation that the area shall be cleared of all debris and be left in a workmanlike condition, subject to the approval of the city.

c. Application for a conditional use permit for a mineral extraction operation, or for a hot blacktop mix or ready-mixed concrete plant, shall be submitted to the plan commission for public hearing and approval. The conditional use permit shall be for a period of time as stated in the application or as modified by the plan commission. Modification of the application or reclamation plan may be permitted or additional conditions may be required upon application. The plan commission shall consider the effect of the proposed operation and the proposed reclamation upon existing and future conditions, including streets, neighboring land development, land use drainage, water supply, water pollution,

air pollution, soil erosion, natural beauty and land value of the locality. The plan commission may approve, approve conditionally or reject the application and reclamation plan.

(14) Wireless communication, radio, television transmitting towers, microwave towers, community antenna television including the buildings or structures necessary for their operation but not including buildings for offices or studios. The parcel of land shall be of a size large enough to ensure that if a tower shall fall, it will not fall on adjacent property or on the right-of-way of a public road.

(15) Dumping grounds, sanitary landfill sites, demolition material disposal sites and incinerator sites shall also comply with Wis. Stats. § 60.72 and shall meet the minimum standards as adopted by the state department of natural resources pursuant to Wis. Stats. §§ 144.43 and 144.44.

(16) Golf courses. (7992)

(17) Junk and salvage yards and solid waste recycling centers. (4953)

(18) Landing strips or landing fields. (4582)

(19) Food stores maximum 5,000 square feet. (54)

(20) Farm supplies. (5191)

(21) Welding shops. (7692)

(22) Public warehousing. (422, except 4226)

(23) Used merchandising stores. (5931)

(Ord. No. 2010-O-09, § 22.54, 10-12-2010; Ord. No. 2015-O-27, § 1, 10-27-2015)

Sec. 22-346. - Dimensional standards.

For the RD Rural Development District, dimensional standards are as follows:

(1) Minimum lot area: five acres (may be reduced to a minimum of one acre on a conditional use basis).

(2) Minimum lot width (measured at end of easement for "flag lots"): 150 feet.

(3) Minimum front setback: 40 feet.

(4) Minimum side setback: ten feet.

(5) Minimum street side setback: 30 feet.

(6) Minimum rear setback: 50 feet.

(7) Maximum height of structures: 45 feet, except that there is no height limitation for agricultural related buildings or agricultural businesses. Other structures may be allowed to exceed 45 feet on a conditional use basis.

(8) Minimum open space: 40 percent.

(Ord. No. 2010-O-09, § 22.55, 10-12-2010)

Secs. 22-347—22-356. - Reserved.

DIVISION 6. - CONDITIONAL USES APPLICABLE TO ALL BUSINESS DISTRICTS

Sec. 22-357. - Design review.

Uses identified as conditional uses in the B-P, B-H and RD districts receive normal design review as do permitted uses in these districts. Conditional uses receive additional review on the question of whether the use proposed is appropriate to the site, at the time that it is proposed for development and in the manner proposed. In conducting this review, the plan commission shall give specific attention to the scale of proposed operations in relation to the scale of prevailing or expected nearby uses, the likelihood of problems arising through hours of operation, peaking of usages, stability of the operation, service demands upon the city, impacts on the neighborhood, roads or service systems. Approvals may be conditioned, as necessary, to ensure that the public interest will be served.

(Ord. No. 2010-O-09, § 22.59, 10-12-2010)

Secs. 22-358—22-367. - Reserved.

(2) One private tennis court.
(3) One children's play structure.
(4) One detached satellite antenna/dish.
(5) One detached solar structure.

COPY

(Ord. No. 97-11, § 13-1-29(d), 11-3-97; Ord. No. 98-15, § 6, 11-2-98)

DIVISION 9. - O-1 LIMITED OFFICE-RESIDENCE DISTRICT
FOOTNOTE(S):

--- (**4**) ---

Cross reference— Businesses, ch. 22.

Sec. 106-416. - Intent.

The O-1 limited office-residence district is established to allow professional and business office uses that are highly compatible with residential uses to locate adjacent to residentially zoned properties and is intended to promote more efficient transportation patterns, decrease motor vehicle traffic, and provide neighborhoods with convenient access to services provided by professional and business offices. O-1 districts are intended to be dispersed zones of 0.5 to 2.5 acres total size that support small clusters of business and professional office uses and are located only in neighborhoods where other properties that may be utilized for professional or business offices are not easily accessed.

(Ord. No. 97-11, § 13-1-30(a), 11-3-97)

Sec. 106-417. - Restriction on rezoning for O-1 use.

In order to promote the health, safety and general welfare of the residents of the village through appropriate land use patterns, reclassification of parcels to an O-1 designation shall be limited to those parcels that are consistent with the intent and meet the requirements of the O-1 limited office-residence district and general purposes of zoning and whose boundary line, unless adjacent to a zoning district that allows business and professional office uses, is not less than five-tenths mile from a boundary line of a nonresidential district that allows business and professional office uses.

(Ord. No. 97-11, § 13-1-30(b), 11-3-97)

Sec. 106-418. - General conditions.

All uses in the O-1 limited office-residence district are subject to the following conditions:

(1) *Restricted uses.*
   a. Principal O-1 district uses shall be limited to professional and business office uses that are reasonably likely to provide regular service to the neighborhood in which it is located.
   b. An authorized O-1 district use may utilize motor vehicles in the conduct of its business or service so long as the majority of the substantive work or labor is conducted at the O-1 site.
   c. All business and servicing, except for temporary off-street parking and off-street loading, shall be conducted within completely enclosed buildings.

(2)

Size of permitted vehicles. All motor vehicles used in the conduct of a permitted or conditional use listed under this division shall have a licensed gross vehicle weight capacity not greater than 8,000 pounds.

(3) *Parking.* All motor vehicles, other than automobiles, used in the conduct of a permitted or conditional use listed under this division shall be parked in a completely enclosed building when such parking is for a period greater than one hour. Parking areas shall be fully screened from abutting residentially zoned properties and shall be separated from abutting residentially zoned properties by a green space buffer equal to or greater than ten feet.

(4) *Signs.* All illuminated, neon or flashing signs of any type are prohibited. All sign materials and finishes shall be compatible with residential properties. All signs shall be equal to or less than 30 square feet. Detached signs shall be less than eight feet in height.

(5) *Accessory buildings.* Detached accessory buildings of any size are prohibited in the O-1 district.

(Ord. No. 97-11, § 13-1-30(c), 11-3-97)

Sec. 106-419. - Permitted uses.

The following uses are allowed as permitted uses in the O-1 limited office-residence district:

(1) Legal services.
(2) Investment counseling services.
(3) Residential real estate sales and management services.
(4) Direct medical, dental or optical patient care services.
(5) Insurance services.
(6) Tax and accounting services.
(7) Financial services, excluding drive-in banking, check cashing and similar services.
(8) Accessory uses customary with and incidental to an authorized principal use.
(9) Other professional and business office uses that are not enumerated but are closely similar thereto, as determined in part by the intent of the O-1 district, provided that they are not specified elsewhere in this chapter as requiring a special or conditional use permit.

(Ord. No. 97-11, § 13-1-30(d), 11-3-97)

Sec. 106-420. - Conditional uses.

The following are allowed as conditional uses in the O-1 limited office-residence district, subject to review under article V of this chapter:

(1) Communications transmitting towers, receiving towers, relay or microwave towers.
(2) Utilities facilities and substations.
(3) Family counseling services.

(Ord. No. 97-11, § 13-1-30(e), 11-3-97)

DIVISION 10. - O-2 BUSINESS AND PROFESSIONAL OFFICE DISTRICT
FOOTNOTE(S):

--- **(5)** ---

Cross reference— Businesses, ch. 22.

Sec. 106-451. - Intent.

The O-2 business and professional office district is established to provide for the development of business and professional office areas that will be open to or visited by the general public for the purpose of receiving or disbursing goods and services and shall serve as a transition district between residential and commercial land uses.

(Ord. No. 97-11, § 13-1-31(a), 11-3-97)

Sec. 106-452. - General conditions.

All uses in the O-2 business and professional office district are subject to the following conditions:

(1) *Restricted uses.* All business and servicing, except for temporary off-street parking and off-street loading, shall be conducted within completely enclosed buildings.
(2) *Parking.* All parking of trucks used in the conduct of a permitted or conditional use listed under this division shall be within a completely enclosed building when such parking is for a period greater than one hour and such parking is within 150 feet of a residence district boundary line. Parking areas shall be fully screened from abutting residentially zoned properties and shall be separated from abutting residentially zoned properties by a green space buffer of at least ten feet.
(3) *Accessory buildings.* Any building greater than 750 square feet shall be considered a principal building.

(Ord. No. 97-11, § 13-1-31(b), 11-3-97)

Sec. 106-453. - Permitted uses.

The following uses are allowed as permitted uses in the O-2 business and professional office district:

(1) Any use allowed as a permitted use in the O-1 district.
(2) Other professional and business office uses, provided that they are not specified elsewhere in this chapter as requiring a special or conditional use permit.

(Ord. No. 97-11, § 13-1-31(c), 11-3-97)

Sec. 106-454. - Conditional uses.

The following are allowed as conditional uses in the O-2 business and professional office district subject to review under article V of this chapter:

(1) Any use allowed as a conditional use in the O-1 district.
(2) Financial institution drive-in facilities.
(3) Day care centers or preschools, provided that, in addition to other conditions that may be placed upon the establishment, location, construction, maintenance or operation of such a facility pursuant to article V of this chapter, the facility shall include safe and adequately sized parking and loading/unloading areas, fences and play areas.
(4) Dwelling units located within a building used for office purposes other than on the ground floor.
(5) Churches or other places of indoor religious assembly.

(6) Hospitals, clinics or nursing homes.
(7) Communications transmitting towers, receiving towers, relay or microwave towers.
(8) Utilities facilities and substations.

(Ord. No. 97-11, § 13-1-31(d), 11-3-97)

DIVISION 11. - O-3 ADMINISTRATIVE OFFICE AND RESEARCH AND DEVELOPMENT DISTRICT
FOOTNOTE(S):

--- **(6)** ---

Cross reference— Businesses, ch. 22.

Sec. 106-486. - Intent.

The O-3 administrative office and research and development district is established to provide for large administrative office and research and development activities and testing laboratories, all of which are integrated in a planned development. To maintain compatibility between individual sites and consistency within a district, large sites, yards and landscaped areas are required, together with development standards.

(Ord. No. 97-11, § 13-1-32(a), 11-3-97)

Sec. 106-487. - General conditions.

All uses in the O-3 administrative office and research and development district are subject to the following conditions:

(1) *Restricted uses.* All business and servicing, except for temporary off-street parking and off-street loading, shall be conducted within completely enclosed buildings.
(2) *Parking.* All parking of trucks used in the conduct of a permitted or conditional use listed under this division shall be within a completely enclosed building when such parking is for a period greater than one hour and the parking is within 150 feet of a residence district boundary line. Parking areas shall be fully screened from abutting residentially zoned properties and shall be separated from abutting residentially zoned properties by a green space buffer equal to or greater than ten feet.
(3) *Accessory buildings.* All buildings greater than 750 square feet shall be considered a principal building.

(Ord. No. 97-11, § 13-1-32(b), 11-3-97)

Sec. 106-488. - Development standards.

In the O-3 administrative office and research and development district, the following development standards shall be applied in order to provide for planned integrated development and due consideration of pedestrian circulation, preservation and linkage of open space areas, location of future buildings, and the clustering of amenities:

(1) *Building design and landscaping and site development.* The exterior appearance of every building constructed within this district shall be compatible with that of adjoining structures, especially as it relates to rooflines and building materials. All lots shall be landscaped, including the provision of canopy-type shade trees. Where possible, all existing mature,

healthy trees shall be retained. Except for woodlots, marshes and other lands maintained in a natural state, all land areas not covered by buildings, structures, storage areas, parking lots, loading areas and driveways shall be landscaped and maintained. Landscaping shall mean decorative plazas, mounds, pools, or the planting of grass, trees, shrubs and other plant materials or comparable surface cover.

(2) *Accessory off-street parking and loading.* Accessory off-street parking lots, loading berths and access driveways shall be located, designed, and improved so as to provide for safe and convenient access from adjoining streets, as well as safe and convenient circulation upon the site. Access driveways and parking lots shall be separated from principal pedestrian walkways and recreational areas by pavement markings, curbs, planting areas, fences or other appropriate materials to ensure pedestrian safety. Access driveways shall be designed and located so that they do not provide a direct unlandscaped view from the street to a loading berth or storage area.

(3) *Storage areas.* All storage, except for licensed motor vehicles in operable condition, shall be within completely enclosed buildings or shall be effectively screened with screening not less than six feet in height, and no storage shall exceed the height of such screening. All outside storage areas shall be located to diminish visibility from any street and shall be limited to no more than five percent of the total lot area.

(4) *Illumination.* Electrical reflectors, spotlights, floodlights and other sources of illumination may be used to illuminate buildings, landscaping, street graphics and parking and loading areas, only if they are equipped with lenses or other devices that concentrate the illumination upon such items. All lighting shall be reflected away from residences and public streets.

(Ord. No. 97-11, § 13-1-32(c), 11-3-97)

Sec. 106-489. - Permitted uses.

The following uses are allowed as permitted uses in the O-3 administrative office and research and development district:

(1) Administrative offices, provided such offices shall not be opened to or visited by the general public for the purpose of receiving or disbursing goods and services. Service personnel visits, business calls, deliveries and other activities normal to an administrative function are allowed.

(2) Data processing centers.

(3) Research and development activities, and testing laboratories, provided no manufacturing, fabrication, assembly or production of articles other than prototypes or models used for experimentation or research shall be allowed.

(4) Accessory uses customary with and incidental to an authorized principal use.

(Ord. No. 97-11, § 13-1-32(d), 11-3-97)

Sec. 106-490. - Conditional uses.

The following are allowed as conditional uses in the O-3 administrative office and research and development district subject to review under article V of this chapter:

(1) Hotels or motels.

(2) Heliports.

(3) Hospitals and clinics.
(4) Communications transmitting towers, receiving towers, relay or microwave towers.
(5) Utilities facilities and substations.
(6) Buildings over 45 feet in height.

(Ord. No. 97-11, § 13-1-32(e), 11-3-97)

DIVISION 12. - C-1D DOWNTOWN COMMERCIAL DISTRICT
FOOTNOTE(S):

--- **(7)** ---

Cross reference— Businesses, ch. 22.

Sec. 106-521. - Intent.

The purpose of the C-1D downtown commercial district is to provide a special district for commercial uses in the older portion of the downtown. The district is intended to retain the mixture of business uses and development character of the older downtown commercial district.

(Ord. No. 97-11, § 13-1-33(a), 11-3-97)

Sec. 106-522. - Permitted uses.

Except as provided in subsection 106-523(2), the permitted uses in the C-1D downtown commercial district are the same as those permitted in the C-1 general commercial district, plus residences on upper floors, including efficiency apartments.

(Ord. No. 97-11, § 13-1-33(b), 11-3-97; Ord. No. 08-08, § 1, 5-5-08)

Sec. 106-523. - Conditional uses.

(1) The conditional uses in the C-1 general commercial district are conditional uses in the C-1D downtown commercial district.
(2) Any use permitted in the C-1 general commercial district that requires a Class "B", "Class B" or "Class C" license for the sale of alcohol beverages is a conditional use in the C-1D downtown commercial district.

(Ord. No. 97-11, § 13-1-33(c), 11-3-97; Ord. No. 08-08, § 1, 5-5-08)

Sec. 106-524. - Accessory buildings and uses.

The accessory buildings and uses in the C-1D downtown commercial district are the same as those conditionally permitted in the C-1 general commercial district.

(Ord. No. 97-11, § 13-1-33(d), 11-3-97)

DIVISION 13. - C-1 GENERAL COMMERCIAL DISTRICT
FOOTNOTE(S):

--- **(8)** ---

Cross reference— Businesses, ch. 22.

Sec. 106-556. - Intent.

The purpose of the C-1 general commercial district is to accommodate a wide range of retail, commercial service and product establishments. It is also intended to accommodate the development of mixed land uses that will allow the combination of commercial and residential uses in the same structure.

(Ord. No. 97-11, § 13-1-34(a), 11-3-97)

Sec. 106-557. - Permitted uses.

Permitted uses in the C-1 general commercial district are as follows:

(1) Retail sale and repair services, including the following:

Animal hospitals and pet shops.

Antique shops.

Audio and video equipment and merchandise.

Automotive accessory stores.

Bakeries.

Barbershops.

Beauty shops.

Bicycle sales.

Book/stationery stores.

Candy and ice cream stores.

Carpet stores.

Camera and photographic supply stores.

Catering services.

Clocks and watches.

Clothing and apparel stores.

Computer and computer accessory stores.

China and glassware stores.

Coin stores.

Custom dressmaking.

Drugstores.

Dry cleaning and laundry.

Electronic and housewares appliance stores.

Flower shops.

Furniture and home furnishings stores.

Gift shops.

Grocery stores.

Hardware and paint stores.

Hobby stores.

Jewelry stores.

Landscape nurseries.

Leather goods and luggage stores.

Locksmiths.

Major department stores.

Meat markets.

Musical instrument stores.

Office supply stores.

Optical goods stores.

Orthopedic sales and supply stores.

Pet grooming shops.

Pet stores.

Photo studios.

Picture frame shops.

Schools for music, dance and the martial arts.

Sewing machine shops.

Shoe stores.

Sporting goods stores.

Tailor shops.

Tobacco shops.

Travel bureaus.

(2) Other establishments, institutions and uses, including the following:
Banks and financial institutions (except drive-in facilities).

Clinics or medical offices requiring less than 40 parking stalls.

Professional offices and similar establishments.

Restaurants (except drive-ins).

Taverns.

(Ord. No. 97-11, § 13-1-34(b), 11-3-97)

Sec. 106-558. - Conditional uses.

Conditional uses in the C-1 general commercial district are as follows:

Airport/heliport.

Automobile and truck washes.

Automotive rentals, sales and service.

Bowling alleys.

Clinic or medical office requiring 40 or more parking stalls.

Commercial greenhouse and nurseries.

Communications transmitting towers, receiving towers, relay or microwave towers.

Convenience stores.

Dancehalls.

Day care center/preschool, provided that, in addition to other conditions that may be stipulated upon the establishment, location, construction, maintenance or operation of such a facility pursuant to article V of this chapter, the facility shall include safe and adequately sized parking and loading/unloading areas, fences and play areas.

Dog kennels

Drive-in restaurants.

Financial institution drive-in facility.

Fruit and produce stands.

Garden supply stores.

Gasoline stations (self-service and full service).

Hospital.

Hotels/motels.

Indoor commercial recreational facilities.

Light manufacturing and assembly of hand-crafted products, such as pottery, quilts, jewelry, roasted coffee, and hand-crafted furniture, that is incidental to a permitted commercial use, providing that the light manufacturing and assembly processes occupy no more than 50 percent of the total floor area.

Manufactured home sales.

Meeting/assembly halls.

Milk, cheese and ice cream processing & facilities.

Office buildings exceeding 35 feet in height.

Outdoor commercial recreational & facility.

Produce terminal, wholesale.

Radio, microwave or television towers.

Railroad rights-of-way and uses essential to railroad operation.

Recreational vehicle sales/rentals.

Residential, single-family or multifamily.

Small equipment rental.

Stadium or auditorium.

Theaters (indoor).

Theaters (outdoor).

Truck rentals.

Truck sales and service.

Utilities facilities and substations.

Video arcades.

(Ord. No. 97-11, § 13-1-34(c), 11-3-97; Ord. No. 01-10, § 1, 7-2-01)

Sec. 106-559. - Permitted accessory buildings and uses.

Permitted accessory buildings and uses in the C-1 general commercial district are as follows:

(1) Accessory buildings and uses customary with and incidental to the principal use, unless otherwise excluded by this chapter.
(2) Warehousing customarily incidental to any of the permitted uses or special uses in this division.

(Ord. No. 97-11, § 13-1-34(d), 11-3-97)

DIVISION 14. - C-2 HIGHWAY COMMERCIAL DISTRICT
FOOTNOTE(S):

--- **(9)** ---

Cross reference— Businesses, ch. 22.

Sec. 106-591. - Intent.

The C-2 highway commercial district is intended to provide an area for those business and commercial activities that especially have to do with motor vehicles or highway transportation, that provide goods or services primarily to travelers on a highway, or for which location adjacent to a major thoroughfare or highway is a compelling practical consideration, or for which it is especially appropriate for some other reason to be located adjacent to a major thoroughfare or highway.

(Ord. No. 97-11, § 13-1-35(a), 11-3-97)

Sec. 106-592. - Permitted uses.

The following uses are permitted in the C-2 highway commercial district:

(1) Gasoline service stations, provided that all gasoline pumps, storage tanks and accessory equipment must be located at least 30 feet from any existing or officially mapped street.
(2) Stores for the sale of tires, batteries or other automotive accessories.
(3) Establishments for the washing, cleaning or polishing of automobiles, including self-service carwashes.
(4) Establishments engaged in the retail sale of automobile passenger trailers, manufactured homes or campers.
(5) Establishments engaged in daily or extended-term rental or leasing of passenger automobiles, limousines or trucks, without drivers, or of truck trailers or utility trailers.
(6) Establishments engaged in the daily or extended-term rental or leasing of recreational vehicles or campers.
(7) Hotels, motor hotels, motels, tourist courts, tourist rooms, etc.
(8) Restaurants, lunchrooms and other eating places, including drive-in type establishments.
(9) Commercial parking lots, parking garages, parking structures.
(10) Tourist-oriented retail shops, including souvenir and curio shops.
(11) Grocery stores.
(12) Banks and financial institutions, including drive-up facilities and ATM machines.

(Ord. No. 97-11, § 13-1-35(b), 11-3-97; Ord. No. 99-10, § 5, 6-21-99)

Sec. 106-593. - Conditional uses.

The following are permitted as conditional uses within the C-2 highway commercial district; such uses shall be subject to the consideration of the plan commission with regard to such matters as the creation of nuisance conditions for the public or for the users of nearby areas, the creation of traffic hazards, the creation of health hazards or other factors:

(1) Seasonal roadside stands for the sale of vegetables, fruit or other farm products, but not other types of products or merchandise.
(2) Establishments or facilities for the sale, rental, service, repair, testing, demonstration or other use of motorcycles, motorized bicycles, go-carts, snowmobiles, aircraft or other motorized vehicles or their components.
(3) Establishments or facilities for the sale, rental, service, repair, testing, demonstration or other use of motorboats, other watercraft, marine supplies, motors for watercraft or their components.
(4) Wholesale merchandise establishments.
(5) Warehouses.
(6) Motor carrier facilities.
(7) Drive-in and convenience establishments serving food and beverages.
(8) Automobile sales and service shops, including shops for general mechanical repairs, automobile body repair, and repair of tires, but not including establishments for rebuilding, retreading, recapping, vulcanizing or manufacturing tires, and not including establishments for painting automobiles.
(9) Establishments primarily engaged in specialized automobile repair such as electrical, battery, and ignition repair; radiator repair; glass replacement and repair; carburetor repair; and wheel alignment service.
(10) Communications transmitting towers, receiving towers, relay or microwave towers.
(11) Utility facilities and substations.
(12) Light manufacturing and assembly of hand-crafted products, such as pottery, quilts, jewelry, roasted coffee, and hand-crafted furniture, that is incidental to a permitted commercial use, providing that the light manufacturing and assembly processes occupy no more than 50 percent of the total floor area.

(Ord. No. 97-11, § 13-1-35(c), 11-3-97; Ord. No. 01-10, § 2, 7-2-01)

Sec. 106-594. - Permitted accessory uses.

Permitted accessory uses in the C-2 highway commercial district are accessory uses allowed in the C-1 general commercial district.

(Ord. No. 97-11, § 13-1-35(d), 11-3-97)

DIVISION 15. - I-1 LIGHT INDUSTRIAL DISTRICT
FOOTNOTE(S):

--- (**10**) ---

Cross reference— Businesses, ch. 22.

Sec. 106-626. - Intent.

The I-1 light industrial district is intended to provide space for industrial and manufacturing uses at appropriate locations in the village, except those that are dangerous or that generate noise, smoke, traffic or air or water pollution that would create a public or private nuisance. Any storage areas should be enclosed by a suitable screen of fencing or vegetation. Emphasis is placed on providing land for warehousing and light assembly industries.

(Ord. No. 97-11, § 13-1-36(a), 11-3-97)

Sec. 106-627. - Permitted uses.

Permitted uses in the I-1 light industrial district include the following uses that are within buildings that are less than 50,000 square feet in area:

(1) Contractors.
(2) Food processing and distribution.
(3) Laboratories.
(4) Storage and sale of machinery and equipment.
(5) Trade and contractors' offices.
(6) Wholesaling.
(7) Warehousing.
(8) Light assembly industries.
(9) Office.
(10) Research facilities.

(Ord. No. 97-11, § 13-1-36(b), 11-3-97; Ord. No. 99-10, § 6, 6-21-99; Ord. No. 01-05, § 2, 4-2-01; Ord. No. 09-06, § 12, 7-20-09)

Sec. 106-628. - Conditional uses.

Conditional uses in the I-1 light industrial district are as follows:

(1) Communications transmitting tower, receiving tower, relay or microwave towers.
(2) Utility facilities and substations.
(3) Day care centers.
(4) Ancillary commercial uses that serve primarily neighboring light industries and offices.
(5) Buildings taller than the maximum height permitted in section 106-629.
(6) Buildings greater than 50,000 square feet in area.

(Ord. No. 97-11, § 13-1-36(c), 11-3-97; Ord. No. 09-06, § 13, 7-20-09)

DIVISION 16. - I-2 GENERAL INDUSTRIAL DISTRICT
FOOTNOTE(S):

--- **(11)** ---

Cross reference— Businesses, ch. 22.

Sec. 106-661. - Intent.

The I-2 general industrial district provides land for those industries that normally include the use of heavy machinery and may require outdoor storage areas for raw materials or finished products, provided such storage is enclosed by a suitable screen of fencing or vegetation.

(Ord. No. 97-11, § 13-1-37(a), 11-3-97)

Sec. 106-662. - Permitted uses.

Permitted uses in the I-2 general industrial district include the following uses that are within buildings that are less than 50,000 square feet in area:

(1) Automobile body repairs.
(2) Automotive upholstery.
(3) Commercial greenhouses.
(4) Distributors.
(5) Farm machinery.
(6) Food locker plants.
(7) Machine shops.
(8) Manufacturing and bottling of beverages.
(9) Painting.
(10) Printing.
(11) Publishing.
(12) Warehousing.
(13) Manufacture, fabrication, packing, packaging and assembly of products.

(Ord. No. 97-11, § 13-1-37(b), 11-3-97; Ord. No. 09-06, § 15, 7-20-09)

Sec. 106-663. - Conditional uses.

Conditional uses in the I-2 general industrial district are as follows:

(1) Communications transmitting towers, receiving towers, relay or microwave towers.
(2) Utility facilities and substations.
(3) Day care centers.
(4) Buildings taller than the maximum height permitted in section 106-664.
(5) Buildings greater than 50,000 square feet in area.

(Ord. No. 97-11, § 13-1-37(c), 11-3-97; Ord. No. 09-06, § 16, 7-20-09)

DIVISION 16.1 - AP-1 AIRPORT DISTRICT

Sec. 106-664. - Intent.

The AP-1 airport district is intended to provide a district for the Waunakee Airport and limited ancillary uses that would not be incompatible with the surrounding residential neighborhoods.

(Ord. No. 08-01, 1-7-08)

Sec. 106-665. - Permitted uses.

Permitted uses in the AP-1 airport district are as follows:

(1) Airport landing field.

(Ord. No. 08-01, 1-7-08)

Sec. 106-666. - Conditional uses.

Conditional uses in the AP-1 airport district are as follows:

(1) Communications transmitting towers, receiving towers, relay or microwave towers that do not interfere with approach areas and landing area for the airport or aviation communications
(2) Utilities facilities and substations.
(3) Attached or detached hangars which have direct access to a runway. All hangars shall be considered accessory buildings.
(4) Ancillary office uses directly related to the operation of the airport or use of airport facilities.

(Ord. No. 08-01, 1-7-08)

DIVISION 17. - CON CONSERVANCY DISTRICT
FOOTNOTE(S):

--- (**12**) ---

Cross reference— Environment, ch. 34.

Sec. 106-691. - Intent.

The CON conservancy district is intended to protect natural resources. Generally, this district may include steep slopes and bluffs, ravines, wetlands, river and lake shores, and other land of natural aesthetic value.

(Ord. No. 97-11, § 13-1-38(a), 11-3-97)

Sec. 106-692. - Permitted uses.

Permitted uses in the CON conservancy district are as follows:

(1) General farming, provided no drainage, filling or dredging takes place and no farm buildings are constructed.
(2) The harvesting of any wild crop such as marsh hay, ferns, moss, wild rice, berries, tree fruits and tree seeds.
(3) Sustained yield forestry, open spaces.
(4) Telephone, telegraph and power distribution poles and lines and necessary appurtenant equipment and structures.
(5) Fishing.
(6) Preservation of scenic, historic and scientific areas; wildlife preserves.
(7) Nonresident buildings used solely in conjunction with the raising of waterfowl, minnows and other similar lowland animals, fowl or fish, pursuant to chapter 42.
(8) Hiking trails and bridle paths.
(9) Public and private parks.

(Ord. No. 97-11, § 13-1-38(b), 11-3-97)

Sec. 106-693. - Conditional uses.

Conditional uses in the CON conservancy district are as follows:

(1) Nonresidential farm structures.
(2) Dams, power plants, flowages.
(3) Ponds.
(4) Relocation of watercourses.
(5) Removal of topsoil or peat.
(6) Piers, docks, boathouses not for human occupancy.
(7) Communications transmitting towers, receiving towers, relay or microwave towers.
(8) Utility facilities and substations.
(9) Parking lots for uses permitted in the conservancy district.

(Ord. No. 97-11, § 13-1-38(c), 11-3-97)

Sec. 106-694. - Area requirements.

There are no setback, lot size or other dimensional requirements for the CON conservancy district.

(Ord. No. 97-11, § 13-1-38(d), 11-3-97)

DIVISION 19. - G-1 INSTITUTIONAL DISTRICT

Sec. 106-756. - Intent.

The G-1 institutional district is intended to provide an area for public and semipublic facilities and institutions.

(Ord. No. 97-11, § 13-1-40(a), 11-3-97)

Sec. 106-757. - Permitted uses.

Permitted uses in the G-1 institutional district are as follows:

(1) Cemeteries.
(2) Churches and other places of indoor religious assembly.
(3) Hospitals, sanitariums, nursing homes and clinics.
(4) Libraries, museums, aquariums, planetariums, and art galleries.
(5) Municipal parking lots.
(6) Public administrative offices and public service buildings, including fire and police stations.
(7) Public or private schools, colleges and universities.
(8) Public utility offices.
(9) Utilities.
(10) Water storage tanks, towers and wells.
(11) Public amphitheaters, areas, stadiums and athletic fields.
(12) Public auditoriums.
(13) Public botanical gardens and arboretums.
(14) Exhibition halls.
(15) Fairgrounds.

(16) Forest reserves and public conservancy areas.
(17) Libraries.
(18) Parks, playgrounds, and other public outdoor recreation areas.
(19) Public recreation/community centers.

(Ord. No. 97-11, § 13-1-40(b), 11-3-97)

Sec. 106-758. - Conditional uses.

Conditional uses in the G-1 institutional district are as follows:

(1) Archery and shooting ranges.
(2) Athletic clubs, gymnasiums, fitness clubs, and health resorts.
(3) Communications transmitting towers, receiving towers, relay or microwave towers.
(4) Fraternal organizations, clubs, or other private membership organizations.
(5) Golf courses with country club/restaurant facilities.
(6) Private golf ranges and miniature golf.
(7) Public emergency shelters.
(8) Roller skating rinks.
(9) Skeet and trap shooting ranges, provided that the firing of rifle arms and shotgun slugs shall not be permitted directly toward or over any highway, road or navigable water; toward any building or structure; or toward any population concentration within 1½ miles of the site.
(10) Utility facilities and substations

(Ord. No. 97-11, § 13-1-40(c), 11-3-97)

Sec. 106-759. - Permitted accessory uses.

Permitted accessory uses in the G-1 institutional district are as follows:

(1) Essential services.
(2) Garages for storage of vehicles or materials used in conjunction with the operation of a permitted use.
(3) Off-street parking and loading areas.
(4) Residential quarters for administrators, caretakers or clergy.
(5) Service buildings and facilities normally accessory to the permitted uses.
(6) Service-oriented offices or shops located within institutional buildings.

(Ord. No. 97-11, § 13-1-40(d), 11-3-97)

DIVISION 23. - S-1 SENIOR HOUSING DISTRICT

Sec. 106-783. - Statement of purpose and intent.

The purpose of the S-1 senior housing district is to provide a district for affordable senior housing that complies with the provisions of Wis. Stats. § 106.50(5m)(2001), and the Fair Housing Act as amended, 42 U.S.C. 3601-3631 (1994).

(Ord. No. 02-07, § 1, 8-5-02)

Sec. 106-784. - Permitted uses.

All uses in the S-1 senior housing district are conditional uses.

(Ord. No. 02-07, § 2, 8-5-02)

Sec. 106-785. - Conditional uses.

Conditional uses in the S-1 senior housing district are as follows:

(1) Senior housing multifamily dwellings in which at least 80 percent of the units must be occupied by at least one individual age 55 years or older.
(2) Senior and community centers.
(3) Day care facilities.
(4) Community living arrangements for persons age 55 or older serving eight or fewer persons.
(5) Nursing homes and assisted living centers.
(6) Government buildings.
(7) Churches or other places of indoor religious assembly.
(8) Commercial, professional and business office uses that are reasonably likely to provide regular service to residents of senior housing facilities and occupy no more than a total of 3,000 square feet of gross floor area per structure.

(Ord. No. 02-07, § 2, 8-5-02)

RECEIVED
JAN 26 2016
VILLAGE OF McFARLAND

MADISON REGION
ECONOMIC PARTNERSHIP

Madison Region 2015 Business Retention & Expansion Survey
Executive Summary

Introduction

The foundation of Madison Region Economic Partnership's (MadREP) multi-pronged approach to economic development is based in supporting the growth of the region's existing businesses. In 2015, MadREP conducted an expansive Business Retention & Expansion (BRE) survey to better understand the challenges, opportunities, needs and concerns of companies in the region.

MadREP works with 90+ economic development partners at the municipal and county levels throughout the eight-county Madison Region, and this survey supplements the BRE efforts in which our partners are currently engaged. MadREP contacted 2,500 businesses about this survey in both digital and hard copy form, achieving a healthy 10% response rate. The results presented in this executive summary are based on 247 results with companies from all eight counties represented. The results are reported in the aggregate and are anonymous.

The survey was created with support from Wisconsin Manufacturing Extension Partnership and Wisconsin Economic Development Corporation, and in partnership with Dane County Regional Airport, Capital Area Regional Planning Commission and the Wisconsin Realtors' Association, and distributed in partnership with *InBusiness Magazine.*

Responding Companies

Responding companies largely report their primary market as local or regional, and the majority have fewer than 50 employees.

- Over 74% of respondents indicate that their primary market is local or regional. Of the remaining respondents, 21% report a national primary market, while just 4.5% report an international primary market.
- Over 71% of respondents have fewer than 50 employees, with 32% of these having 10 or fewer employees. Nearly 20% of respondents report 50-199 employees, with the remaining 9% reporting 200 employees or more.

Expansion Plans

The majority of responding companies project growth in both employment and physical expansion over the next three years.

- Nearly 52% of respondents say their employment needs are increasing, while 42% say that their employment needs are stable. Only 4.5% of respondents indicate decreasing employment needs, while the remaining 1% report not knowing.
- Over 56% of respondents say their company plans to physically expand in the next three years, reporting an increase in investment, jobs, and facility size.
- These projected expansions account for $270M in potential investment, 1,126 potential new jobs, and over 975,000 square feet in potential new facility space.
- Respondents report their top concerns for hindering business growth as labor force, competition, the overall economy, and regulations.

RECEIVED
JAN 26 2016
VILLAGE OF McFARLAND

Workforce

The large majority of responding companies are tapping into a local workforce, hiring employees who live within a 60-mile radius of their location. Respondents also report a favorable response about the availability of workers in this area.

- Over 91% of employees hired within the last twelve months by responding companies live within 60 miles of the company location.
- On a scale of 1 – 7, respondents rate the availability of workers in this area at 4.05, suggesting a generally favorable assessment of the local talent pool.

Company Ownership

Survey results indicate that regional company ownership is stable, with the large majority of respondents reporting no recent or anticipated change in ownership. Similarly, very little turnover in top management has occurred or is expected among respondents.

- Over 85% of respondents cite that their company does not anticipate a change in company ownership. About 15% of respondents report a pending change or change in ownership over the last 18 months.
- Over 81% of respondents cite that their company does not expect turnover in top management in the next 18 months. The remaining 19% of respondents report a pending change or change in top management.

Innovation

Responding companies report high levels of innovation, with the majority of companies having introduced new products, services or capabilities in the last five years. A majority of companies also anticipate still more new product or service introductions in the next two years.

- Nearly 73% of respondents have introduced new products, services or capabilities in the last five years.
- Over 60% of respondents anticipate launching new products or services in the next two years. Over 11% of respondents report not yet knowing if they will introduce new products or services, but may still have the potential to do so.

International Business

According to survey results, there may be tremendous opportunity for regional business growth through international sales. The large majority of respondents report no international sales, and among companies that do have international sales, the majority report that these sales account for a small amount of their total sales.

- Nearly 78% of respondents do not have any international sales. Among companies that do have international sales, 45% report that these sales are increasing, 49% report that these sales are stable, and 6% report that these sales are decreasing.
- Among the small pool of respondents who report international sales, 78% say those sales account for 20% or less of their total sales.

RECEIVED
JAN 26 2016
VILLAGE OF McFARLAND

Support for the University of Wisconsin System

This survey was first distributed in Q1 2015 when discussion around state funding of the University of Wisconsin System was rampant. The majority of respondents report that funding to the UW should remain the same or be increased.

- Nearly 32% of respondents report that funding to the UW should increase and another 46.5% report that it should remain the same, for a total of more than 78% of respondents indicating continued support for the UW.
- Just over 21% of respondents report that funding to the UW should decrease.

Conclusion

These results are just a sampling of the questions asked in this Business Retention & Expansion Survey, with additional topics covering mass transit, intermodal shipping, housing availability, and other regional services.

Overall, the survey delivers favorable results in terms of the well-being of Madison Region businesses, a majority of whom are expanding, hiring a strong local workforce, and innovating. Potential areas for growth include an increased focus on international sales.

The primary data collected from the entire survey will inform the decisions and activities of MadREP and its partners to best equip the region's existing and future companies to succeed.

Community Development Highlights

November 2015

- During the month of November, 29 permits were issued. A new single family home on Overlook Drive as well as Ryan Quam's mixed use project on Siggelkow Road were granted permits. Revenues for the month totaled $15,867.53

- A considerable amount of time was spent by staff working out issues relating to Juniper Ridge Subdivision and Holscher Road improvements, i.e. issuance of building permits, payment of various fees prior to the start of Phase I, recording of various documents etc. all which was worked thru.

  Veridian has submitted four permits for single-family homes. Holscher Road improvements will be bid late winter with construction starting this May. Lift station construction is proceeding as scheduled.

- Reviewed four RFP's for our Comprehensive Plan update. The Village Board selected MDRoffers. A contract has been received and should be signed by Eric Rindfleisch.

- Tim Neitzel has resubmitted his townhouse project on Lake Edge Road. This project will be on our January Plan Commission agenda.

- We have been having some problems with construction workers starting early out at Juniper Ridge Subdivision. After a number of phone calls, I believe the problem is solved.

- Given the parameters set by the Plan Commission in November, Staff is working on final wording for the outdoor sports activities ordinance where alcohol is served. It should be ready for Board action in December.

- Ryan Quam wished to close mid-December on his TIF loan from the Village. We were informed by Mr. Quam of a delay; and now he will be closing in early 2016.

- Along with other staff, attended the funeral services for Officer Ryan Copeland.

- Participated as Co-chair of the Chamber of Commerce Christmas in the Village Committee. This year's event was very well attended. The evening bonfire and new firetruck parade brought out a record number of participants. Thanks to Brad Czebotar and Jerry Adrian and their spouses for serving popcorn and hot chocolate at the bonfire.

- With a developer, working on some possible conceptual layouts of duplexes for a parcel off Paulson Road.

- Along with other Village staff, met with Tom Gannon regarding his Prairie Place plat. Tom is still waiting for final word from a consultant hired by Gannon as a wetland delineator. The results will determine the extent to which his preliminary plat must be revised or scrapped altogether.

- Attended the following monthly meetings:
    - Village Board
    - Plan Commission
    - Community Development Authority

Submitted by:
Pauline Boness
Community Development Director

Community Development Highlights

December 2015

- For the month of December 15 permits were issued, bringing our yearly permit total to 368. Five permits were issued in December for new single family construction for a yearly total of 19 permits in 2015, the highest permit total since 2005. Veridian Development was responsible for 5 of the 19 new single family residential permits issued.

  Approximately $175,000 in permit fees was collected for 2015 on $7.7 million worth of new construction.

- Along with Allan Coville worked to resolve construction nuisance issues with neighbors regarding the new Veridian subdivision.

- The reconstruction of Holscher Road is to be bid out in February 2016. Staff is still working with Tom Gannon to try and secure stormwater easements. Lift station construction is proceeding on schedule and should be operational when the first Veridian homes come online.

- Working with staff to finalize the updating of the zoning map; have received an updated proof correcting any mapping errors and encompassing any rezoning approvals since 2011.

- Work has begun with our consultant MDRoffers on the Comprehensive Plan Update.

- Met with Tom Gannon along with other Village staff regarding newly surfaced wetland delineation on his Prairie Place plat. Tom is concerned with losing some of his single family lots. We are working with CARPC to determine any required setbacks from these newly determined wetlands.

- Staff along with Brad Czebotar and Clair Utter met with new owners of the Beach House property to discuss a conceptual plan for the site. Owners were encouraged to meet with neighbors to obtain feedback.

- Met with representatives of the DOT regarding improvements to Hwy. 51. encompassing some design changes that would alter the necessity of eliminating parking stalls by Culvers Restaurant.

- Met with a developer who has an interest in developing property near Lake Waubesa. Provided him with information regarding sewer and water locations.

- Participated in Christmas in the Village held on December 5th. Had a great turnout in community participation and at the bonfire. Thanks to Jerry Adrian and Brad Czebotar and their wives for serving popcorn and hot chocolate at the bonfire. During the event visited with businesses who participated, all had a positive response to the event and their turnout.

- Met with individuals looking to locate a senior living project in McFarland.

- Attended the following monthly meetings:
    - Village Board
    - Plan Commission
    - Chamber of Commerce

Submitted by:
Pauline Boness
Community Development Director