



AGENDA
VILLAGE OF ASHWAUBENON
PLAN COMMISSION
TUESDAY, OCTOBER 6, 2020

JAMES ALLEN
ALLISON WILLIAMS

MARY KARDOSKEE
STEVE KUBACKI
MIKE SKIFFINGTON

CORRIE CAMPBELL
GARY PAUL

Regular Meeting
5:30 PM

Village Hall Boardroom
2155 Holmgren Way, Ashwaubenon, WI 54304

Phone (920) 492-2301
www.ashwaubenon.com

1. Call to Order
2. Roll Call

Attendee Name	Present	Absent	Late	Arrived
Village President Mary Kardoskee	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Village Trustee Gary Paul	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Mike Skiffington	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
James Allen	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Corrie Campbell	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Village Trustee Steve Kubacki	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Village Trustee Allison Williams	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

3. Pledge of Allegiance
4. Action on Agenda
5. Action on Minutes
 - a. Plan Commission - Regular Meeting - Aug 4, 2020 5:30 PM
6. Comments from the Public:
 - a. Must be limited to items not on the agenda
 - b. Must state name and address
 - c. Limited to five minutes
 - d. Board's role is to listen and not discuss the item
 - e. Personnel items cannot be discussed (nor individual's names)
 - f. Board is not able to take action at this meeting
7. Action Items
 - a. Action Regarding Ordinance #O10-1-20 Rezoning 724 Parkview Road, Parcel VA-198-1 from I-2 Heavy Industry to R-2 Two-Family Residence

Directions for accessing this meeting are on the next page

- b. Action Regarding Ordinance Number O10-2-20 Repealing and Replacing Certain Sections of Ashwaubenon Municipal Code Chapter 17 Article 5 - Density, Intensity, & Dimensional Standards
8. Items for Next Agenda
9. Adjourn

VOA - Plan Commission - 10/6/2020
Tue, Oct 6, 2020 5:30 PM - 7:30 PM (CDT)

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As a result of COVID-19, physical attendance and/or participation may be regulated consistent with the guidelines and practices recommended by governmental health agencies. Attendance and/or participation may also occur electronically or virtually through the access information contained on the Agenda. Any comments regarding Agenda items may be submitted to pmoynihan@ashwaubenon.com if there are any concerns regarding appearing in person.

Notice is hereby given that a quorum of the Village Board may be present during this meeting, although no Village Board action will be taken. This meeting is noticed as a meeting of the Village Board pursuant to Badke vs. Village of Greendale.

Attention Commission Members:
Please notify Terri at 492-2301 if you are unable to attend.



MINUTES
VILLAGE OF ASHWAUBENON
PLAN COMMISSION
TUESDAY, AUGUST 4, 2020

JAMES ALLEN
ALLISON WILLIAMS

MARY KARDOSKEE
KEN BUKOWSKI
MIKE SKIFFINGTON

CORRIE CAMPBELL
GARY PAUL

Regular Meeting
5:30 PM

Village Hall Boardroom
2155 Holmgren Way, Ashwaubenon, WI 54304

Phone (920) 492-2301
www.ashwaubenon.com

1. Call to Order

The August 4, 2020 Plan Commission meeting was called to order by Mary Kardoskee.

2. Roll Call

Attendee Name	Present	Absent	Late	Arrived
Mary Kardoskee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gary Paul	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Mike Skiffington	<input type="checkbox"/> Remote	<input type="checkbox"/>	<input type="checkbox"/>	
James Allen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Corrie Campbell	<input type="checkbox"/> Remote	<input type="checkbox"/>	<input type="checkbox"/>	
Allison Williams	<input type="checkbox"/>	<input type="checkbox"/> Excused	<input type="checkbox"/>	

Others: Aaron Schuette, Mike Malcheski, Andy Sewer, Brian Kerhin, Kevin Boneske and Rich Otradovic

3. Pledge of Allegiance

The Pledge of Allegiance was recited.

4. Action on Agenda

Motion to approve the August 4, 2020 Plan Commission agenda with the addition.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Gary Paul, Village Trustee
SECONDER:	James Allen
AYES:	Mary Kardoskee, Gary Paul, Mike Skiffington, James Allen, Corrie Campbell
EXCUSED:	Allison Williams

5. Action on Minutes

a. Plan Commission - Regular Meeting - Jul 7, 2020 5:30 PM

Motion to approve the July 7, 2020 Plan Commission minutes.

Minutes Acceptance: Minutes of Aug 4, 2020 5:30 PM (Action on Minutes)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mike Skiffington
SECONDER:	Gary Paul, Village Trustee
AYES:	Mary Kardoskee, Gary Paul, Mike Skiffington, James Allen, Corrie Campbell
EXCUSED:	Allison Williams

6. Comments from the Public:

No comments from the public.

7. Action Items

a. Action Regarding Requested Planned Unit Development Amendment at 2325 and 2351 Holmgren Way, Parcels VA-116-8-1 and VA-116-7

Performa, Inc. at the request of property owner Ash Investors LLC has requested site plan review of a proposed Planned Unit Development (PUD) amendment for the properties located at 2325 and 2351 Holmgren Way, Parcels VA-116-8-1 and VA-116-7. Ash Investors LLC is proposing to repurpose approximately one-half of the former Gordman's building into "The Epic" indoor concert auditorium. The PUD as currently written only allows for retail uses on both properties. The PUD amendment is requested to permit the use of the former Gordman's building for an indoor auditorium (concert venue) hosting 70-80 events per year. The additional uses listed within the PUD amendment are already permitted within the underlying B-3 Community Business zoning district, and are added in order to allow for greater flexibility in filling the remaining space of the former Gordman's, as well as the vacant property on parcel VA-116-8-1. Additional flexibility to fill retail spaces is critical as the retail market in general is experiencing significant, rapid changes due to Internet sales and the pandemic. Uses otherwise permitted in the B-3 district that are requested to be included within the PUD amendment include:

1. Amphitheater (Indoor)
2. Auditorium (indoor)
3. Banquet Facility
4. Commercial Recreation (indoor)
5. Financial Institution
6. Professional Services, Including medical and dental
7. Restaurant (no drive-through)
8. Retail Sales (indoor)

In addition to the increase in allowable uses, the PUD amendment requests the addition of a projecting blade sign not to exceed 17' in height nor project more than 6' from the building, and flexibility in the parking requirement to permit shared parking agreements with properties within 1,000 feet of the venue to attain the minimum parking standard of 667 parking spaces for a 2,000 person capacity venue. The submittal packet includes a rendering of the proposed sign and indicates 436 on-site parking spaces. As it was discussed at Site Plan Review, the sign that looks like a banner is in a cabinet frame, which is a permanent sign. The picture inside the frame is changeable but the frame is permanent.

Motion to recommend to Village Board to approve the Planned Unit Development Amendment at 2325 and 2351 Holmgren Way, Parcels VA-116-8-1 and VA-116-7

contingent upon:

- Written documentation of a total of 667 spaces available on-site or through a recorded shared parking agreement with properties within a maximum of 1,000 feet from the parcels
- Approval of a PUD amendment by the Ashwaubenon Village Board
- Compliance with Village of Ashwaubenon municipal code Section 17-2-200, specifically including but not limited to the screening of any new or expanded rooftop or ground-mount mechanical equipment viewable from adjacent properties and use of concealed fasteners for any metal panels

RESULT:	RECOMMEND APPROVAL AT VILLAGE [UNANIMOUS]
MOVER:	Gary Paul, Village Trustee
SECONDER:	Corrie Campbell
AYES:	Mary Kardoskee, Gary Paul, Mike Skiffington, James Allen, Corrie Campbell
EXCUSED:	Allison Williams

b. Action Regarding Requested Plan Commission Review 1474 Finch Lane, Parcel VA-228-D-619 - *Addition*

Alair Homes Green Bay, as applicants for the property owners of 1474 Finch Lane, submitted a landscape / site plan proposing a patio and pool area in addition to the new home currently being constructed. The lot size is 28,394 sq ft, which by ordinance falls into the 30% allowed impervious surface (with a maximum impervious surface of 8,000 sq ft). The proposed site plan has indicated a total impervious surface of 8,377 sq ft. The ordinance allows the Plan Commission to increase by not more than five percent of the allowable impervious surface. In this case, if approved, the increase would be an additional 400 sq ft (maximum), bringing the total allowed impervious surface to 8400 sq ft (maximum).

Motion to approve the proposed site plan to increase by not more than 5% of the allowable impervious surface.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Gary Paul, Village Trustee
SECONDER:	Mike Skiffington
AYES:	Mary Kardoskee, Gary Paul, Mike Skiffington, James Allen, Corrie Campbell
EXCUSED:	Allison Williams

8. Items for Next Agenda

No items for the next agenda.

9. Adjourn

Motion to adjourn the August 4, 2020 Plan Commission meeting at 5:45 pm.

Minutes Acceptance: Minutes of Aug 4, 2020 5:30 PM (Action on Minutes)

RESULT: APPROVED [UNANIMOUS]
MOVER: Gary Paul, Village Trustee
SECONDER: Corrie Campbell
AYES: Mary Kardoskee, Gary Paul, Mike Skiffington, James Allen, Corrie Campbell
EXCUSED: Allison Williams

Minutes Acceptance: Minutes of Aug 4, 2020 5:30 PM (Action on Minutes)



Plan Commission

October 6, 2020 05:30 PM

Department: Community Development
 Initiator: Aaron Schuette
 Category: Ordinance
 Appearance: Yes

Agenda No. a

Action Regarding Ordinance #O10-1-20 Rezoning 724 Parkview Road, Parcel VA-198-1 from I-2 Heavy Industry to R-2 Two-Family Residence

FULL EXPLANATION: The requested rezoning is to change the zoning of parcel VA-198-1 from I-2 Heavy Industry to R-2 Two-Family Residence. The property owner, in applying to refinance their loan, found out their home and property was zoned I-2 Heavy Industry. As a single-family home is not a permitted use with the I-2 Heavy Industry zoning district, the homeowner is precluded by their financial institution from refinancing the home. In reviewing the zoning map, the homes to the east and south of the property are all zoned R-2 Two-Family Residence. The properties to the west of the home are zoned I-2 Heavy Industry. The proposed rezoning would make 724 Parkview Road zoning consistent with the other neighboring homes. The formatted rezoning ordinance will be presented at Village Board.

MONETARY IMPACT: N/A

BUDGETED: N/A

RECOMMENDATION: Recommend rezoning parcel VA-198-1, 724 Parkview Road from I-2 Heavy Industry to R-2 Two-Family Residence to the Village Board.

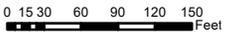
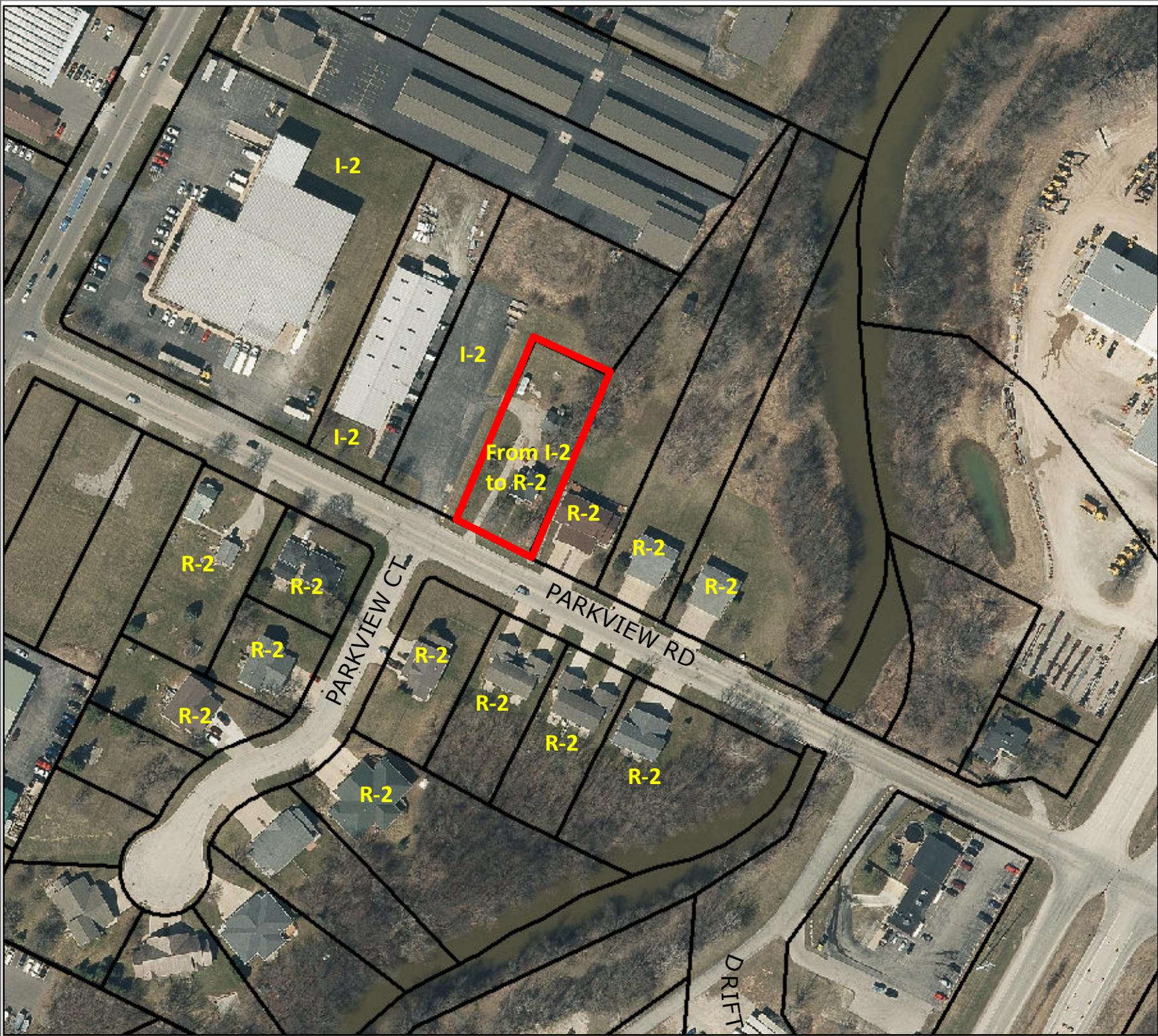
ATTACHMENTS:

- 724 Parkview (PDF)
- Application - 724 Parkview - Aaron Stascak Residence (PDF)

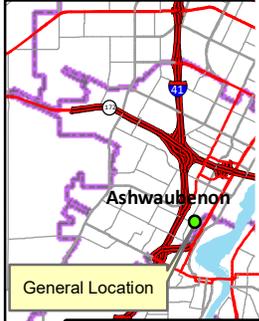
Proposed Rezoning

724 Parkview Road

I-2 Heavy Industry
R-2 Two-Family
Residence



Map Prepared: 9/25/2020 AMS
 Aerial Photography: 4/2017
 Source: Village of Ashwaubenon



Attachment: 724 Parkview (4405 : PC 724 Parkview Rezone I-2 to R-2)



Village of
Ashwaubenon
 2155 Holmgren Way • Ashwaubenon, WI 54304
www.ashwaubenon.com
 P: 920.492.2302 F: 920.492.2328

7.a.b

Office Use Only:
 Date Filed: 09-10-2020
 Public Hearing Date: 10-27-2020
 Publication Dates: 10-09 & 10-16
 \$400 Fee Paid: YES NO
 SO0113198

Village of Ashwaubenon Rezoning Petition Zoning Map Amendment Application

Applicant / Agent Information

Name Stascak, Aaron, Robert Phone Number 920-265-2198
 (Last, First, Middle)
 Address 724 Parkview Rd, Ashwaubenon, 54304
 (Street, City, Zip Code)

Property Owner Information

Name Stascak, Aaron, Robert Phone Number 920-265-2198
 (Last, First, Middle)
 Address 724 Parkview Rd, Ashwaubenon, 54304
 (Street, City, Zip Code)

Parcel Information

Address 724 Parkview Rd, Ashwaubenon, 54304
 (Street, City, Zip Code)
 Parcel ID # VA- 198-1 Request for Rezoning FROM I2-Heavy Industrial TO R2-Two-Family Residential

Legal description: Subdivision & lot number, certified survey map, OR metes & bounds (*attach additional sheet if necessary*)
 .55 A PRT LOT 3 OF PC 26W COM INSECTN S LINE LOT 3 & C/L RIDGE ROAD S64°E 4261.75 FT N26°E 35 FT TO BEG S64°E 100 FT
 - N26°E 240 FT N64°W 100 FT S26°W 240 FT TO BEG

Reason for rezoning request
This is the property current use

Please attach the following items to this application

1. A plot drawn to a scale of one inch equals one hundred (100) feet showing the area to be rezoned, its location & its dimensions
2. A copy of the current zoning for properties adjacent to this site
3. The location and existing use of all properties within two hundred (200) feet of the area proposed to be rezoned
4. Any additional information as requested by the Village Zoning Administrator

More information may be requested by the Village Plan Commission and Village Board if deemed necessary to properly evaluate your request. The lack of information requested by this form may in itself be sufficient cause to deny the petition. If you have any questions regarding the amendment process, please contact the Village Zoning Administrator.

Applicant/Owner Verification of Information

I certify that all the above statements and attachments submitted are true and correct to the best of my knowledge and belief.

Applicant Signature Aaron R Stascak Date 8/31/2020
 Owner Signature Aaron R Stascak Date 8/31/2020

Attachment: Application - 724 Parkview - Aaron Stascak Residence (4405 : PC 724 Parkview Rezone I-2 to R-2)

724 Parkview Rd

LEGEND / KEY

-  Parcel Boundary
-  Condominium
-  Gap or Overlap
-  "hooks" indicate parcel ownership crosses a line
-  Parcel line
-  Right of Way line
-  Meander line
-  Lines between deeds or lots
-  Historic Parcel Line
-  Vacated Right of Way

SC-190-2 Parcel ID Number
 2880257 Document Number
 0.814 AC Area of parcel
 279.8' Line Distance
 3547 Address

A complete map legend (map key) is available at:
<https://tinyurl.com/BrownDogKey>

Map printed
 8/31/2020



1:1,200

1 inch = 100 feet*
 1 inch = 0.0189 miles*
 *original page size is 8.5" x 11"
 *Appropriate format depends on zoom level

This is a custom web map created by an online user of the GIS map services provided by the

**Brown County Wisconsin
 Planning & Land Services
 Department**

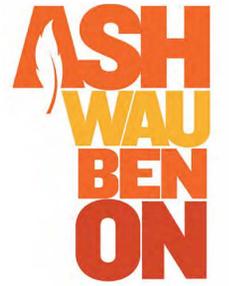


(920) 448-6480
maps.gis.co.brown.wi.us



Attachment: Application - 724 Parkview - Aaron Stascak Residence (4405 : PC 724 Parkview Rezone I-2 to

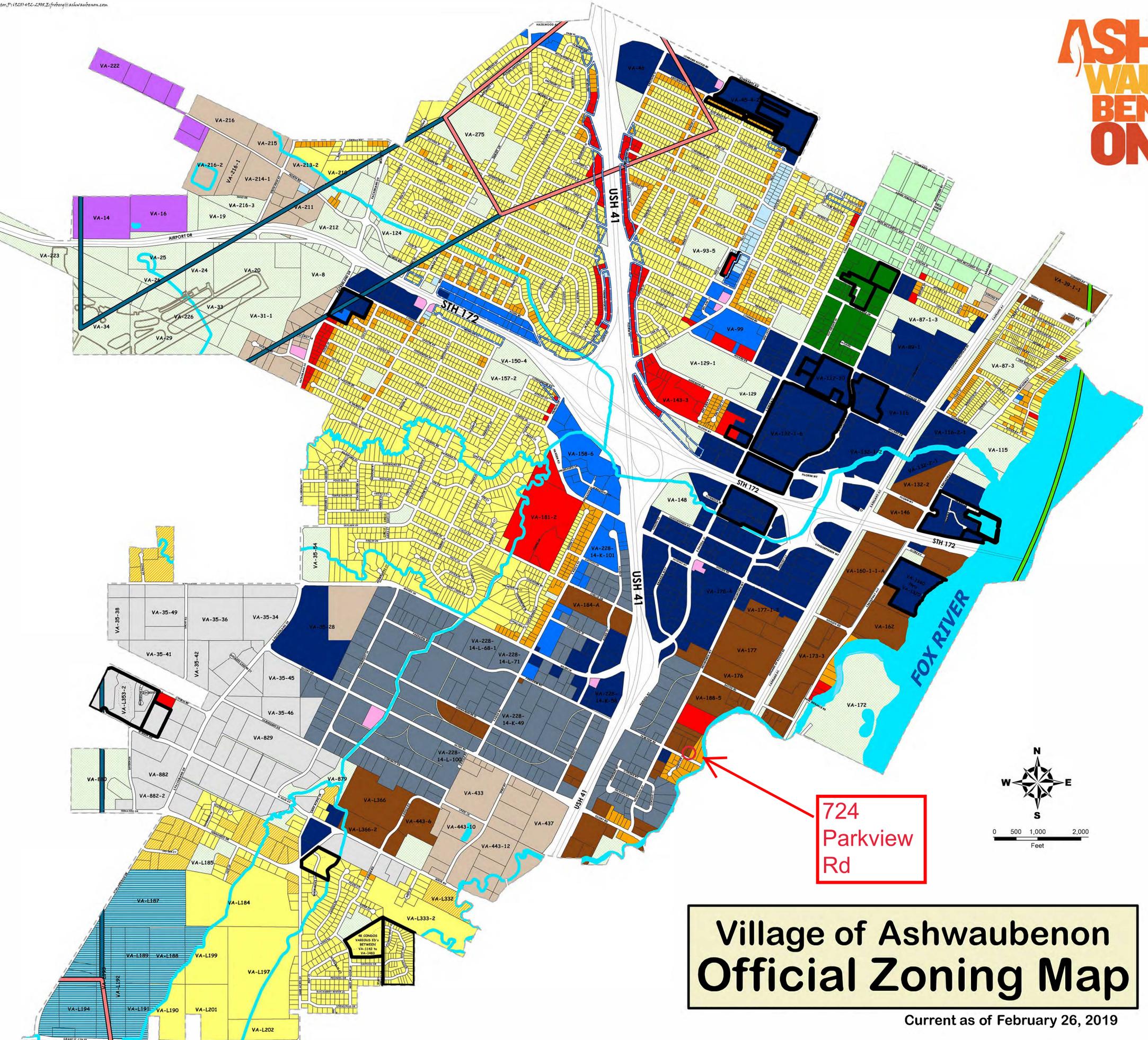
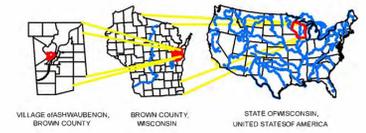
MARY KARDOSKEE - VILLAGE PRESIDENT
PATRICK MOYNIHAN, JR. - VILLAGE CLERK/TREASURER
ALLISON WILLIAMS - TRUSTEE WARDS 1 & 2
GARY PAUL - TRUSTEE WARDS 3 & 4
CHRIS ZIRBEL - TRUSTEE WARDS 5 & 6
MARK WILLIAMS - TRUSTEE WARDS 7 & 8
KEN BUKOWSKI - TRUSTEE WARDS 9 & 10
MICHAEL MALCHESKI - TRUSTEE WARDS 11 & 12



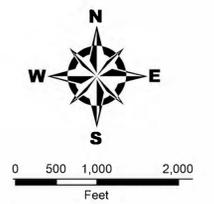
- Parcel Zoning**
- R1: One-Family Residence
 - R2: Two-Family Residence
 - RE: Rural Estate
 - R3: Multi-Family Residence
 - B1: Local Business
 - B2: General Business
 - B3: Community Business
 - B4: Commerce
 - VC: Village Center
 - SE: Sports and Entertainment
 - I1: Light Industry
 - I2: Heavy Industry
 - IP: Industrial Park
 - BP: Business Park
 - SB: Special Business
 - SI: Special Industry
 - P: Public Use
- Airport Zoning**
- Zone A
 - Zone B
 - Zone C
 - Planned Unit Development
 - Zoning Overlay District
 - Water Features
 - Green Bay Austin Straubel Int. Airport
 - Municipal Boundary

**Parcels 10 acres and over have been labeled with parcel ID numbers

This map shows the approximate relative location of property boundaries, but was not prepared by a professional land surveyor. This map is provided for informational or reference purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes. This data is only as accurate as to the best of our knowledge at the time of original creation. The Village of Ashwaubenon is not responsible for any inaccuracies.



724
Parkview
Rd



Village of Ashwaubenon Official Zoning Map

Current as of February 26, 2019



Plan Commission

October 6, 2020 05:30 PM

Department: Community Development
 Initiator: Aaron Schuette
 Category: Ordinance
 Appearance: No

Agenda No. b

Action Regarding Ordinance Number O10-2-20 Repealing and Replacing Certain Sections of Ashwaubenon Municipal Code Chapter 17 Article 5 - Density, Intensity, & Dimensional Standards

FULL EXPLANATION: The staff-requested amendments to the Table 17-5-100(A) Table of Dimensional Standards and related sections of Chapter 17 are a result of a number of conflicting items within the standards and current home improvement trends. With the advent of COVID-19 restrictions, many Ashwaubenon homeowners are choosing to reinvest in their homes with home additions, decks, patios, pools, and related accessory structures. In administering Chapter 17 Article 5, it has become apparent the current restrictions related to impervious surfaces, lot sizes, required frontages, and other aspects of the chapter and in particular the Table of Dimensional Standards needed to be updated to provide flexibility in order for residents to reinvest into their homes. The impervious surface restrictions have been removed in favor of a minimum greenspace requirement that is able to be more consistently administered and interpreted across all zoning districts. Additional changes are included to update based on current standards and to clarify the intent and historic interpretation of various aspects of the code, where in some cases there was no clear direction and/or conflicting references.

MONETARY IMPACT: N/A

BUDGETED: N/A

RECOMMENDATION: Recommendation of approval to the Village Board repealing and replacing Chapter 17 Article 5- Density, Intensity, & Dimensional Standards.

ATTACHMENTS:

- RECOMMENDED Article_17-5 Changes (PDF)
- O10-2-20 Chp 17 Article 5 Amendments (DOCX)

DRAFT**Chapter 17 - Planning and Zoning****9/29/2020 Article 5 - Density, Intensity, & Dimensional Standards****17-5-100 General Provisions**

See Appendix: Table 17-5-100(A) & (B): Table of Dimensional Standards In Zone Districts.pdf

(A) Purpose and Intent

The purpose of this section is to present the density and dimensional standards for all principal and accessory uses allowed in this Ordinance. These standards may be further modified by other applicable sections of this Ordinance

(B) Dimensional Standards Tables

(1) Dimensional Standards in Residential Districts

(a) *General*

All principal and accessory structures in the residential zone districts are subject to the dimensional standards set forth in Table 17-5-100(A) Table of Dimensional Standards in the Residential Districts.

(b) *Rules of Measurements and Exceptions*

Rules of measurement and permitted exceptions are set forth in Section 17-5-200(B) Lots; Section 17-5-200(C) Required Yards; Section 17-5-200(D) Height; and Section 17-5-200(E) Bulk.

(2) Dimensional Standards in Business Districts

(a) *General*

All principal and accessory structures in the business zone districts are subject to the dimensional standards set forth in Table 17-5-100(B) Table of Dimensional Standards in the Business Districts.

(b) *Rules of Measurements and Exceptions*

Rules of measurement and permitted exceptions are set forth in Section 17-5-200(B) Lots; Section 17-5-200(C) Required Yards; Section 17-5-200(D) Height; and Section 17-5-200(E) Bulk.

(Ord. No. O6-3-18, 6-26-2018, Ord. No 3-1-18, 3-27-2018)

17-5-200 Measurements and Exceptions

(A) Purpose

The purpose for his section is to clarify the rules of measurement and exemptions to the rules of measurement for all principal and accessory uses allowed in this Ordinance. These standards may be further modified by other applicable sections of this Ordinance.

(B) Lots

(1) Definitions/Measurement

(a) *Lot Area*

The area obtained within the property lines of the individual parcels of land as shown on a plat, excluding any area within a street right-of-way but including the area of any easement.

(b) *Lot Depth*

Lot depth means the horizontal distance between the midpoints of straight lines connecting the front lot line and the rear lot line.

(c) *Lot Frontage*

The length of the front property line of the lot, lots or tract of land abutting a public street, road, highway or rural right-of-way.

(d) *Lot Line*

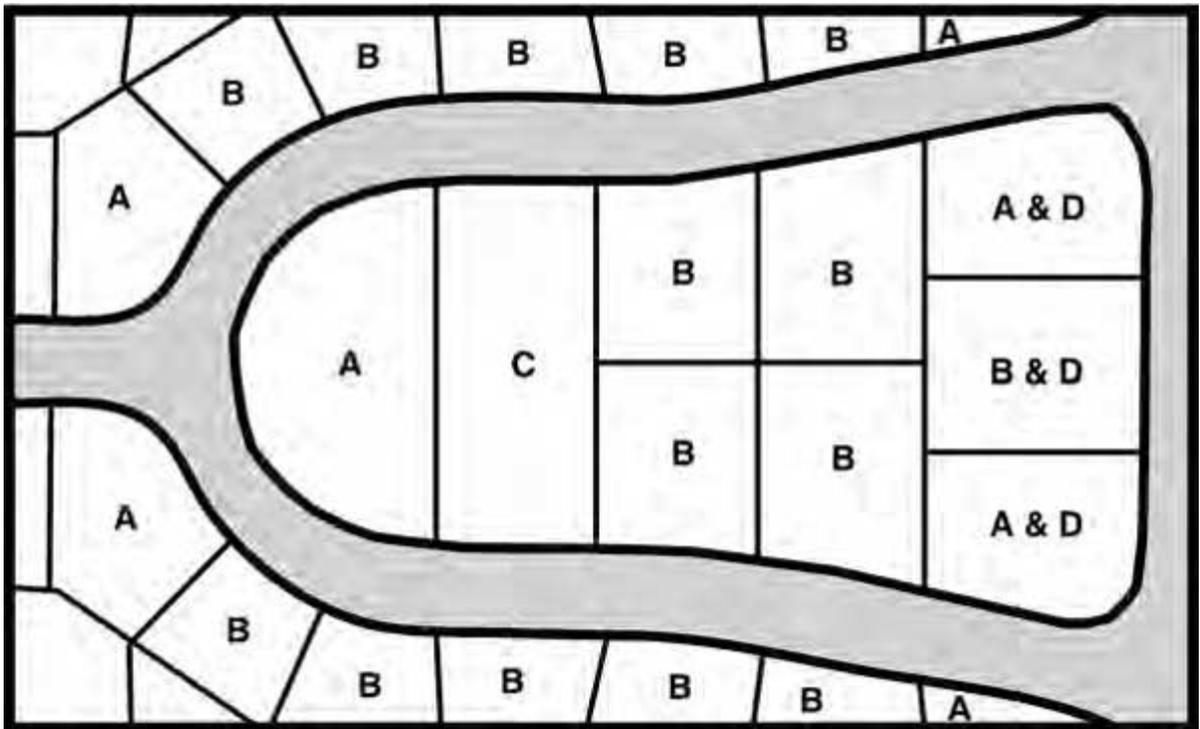
The lines bounding a lot as established by ownership.

(e) *Lot Width*

The distance between straight lines connecting front and rear lot lines at each side of the lot, measured at the front building setback line. Except for lots fronting the turning circle of a cul-de-sac street, see section 5-200(B)(2)(b).

(f) *Lot Types*

Lot types mean corner lots, interior lots, through lots, and reversed frontage lots, as depicted in Figure 17-5-200(A) Lot Types. Lots can have multiple designations.



- (i) **Corner Lot:** A lot located at the intersection of two (2) or more streets, other than an alley, regardless of whether or not such streets intersect at right angles. See lots marked “A” in Figure 17-5-200(A).
- (ii) **Interior Lot:** A lot other than a Corner Lot with only one (1) frontage on a street other than an alley. See lots marked “B” in Figure 17-5-200(A).
- (iii) **Through Lot:** A lot other than a Corner lot with frontage on more than one (1) street other than an alley. See lots marked “C” in Figure 17-5-200(A).
- (iv) **Reversed Frontage Lot:** A lot that has lot frontage and depth characteristics diametrically opposed to the prevailing pattern of lots on the same block face. A reversed frontage lot may also be a corner lot or a through lot. See lots marked “D” in Figure 17-5-200(A).

(g) *Rear Lot Line*

The rear lot line is the line connecting the two (2) side lot lines along the edge of the lot opposite from the frontage line.

(h) *Side Lot Line*

The side lot line is the lot line connecting the front and rear lot lines, regardless of whether it abuts a right-of-way or another lot line.

(2) **General Lot Requirements**

(a) *Minimum Lot Dimensions*

Any lot that is developed should meet the minimum lot area, width, and coverage standards established in Table 17-5-100(A) and Table 17-5-100(B).

(b) *Exceptions*

Cul-de-sac lots: Any lot fronting on a cul-de-sac shall determine the minimum lot width as measured at the building setback line.

(C) **Required Yards**

(1) **Definitions/Measurement**

(a) *Front Yards in Residential Districts*

When a lot is bounded on more than one (1) side by a public right-of-way, the minimum yard requirement between all structures and all right-of-way edges shall be in accordance with the standards in Table 17-5-100(A), Required Front Yard.

(b) *Side Yards in Commercial and Public Districts*

- (i) If the lot abuts a R-1, R-2, or R-3 zone, it must maintain the same side yard requirements on that side as required in the abutting zone.

- (ii) If the building sidewalls are on or within three (3) feet of the side lot lines, these foundation walls shall be extended to a depth of not less than ten (10) feet below grade.
- (iii) SE and VC Districts: No side yard is required provided that buildings on adjoining lots have abutting walls or a minimum separation of ten (10) feet. See the urban design guidelines contained in 6-600(U) Urban Design Guidelines for SE and VC Districts.
- (c) *Rear Yards in Residential Districts*
In the case of corner lots in R-1 and R-2, a rear yard of the same depth as a side yard shall be required.
- (d) *Rear Yards in Commercial Districts*
 - (i) Except as provided in 17-5-200(C)1)b)2, no rear yard is required for buildings used for other than dwelling purposes if provisions are made for off-street loading space for the use of commercial vehicles serving such buildings and the storage and disposal of ashes, garbage and wastes and housing of utility meters and devices all within the confines of the building on a floor at alley or street grade.
 - (1) SE and VC Districts: No rear yard is required provided that buildings on adjoining lots have abutting walls or a minimum separation of twenty (20) feet. See the urban design guidelines contained in 17-6-700(U) Urban Design Guidelines for SE and VC Districts.
 - (2) I-1, I-2, and IP Districts: If the lot abuts a residential zone, the minimum rear yard shall be twenty-five (25) feet.
 - (ii) If the lot abuts a R-1, R-2 or R-3 zone at any point along the rear lot line, it must maintain the same rear yard as required in that abutting zone.
 - (iii) If the building sidewalls are on or within three (3) feet of the side lot lines, these foundation walls shall be extended to a depth of not less than ten (10) feet below grade.
- (e) *Allowable Yard Encroachments*
Every part of every required yard shall be open and unobstructed from the ground to the sky except as provided below:
 - (i) Roof overhangs of twenty-four (24) inches or less.
 - (ii) Stairways and balconies (unenclosed) shall not project more than five (5) feet into a required yard, or more than three (3) feet into a required yard for a multiple-family dwelling or hotel.
 - (iii) Accessible ramps ~~for temporary use.~~
 - (iv) Municipal bus shelters.

- (v) Front yard only: uncovered porches, decks, or entrance canopy not exceeding fifty (50) square feet and not projecting more than five (5) feet into the required front yard setback.

(vi) Window wells, including those for egress purposes

(f) *Swimming Pools*

(g) *Permanent swimming pools in R-1, R-2, RE and R-3:*

- (i) Side yard required: ten (10) feet from pool water's edge
- (ii) Rear yard required: ten (10) feet from pool water's edge

(2) Requirements for Zero Lot Line Duplexes

(a) *Conditions*

The side yard setback on a building lot zoned for second residential purposes may be zero on one side, provided that:

- (i) The lot adjacent to that side yard is held under the same ownership at the time of initial construction.
- (ii) The adjoining side yard setback of the lot adjacent to the zero side yard setback is also zero.
- (iii) The opposite side yard shall be the same as for other one-family residences.

(b) *Lot and Structure Requirements*

Lots upon which zero lot line duplexes are allowed and the construction of such duplexes shall meet the following requirements:

- (i) There shall be a continuous wall separating the two living units constructed as follows:
 - (1) From the bottom of the basement to the underside of the floor structure above, poured concrete or concrete block with a minimum thickness of eight inches.
 - (2) From the top of the foundation wall to the underside of the roof deck, a fire separation constructed in accordance with current building codes.
- (ii) There shall be a garage for each unit which shall have a minimum of 264 square feet.
- (iii) The exterior materials and roof material on each unit shall be of the same color and consistency.
- (iv) Interior lots shall have a minimum of 45 feet of frontage and corner lots shall have a minimum of 50 feet of frontage and all lots shall have 5,000 square feet of area for each dwelling unit or a minimum of 10,000 feet per duplex and all units must front on a street.

(c) *No Alteration to Existing Structures Permitted*

Structures shall not be allowed to be altered to meet the provisions of the zero lot line zoning ordinance.

(d) *Private Covenants and Deed Restrictions Required*

When attached dwelling units are created, matters of mutual concern to adjacent property owners due to construction, catastrophe and maintenance shall be guarded against by private covenants and deed restrictions and the village shall not be held responsible for the same.

(e) *Utility Easements*

Easements shall be provided across zero lot lines where necessary for water, sewer and utility services.

(f) *Certified Survey Maps*

A covenant shall be placed on the face of all certified survey maps and subdivision plats creating lots of less than 90 feet in width stating, "Building permits are limited to the development of zero lot line duplexes." No odd number of lots may be subdivided nor may construction skip an odd number of lots. A note shall also be placed on the face of all certified survey maps and subdivision plats creating zero lot line lots which states:

When attached dwelling units are created, matters of mutual concern to the adjacent property owners, due to construction, catastrophe, and maintenance, shall be guarded against by private covenants and deed restrictions and the approving authorities shall not be held responsible for the same.

(g) *Separate Utility Services Required*

When attached dwelling units are created, the plans, specifications and construction of such buildings shall require the installation and construction of separate sewer, water and other utility services to each dwelling unit.

(D) Height

(1) Definitions/Measurement

(a) *Established Grade in Residential Districts*

Established grade is the finished grade following grading, excavation, or other land disturbing activity.

(b) *Grade in Residential Districts*

When determining house grades, the elevation shall be measured from the highest point of the curb for the lot under construction. If there is no curb, the height is measured from the centerline of the road nearest to the building. For corner lots, the highest point of both curbs shall be used.

- (i) Where the rear lot line elevation is lower than or not more than six (6) inches above the street curb elevation, the elevation of the top of the house foundation wall shall be twenty-four (24) inches above the curb elevation.
- (ii) Where the rear lot line elevation is six (6) inches to thirty-six (36) inches greater than the street curb elevation, the house foundation wall shall be thirty-six (36) inches above curb elevation.
- (iii) Where the difference of elevation between the curb height and the rear lot line exceeds thirty-six (36) inches, the top of the foundation wall elevation shall be approved by building inspector, street superintendent and village engineer.
- (iv) Houses built with a setback greater than twenty-five (25) feet shall have a ratio of height to distance from the curb the same as described in subsections 17-5-200(D)1)b)1 and 17-5-200(D)1)b)2.

(2) Restrictions and Exceptions

(a) *Building Heights Restrictions, Exceptions and Districts Map*

- (i) A village map titled Building Heights Restrictions, Exceptions and Districts Map dated February 13, 2007, identifying the location and boundaries of districts A and B is attached hereto and made part of the ordinance from which this definition is derived. A list of the tax parcel numbers that are located in districts A and B are on file along with the map in the office of the village clerk and the zoning administrator/building inspector. The zoning administrator/building inspector shall compile and maintain a list of all buildings located in the village with legal nonconforming height as of the effective date of the ordinance from which this definition is derived.
- (ii) Main buildings or parts thereof in the village shall not exceed thirty-six (36) feet in height except for those main buildings or parts thereof located within the following districts:
 - (1) District A: Building heights not to exceed sixty (60) feet
 - (2) District B: Building heights not to exceed one hundred twenty (120) feet
- (iii) A conditional use permit is required for any main building or part thereof exceeding thirty-six (36) feet and the building height limits set forth in Districts A and B.
- (iv) All building permit applications for construction of a main building in Districts A and B shall be reviewed and approved by SPRC.

(b) *Municipal Expectations*

A village map titled Building Heights Restrictions, Exceptions and D The height limitations of this chapter shall not apply to structures constructed by the village for municipal purposes.

(3) Exclusions

(a) *Exclusions from Height Limitations*

The height limitations included in Table 17-5-100(A) and Table 17-5-100(B) do not include the following: spires, belfries, cupolas, clerestories, sky lights, ventilators, chimneys, elevator shaft enclosures, or other appurtenances usually required to be placed above the roof level and not intended for human occupancy. No structure or appurtenance, including any of the exceptions listed herein, shall exceed the maximum allowable heights per the Federal Aviation Administration (FAA).

- (i) Clerestories and sky lights may exceed height limitations with a maximum limit of fifteen (15%) percent of the building height or ten (10) feet, whichever is less.
- (ii) Parapets may exceed height limitations with a maximum limit of thirty (30%) percent of the building height, or ten (10) feet, whichever is less.
- (iii) All other heights of structures or appurtenances shall not exceed twice the height allowed for the primary structure.

(E) Bulk

(1) Definitions/Measurement

(a) *Floor Area*

Floor area means, except as may be otherwise indicated in relation to particular districts and uses, the sum of the gross horizontal areas of the several floors of a building measured from the exterior faces of the exterior walls or from the centerline of walls separating two (2) buildings, excluding attic areas with a headroom of less than seven (7) feet; unenclosed stairs or fire escapes; elevator structures; cooling towers, areas devoted to air conditioning, ventilating or heating or other building machinery and equipment; parking structures; and basement space where the ceiling is not more than forty-eight (48) inches above the general finished and graded level of the adjacent part of the lot.

(2) Area Regulations

(a) ~~*Allowable Area of Impervious Surface in Residential Districts*~~

~~The allowable impervious surface coverage permitted in any R-1, R-2, and RE zoning district shall not exceed the amounts identified in Table 17-5-200(3) with a maximum not to exceed eight thousand (8,000) square feet.~~

(b) *Green Space Requirements*

~~For zoning districts other than regulated in 17-5-200(E)2)a), the location and dimensions of all proposed open space areas that are required shall meet the green space requirement as shown in Table 17-5-200(4).~~

(c) ~~*Exceptions*~~

(i) ~~*Authority and authorized exceptions*~~

~~The Plan Commission may determine and vary the regulations of this section in harmony with the general purpose and intent, to increase by not more than five percent the allowable impervious surface in any R-1, R-2, and RE zoning district.~~

(ii) ~~*Conditions and restrictions*~~

~~The Plan Commission may impose such conditions and restrictions upon the premises benefited by an exception as may be necessary to reduce or minimize the injurious effect of such exception upon other property in the neighborhood, and to better carry out the general intent of this section.~~

(3) Limitations on Size of Architectural Elements

Turrets, cupolas, steeples, spires, widow walks, and other similar architectural features shall not exceed six hundred (600) feet in floor area.

See Appendix: Table 17-5-200(3): Allowable Impervious Surface.pdf

(4) Minimum House Size

Single family detached dwelling shall comply with the minimum size standards in Table 17-5-200(5) Minimum House Size.

See Appendix: 17_5_200_X TABLE MIN HOUSE SIZE.pdf

ARTICLE 5: DENSITY, INTENSITY, & DIMENSIONAL STANDARDS

Section 5-100: General Provisions

TABLE 17-5-100(A): TABLE OF DIMENSIONAL STANDARDS IN THE RESIDENTIAL ZONE DISTRICTS									
DISTRICT AND USE	MIN. LOT AREA (SQ FT)[3]	MIN. LOT WIDTH (FT)[1]	REQUIRED YARDS [4], [5]				MAX. BUILDING COVER-AGE	MAX. HEIGHT (FT) [2]	MAX. LOT COVER-AGE
			FRONT YARD (FT)	SIDE YARD (FT)	REAR YARD (FT)	SIDE/REAR YARD (FT) (Accessory Structures)			
R-1 DISTRICT									
Single-family detached dwellings and all other permitted uses	12,000 10,000	100 90	20	8 for one-story buildings; 10 for higher than one story; lots less than 80' wide 1/10 width of lot but not less than 4' min.	25 or height of building whichever is greater	6 side; 6 rear for dwellings w/ 2-stall attached garage. 4 side; 6 rear for dwellings without attached garage.	35%; 40% of a corner lot	36	See Table 17-5-200(3) 25%
All other uses									
R-2 DISTRICT									
Single-family detached dwellings	12,000 10,000	100 90	20	8 for one-story buildings; 10 for higher than one story; lots less than 80' wide 1/10 width of lot but not less than 4' min.	25 or height of building whichever is greater	6 side; 6 rear for dwellings w/ 2-stall attached garage. 4 side; 6 rear for dwellings without attached garage.	50%; 60% of a corner lot	36	See Table 17-5-200(3) 25%
Duplexes	10,000	90	20	8 for one-story buildings; 10 for higher than one story; lots less than 80' wide 1/10 width of lot but not less than 4' min.	25 or height of building whichever is greater	6 side; 6 rear for dwellings w/ 2-stall attached garage. 4 side; 6 rear for dwellings without attached garage.	50%; 60% of a corner lot	36	See Table 17-5-200(3) 25%
Zero lot line duplexes	5,000 per dwelling	Interior lot 45; corner lot 50	20	0 on one side; other side 8 for one-story building, 10 for higher than one story	25 or height of building whichever is greater	6 side; 6 rear for dwellings w/ 2-stall attached garage. 4 side; 6 rear for dwellings without attached garage.	50%; 60% of a corner lot	36	See Table 17-5-200(3) 15%

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Attachment: RECOMMENDED Article_17-5 Changes (4406 : PC Table of Dimensional Standards Amendment)

TABLE 17-5-100(A): TABLE OF DIMENSIONAL STANDARDS IN THE RESIDENTIAL ZONE DISTRICTS

DISTRICT AND USE	MIN. LOT AREA (SQ FT)[3]	MIN. LOT WIDTH (FT)[1]	REQUIRED YARDS [4], [5]				MAX. BUILDING COVER-AGE	MAX. HEIGHT (FT) [2]	MAX. LOT COVER-AGE
			FRONT YARD (FT)	SIDE YARD (FT)	REAR YARD (FT)	SIDE/REAR YARD (FT) (Accessory Structures)			
RE DISTRICT									
Single-family detached dwellings and all other permitted uses	52,272	150	25 on minor street; 35 on arterial or collector street	8 for one-story buildings; 10 for higher than one story	25 or height of building whichever is greater	10	35%; 40% of a corner lot	36	See Table 17-5-200(3) See Table 17-5-200(4)
All other residential uses									
Agriculture buildings (accessory structures)	N/A	N/A	75	50	50	10	35% of rear yard	25 or height of dwelling	See Table 17-5-200(4) See Table 17-5-200(3)
All other uses	52,272	150	25 on minor street; 35 on arterial or collector street	8 for one-story buildings; 10 for higher than one story	25 or height of building whichever is greater	10		36	See Table 17-5-200(4)
R-3 DISTRICT									
Single-family detached dwellings	14000	100	25 on minor street; 35 on arterial or collector street	10 for one-story building, plus 2 for each additional story	10 for one-story building, plus 2 for each additional story	10	35%; 40% of a corner lot	Per Article 5 17-5-200(D)	See Table 17-5-200(4)
All other residential uses	14,000 for a 3-dwelling unit building; plus 1,500 for each additional dwelling unit	100	25 on minor street; 35 on arterial or collector street	10 for one-story building, plus 2 for each additional story	10 for one-story building, plus 2 for each additional story	10	2,700 sf for 3 units plus 425 sf for each additional unit	Per Article 5 17-5-200(D)	See Table 17-5-200(4)
All other uses	14,000	100	25 on minor street; 35 on arterial or collector street	10 for one-story building, plus 2 for each additional story	10 for one-story building, plus 2 for each additional story	10		17-5-200(D)	17-5-200(4)

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Attachment: RECOMMENDED Article_17-5 Changes (4406 : PC Table of Dimensional Standards Amendment)

NOTES FOR RESIDENTIAL REQUIREMENTS

- [1] Minimum lot width shall be measured at the setback line, not the public right-of-way edge or the edge of pavement for private drives. In cases where a lot is bounded by two (2) or more streets, the minimum lot width is only required at the setback line for the front yard. For individual townhouses the minimum width does not apply.
- [2] Accessory uses shall have a maximum height of 15 feet in 1R and 2R districts; and a maximum height of 25 feet nor height of primary building in RE district. See 4-400 for more information on accessory uses.
- [3] New land divisions within existing developed areas where such land division shall be consistent with prior platted lots in respect to lot area and width are permitted; however, in no case shall any new lot be less than 6,000 square feet in area nor 60 feet in width a the building setback line. Any lot smaller than herein required which was platted before November 1, 2002, may be used for a one-family dwelling.
- [4] If building wall is within three (3) feet of side or rear property line, foundation wall shall extend to a depth of not less than ten (10) feet below grade.
- [5] If the lot abuts a lot zones 1R, 2R, 3R, or RE and building structure shall maintain the same side and rear yard setbacks as required by the abutting zone.

TABLE 17-5-100(B): TABLE OF DIMENSIONAL STANDARDS IN THE COMMERCIAL ZONE DISTRICTS

DISTRICT AND USE	MIN. LOT AREA (SQ FT)	MIN. LOT WIDTH (FT) [1]	REQUIRED YARDS [3], [4]				MAX. BUILDING COVER-AGE	MAX. HEIGHT (FT) [2]	MAX. LOT COVER-AGE
			FRONT YARD (FT)	SIDE YARD (FT)	REAR YARD (FT)	SIDE/REAR YARD (FT) (Accessory Structures)			
VC DISTRICT									
Residential Uses	None	None	Per Urban Design Guidelines Sec. 17-6-700(U) 17-2-200(O)	0; if not abutting walls at property line, then not less than 10	0; if not abutting walls at property line, then not less than 20	Same as primary building	N/A	Per Article 5 17-5-200(D)	See Table 17-5-200(4)
Non-residential uses	None	None	Per Urban Design Guidelines Sec. 17-6-700(U) 17-2-200(O)	0; if not abutting walls at property line, then not less than 10	0; if not abutting walls at property line, then not less than 20	Same as primary building	N/A	Per Article 5 17-5-200(D)	See Table 17-5-200(4)
SE DISTRICT									
Residential Uses	None	None	Per Urban Design Guidelines Sec. 17-6-700(U) 17-2-200(O)	0; if not abutting walls at property line, then not less than 10	0; if not abutting walls at property line, then not less than 20	Same as primary building	N/A	Per Article 5 17-5-200(D)	See Table 17-5-200(4)
Non-residential uses	None	None	Per Urban Design Guidelines Sec. 17-6-700(U) 17-2-200(O)	0; if not abutting walls at property line, then not less than 10	0; if not abutting walls at property line, then not less than 20	Same as primary building	N/A	Per Article 5 17-5-200(D)	See Table 17-5-200(4)

Minimum Greensp

Attachment: RECOMMENDED Article_17-5 Changes (4406 : PC Table of Dimensional Standards Amendment)

TABLE 17-5-100(B): TABLE OF DIMENSIONAL STANDARDS IN THE COMMERCIAL ZONE DISTRICTS

DISTRICT AND USE	MIN. LOT AREA (SQ FT)	MIN. LOT WIDTH (FT) [1]	REQUIRED YARDS [3], [4]				MAX. BUILDING COVER-AGE	MAX. HEIGHT (FT) [2]	MAX. LOT COVER-AGE
			FRONT YARD (FT)	SIDE YARD (FT)	REAR YARD (FT)	SIDE/REAR YARD (FT) (Accessory Structures)			
B-1 DISTRICT									
Single-family detached dwellings	12,000 10,000	400 90	25 on minor street; 35 on arterial or collector street	8 for one-story buildings; 10 for higher than one story; lots less than 80' wide 1/10 width of lot but not less than 4' min.	25 or height of building whichever is greater	6 side; 6 rear for dwellings w/ 2-stall attached garage. 4 side; 6 rear for dwellings without attached garage	50%; 60% of a corner lot	36	See Table 17-5-200(4)
Duplexes	10,000	90	25 on minor street; 35 on arterial or collector street	8 for one-story buildings; 10 for higher than one story; lots less than 80' wide 1/10 width of lot but not less than 4' min.	25 or height of building whichever is greater	6 side; 6 rear for dwellings w/ 2-stall attached garage. 4 side; 6 rear for dwellings without attached garage	50%; 60% of a corner lot	36	See Table 17-5-200(4)
Zero lot line duplexes	5,000 per dwelling	Interior lot 45; corner lot 50	25 on minor street; 35 on arterial or collector street	0 on one side; other side 8 for one-story building, 10 for higher than one story	25 or height of building whichever is greater	6 side; 6 rear for dwellings w/ 2-stall attached garage. 4 side; 6 rear for dwellings without attached garage	50%; 60% of a corner lot	36	See Table 17-5-200(4)
Non-residential uses	None	70	25 on minor street; 35 on arterial or collector street	0 [A, B]	0 [A, B]	Same as primary building	N/A	17-5-200(D) Per Article 5	None See Table 17-5-200(4)

Minimum Greensp

Attachment: RECOMMENDED Article_17-5 Changes (4406 : PC Table of Dimensional Standards Amendment)

TABLE 17-5-100(B): TABLE OF DIMENSIONAL STANDARDS IN THE COMMERCIAL ZONE DISTRICTS

DISTRICT AND USE	MIN. LOT AREA (SQ FT)	MIN. LOT WIDTH (FT) [1]	REQUIRED YARDS [3], [4]				MAX. BUILDING COVER-AGE	MAX. HEIGHT (FT) [2]	MAX. LOT COVER-AGE
			FRONT YARD (FT)	SIDE YARD (FT)	REAR YARD (FT)	SIDE/REAR YARD (FT) (Accessory Structures)			
B-2 DISTRICT									
All Uses	None	100 150	25 on minor street; 35 on arterial or collector street	0	0	Same as primary building	N/A	Per Article 5 17-5-200(D)	See Table 17-5-200(4)
B-3 DISTRICT									
All Uses	None	100 150 throughout lot to rear property line	25 on minor street; 35 on arterial or collector street	0	0	Same as primary building	N/A	Per Article 5 17-5-200(D)	See Table 17-5-200(4)
B-4 COMMERCE DISTRICT									
All Uses	2 acres	100	35	30	30	35	Min. Floor Area Ratio: 0.2 Max. Floor Area Ratio: 0.85	Per Article 5 17-5-200(D)	See Table 17-5-200(4)
SB DISTRICT									
All Uses	None	150	25 on minor street; 35 on arterial or collector street	0	0	Same as primary building	N/A	Per Article 5 17-5-200(D)	See Table 17-5-200(4)
I-1 DISTRICT									
All Uses	None	150	25 on minor street; 35 on arterial or collector street	0	0	Same as primary building	N/A	Per Article 5 17-5-200(D)	See Table 17-5-200(4)
I-2 DISTRICT									
All Uses	None	150	25 on minor street; 35 on arterial or collector street	0	0	Same as primary building	N/A	Per Article 5 17-5-200(D)	See Table 17-5-200(4)
SM DISTRICT									
All Uses	10 Acres None	150	25 on minor street; 35 on arterial or collector street	0	0	Same as primary building	N/A	Per Article 5 17-5-200(D)	See Table 17-5-200(4)

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TABLE 17-5-100(B): TABLE OF DIMENSIONAL STANDARDS IN THE COMMERCIAL ZONE DISTRICTS

DISTRICT AND USE	MIN. LOT AREA (SQ FT)	MIN. LOT WIDTH (FT) [1]	REQUIRED YARDS [3], [4]				MAX. BUILDING COVER-AGE	MAX. HEIGHT (FT) [2]	MAX. LOT COVER-AGE
			FRONT YARD (FT)	SIDE YARD (FT)	REAR YARD (FT)	SIDE/REAR YARD (FT) (Accessory Structures)			
IP DISTRICT									
All Uses	None	150	35	Min. of 10 with combination of both totalling 30	17	Same as primary building	N/A	Per Article 5 17-5-200(D)	See Table 17-5-200(4)
BP DISTRICT									
All Uses	130,680 (or 3 acres)	200	50	EO: 10 per story; LM: 30 [5] Min. of 10 with combination of both totalling 30	EO: 25; LM: 30 [5]	Same as primary building	35%	Per Article 5 17-5-200(D)	See Table 17-5-200(4)
P DISTRICT									
All Uses	None	None	See Sec 20-21(d)(3)	None; except adjoining a residential zone min. 25	None; except adjoining a residential zone min. 25	N/A		Per Article 5 17-5-200(D)	See Table 17-5-200(4)

Minimum Greensp

Attachment: RECOMMENDED Article_17-5 Changes (4406 : PC Table of Dimensional Standards Amendment)

REQUIREMENTS
NOTES FOR COMMERCIAL:

- [1] Minimum lot width shall be measured at the setback line, not the public right-of-way edge or the edge of pavement for private drives. In cases where a lot is bounded by two (2) or more streets, the minimum lot width is only required at the setback line for the front yard. For individual townhouses the minimum width does not apply.
- [2] Accessory uses shall be subject to the maximum height standards for principal uses. See 4-400 for more information on accessory uses.
- [3] If building wall is within three (3) feet of side or rear property line, foundation wall shall extend to a depth of not less than ten (10) feet below grade.
- [4] If the lot abuts a lot zones 1R, 2R, 3R, or RE any building structure shall maintain the same side and rear yard setbacks as required by the abutting zone.

[5] EO is Exclusive Office and LM is Light Manufacturing

REQUIREMENTS COMMERCE
NOTES FOR B-4 COMMERCIAL:

- [1] Required setbacks, unoccupied. All required side yard setback areas shall be open and unoccupied by structures of any kind or open storage of materials except for landscaping and landscaping structures, including walls and identity signs when incorporated as a landscape feature, entrance ways, landscaped parking areas, and flagpoles.
- [2] Maximum height. The maximum height of buildings shall be reviewed with consideration given to the following:
Village of Ashwaubenon Building Heights Restrictions, Exceptions, and Districts Map dated February 13, 2007 as described in 17-5-200(D)(2).
Green Bay - Austin Straubel International Airport Zoning.

TABLE 17-5-200 (3): ALLOWABLE IMPERVIOUS SURFACE

RESIDENTIAL LOT SIZE (SQ FT)	ALLOWABLE IMPERVIOUS SURFACE
Up to 10,000	50%
10,001 to 12,000	40%
Over 12,000	30%

**TABLE 17-5-200 (4): MINIMUM GREEN SPACE REQUIREMENT
DWELLINGS ON LOTS PLATTED PRIOR TO JANUARY 13, 1967**

ZONING DISTRICT	GREEN SPACE REQUIREMENT	
	NEW DEVELOPMENT (PERCENT)	EXISTING (PERCENT)
RE	25	25
B-1	35 -25	35 -15
B-2	35 -25	35 -15
B-3	35 -25	35 -25
VC & SE	35 -15	35 -10
SB	35 -25	35 -25
I-1	35 -15	35 -10
I-2	35 -15	35 -10
IP	35 -25	35 -15
BP	35 -25	35 -25
P	35 -25	35 -25 10

ADD:

R-1	25	25
R-2	25	25
R-3	25	25
B-4	25	25

Attachment: RECOMMENDED Article_17-5 Changes (4406 : PC Table of Dimensional Standards Amendment)

TABLE 17-5-200 (5): MINIMUM HOUSE SIZE

DWELLINGS ON LOTS PLATTED PRIOR TO JANUARY 13, 1967

NUMBER OF BEDROOMS	MINIMUM AMOUNT OF FLOOR AREA (SQUARE FEET)[1][2]
1	574
2	750
3	975
4	1,200
5	1,300
5+	1,300 plus an additional 100 square feet per bedroom

DWELLINGS ON LOTS PLATTED JANUARY 13, 1967 OR LATER

NUMBER OF BEDROOMS	MINIMUM AMOUNT OF FLOOR AREA (SQUARE FEET)[1][2]
1	900
2	1,000
3	1,200
4	1,500
5	1,800
5+	1,800 plus an additional 200 square feet per bedroom

NOTES:

[1] The floor area requirement excludes porches and garages

[2] These standards do not apply to accessory dwelling units

VILLAGE OF ASHWAUBENON
BROWN COUNTY, WISCONSIN

ORDINANCE NO. O10-2-20

AN ORDINANCE REPEALING AND RECREATING TABLE 17-5-100(A),
TABLE OF DIMENSIONAL STANDARDS IN THE RESIDENTIAL
ZONE DISTRICTS, TABLE 17-5-100(B), TABLE OF DIMENSIONAL
STANDARDS IN THE COMMERCIAL ZONE DISTRICTS AND
TABLE 17-5-200(4), MINIMUM GREEN SPACE REQUIREMENT,
REPEALING TABLE 17-5-200(3), ALLOWABLE IMPERVIOUS SURFACE
AND AMENDING PORTIONS OF SECTION 17-5-200, MEASUREMENTS
AND EXCEPTIONS OF CHAPTER 17, PLANNING AND ZONING,
ARTICLE 5, DENISTY, INTENSITY AND DIMENSIONAL STANDARDS
OF THE VILLAGE OF ASHWAUBENON MUNICIPAL CODE

THE VILLAGE BOARD OF THE VILLAGE OF ASHWAUBENON, BROWN COUNTY, WISCONSIN, DOES ORDAIN THAT THE FOLLOWING SECTIONS OF CHAPTER 17, PLANNING AND ZONING, ARTICLE 5, DENISTY, INTENSITY AND DIMENSIONAL STANDARDS, BE REPEALED AND RECREATED, REPEALED AND AMENDED TO READ AS FOLLOWS:

SECTION 1. Sec. 17-5-100 General Provisions

The following is hereby repealed and recreated to read as follows:

Appendix: Table 17-5-100(A), Table of Dimensional Standards in the Residential Zone Districts – *see attached*

Appendix: Table 17-5-100(B), Table of Dimensional Standards in the Commercial Zone Districts – *see attached*

SECTION 2. Sec. 17-5-200 Measurements and Exceptions

The following is hereby repealed:

Appendix: Table 17-5-200(3), Allowable Impervious Surface

The following is repealed and recreated to read as follows:

Appendix: Table 17-5-200(4), Minimum Green Space Requirement – *see attached*

The following is hereby amended to read as follows:

(C) Required Yards

(1) Definitions/Measurement

(e) *Allowable Yard Encroachments*

Every part of every required yard shall be open and unobstructed from the ground to the sky except as provided below:

(iii) Accessible ramps ~~for temporary use.~~

(vi) Window wells, including those for egress purposes

(g) *Permanent swimming pools in R-1, R-2, RE and R-3:*

(i) Side yard required: ten (10) feet ~~from pool water's edge~~

(ii) Rear yard required: ten (10) feet ~~from pool water's edge~~

- (2) Requirements for Zero Lot Line Duplexes
 - (E) Bulk

- (2) Area Regulations

- ~~(a) Allowable Area of Impervious Surface in Residential Districts~~

~~The allowable impervious surface coverage permitted in any R-1, R-2, and RE zoning district shall not exceed the amounts identified in Table 17-5-200(3) with a maximum not to exceed eight thousand (8,000) square feet.~~

- (b) *Green Space Requirements*

~~For zoning districts other than regulated in 17-5-200(E)2)a), the location and dimensions of all proposed open space areas that are required shall meet the green space requirements as shown in Table 17-5-200(4).~~

- ~~(c) Exceptions~~

- (i) *Authority and authorized exceptions*

~~The Plan Commission may determine and vary the regulations of this section in harmony with the general purpose and intent, to increase by not more than five percent the allowable impervious surface in any R-1, R-2 and RE zoning districts.~~

- (ii) *Conditions and restrictions*

~~The Plan Commission may impose such conditions and restrictions upon the premises benefited by an exception as may be necessary to reduce or minimize the injurious effect of such exception upon other property in the neighborhood, and to better carry out the general intent of this section.~~

SECTION 3. All ordinances or parts of ordinances, in conflict herewith are hereby repealed.

SECTION 4. This ordinance shall take effect upon its adoption and publication.

Dated at this ____ day of October, 2020.

Mary C. Kardoskee, Village President

ATTEST:

Patrick W. Moynihan, Jr., Village Clerk-Treasurer

DATE OF PUBLICATION

Attachment: O10-2-20 Chp 17 Article 5 Amendments (4406 : PC Table of Dimensional Standards Amendment)