

Village of Cottage Grove
Meeting

Notice of Public

PLAN COMMISSION

Wednesday, July 15, 2020

6:30 P.M.

Due to the COVID-19 pandemic, this meeting will take place virtually via Zoom. Please join the meeting from your computer, tablet or smartphone by visiting <https://zoom.us/j/93566219672?pwd=bXZ1cWsvR0cxWGw4cE9FNDN6bXNpQT09>.

*You can also participate via phone by dialing 1 312 626 6799 and use Meeting ID: 935 6621 9672#
When asked for your Participant ID, just press #*

You may also choose to participate by providing public comment prior to the meeting via email to Village Clerk Lisa Kalata: lkalata@village.cottage-grove.wi.us

1. Call To Order
2. Determination Of Quorum And That The Agenda Was Properly Posted
3. Pledge Of Allegiance
4. PUBLIC APPEARANCES-Public's Opportunity To Speak About Any Subject That Is Not A Specific Agenda Item
5. Discuss And Consider The Minutes From The Plan Commission Meeting Of June 10, 2020.

Documents:

[6-10-2020 PLAN COMMISSION MINUTES.PDF](#)

6. PUBLIC HEARING: Opportunity For Public To Provide Input Regarding The Proposed Amendment Of The Village Of Cottage Grove Comprehensive Plan.

Documents:

[CG_PUBHRGDRAFT_2020-07-08.PDF](#)

7. Discuss And Consider The Proposed Amendment Of The Village Of Cottage Grove Comprehensive Plan.
8. PUBLIC HEARING: Opportunity For Public To Provide Input Regarding The Proposed Amendment Of The Village Of Cottage Grove Subdivision Ordinance To Extend The Timeline For Recording Certified Survey Maps.

Documents:

[CG_CSM-SUBDIVORD_2020-07-15.PDF](#)

9. Discuss And Consider The Proposed Amendment Of The Village Of Cottage Grove Subdivision Ordinance To Extend The Timeline For Recording Certified Survey Maps.

10. Presentation By 1855 Saloon Regarding Concept For Site Plan Amendment At 218 S. Main Street. For Feedback Only – No Action Will Be Taken.

Documents:

[CG_1855-SITEPLANAMEND_2020-07-08.PDF](#)
[1855 CONCEPT PLAN EXHIBIT.PDF](#)

11. Review Background Information Related To Potential Boundary Agreement With The Town Of Sun Prairie.
12. Review Current Status Of Boundary Agreement Discussions With The City Of Madison And Town Of Cottage Grove.
13. Discuss Amendment Of Village Of Cottage Grove Zoning Ordinance Related To Conditional Uses.

Documents:

[CG_CUPORD_2020-07-15.PDF](#)

14. Future Agenda Items
15. Adjournment

This agenda has been prepared by Staff and approved by the Village President as Chair of the Plan Commission for use at the meeting as listed above. Any item on the agenda is subject to final action. Notice: Persons needing special accommodations should call 608-839-4704 at least 24 hours prior to the meeting. It is possible that members of and possibly a quorum of members of other governmental bodies may be in attendance at the above stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

VILLAGE OF COTTAGE GROVE
PLAN COMMISSION
Wednesday, June 10, 2020

MINUTES

1. Call to order

The Plan Commission meeting for June 10, 2020 was called to order by Village President John Williams at 6:31 p.m. this was a zoom meeting.

2. Determination of quorum and that the agenda was properly posted.

It was noted that a quorum was present and that the agenda was properly posted. Roll Call was taken.

Commission members present were: John Williams, Don Brinkmeier, Alex Jushchysyn, Melissa Ratcliff, Fred Schulze. Absent and excused was Kyle Broom and Kim Sale. Staff members present were Village Planner Erin Ruth, Village Administrator Matt Giese, Village Clerk Lisa Kalata, Village Engineer Kevin Lord, Public Works Director JJ Larson, and Village Attorneys Larry Konopacki and Rick Manthe.

3. Pledge of Allegiance

4. PUBLIC APPEARANCES – Public’s opportunity to speak about any subject that is not a specific agenda item.

Paul Wagner with Greywolf Partners was present with concerns of the materials that the Atwell Suites Hotel will be using for the project that will be the gateway to the Village. They are also concerned with more than one hotel for this community and if both will be supported by a community of this size.

5. Discuss and consider the minutes from the Plan Commission meeting of May 13, 2020.

Motion by Ratcliff to approve the minutes from the May 13, 2020 Plan Commission meeting, seconded by Jushchysyn **Motion** carried with a voice vote of 5-0-0.

6. Discuss and Consider A Request from Huston Hotel Group, LLC For Approval of a Precise Implementation Plan for An Atwell Suites Hotel At 4672 County Highway TT.

Troy Hoekstra with the Huston Hotel Group, LLC was present and explained the materials that would be used for the project are metal panels and two stores of curtain wall glass. They have done studies for a hotel in this community and if they did not support the project, they would not be taking the risk to develop. Joe Wagner commented that they would like to see the study because they do not feel that it can be supported by this size community. Ruth reported that staff recommend approval with conditions in the report. Lord reported that they had conditions in the report as well. **Motion** by Ratcliff to approve the request from Huston Hotel Group, LLC for a Precise Implementation Plan for an Atwell Suites Hotel at 4672 County Highway TT with conditions in staff reports, seconded by Brinkmeier. **Motion** carried with a voice vote of 5-0-0.

7. Discuss and Consider Request from Farris Auto for Site Plan Amendment for Property At 212 W. Cottage Grove Road.

Ruth explained the staff report and that Farris Auto is looking for approval on the site plan amendment. Brinkmeier indicated that he was fond of the shed roof and would like to see more of a gable roof. **Motion** by Brinkmeier to recommend approval of the site plan amendment with conditions in the June 5, 2020 staff report and changing the roof to a gable roof from a shed roof on the sales building, seconded by Ratcliff. **Motion** carried with a voice vote of 3-1-1 with Schulze voting no and Jushchysyn abstaining.

8. Discuss and Consider Request from Town of Sun Prairie to Engage in Boundary Agreement Discussions.

Ruth indicated that the Village had received a letter from Lyle Updike Town of Sun Prairie Chairperson requesting to reengage discussions of a boundary agreement. **Motion** by Jushchysyn to approve the request from the Town of Sun Prairie to engage in boundary agreement discussions, seconded by Schulze. **Motion** carried with a voice vote of 5-0-0.

9. Discuss and Consider Public Hearing Draft of Comprehensive Plan.

Ruth explained the next steps in the process of a amendment to the Comprehensive Plan from the staff report. **Motion** by Ratcliff to approve the public hearing draft of the Comprehensive Plan, seconded by Brinkmeier. **Motion** carried with a voice vote of 5-0-0.

10. Discuss and Consider Public Participation Plan and Setting Public Hearing Date for Proposed Amendments to Comprehensive Plan.

Ruth explained the staff memo and that it would require a 30-day notice. **Motion** by Ratcliff to the approved the public participation plan and set the public hearing date as July 15th for the proposed amendments to the comprehensive plan, seconded by Brinkmeier. **Motion** carried with a voice vote of 5-0-0.

11. Discuss Potential Subdivision Ordinance Amendment to Extend Deadline for Recording A Certified Survey Map.

Ruth explained the memo in the packet. Attorney Konopacki indicated that it would make sense to have one requirement and there is no downside for the Village. The Commission agreed it would be good to have one requirement.

12. Discuss and Consider Moving Date of July Plan Commission from July 8, 2020 To July 15, 2020.

Motion by Schulze to move the July Plan Commission from July 8, 2020 to July 15, 2020, seconded by Ratcliff. **Motion** carried with a voice vote of 5-0-0.

13. Future Agenda Items

CSM ordinance change, Comprehensive Plan public hearing, conditional use permit ordinance changes

14. Adjournment

Motion by Schulze to adjourn at 7:39 pm, seconded by Jushchyshyn. **Motion** carried with a voice vote of 5-0-0.

Lisa Kalata, Clerk
Village of Cottage Grove
Approved:

These minutes represent the general subject matter discussed in this meeting but do not reflect a verbatim documentation of the subjects and conversations that took place.



PLANNING STAFF REPORT

MEMO DATE: July 8, 2020

MTG. DATE: JULY 15, 2020

TO: Village of Cottage Grove Plan Commission

CC: Village of Cottage Grove Board of Trustees
Matt Giese – Village Administrator
Lisa Kalata – Village Clerk
Larry Konopacki – Village Attorney
Kevin Lord – Village Engineer

FROM: [Erin Ruth, AICP – Village Planning Director](#)

RE: **Comprehensive Plan Amendment**

OVERVIEW

At several previous meetings the Plan Commission has provided feedback on concepts for two proposed amendments to the Future Land Use Map and Land Use Chapter:

- An expansion and reconfiguration of Planned Neighborhood #6/the Widen Olson neighborhood
- An expansion of Planned Mixed Use Area #3 to include the three Homburg parcels located north of Stop N Go, and identification of those parcels as suitable for multi-family residential use

The specific text and map amendments are shown below. While not shown, the amendment would include the necessary associated changes to the Future Land Use, Planned Neighborhood, and Mixed Use Area maps to make them consistent with the proposed changes.

STAFF RECOMMENDATION

Staff recommends the approval of the attached amendment to the Comprehensive Plan.



PROPOSED AMENDMENTS

Planned Neighborhood #6

The text under the heading for Planned Neighborhood #6 on page 5-25 shall be amended to read as follows:

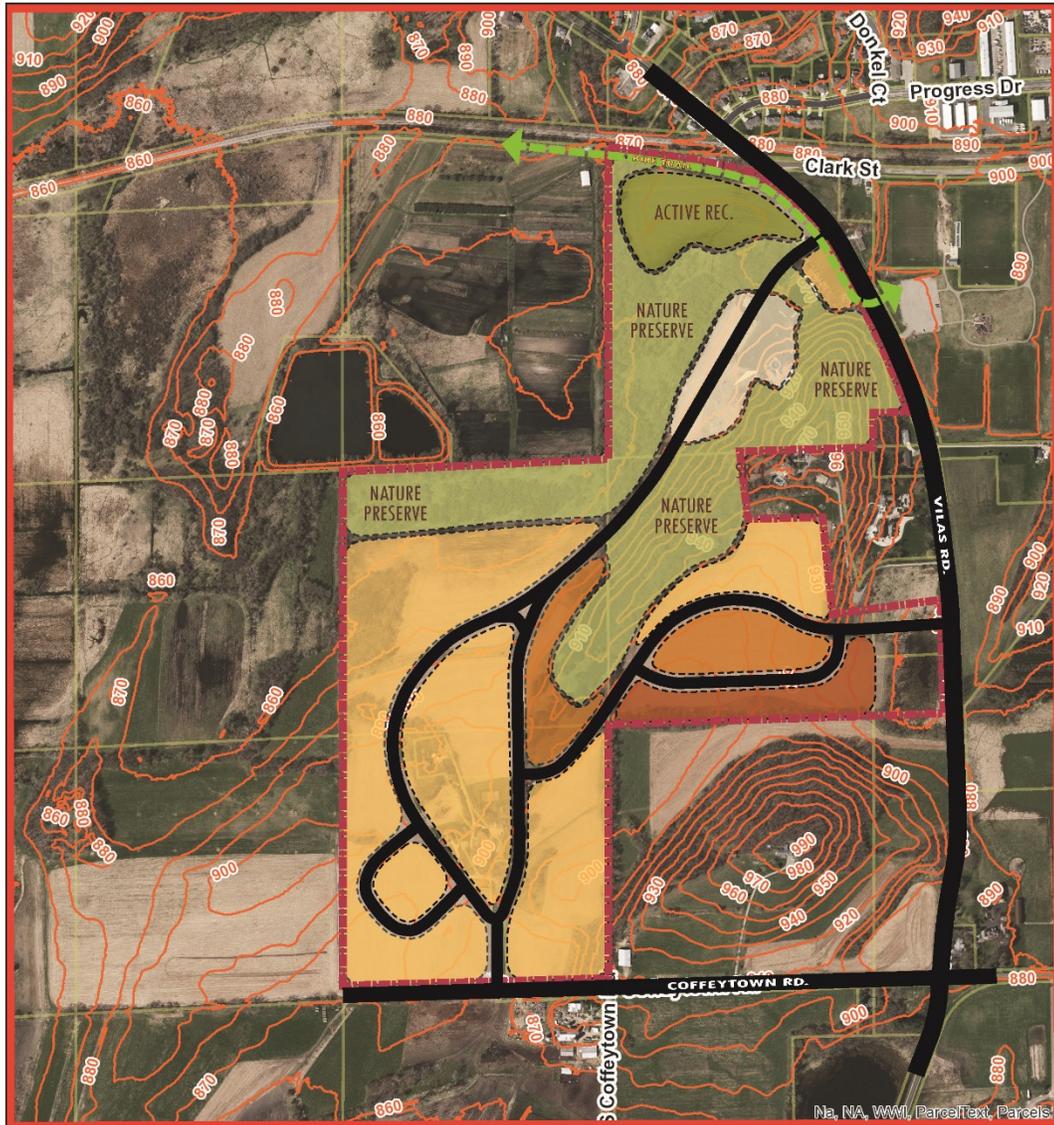
The multi-family portion of this neighborhood should be located near Vilas Road. The number of units should not exceed 10% of the total units in the neighborhood. These would likely be comprised of townhomes or small multiplexes in this neighborhood. A small number of duplexes may be incorporated into the single-family areas, not to exceed 10% of the total number of units.

A variety of single-family residential lot sizes are proposed throughout the neighborhood, with smaller lots near the multi-family area and larger lots in the northern portion of the neighborhood. This mix may be achieved through the application of SR-4 and SR-6 zoning or by developing the neighborhood as a Planned Unit Development. A Planned Unit Development may consider lots smaller than those allowed by SR-6 zoning in exchange for open preservation and amenities.

The Glacial Drumlin Trail shall be accommodated through this development as needed and treated as a design feature. A neighborhood bike/pedestrian trail should link the Glacial Drumlin Trail to Coffeytown Road through the neighborhood. The use of the active recreation area in the north end of the neighborhood should be coordinated with the Parks Department. The neighborhood features large areas of wetlands, woodlands, and steep slopes. These areas should generally be protected and used as a design feature.

The road network shown is a suggestion and may be altered following more extensive design and engineering work. The final alignment should include no less than the three neighborhood access points shown (two on Vilas and one on Coffeytown Road). Any necessary public improvements to Coffeytown Road should be coordinated with the Town of Cottage Grove as they have a Transfer of Development Rights (TDR) receiving area shown on their Comprehensive Plan immediately to the west of this neighborhood that would also make use of Coffeytown Road.

Also, the map of Planned Neighborhood #6 shall be replaced with the following (next page):



LEGEND

- | | | | |
|---|---------------------------------|---|-------------------|
|  | LARGE LOT SINGLE-FAMILY RES. |  | NATURE PRESERVE |
|  | STANDARD LOT SINGLE-FAMILY RES. |  | ACTIVE RECREATION |
|  | SMALL LOT SINGLE-FAMILY RES. | | |
|  | MULTI-FAMILY RES. | | |

0 435 870 1,740 Feet





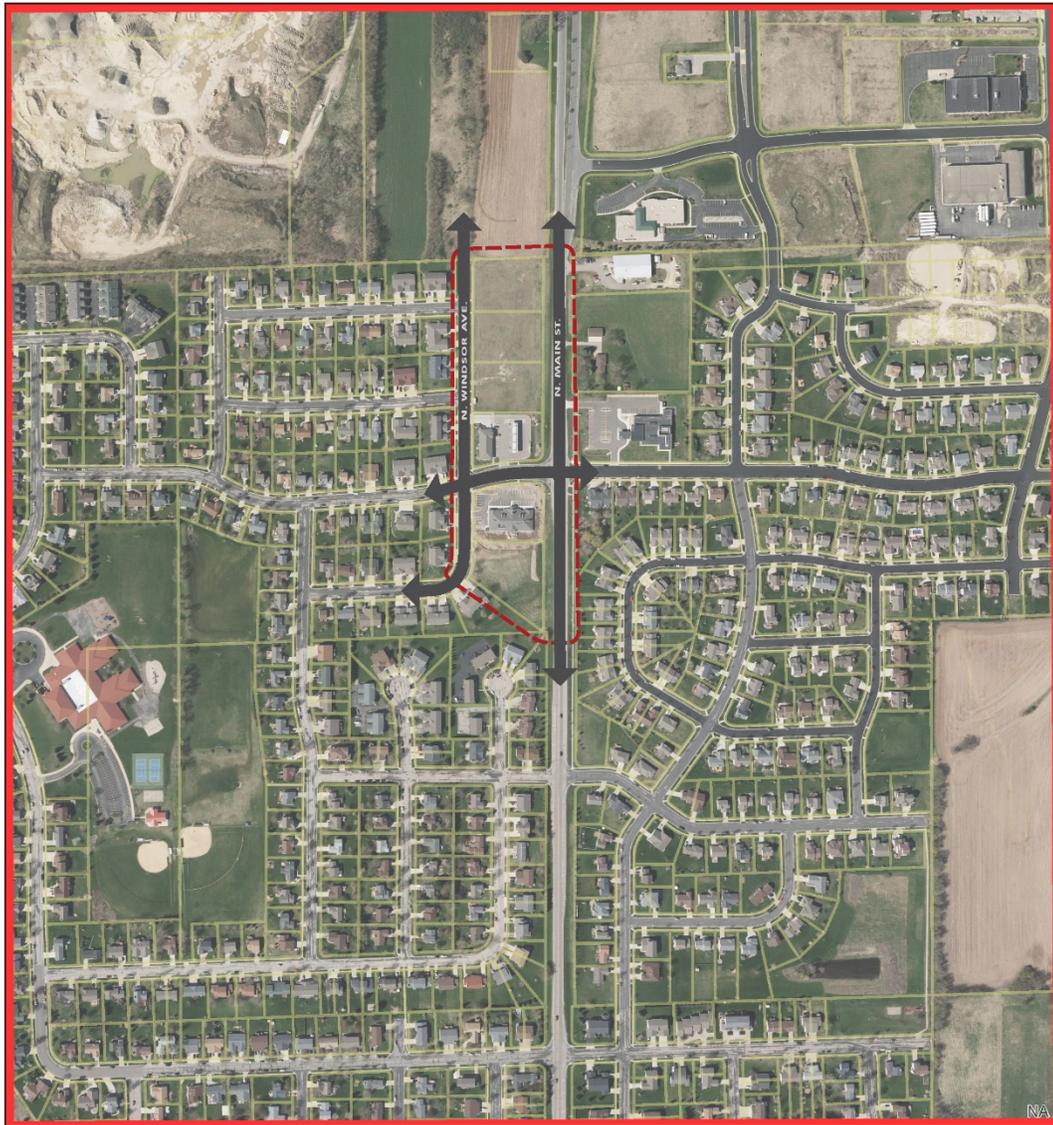
Planned Mixed-Use Area #3

The text under the heading for Planned Mixed-Use Area #3 on page 5-39 shall be amended to read as follows:

This area includes the parcels in the Northlawn Subdivision located along the Highway N frontage. Two of the parcels are developed with commercial land uses, the Stop N Go located immediately north of School Road and the Kinder Care daycare located immediately south of School Road. Four vacant parcels remain, one 1.7-acre parcel located south of the daycare and three approximately 1 acre parcels located north of the Stop N Go. These parcels been very slow to develop as the remaining parcels have remained vacant for over 20 years. The parcels benefit from the installation of traffic signals at the Highway N and School Road intersection as well as the planned extension of the multiuse trail across the street along Highway N.

Each of the remaining parcels are currently zoned PB, Planned Business and could be developed per that zoning. However, there is an established pattern on Northlawn of residential densities increasing toward Highway N. An alternative would be a continuation of that pattern with multi-family residential on the remaining parcels. Up to 100 units could be accommodated if the three 1-acre parcels are combined and if underground parking is maximized. The southern parcel has a relatively narrow street frontage limiting access to one driveway. Also, at this location Windsor Ave. continues into a single-family neighborhood. Along the northern parcels Windsor Ave. will extend north into a mixed use area and ultimately to Gaston Road. Given these limitations, a lower density is recommended on the southern parcel not to exceed 12 units per acre.

Also, the Planned Mixed Use Area #3 map on page 5-39 shall be replaced with the following (next page):



 Tax Parcels

0 310 620 1,240 Feet





PLANNING STAFF REPORT

MEMO DATE: July 8, 2020

MTG. DATE: JULY 15, 2020

TO: Village of Cottage Grove Plan Commission

CC: Village of Cottage Grove Board of Trustees
Matt Giese – Village Administrator
Lisa Kalata – Village Clerk
Larry Konopacki – Village Attorney
Kevin Lord – Village Engineer

FROM: [Erin Ruth, AICP – Village Planning Director](#)

RE: **Subdivision Ordinance Amendment Related to CSM Recording Deadlines**

BACKGROUND

The Village recently received an inquiry from Homburg Equipment regarding deadlines for recording a certified survey map. The Homburgs had three CSMs in Coyle South approved last April, but they had not recorded the document.

There were two applicable deadlines, 12 months in the Wisconsin Statutes and 30 days in the Village Subdivision Ordinance, both of which had passed. The Village Board renewed its approval so those CSMs could be recorded.

OVERVIEW

In staff's opinion, the 30-day deadline in the Village Ordinance seems unnecessarily strict given the 12-month deadline in the Wisconsin Statute per Wis. Stat. 236.34(2). Therefore, staff recommends amending the Subdivision Ordinance as follows:

274-22(E) – Recordation. The Subdivider or Land Divider shall record the map with the County Register of Deeds within ~~30 days of its approval by the Village Board~~ the deadlines established by the applicable Wisconsin Statutes.

STAFF RECOMMENDATION

Staff recommends approval of the proposed amendment.



PLANNING STAFF REPORT

MEMO DATE: July 8, 2020

MTG. DATE: JULY 15, 2020

TO: Village of Cottage Grove Plan Commission

CC: Village of Cottage Grove Board of Trustees
Matt Giese – Village Administrator
Lisa Kalata – Village Clerk
Larry Konopacki – Village Attorney
Kevin Lord – Village Engineer

FROM: [Erin Ruth, AICP – Village Planning Director](#)

RE: 1855 Saloon Site Plan Amendment Concept

BACKGROUND

Property Owner: WH Olde Town Center, LLC

Location: 218 S. Main Street

Area: 1.11 acres

Agent: Mike Calkins – Snyder & Associates

Existing Zoning: Planned Unit Development

Proposed Zoning: Planned Unit Development

Future Land Use Plan: Central Mixed Use

OVERVIEW

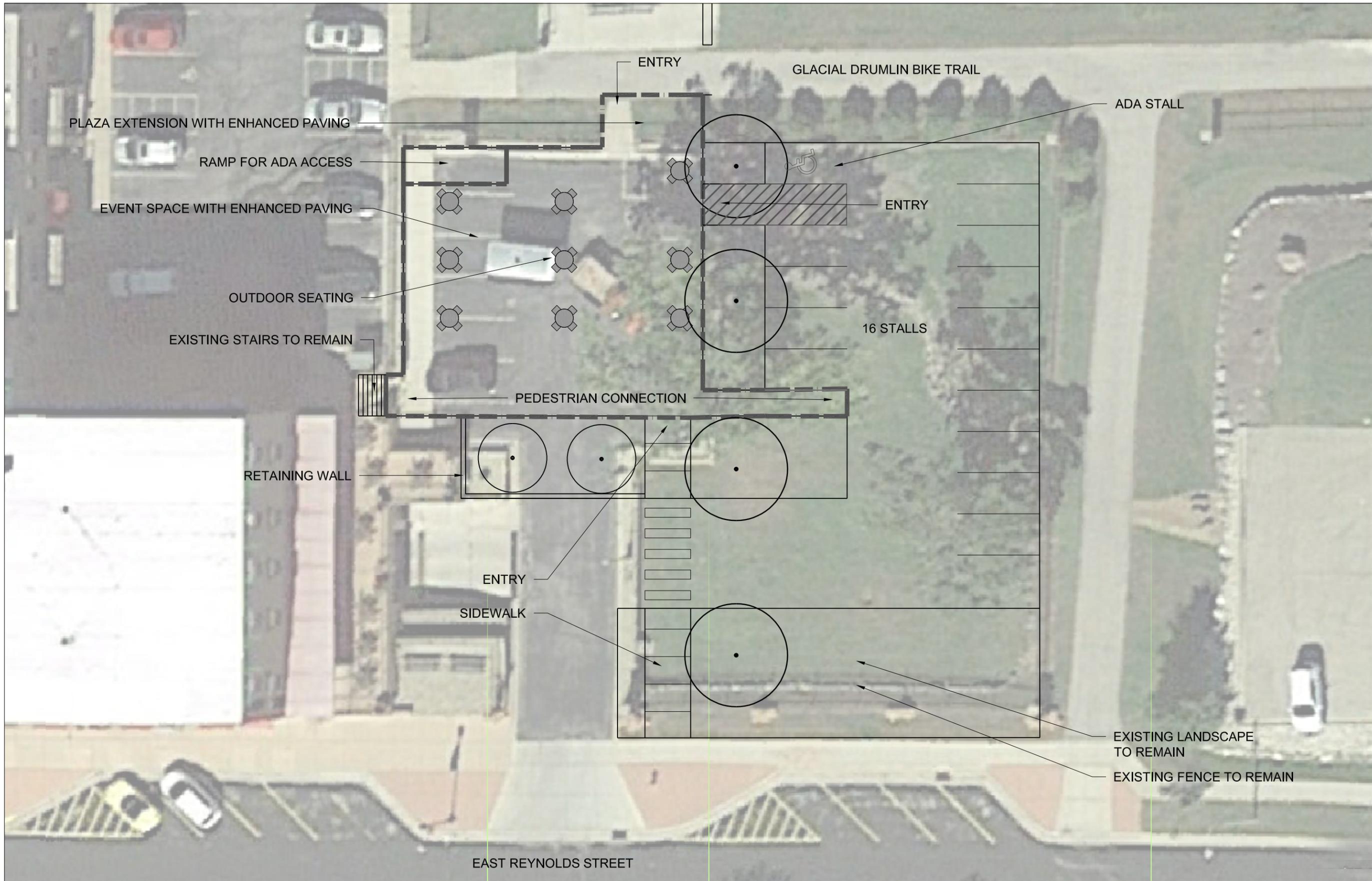
The applicant is presenting a concept plan for a proposed site plan amendment at the Olde Town Center located at 218 S. Main Street. The proposed project is specifically related to 1855 Saloon. The applicant is seeking to expand the rear patio area provide some additional parking spaces. The expanded patio would facilitate additional outdoor dining options, making the business more competitive during the pandemic.



The project would eliminate most of an existing rear yard on the property. The rear yard had originally been set aside to protect two large oak trees. However, one of the trees is hollowed out and needs to be removed. The other also appears to be in generally poor health.

STAFF RECOMMENDATIONS

This concept is being presented for feedback only. No formal action shall be taken.





PLANNING STAFF REPORT

MEMO DATE: July 9, 2020

MTG. DATE: JULY 15, 2020

TO: Village of Cottage Grove Plan Commission

CC: Village of Cottage Grove Board of Trustees
Matt Giese – Village Administrator
Larry Konopacki – Village Attorney
Lisa Kalata – Village Clerk

FROM: [Erin Ruth, AICP – Village Planning Director](#)

RE: **Conditional Use Permits – Ordinance Review**

OVERVIEW

Staff has continued work on amending the zoning ordinance related to the handling of conditional uses. Since the last Plan Commission meeting staff has gone through the ordinance and noted all specific sections that need to be changed, as follows:

CHAPTER 325 – VILLAGE OF COTTAGE GROVE ZONING ORDINANCE

Article I – Introduction & Definitions

- 325-10 Definitions – confirm ‘Conditional Use’ definition and links – *changes do not appear to be necessary if 325-20B is accurate (see below)*

Article II – General Provisions

- 325-20(B) – references regulation of conditional uses - *delete “including any additional requirements imposed as part of the conditional use process”*
- 325-21(H) and (I) – requires conditional use permit for a group development per 325-50 – *changes do not appear to be necessary*



Article III – Establishment of Zoning Districts

- 325-34 – *add SR-6 to list of Residential Districts*
- 325-37(A) – edit list of land uses permitted in RH district
 - 325-37(A)(2)(b) – single family residential – *add that home may be on smaller lot if lot and home were existing at time of annexation into the Village*
 - *Move the following from 325-37(A)(2)(b) to 325-37(A)(2)(a), uses permitted by right:*
 - (3) *Intensive agriculture*
 - (4) *agricultural services*
 - *Move the following from 325-37(A)(2)(b) to new list of overlay districts:*
 - (6) *indoor institutional, (8) outdoor commercial entertainment*
 - (11) *campground*
 - (12) *junkyard or salvage yard*
 - (13) *waste disposal facility*
 - (14) *composting operation*
 - (15) *airport/heliport*
 - (17) *extraction use*
- 325-37(A)(3)(b) – edit list of accessory land uses permitted as a conditional use in RH district
 - *Confirm no changes needed*
- 325-38(A) – edit list of land uses permitted in SR-4 district
 - *Move the following from 325-38(A)(2)(b) to new list of overlay districts:*
 - (2) *indoor institutional*
 - (3) *outdoor institutional*
- 325-38(B) – edit list of land uses permitted in SR-6 district
 - *Move the following from 325-38(B)(2)(b) to new list of overlay districts:*
 - (2) *indoor institutional*
 - (3) *outdoor institutional*
- 325-38(C) – edit list of land uses permitted TR-8 district
 - *Move the following from 325-38(C)(2)(b) to new list of overlay districts:*
 - (4) *indoor institutional*
 - (5) *outdoor institutional*
- 325-38(D) – edit list of land uses permitted in HR-9 district



- *Move the following from 325-38(D)(2)(b) to new list of overlay districts:*
 - *(7) indoor institutional*
 - *(8) outdoor institutional*
- *Delete the following from 325-38(D)(2)(b) indicating they are no longer permitted:*
 - *(1) Twin house*
 - *(2) Two-flat*
 - *(3) Townhouse (3 or 4-unit building)*
 - *(4) Multiplex (3 or 4-unit building)*
 - *(5) Apartment (3 or 4-unit building)*

- 325-38(E) – edit list of land uses permitted in MR-10 district
 - *Move the following from 325-38(E)(2)(b) to 325-38(E)(2)(a), uses permitted by right:*
 - *(1) Apartment (3 or 4-unit building)*
 - *Move the following from 325-38(E)(2)(b) to new list of overlay districts:*
 - *(4) indoor institutional*
 - *(5) outdoor institutional*

- 325-38(F) – edit list of land uses permitted in MR-12 district
 - *Move the following from 325-38(F)(2)(b) to 325-38(F)(2)(a), uses permitted by right:*
 - *(1) Apartment (5 or 8-unit building)*
 - *Move the following from 325-38(F)(2)(b) to new list of overlay districts:*
 - *(4) indoor institutional*
 - *(5) outdoor institutional*

- 325-39(A) – edit list of land uses permitted in NO district
 - *Move the following from 325-39(A)(2)(b) to 325-39(A)(2)(a), uses permitted by right:*
 - *(1) Twin house/duplex*
 - *(2) Two-flat*
 - *(3) Townhouse (3 or 4-unit building)*
 - *(4) Multiplex (3 or 4-unit building)*
 - *(5) Apartment (3 or 4-unit building)*
 - *(13) Indoor sales or service*
 - *(18) Artisan studio*
 - *Move the following from 325-39(A)(2)(b) to new list of overlay districts:*
 - *(7) Indoor institutional*
 - *(8) Outdoor institutional*
 - *(9) Institutional residential*



- 325-39(B) – edit list of land uses permitted in PO district
 - *Move the following from 325-39(B)(2)(b) to 325-39(B)(2)(a), uses permitted by right:*
 - (7) *Indoor sales or service*
 - (8) *In-vehicle sales or service*
 - (9) *Indoor commercial entertainment*
 - (10) *Commercial indoor lodging*
 - *Move the following from 325-39(B)(2)(b) to new list of overlay districts:*
 - (2) *Indoor institutional*
 - (3) *Outdoor institutional*
 - (4) *Institutional residential*
 - (12) *Airport/heliport*

- 325-40(A) – edit list of land uses permitted in NB district
 - *Move the following from 325-40(A)(2)(b) to 325-40(A)(2)(a), uses permitted by right:*
 - (1) *Twin house/duplex*
 - (2) *Two-flat*
 - (3) *Townhouse (3 or 4-unit building)*
 - (4) *Multiplex (3 or 4-unit building)*
 - (5) *Apartment (3 or 4-unit building)*
 - (13) *In-vehicle sales or service*
 - (14) *Indoor commercial entertainment*
 - (17) *Boardinghouse*
 - (18) *Artisan studio/production shop*
 - *Move the following from 325-40(A)(2)(b) to new list of overlay districts:*
 - (7) *Indoor institutional*
 - (8) *Outdoor institutional*
 - (9) *Institutional residential*
 - *Move the following from 325-40(A)(3)(b) to 325-40(A)(3)(a), accessory uses permitted by right:*
 - (1) *Commercial apartment*
 - (2) *In-vehicle sales and service*
 - (3) *Light industrial incidental to indoor sales*

- 325-40(B) – edit list of land uses permitted in PB district
 - *Move the following from 325-40(B)(2)(b) to 325-40(B)(2)(a), uses permitted by right:*
 - (6) *In-vehicle sales or service*
 - (7) *Indoor commercial entertainment*
 - (8) *Commercial indoor lodging*
 - (11) *Vehicle repair and maintenance*



- (12) Artisan studio/production shop
- Move the following from 325-40(B)(2)(b) to new list of overlay districts:
 - (2) Indoor institutional
 - (3) Outdoor institutional
 - (4) Institutional residential
 - (5) Outdoor display
- Move the following from 325-40(B)(3)(b) to 325-40(B)(3)(a), accessory uses permitted by right:
 - (1) Commercial apartment
 - (2) In-vehicle sales and service
 - (3) Light industrial incidental to indoor sales
- 325-40(C) – edit list of land uses permitted in CB district
 - Move the following from 325-40(C)(2)(b) to 325-40(C)(2)(a), uses permitted by right:
 - (6) Indoor commercial entertainment
 - (8) Indoor commercial lodging
 - (11) Boardinghouse
 - (12) Artisan studio/production shop
 - Move the following from 325-40(C)(2)(b) to new list of overlay districts:
 - (2) Indoor institutional
 - (3) Outdoor institutional
 - (4) Institutional residential
 - Move the following from 325-40(B)(3)(b) to 325-40(B)(3)(a), accessory uses permitted by right:
 - (1) Company provided on-site recreation
 - (2) In-vehicle sales and service
 - (3) Light industrial incidental to indoor sales
- 325-41(A) – edit list of land uses permitted in PI district
 - Move the following from 325-41(A)(2)(b) to 325-41(A)(2)(a), uses permitted by right:
 - (4) Indoor sales and service
 - (5) Indoor commercial entertainment
 - (7) Artisan studio/production shop
 - Move the following from 325-41(A)(2)(b) to new list of overlay districts:
 - (2) Indoor institutional
 - (3) Outdoor institutional
 - (8) Personal storage facility
 - (9) Airport/heliport
 - (10) Distribution center
 - (11) Communication tower



- *Move the following from 325-41(A)(3)(b) to 325-41(A)(3)(a), accessory uses permitted by right:*
 - *(1) Company provided on-site recreation*
 - *(2) In-vehicle sales and service*
 - *(3) Accessory outdoor commercial entertainment*

- **325-41(B) – edit list of land uses permitted in GI district**
 - *Move the following from 325-41(B)(2)(b) to 325-41(B)(2)(a), uses permitted by right:*
 - *(3) Vehicle repair and maintenance*
 - *(4) Artisan studio/production shop*
 - *Move the following from 325-41(B)(2)(b) to new list of overlay districts:*
 - *(5) Outdoor storage and wholesaling*
 - *(6) Personal storage facility*
 - *(7) Airport/heliport*
 - *(8) Freight terminal*
 - *(9) Communication tower*
 - *Move the following from 325-41(B)(3)(b) to 325-41(B)(3)(a), accessory uses permitted by right:*
 - *(1) Company provided on-site recreation*
 - *(2) In-vehicle sales and service*
 - *(3) Accessory outdoor commercial entertainment*

- **325-41(C) – edit list of land uses permitted in HI district**
 - *Move the following from 325-41(C)(2)(b) to 325-41(C)(2)(a), uses permitted by right:*
 - *(1) Agricultural services*
 - *(3) Outdoor maintenance*
 - *(5) Vehicle repair and maintenance*
 - *Move the following from 325-41(C)(2)(b) to new list of overlay districts:*
 - *(4) Sexually oriented land use*
 - *(6) Junkyard or salvage yard*
 - *(7) Waste disposal facility*
 - *(8) Composting operation*
 - *(9) Airport/heliport*
 - *(10) Freight terminal*
 - *(11) Communication tower*
 - *Move the following from 325-41(C)(3)(b) to 325-41(B)(3)(a), accessory uses permitted by right:*
 - *(1) Company provided on-site recreation*
 - *(2) In-vehicle sales and service*
 - *Remove the following from 325-41(C)(3)(b) to make not permitted:*



- (3) *Migrant labor camp*
- 325-42(A) – edit list of land uses permitted in POS district
 - *Move the following from 325-42(A)(2)(b) to 325-42(A)(2)(a), uses permitted by right:*
 - (1) *Cultivation*
 - (2) *Selective Cutting*
 - *Move the following from 325-42(A)(2)(b) to new list of overlay districts:*
 - (3) *Indoor institutional*
 - (4) *Outdoor institutional*
 - *Move the following from 325-42(A)(3)(b) to 325-42(A)(3)(a), accessory uses permitted by right:*
 - (1) *Cultivation*
 - (2) *Selective cutting*
- Table 325-43(H) lists various uses as conditional uses in various natural resource protection districts
 - *Review and determine status of uses listed as conditional uses within natural resource districts*
- Create 325-45 for new overlay districts

Article IV – Land Use Regulations

- 325-49(A) – Residential land uses
 - *Remove 325-49(A)(3) Mobile home subdivision residential development; add to new 325-45 Overlay districts*
 - *Remove 325-49(A)(4) Mobile home park residential development; add to new 325-45 Overlay districts*
- 325-49(B) – Agricultural land uses
 - *Remove 325-49(B)(4) Agricultural service; add to new 325-45 Overlay districts*
- 325-49(C) – Institutional land uses
 - *Remove 325-49(C)(3) Indoor institutional; add to new 325-45 Overlay districts*
 - *Remove 325-49(C)(4) Outdoor institutional; add to new 325-45 Overlay districts*



- 325-49(D) – Commercial land uses
 - *Remove 325-49(D)(4) Outdoor display; add to new 325-45 Overlay districts*
 - *Remove 325-49(D)(9) Outdoor commercial entertainment; add to new 325-45 Overlay districts*
 - *Edit 325-49(D)(10) Commercial animal boarding to reference best practices*
 - *Edit 325-49(D)(12) Bed and breakfast to reference state licensing requirements*
 - *Remove 325-49(D)(14) Campground; add to new 325-45 Overlay districts*
 - *Review 325-49(D)(16) Sexually oriented land use to ensure ordinance meets current best practices for regulation of such businesses*
 - *Review 325-49(D)(19) Payday lending to ensure the section remains compatible with state statute*
 - *Add doggy daycare as new 325-49(D)(20) and reference best practices*
 - *Add tourist rooming house as new 325-49(D)(21) and reference state licensing requirements*

- 325-49(E) – Storage or disposal land uses
 - *Remove 325-49(E)(2) Outdoor storage; add to new 325-45 Overlay districts*
 - *Remove 325-49(E)(3) Personal storage; add to new 325-45 Overlay districts*
 - *Remove 325-49(E)(4) Junkyard or salvage yard; add to new 325-45 Overlay districts*
 - *Remove 325-45(E)(5) Waste disposal facility; add to new 325-45 Overlay districts*
 - *Remove 325-45(E)(6) Composting; add to new 325-45 Overlay districts*

- 325-49(F) – Transportation land uses
 - *Remove 325-49(F)(1) Off-site parking lot; add to new 325-45 Overlay districts*
 - *Remove 325-49(F)(2) Airport/heliport; add to new 325-45 Overlay districts*
 - *Remove 325-49(F)(3) Freight terminal; add to new 325-45 Overlay districts*
 - *Remove 325-49(F)(4) Distribution center; add to new 325-45 Overlay districts*

- 325-49(G) – Industrial land uses
 - *Edit 325-49(G)(3) Communication tower to reflect current statutes and best practices for cell towers*
 - *Remove 325-49(G)(4) Extraction use; add to new 325-45 Overlay districts*

- 325-49(H) – Accessory land uses
 - *Edit 325-49(H)(10)(a)(11) which allows home occupations that do not meet standards as conditional use*



- *Edit 325-49(H)(12) Intermediate daycare home (9 to 15 children) to reference state licensing*
 - *Edit 325-49(H)(25) Accessory outdoor commercial entertainment as needed to address outdoor seating or add outdoor seating as another land use in 325-49(H)*
- 325-50 Group developments – edit references to conditional uses

Article V – Landscaping & Bufferyard Regulations

- No changes needed

Article VI – Performance Standards

- Edit 325-91 regarding solar collectors – find current language

Article VII – Sign Regulations

- Consider updating ordinance based on current case law as a separate future project
- Review 325-102(H) which references use of conditional use permit process for appeals
- Delete 325-104(A)(12) which prohibits pylon signs as they are allowed elsewhere
- Review 325-105(A)(2) which references modification by conditional use
- Review 325-105(B)(1)(c)(2) & (4) which references conditional uses
- Review 325-105(B)(6)(d) which references conditional use permits
- Review 325-106(A)(2) which references conditional uses
- Review 325-106(C)(1)(b)(2)(g) & (h) which reference conditional uses

Article VIII – Procedures and Administration

- Review 325-111 regarding conditional use review and approval procedures
 - Revise 325-111(A)(3) regarding terms of approval/denial of a conditional use to match state statute
 - Consider removing ‘limited conditional uses’ per 325-111(A)(4)
- Review 325-111(D)(2) including (a) to (f) – is this still valid or necessary given statutory changes
- Review 325-111(E)(2) which references 325-111(D)(2)(a) to (f)
- Review 325-111(E)(4) which references 325-111(D)(2)(a) to (f) relevance of “potential public benefits” versus “potential adverse impacts” in approval or denial
- Review validity of 325-111(G) regarding effect of denial
- Review validity of 325-111(H) regarding termination of use
- Review validity of 325-111(I) regarding time limits
- Review validity of 325-111(J) regarding discontinuance of use



- Review validity of 325-111(K) regarding change of ownership and continuance of conditional use
- Review validity of 325-112(D)(2)(g)(1) to (5) to ensure these are not too arbitrary