

## ORDINANCE NO. 311

**AN ORDINANCE TO REPEAL AND RE-CREATE SECTION 17.40 ENTITLED "I-1 RESTRICTED INDUSTRIAL DISTRICT" IN THE VILLAGE OF OCONOMOWOC LAKE ZONING CODE**

WHEREAS, the Zoning Administrator has referred the matter to the Village Plan Commission for report and recommendation; and

WHEREAS, the Plan Commission has reviewed the ordinance and recommended the same to the Village Board; and

WHEREAS, upon publication of a class 2 notice per Chapter 985, Wisconsin Statutes once each week for two consecutive weeks prior to the hearing, and such other notice as required by law, the Village Board held a public hearing regarding this Ordinance on August 16, 2021; and

WHEREAS, the Village Board finds that this change to the Village Zoning Code is not a down zoning ordinance because it does not decrease the development density of land and it does not reduce the permitted uses of land, and therefore the supermajority requirement of Section 66.10015, Wisconsin Statutes, does not apply to this Ordinance; and

WHEREAS, upon consideration of the recommendations of the Village of Oconomowoc Lake Plan Commission, and all of the information received at the public hearing, and being fully advised, and for the purpose of promoting the health, safety, morals and general welfare of the community, and to provide a safe and efficient system for pedestrian and vehicular traffic, attractive recreational and landscaped open spaces, economic design and location of public and private utilities and community facilities, and to ensure adequate standards of construction and planning; and to zone the land in accordance with the Village of Oconomowoc Lake Comprehensive Plan, and other purposes of the Village of Oconomowoc Zoning Code, the Village Board of the Village of Oconomowoc Lake, Waukesha County, Wisconsin intend to adopt the recommendation of the Plan Commission.

NOW THEREFORE, the Village Board of the Village of Oconomowoc Lake, Waukesha County, Wisconsin DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: Chapter 17 of the Village of Oconomowoc Lake Village Code entitled "Zoning Code," Section 17.40 entitled "I-1 RESTRICTED INDUSTRIAL DISTRICT" is hereby repealed and recreated to read as follows:

17.40 I-1 RESTRICTED INDUSTRIAL DISTRICT

The I-1 limited manufacturing business district is intended to provide for manufacturing or fabrication operations which, on the basis of physical and operational characteristics, would not be detrimental to the immediate surrounding area or to the village as a whole by reason of smoke, odor, noise, dust, flash, traffic, physical appearance or other similar factors; and to establish such regulatory controls as will reasonably ensure compatibility with the surrounding area in this respect. All manufacturing uses in this I-1 district must meet, at a minimum, the state industrial standards.

(1) PRINCIPAL USES

The process of manufacturing synthetic wood laminate products.

(2) CONDITIONAL USES

Those uses permitted in §17.32(5), subject to the procedures and standards as outlined in §17.50, 17.51, 17.52 and 17.60.

(3) BUILDING, MAIN

- (a) Height. Maximum 50 feet
- (b) Area. Minimum 1000 sq. ft.
- (c) Setback. Minimum 50 ft.
- (d) Offset. Minimum 15 ft. aggregate 40 ft.

(4) STRUCTURE, ACCESSORY

- (a) Height. Maximum 50 feet
- (b) Setback. Minimum 50 ft.
- (c) Offset. Minimum 15 ft.

(5) LOT

- (a) Area Minimum 4.9 acres
- (b) Width. Minimum of 150 feet

(6) SIGNS As regulated in the B-1 Business District

(7) PARKING, OFF-STREET

One space for each two employees in the maximum working shift. Parking areas shall be graded and surfaced so as to be dust free and properly drained. Uniform lighting shall be hooded or beamed so as to avoid undesirable glare or illumination on adjacent property. Landscaping buffers or fencing shall be provided where required by the village.

(8) PLAN COMMISSION REVIEW REQUIRED

To encourage an industrial use environment that is compatible with the community character of the village, building permits for permitted uses in I-1 district shall not be issued without review and approval of the plan commission. Said review and approval shall be concerned with, but not limited to, the proposed plan of operation, general layout, building plans, lighting, signage, ingress, egress, parking, landscaping and open space utilization.

SECTION 2: SEVERABILITY

The several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision and shall not affect the validity of any other provisions, sections or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinance whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

SECTION 3: EFFECTIVE DATE

This ordinance shall take effect immediately upon passage and posting or publication as provided by law.

Dated this 16th day of August, 2021.

VILLAGE OF OCONOMOWOC LAKE

  
\_\_\_\_\_  
Michael Bickler Sr., Village President

ATTEST:

  
\_\_\_\_\_  
Teri Sayles, Village Clerk