

# Sherwood Plan Commission Special Meeting Notice and Agenda

Sept. 8, 2020 – 6:30 p.m.

Village Hall – W482 Clifton Road, Sherwood, Wisconsin

**NOTE: Due to COVID-19 restrictions, residents are not allowed in the Village Hall.**

To *'join'* the meeting at 6:30pm via Webex: Go to the Village home page at [www.villageofsherwood.org](http://www.villageofsherwood.org). The Webex meeting link is located in the upper right-hand side of your computer screen. You may print or save a copy of the complete meeting packet.

Join via telephone (without video): Tel #: 1-408-418-9388. Access Code: 628 186 722# Attendee ID: 51#

Regarding Public Hearings (and only if a Public Hearing is scheduled): Speakers will be allowed in the Village Hall and may speak directly to the Board one person at a time for up to 3 minutes, and only wearing a face mask.

- 1) Call to Order/Roll Call.
- 2) Pledge of Allegiance.
- 3) Approval of the Agenda.
- 4) Approval of Minutes: Aug. 3 (Regular Meeting).
- 5) Citizen comments on agenda items.
- 6) Officer's Report
  - a. Plan Commission – Chair.
  - b. Zoning Administrator.
- 7) Old Business: None.
- 8) New Business:
  - a. *'Concept Plan' – FeatherCrest Development*: Requested as P.U.D. (10 buildings) located on 6 ac. (Tax ID #s 13601, 13602, 13606) bounded by STH 55/114 and Knight Drive, and lying between *Wanick Park* and *The Outpost*. Current zoning: 'Agricultural'.
  - b. *'Concept Plan' – Development on vacant land* (Tax ID #13622; across from Veterinary Clinic; Erdahl). Request for allowance regarding future 'planned development' for one building, requiring Conditional Use Permit, or rezoning. Current zoning: 'Commercial'.
- 9) Correspondences:
  - a. *Request to remove Area Development Plan (ADP #2020-01) as 'Old Business Item'*: Remove until future plan is updated & returns for P.C. review (Parcel #13697; 10.2 ac.; Burzynski).
- 10) Adjourn.

Welcome to the Village of Sherwood Plan Commission Meeting

To assist the Commission in conducting its business, we ask that you observe the following:

1. Please speak only to items on the agenda.
2. Please limit your presentation to three (3) minutes.
3. Please do not address the Commissioners during deliberations unless requested to do so.
4. Any item listed on the Agenda may be acted upon by the Commission.
5. Requests from persons w/ disabilities who need assistance to participate should be made to the Clerk's Office (989-1589).
6. A quorum of Village Board members may be present at this meeting. Their presence is for informational purposes only, and no business or action of the Village Board will be transacted.

**Sherwood Plan Commission**  
**Meeting Minutes**  
**Aug. 3, 2020 – 6:30 p.m.**

- 1) Call to Order/Roll Call – *Chairman Summers called the meeting to order with roll call:*

**Present**

*Jean DeKeyser (virtual)*  
*Bob Gillespie*  
*Joyce Laux*  
*Kathy Salo*  
*Brad Schmidt*  
*Steve Summers*

**Absent**

*Scott Sheppard*

**Others Present**

*Randy Friday, Administrator*  
*Kathy Mader, Acting Clerk*

- 2) Pledge of Allegiance – *Recited.*
- 3) Approval of the Agenda – *Salo moved to approve the agenda. Schmidt seconded. Motion carried unanimously.*
- 4) Approval of Minutes: July 6 (Regular Meeting) – *Salo moved to approve the July 6, 2020 Minutes. Laux seconded. Motion carried unanimously.*
- 5) Citizen comments on agenda items –
- *Bob Anderson*                      *N7829 S Niagara Ct*                      *Re item 7) a*  
*Anderson requested the Village Board to remember Dan Rippl, High Cliff Public Course, stated they (HCGC) could not financially consider building fewer units than what is proposed. Anderson feels the board should expect compromise from Rippl (HCGC) and to consider the 55 & older project being proposed at the former Sherwood Forest Golf Course site and site near Wanick Park on Hwy 114.*
  - *Tim Halbach*                      *W612 Clifton Road*                      *Re item 7) a*  
*Halbach stated he appreciated project discussion at the May 18, 2020 meeting. He questioned why the PUD item is on the agenda. He understands the Protest Petition coming back but doesn't understand the process as being done.*
- 6) Officer's Report:
- a. Plan Commission – Chair – *Summers stated the Public Hearing for the Burning and Fire Pit ordinances will be held at the September meeting since unintentionally overlooked for the August meeting.*
  - b. Zoning Administrator – *Friday stated there are currently nine new home permits for this year.*
- 7) Old Business:
- a. Protest Petition regarding The Cottages at High Cliff (RP #2019-01 & PUD #2019-02).  
Note: Referred back to Plan Commission by Village Board per Zoning Code.

i. RP #2019-01: Request to rezone from IR-1 to IR-2 zoning on current Hole #18 at High Cliff Golf Course (Tax ID #13425; 11.3 acres) – **Gillespie moved to recommend VB approval of RP #2019-01 to rezone from IR-1 to IR-2 zoning on current Hole #18 at High Cliff Golf Course (Tax ID #13425; 11.3 acres). Salo seconded. Motion approved unanimously by roll call.**

ii. PUD #2019-02: Request to construct 22 buildings (44 duplex units) on current Hole #18 at High Cliff Golf Course (Tax ID #13425; 11.3 acres) – **Salo moved to recommend VB approval of PUD #2019-02 to construct 22 buildings (44 duplex units) on Hole #18 at High Cliff Golf Course (Tax ID #13425; 11.3 acres). Gillespie seconded. Approved by 4-2 roll call vote. DeKeyser – Nay, Schmidt – Nay**

*DeKeyser stressed concern for walking traffic on Golf Course Road with increased traffic which will occur with this project. Friday stated Village Counsel did not deem a DOT Traffic Study necessary for such a minor project.*

b. Area Development Plan (ADP #2020-01): Consider development proposal (Parcel #13697; 10.2acres; Schulz, Burzynski). Note: Previous plan reviewed in 1997 for development as Sherwood Forest 2<sup>nd</sup> Addition. Only one lot approved, via CSM, for construction of a single-family home (Schultz) – **Laux moved Applicant initiate proceeding with Certified Survey Map for this area. DeKeyser seconded. Approved by 4-2 vote. Summers – Nay, Schmidt – Nay.**

c. CSM #2020-03: Request (West) to re-create Tax ID #13504 (N364 Military Road; 11ac.) as two lots; Lot #1 (2.0ac.) continues as IR-2 residential zoning and remainder, Lot #2 (9.0ac.) to be split off for commercial development (see RP#2020-01).

**NOTE:** RP #2020-01: PC recommends rezoning of Tax ID #13504 (N364 Military Road) from current IR-2 zoning into two parcels; Dwelling (2ac.) remains IR-2, Remainder (9.0ac.) rezoned C-2 (Commercial) for future warehouse-type building – **Schmidt moved to recommend VB approval of CSM #2020-03 for request (West) to re-create Tax ID #13504 (N364 Military Road; 11 ac) as two lots, Lot #1 (2.0 ac.) continues as IR-2 residential zoning and remainder, Lot #2 (9.0 ac.) to be split off for commercial development (see RP #2020-01). Gillespie seconded. Approved by 5-1 vote. Laux – Nay.**

8) New Business:

a. Request to amend Developer Agreement (Sanderfoot): Land Use Permit request to construct addition to existing, non-conforming use (warehouse) building by amending Developer Agreement (2016) regarding 15.09ac. of R-1 (Single-family) zoned property on State Park Road (Tax ID #31250; Sanderfoot) – **Commission directed Staff to present request to the Village Board considering whether or not to amend the current Developer Agreement and determine if it should then return to the Plan Commission for further consideration.**

9) Correspondences: None.

10) Adjourn – *Salo moved to adjourn at 8:23 p.m. Schmidt seconded. Motion carried unanimously.*

Respectfully submitted for review and approval by Kathy Mader, Acting Clerk

"Feather Crest"  
CONCEPT  
PLAN as  
P.U.D.

VETERANS AVE

STORM WATER  
DETENTION  
POND (DRY)

PROPOSED PRIVATE  
STORM SEWER

PROPOSED STORM  
SEWER CATCH BASIN

PROPOSED PRIVATE  
STORM SEWER

PROPOSED PRIVATE  
WATER MAIN

PROPOSED PRIVATE  
STORM SEWER

PROPOSED STORM  
SEWER MANHOLE

20'

KNIGHT DRIVE

EXISTING PUBLIC  
WATER MAIN,  
8-INCH

IN

INV

ENTRANCE  
TO

SECTION 17/156

SECTION 17/156

## Randy Friday

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**From:** Randy Friday  
**Sent:** Thursday, August 27, 2020 5:43 PM  
**To:** Travis Dudovick; Steve Summers  
**Cc:** Mike Kohlbeck; Corey Kalkofen; Scott Murphy  
**Subject:** RE: FeatherCrest Court Condo Development  
**Attachments:** SKM\_C250i20082716380.pdf

Travis,

So, the Sherwood Village Municipal Code is on-line and accessible via: <https://www.ecode360.com/28760794>  
'Zoning' as a portion of the Code is Ch. 22, in which you would find the above documentation ( See Attachment ).

If you wish a 'guide' for reference, I suggest reviewing the High Cliff Golf Course development. It was approved last month. You can find info at our webpage [villageofsherwood.org](http://villageofsherwood.org) detailing how it progressed from using the current 18<sup>th</sup> Hole as golfing, and converting it into a PUD for duplex development, on a private drive.

The process they went through was very rigorous, especially due to the involvement of numerous, historically well-established abutting property owners, and changing the basic fabric of the golf course lay-out. I do not expect your process to be that 'intense' due to the relative lack of neighbors.

Because you alluded to in your below e-mail, I have included a broad swath of information (Attachment) regarding development projects & planning. In my estimation, you will be concentrating on Ch. 22-112 and should begin by presenting the *Basic Concept Plan* to the Plan Commission, which thereafter follows the process outlined in Ch. 22; D). Procedure.

Ch. 22-112. Planned Development District

D. Procedure.

(1) Pre-petition conference. Prior to official submittal of a petition, the petitioner shall meet with the Plan Commission for a preliminary discussion as to the scope and proposed nature of the contemplated development, especially as relates to the petitioner's intentions to submit a general or detailed application

A PUD ( or PDD ) is an 'overlay district', established to overlay an atypical development proposal on the existing zoning district in which the property(-ies) lie. Your development proposal as it now stands will be 'Residential' ( over 100,000 sq.ft. ), which is the launching point for the project. Ch. 22-112 is your guidebook to navigate the planning portion of your project to & through the Plan Commission and Village Board, where it will have to follow holding a public hearing process – which is what occurred with the HCGC development – But, again, your project does not have the historical abutting neighbors as that one did, so one could believe this would be less divisive.

Also of note, while you have a level of CDA support to this point, the Plan Commission is a wholly different animal. They scrutinize planning concepts and the 'necessity versus nicety' of using the PUD (PDD) methodology. The concept is new for the PC, and as you note there aren't really any 'Private Roads' in Sherwood. Myself, I see their utility – but, I do not have a vote. ← Just an FYI.

Relative to CSM'ing the parcels... It certainly can be done & would clear up the current 3 lots into one. But, I am not sure it needs to be done, as a precursor to the Condo plat.

That is something I believe a 'higher power' will have to weigh in on ( other than me ).

Could you please help us identify the correct order in which we can get this done?

For instance, should we rezone all 3 parcels first, then CSM into 1 parcel such that we can then condo plat from one parcel?

I've attached the concept plan you'll remember from our last Planning Commission meeting and have the parcel numbers below for reference.

13601 13602 13606

Randy Friday  
Village Administrator

Village of Sherwood  
W482 Clifton Road  
Sherwood, WI 54169

Tel: 920/989-1589  
Fax: 920/989-4084  
[www.villageofsherwood.org](http://www.villageofsherwood.org)

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**From:** Travis Dudovick [mailto:travis.feathercrest@gmail.com]  
**Sent:** Thursday, August 27, 2020 10:42 AM  
**To:** Steve Summers <stevesummers31@gmail.com>  
**Cc:** Randy Friday <administrator@villageofsherwood.org>; Mike Kohlbeck <MKohlbeck@mcmgrp.com>; Corey Kalkofen <CKalkofen@mcmgrp.com>; Scott Murphy <smurphy@silvercrestconstructiongroup.com>  
**Subject:** Re: FeatherCrest Court Condo Development

Randy,  
Following up on the emails below from weeks ago, can you please reply with the preferred sequence of CSM and rezoning and also provide the road-map of remaining items the Planning Commission and subsequently the Village Board will need from us in order to proceed.  
It is our intention to be a part of the next Plan Commission meeting to get these items addressed which means we'll need ample time to prepare on our end that which you are helping us identify as the clear path forward.

Kind Regards,

Travis Dudovick  
262-483-9866



## Randy Friday

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**From:** Nick Vande Hey <NVandehey@mcmgrp.com>  
**Sent:** Wednesday, August 26, 2020 3:47 PM  
**To:** Randy Friday  
**Cc:** Roger Kaas (rlkaas@new.rr.com)  
**Subject:** Feather Crest

Randy,

Regarding the Feather Crest development, the north portion of the site currently drains to the STH 55/114 road ditch before discharging into the State Park Estates wet detention ponds. The State Park Estates wet detention ponds were constructed in the mid to late 1990s. The stormwater regulations in the mid to late 1990s are not the same as today's state-wide regulations.

In order for the Feather Crest development or other undeveloped property located east of STH 55/114 to use the Village-owned State Park Estates wet detention ponds for water quality treatment, the stormwater management plan report will need to be updated and put on file with the WDNR. We know from the Village-wide stormwater modeling that the State Park Estates wet ponds can satisfy today's state-wide water quality regulations for sediment removal and peak discharge control, but the report needs to be updated.

We estimate \$3,500 to \$4,500 to update the report. Let me know if you have questions. Thanks.

### Nick Vande Hey, P.E.

VICE PRESIDENT  
SENIOR MUNICIPAL & WATER RESOURCES ENGINEER



McMAHON ASSOCIATES, INC.  
1445 McMAHON DRIVE NEENAH, WI 54956  
920.751.4200 EXT 228 [MCMGRP.COM](http://MCMGRP.COM)



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## Incentive Commitment to FeatherCrest Development

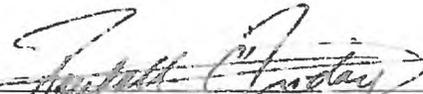
The Village of Sherwood (Community Development Authority) agrees to provide FeatherCrest Development, LLC, a land development incentive not to exceed \$400,000 for development of an age-restricted duplex development including (currently) three (3) contiguous parcels comprising approximately 5.64 acres of land (Tax IDs: #13601 [0.67ac.]; #13602 [0.66ac.]; #13606 [4.31ac]) adjacent to Wanick Park and abutting STH 55/114 and Knight Drive under the following terms and conditions:

- The Land Development Costs shall include costs incurred by the Developer to acquire, engineer, gain all required permits, install necessary utilities, storm water controls, roads, pathways, and other costs related to making the land ready for the construction of not less than 10 duplexes (20 units).
- The Developers will provide documentation that they have spent at least \$400,000 on land development activities.
- The incentive is contingent on the Developers obtaining all the required approvals and permits from the Village Plan Commission, the Village Board, the Wisconsin DNR and any other regulatory agency. The incentive shall be paid only when the construction of duplexes is complete and on the tax roll. It will be 50% of the increment generated by the property. Payments shall continue until a maximum of \$400,000 is paid or for the life of TID 2.

This agreement is contingent on the execution of a Developer Agreement that is acceptable to both the Developer and the responsible Village governmental entities, and as reviewed and approved at the Community Development Authority Special Board Meeting on July 29, 2020.

Attest:

Signature:  Date: 7-31-2020  
Roger Kaas, Chairman CDA

Signature:  Date: 07/31/2020  
Randy Friday, Village Administrator

# MAP = "CURRENT ZONING"

"  
Current "  
Zoning of  
PARCELS (3)

Agricultural

" 55/11A "

" 55/11A "

W. Gage

SPRING HILL DRIVE

STATE PARK ROAD

STATE PARK ROAD

## Randy Friday

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**From:** Dave Erdahl <dave.erdahl@gmail.com>  
**Sent:** Thursday, July 23, 2020 11:10 AM  
**To:** Randy Friday  
**Subject:** Fwd: Zoning Change  
**Attachments:** A2.0 ELEVATIONS.PDF

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

----- Forwarded message -----

**From:** David Erdahl <erddav@wsinc.com>  
**Date:** Thu, Jul 23, 2020, 10:38 AM  
**Subject:** Zoning Change  
**To:** Dave Erdahl <dave.erdahl@gmail.com>

Good morning Randy,

I would like to inquire/petition for a zoning change to my lot on Knight Dr. across from the vet. Due to economic conditions, employment issues due to myself still working, my wife and I do not see us running a business out of there anytime soon. I we would however still like to put a building on that lot (see attached) to use as a hobby shop of sorts until I retire at which time we could come back to the village for a conditional use permit for a coffee shop and retail outlet.

What are our options here?

Thank you.

David Erdahl

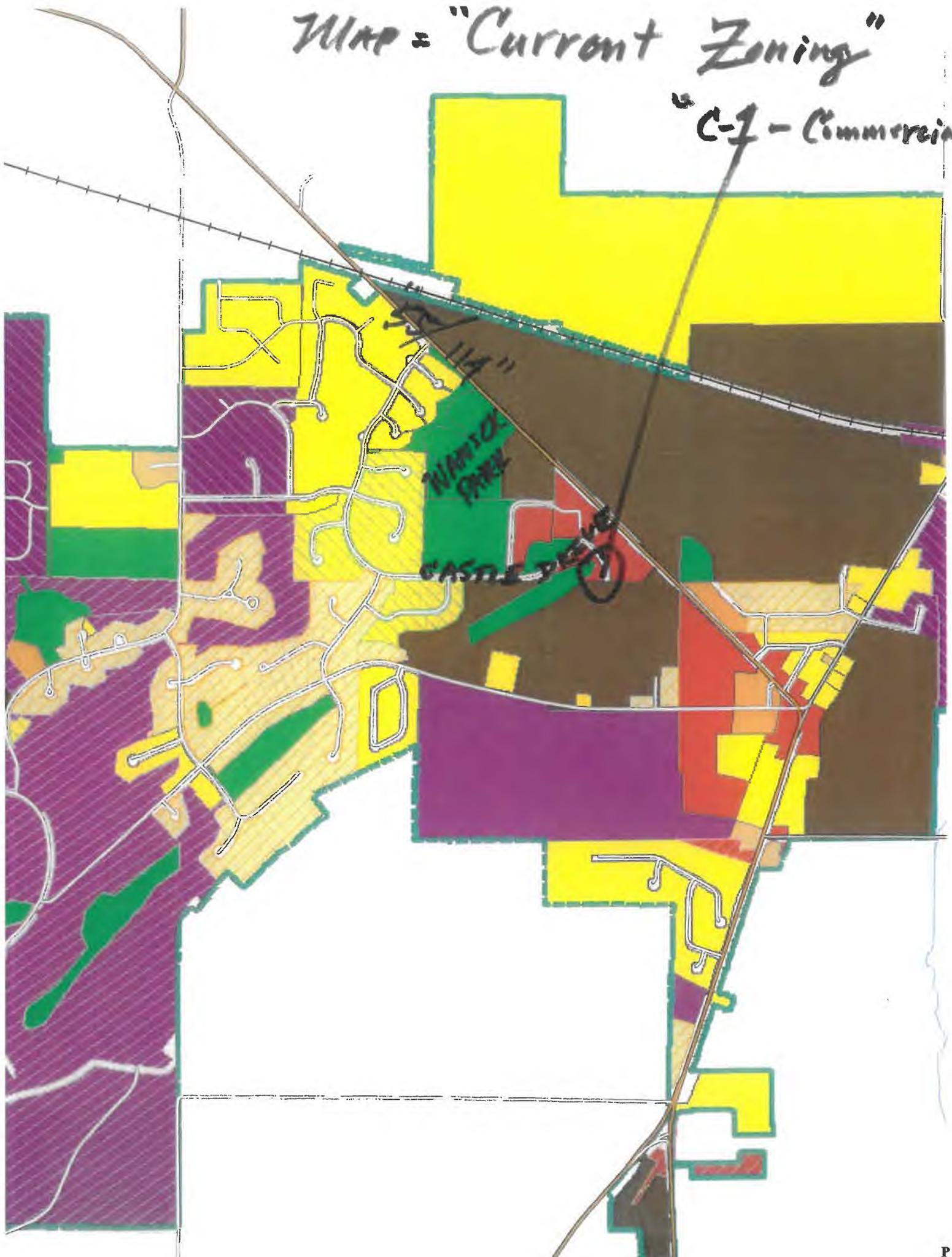
920.376.0589 Mobile





# Map = "Current Zoning"

"C-1 - Commercial"



# Chapter 22. Zoning

## Article II. Zoning Districts

### § 22-9. Commercial districts.

A. Statement of intent. Four zoning districts are provided for commercial uses. When taken together, these districts permit development of property for the full range of commercial uses needed to serve the residents of the Sherwood region. The districts, while distinct, permit a harmonious spectrum of shopping and service opportunities. Specifically, the C-1 Central Business District, C-2 General Commercial District, and C-4 Office District are established to serve the commercial shopping and service needs of people living throughout the retail and service market area of the Village. The C-1 and C-2 Districts are alike with respect to many permitted uses, but they differ in respect to yard, merchandise storage and off-street parking requirements.

- (1) The C-1 Central Business District is established to accommodate many businesses that wish to be grouped with little or no setbacks from each other to encourage comparison and multipurpose shopping by pedestrians. Most such firms rely upon indoor storage of merchandise and centralized (common) parking facilities.
- (2) The C-2 General Commercial District is established to accommodate an extended pattern of commercial development with setbacks from lot lines in recognition of many single-purpose shopping trips, some outdoor storage of merchandise and off-street parking on the same lot.
- (3) The C-3 Convenience Commercial District, on the other hand, is established to accommodate the commercial businesses that supply the day-to-day needs of people living in immediately adjacent residential neighborhoods. Since this district is an integral part of the neighborhood, an important objective is to maintain its compatibility with nearby residential areas by keeping its size small and its uses limited to those that must be located within convenient walking distance of the customers served.
- (4) The C-4 Office District is intended to promote clusters of office uses in areas adjacent to the downtown and in selected places along principal arterials where heavy traffic may reduce the desirability of such locations for residential use and where conversion of structures to office use is desirable to maintain property values.

B. Permitted uses by right. The following uses, and no others, are permitted by right in the commercial districts, as indicated in the following table ("x" indicates use is permitted):  
[Amended 1-8-2001]

		C-1	C-2	C-3	C-4
1.	Agriculture:				
	a. Crop raising		x	x	
2.	Retail trade (excluding outdoor storage):				
	a. Building materials and garden supply stores	x	x		



		C-1	C-2	C-3	C-4
b.	General merchandise stores	x	x		
c.	Food and beverage stores:				
(1)	3,000 square feet or less	x	x	x	
(2)	More than 3,000 square feet	x	x		
d.	Automobile tire, battery and accessory stores, including installation	x	x		
e.	Apparel and accessory stores	x	x		
f.	Furniture and home furnishing stores	x	x		
g.	Eating and drinking places, but not including live entertainment and drive-in establishments	x	x	x	
h.	Miscellaneous retail stores, but not including nonstore retailers or fuel dealers	x	x		
i.	Nonstore retailers		x		
3.	Finance, insurance and real estate:				
a.	Banks and other credit agencies, but not including drive-in establishments or automatic teller machines as principal use	x	x		x
b.	Security and commodity brokers	x	x		x
c.	Insurance agents and brokers	x	x	x	x
d.	Real estate offices	x	x	x	x
e.	Investment offices	x	x		x
4.	Services (excluding outdoor storage):				
a.	Personal services, except funeral establishments	x	x	x	
b.	Business services, but not including laboratories	x	x		
c.	Miscellaneous repair services limited to repair of household equipment and furnishings and personal articles	x	x		
d.	Commercial amusement establishments, but not including dance halls and drive-in establishments	x	x		
e.	Membership sports and recreation clubs	x	x		
f.	Health services, not including hospitals, nursing and personal care facilities or laboratories	x	x		
g.	Legal services	x	x		x
h.	Membership organizations	x	x		
i.	Miscellaneous services	x	x	x	
5.	Transportation and utility services:				

		C-1	C-2	C-3	C-4
a.	Offices of local and interurban passenger transit companies, but not including stations, vehicle yards or garages	x	x		
b.	Offices and agencies for the arrangement of transportation services	x	x		x
c.	Offices of communication and utility companies	x	x		x
6.	Government facilities:				
a.	Government facilities, excluding outdoor storage and enterprise operations	x	x		x
7.	Accessory uses and structures:				
a.	Garages for storage of vehicles used in conjunction with the operation of the business	x	x	x	x
b.	Off-street parking and loading areas	x	x	x	x
c.	Signs, subject to the provisions of Article VIII of this chapter	x	x	x	x
d.	Residential quarters for the owner, proprietor, commercial tenant, employee, or caretaker located in the same building as the business	x	x	x	x
e.	Any other structure or use normally accessory to the principal use permitted	x	x	x	x

C. Uses permitted by conditional grant/ Except as specifically limited in the following table, the uses listed in the following table may be permitted in the commercial districts indicated subject to the issuance of a conditional use permit:  
 [Amended 1-8-2001; 6-9-2008]

		C-1	C-2	C-3	C-4
1.	Agriculture:				
a.	Livestock raising			x	x
2.	Multiple-family residential	x		x	
3.	Retail trade (including outdoor storage of goods for sale or rent):				
a.	Building materials and garden supply stores' open yards		x		
b.	Motor vehicle or trailer dealers with open sales lots	x	x		
c.	Gasoline service stations	x	x	x	
d.	Drive-in eating places	x	x		
e.	Eating and drinking places with live entertainment; dance halls	x	x		

		C-1	C-2	C-3	C-4
	f. Miscellaneous retail stores, but not including nonstore retailers or fuel dealers			X	
	g. Nonstore retailers	X		X	
4.	Finance, insurance and real estate:				
	a. Drive-in banks and credit agencies	X	X		
	b. Automatic teller machines as a principal use	X	X	X	
5.	Services:				
	a. Funeral establishments	X	X		
	b. Auto repair services and garages, not including major auto repair	X	X		
	c. Hospitals, nursing and personal care facilities, day-care facilities and medical and dental laboratories	X	X		
	d. Vocational schools	X	X		
	e. Social services, not including residential care establishments	X	X		
	f. Veterinary services for pets	X	X		
	g. Car wash	X			
6.	Miscellaneous:				
	a. Planned developments	X	X	X	X
7.	Government facilities:				
	a. Government facilities, including outdoor storage, enterprise operations	X	X		X



- D. Parking and loading requirements. The parking and loading requirements applicable to the above commercial districts are set forth in Articles VI and VII of this chapter.
- E. Buffers and landscaping. Requirements relating to buffering and landscaping of certain uses and structures in the above commercial districts are set forth in Article IX of this chapter.
- F. District lot and building bulk regulations:

District	Minimum Lot		Minimum Setbacks (feet)			Maximum Building Height (feet)
	Area (square feet)	Width (feet)	Front <sup>(a)</sup>	Side <sup>(b)</sup>	Rear <sup>(c)</sup>	
C-1:						
Residential	1,500 per dwelling unit					45
Other use	10,000	45	none	none	25 <sup>(d)</sup>	45 <sup>(e)</sup>
C-2	20,000	75	50	10 <sup>(d)</sup>	50 <sup>(d)</sup>	45 <sup>(e)</sup>
C-3	6,250	50	50	10 <sup>(d)</sup>	20 <sup>(d)</sup>	30

District	Minimum Lot		Minimum Setbacks (feet)			Maximum Building Height (feet)
	Area (square feet)	Width (feet)	Front <sup>(a)</sup>	Side <sup>(b)</sup>	Rear <sup>(c)</sup>	
C-4	8,500	60	25	8 - 20	20	30

**NOTES:**

- (a) Listed number shall apply to the alternate street side of a corner lot as well as the main frontage.
- (b) One number applicable to both sides; where there are two numbers, the first indicates the nondrive side and the second indicates total minimum required.
- (c) Minimum is greater of first number or resultant of applying ratio of yard depth.
- (d) Except same as adjoining district other than when separated by a street or alley.
- (e) Except where adjacent to an R District, where the maximum height shall be 35 feet.

## Randy Friday

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**From:** bburz188 <bburz188@yahoo.com>  
**Sent:** Wednesday, September 02, 2020 7:01 PM  
**To:** Randy Friday  
**Subject:** Concept plan

**Follow Up Flag:** FollowUp  
**Flag Status:** Flagged

Randy,

Please take me off of the planning commission agenda until I come to you with more information that I'm ready to bring forward.

Thanks,  
Brad

Sent from my Verizon, Samsung Galaxy smartphone