



ORDINANCE 2020-02

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE MUNICIPAL CODE OF THE VILLAGE OF HOBART, BROWN COUNTY, WISCONSIN

Purpose: The purpose of this Ordinance is to amend the current Zoning Code to include requirements and regulations to promote pedestrian and bicycle usage, safety and connectivity.

The Village Board of the Village of Hobart, Brown County, Wisconsin, does ordain as follows:

Section 1: Section 295-122 (General Provisions for Districts) of Article XIII (PDD #1: Centennial Centre at Hobart District) of Chapter 295, Zoning, of the Code of the Village of Hobart, is hereby amended to read as follows:

§ 295-122. General provisions for district.

A. Engineering design standards. Normal standards or operational policy regarding right-of-way widths, provision for sidewalks, streetlighting and similar environmental design criteria shall not be mandatory in the District, but precise standards satisfactory to the Village, pursuant to the criteria as set forth in §§ 295-135 through 295-139 hereof shall be made a part of the approved plan and shall be enforceable as a part of this chapter.

B. Contractual requirements and guarantees. The owner shall enter into an appropriate contract or agreement with the Village to guarantee the development and operation in accordance with the terms and conditions established between the Village and the owner of the development project and to provide the Village with sufficient assurances that the owner will abide by the Village's zoning, taxing and other municipal authority. Any changes or additions to the original approved development site, structures or plans of operation shall require resubmittal and approval by the Site Review Committee.

C. Parking. Parking shall conform to the requirements as set forth in Article XXVIII, Off-Street Parking Requirements, of the Village of Hobart Code of Ordinances to the maximum extent practicable in addition to any requirements set forth in this article. The Site Review Committee may require shared parking, or require other parking strategies that promote an open/green space concept set forth in the Master Plan or strategies to otherwise mitigate the promotion of impervious parking surfaces. Parking availability in residential land uses shall be calculated per dwelling unit and shall match the number of bedrooms in such unit, and at least one of the parking arrangements must be garage parking. All other parking must be off-street. Throughout the district, parking spaces shall be provided on the basis required for each individual use as determined by first, the Village Engineer and second, ultimate approval of the Site Review Committee. Loading docks for semitrailer or delivery trucks shall be rear- or side-loaded, or otherwise not visible from the roadway. In the Limited Industrial (LI), Large Commercial and Retail (LCR), and Small Commercial and Retail (SCR) land use designations, no overnight parking, storage or idling of vehicles shall be allowed on site without prior approval from the Village Board. [Amended 1-8-2016 by Ord. No. 01-2016]

D. Signs. Private signs shall be regulated as set forth in § 295-361, Regulation of signs. All public signs within the District shall be aesthetically cohesive and follow the regulations set forth in § 295-361, Regulation of signs. The Site Review Committee may approve signs that may not comply with the afore referenced ordinances provided such sign(s) promotes or adheres to the general design aesthetics, themes and guidelines of the Centennial Centre Master Plan.

E. Stormwater and erosion control. The intent of the Master Plan document encourages a regional approach to stormwater detention and management. Wherever possible, a plan encompassing existing or pending regional stormwater management shall be encouraged. Throughout the District, stormwater management requirements shall be in accordance with Chapter 150, Erosion Control and Stormwater Management, Article I, Stormwater Runoff. Requirements for erosion control, per Chapter 150, Article II, Erosion Control, shall also be required throughout the subdivision and development of land throughout the District. Easements for stormwater management facilities shall also be required and granted upon request from the Village.

F. Failure to comply. Failure to comply with the conditions, commitments, guarantees or the recommendations established in the approval of such development project will be cause for rescinding the approval of the same. Upon notice given by the Zoning Administrator/Building Inspector, the owner then shall be required to appear before the Site Review Committee at its next meeting to explain any such failure to comply. The Site Review Committee, at such public hearing, may set a time limit for compliance and/or recommend specific steps to be taken prior to rescinding the approval of the project, including the termination of the construction of any buildings on such site upon 30 days' notice in writing to the owner at his last-known address. Continued failure to comply shall result in the rescinding of plan approvals by the Site Review Committee.

G. Garbage and refuse containment. All containers, garbage cans, dumpsters or other garbage and refuse receptacles shall be contained in a structure surrounded by walls on four sides. The Site Review Committee may approve decorative fencing to satisfy this requirement if the fencing meets all other requirements of this section. Complete enclosure of garbage collection areas is strongly encouraged. Colors, materials and other aesthetic features of structures that house garbage and refuse containers shall match the style and aesthetics of the principle structure(s) of the site.

H. Open/green space requirements. The minimum requirement for green/open space as an aspect of an individual site plan shall range from 10% to 25% of the overall aggregate square footage of the lot depending on the type of land use, specific site configurations and as deemed appropriate by Village planning staff and the Site Review Committee.

I. Bicycle and Pedestrian Connectivity. To enable and encourage people to walk and bicycle to, from, and within Centennial Centre, the village shall require street patterns within new developments that have connections to the existing street system. If streets cannot be connected due to physical or environmental barriers, the village shall require the designation of public rights-of-way at or near the end of cul-de-sacs, horseshoe roads, and other streets for multi-use paths that connect to neighboring subdivisions, schools, parks, and other destinations.

Section 2: Section 295-139 (B) (Site Plan Review) of Article XIII (PDD #1: Centennial Centre at Hobart District) of Chapter 295, Zoning, of the Code of the Village of Hobart, is hereby amended to read as follows:

B. Design objectives. The following objectives will be considered in reviewing any application for a site plan approval:

- (1) To encourage harmonious development;
- (2) To encourage the provision of open space and recreational facilities throughout the District;
- (3) To encourage owners to use creative and imaginative approaches in their projects;
- (4) To provide an enjoyable living environment by preserving existing topography, stands of trees, ponds, floodplains, and similar natural assets;
- (5) To encourage a variety of living environments and an agreeable mixture of housing types, where shown on the Master Plan;
- (6) To require architectural plans that are consistent with design guidelines and principal aesthetic goals for development as set forth in the Master Plan.
- (7) To enable and encourage people to easily and safely travel to, from, and within Centennial Centre on foot, by bicycle, and by vehicle.

Section 3: Section 295-309 (F) (Parking Standards) of Article XXVIII (Off-Street Parking) of Chapter 295, Zoning, of the Code of the Village of Hobart, is hereby amended to read as follows:

A. Location. All parking spaces required to serve employees and visitors of buildings erected or established after the effective date of this chapter shall be located on the same zoning lot as the building or use served. Off-street parking areas may be located in the front of the buildings in any district, with a minimum of 25 feet green space/open space from the property line. However, uninterrupted walkways shall be provided between the buildings and adjacent sidewalks or trails to allow pedestrians to safely access the buildings without crossing the parking areas.

Section 4: Section 295-353 (A) (Objectives) of Article XXXIII (Site Review/Development and Design Standards) of Chapter 295, Zoning, of the Code of the Village of Hobart, is hereby amended to read as follows:

A. Provide for safe and efficient vehicular, pedestrian, and bicyclist circulation

Section 5: Section 295-362 (A) (Off-street parking requirements in B-1, B-2, I-1, I-2 and R-4, R-5 and R-6 Districts) of Article XXXIII (Site Review/Development and Design Standards) of Chapter 295, Zoning, of the Code of the Village of Hobart, is hereby amended to read as follows:

A. Location. All parking spaces required to serve employees and visitors of buildings erected or established after the effective date of this chapter shall be located on the same zoning lot as the building or use served. Off-street parking areas may be located in the front of the buildings in any district, with a minimum of 25 feet green space/open space from the property line. However, uninterrupted walkways shall be provided between the buildings and adjacent sidewalks or trails to allow pedestrians to safely access the buildings without crossing the parking areas.

Section 6: Any Ordinance or parts thereof, inconsistent herewith are hereby repealed.

Section 7. This Ordinance shall be published as required by law after passage by the Village Board.

Passed and approved this 17th day of March, 2020.


Richard Heidel, Village President

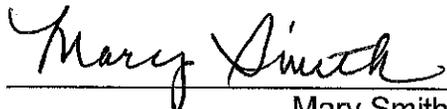
Attest:


Aaron Kramer, Village Administrator

I, Mary Smith, am the duly qualified and acting Village Clerk of the Village of Hobart, Brown County, Wisconsin. I hereby certify that the aforementioned is a true and exact reproduction of the original ordinance or resolution adopted by the Village Board.

IN WITNESS WHEREOF, I have executed this Certificate in my official capacity on March 17th 2020.

(Seal)


Mary Smith, Village Clerk