

## **Commercial Planned Development District Overlay Ordinance**

### **Village of Wrightstown Planning and Zoning Commission**

#### **Ordinance No. 09172024**

### **AN ORDINANCE ESTABLISHING A COMMERCIAL PLANNED DEVELOPMENT DISTRICT OVERLAY**

#### **SECTION 1: PURPOSE AND INTENT**

The purpose of this ordinance is to establish a Commercial Planned Development District (CPDD) overlay within the Village of Wrightstown. The intent is to foster vibrant, commercial developments, enhancing accessibility, and creating vibrant environments for commercial business within the community.

#### **SECTION 2: BOUNDARIES**

The boundaries of the Commercial Planned Development District are described as follows:

[Included is legal description (Exhibit A) and a map outlining the Commercial boundaries (Exhibit B)]

#### **SECTION 3: ZONING REGULATIONS**

The zoning regulations for the Commercial Planned Development District are as follows:

**1) Purpose and Intent:**

The Commercial Planned Development District (CPDD) is established to promote vibrant, commercial development, enhance the economic vitality of the community, and encourage innovative and access-friendly design.

**2) Permitted Land Uses:**

The PDD allows those uses that are approved for that district through the Village review and approval process, selected from among all uses allowed in this district, singly or in combination, unless restricted by applicable overlay districts. The district makes no differentiation between permitted and special exception or conditional uses since all uses will receive discretionary review. Restaurants not limited to food establishments or taverns that were permitted as part of the original specific plan for a property or amendments thereto are permitted to have outdoor seating not exceeding seventy-five (75) percent of the indoor seating capacity. No extraordinary separation between the outdoor seating and commercial or residential uses contained within the PDD is required. The location and operating hours for the outdoor seating and adequacy of parking will be subject to plan commission approval. Permitted land uses, such as commercial, residential, cultural, and recreational, are encouraged to create a mix of uses to develop a lively and diverse commercial environment.

**3) Density and Height:**

This district will use the B-1 general business zoning as a base line for specific lot area, lot width, height, floor area ratio, yard, usable open space, and off-street parking requirements. The district will look at off-street parking requirements innovatively. Such requirements are determined for each development on an individual basis through the Village review and approval process.

**4) Setbacks and Build-to Lines:**

This district will use the B-1 general business zoning as a base line for specific lot area, lot width, height, floor area ratio, yard, usable open space, and off-street parking requirements. Such requirements are determined for each development on an individual basis through the Village review and approval process, to ensure a pedestrian-friendly environment. The Village encourages buildings to be built with consistent setbacks to the street to create a sense of place and walkability as well as vibrant designs for commercial buildings. Such requirements are determined for each development on an individual basis through the Village review and approval process.

**5) Design Guidelines:**

See [Exhibit C] for suggested parameters for the CPDD, including architectural standards, materials, and urban design principles. The aim is for a cohesive and aesthetically pleasing Commercial atmosphere. Such requirements are determined for each development on an individual basis through the Village review and approval process.

**6) Parking Requirements:**

The Village will use the B-1 general business zoning as a base line for addressing parking requirements, considering the unique challenges of commercial parking. The Village will encourage shared parking facilities, innovative design, and alternative transportation options. Such requirements are determined for each development on an individual basis through the Village review and approval process.

**7) Commercial Development:**

This district will promote commercial development to create a 24/7 commercial environment. This will allow for a combination of retail, commercial, and office uses within the same development.

**8) Sustainable Development:**

The Village will look for plans that integrate sustainable design principles and encourage environmentally friendly practices in new developments. Consider green building standards, energy efficiency, and waste reduction. Such requirements are determined for each development on an individual basis through the Village review and approval process.

**9) Accessory Structures:**

The Village will look for plans that integrate suggested parameters for the CPDD, including architectural standards, materials, number of structures, and urban design principles consistent with primary structure. The aim is for a cohesive and aesthetically pleasing commercial atmosphere. Such requirements are determined for each development on an individual basis through the Village review and approval process.

**10) Signage and Lighting:**

Signage requirements in the district shall be regulated by the underlying zoning of each parcel. However, requirements may be adjusted on an individual basis through the Village review and approval process to address challenges and meet the unique needs of this district. This will also ensure a safe environment for motorists and pedestrians, as well as a visually cohesive Commercial Identity. Such requirements are determined for each development on an individual basis through the Village review and approval process.

**11) Fencing:** The Village will provide the ability to allow outdoor fenced areas to protect and screen store materials/product outdoors for display and sales and will enhance the vibrancy of the commercial area. Such requirements are determined for each development on an individual basis through the Village review and approval process.

**12) Accessory Building:** Accessory Building requirements in the district shall be regulated by the underlying zoning of each parcel. However, requirements may be adjusted on an individual basis through the Village

review and approval process to address challenges and meet the unique needs of this district. Building will need to match primary building construction and materials with exception of green house approved through village process. This will also ensure as a visually cohesiveness and enhance the vibrancy of the commercial district. Such requirements are determined for each development on an individual basis through the Village review and approval process.

**13) Review Process:**

- a. The process for review and approval of the specific plan shall be administrative, as contrasted with the legislative process of general plan review and approval.
- b. Following review of the specific plan and planning commission approval. The plan commission shall recommend to the Village Board that the plan be approved as submitted, approved with modifications, or disapproved. The recommendation may include a suggestion that an optional public hearing be held on the specific plan for purposes of determining conformance of the specific plan with the approved general plan and with all applicable standards.
- c. Upon receipt of the plan commission recommendation, the board may approve the specific plan or disapprove the plan and send it back with specific issues identified to the commission for further interaction with the developer.
- d. A motion of approval by the village board, whether after initial referral from the plan commission or after subsequent re-referral from said commission, shall include the following:
  - i. Staff review and recommendation.
  - ii. The text and graphics of the specific plan.

**SECTION 4: MASTER PLAN**

Suggested parameters have been developed for the Commercial Planned Development District, outlining the vision, goals, and specific details of the Commercial development. [Exhibit C]

**SECTION 5: DESIGN GUIDELINES**

Suggested architectural and design guidelines are established for the Commercial Planned Development District to ensure a cohesive and attractive urban commercial environment. [Exhibit C]

**SECTION 6: APPROVAL PROCESS**

The approval process for the Commercial Planned Development District includes the roles of the Planning Commission, Village Board, and any other relevant governing bodies and are defined in the Development guide. [Exhibit D]

**SECTION 7: Development Agreement and Demonstration of Consent.**

- 1) The final stage in the Village review and approval process shall be preparation, approval and execution by the Village and the applicant of a development agreement embodying all of the terms and conditions of the specific plan and additional terms of implementation required by the Village dealing with timetables, performance assurances, inspection, prohibitions on any division of the real estate parcels included with the district (with the exception of the creation of condominium parcels within the confines of land parcels approved within the CPDD) and/or change of ownership structure of the entities that are parties to the development agreement and provisions for lapsing of specific plan approval and reversion

of the zoning status of the property to general plan approval status, upon specified change of circumstances or failure of the development to materialize as planned.

- 2) Developer execution of the development agreement shall constitute the statutorily required demonstration of property owner consent.

**SECTION 8: DURATION AND AMMENDMENT**

- 1) The development agreement shall run with the land and fully bind all parties subsequently taking interest in the property or properties.
- 2) Any subsequent change including conversion to condominium parcels or addition to the plan or use shall first be submitted for approval to the plan commission and if, in the opinion of such commission, the change or addition constitutes a substantial alteration of the original plan, the procedure provided in this section shall be required.

**SECTION 9: EFFECTIVE DATE**

**PUBLISHED:** Attached September 17, 2024 *JB*  
This ordinance shall take effect on ~~August 20, 2024.~~

President of the Village of Wrightstown:

*[Signature]*  
[Dean J. Erickson]

Date: 09/17/2024

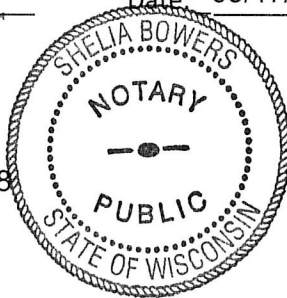
Clerk/Treasurer of the Village of Wrightstown:

*Shelia Bowers*  
[Shelia Bowers]

Date: 09/17/2024

Notary Public, State of Wisconsin

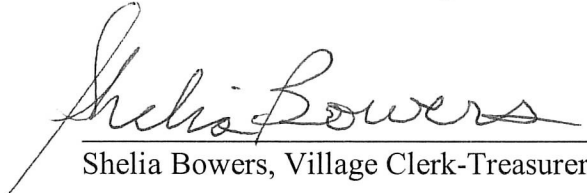
My Commission Expires: 01/31/2028



**VILLAGE OF WRIGHTSTOWN  
NOTICE OF PUBLIC HEARING**

The Village Board of the Village of Wrightstown will hold a public hearing on September 17, 2024 at 6:00 p.m. at the Village Hall, 352 High Street, Wrightstown, Wisconsin, concerning a proposed Planned Development District on Parcels VW-W180-2 and VW-W180-5.

A copy of the proposed Planned Development District Ordinance No. 09172024 is available for inspection during regular business hours at the office of the Village Clerk, 352 High Street, Wrightstown, Wisconsin.

  
Shelia Bowers, Village Clerk-Treasurer

Dates of Publication: 08/14/2024, 08/21/2024 & 08/28/2024