

Date: November 10, 2022  
To: Village of East Troy Plan Commission  
From: Tim Schwecke, Zoning Administrator  
Subject: Amend the zoning code with regard to the Mixed Business/Light Industrial Design Overlay District  
Application: 2022-35; <https://s.zoninghub.com/PYK297DQ7A>  
Meeting: November 14, 2022 Plan Commission meeting

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Please find attached the ordinance as recommended at your meeting on October 10, 2022.

**Review procedures** The Plan Commission is advisory. The Village Board makes the final decision. The Village Board may approve the amendment as originally proposed, may approve the proposed amendment with modifications, or may deny approval of the proposed amendment. If the Village Board wishes to make significant changes as recommended by the Plan Commission, the procedure in s. 62.23(7)(d), Wis. Stats., must be followed prior to Village Board action.

**Notice requirements** A class II public hearing notice was published, a copy of which is attached.

**Public comment** As of this date, we have not received any written public comments.

**Potential motion for approval:**

Recommend to the Village Board the approval of the proposed ordinance as drafted (or as amended)

**Attachments:**

1. Public hearing notice
2. Proposed ordinance (Public hearing draft)

## VILLAGE OF EAST TROY PLAN COMMISSION

### NOTICE OF PUBLIC HEARINGS

The Village of East Troy Plan Commission will conduct a public hearing on Monday, November 14, 2022, for each of the following:

1. An ordinance to amend the Village's zoning regulations (Chapter 510) by revising the development standards for the Mixed Business/Light Industrial Design Overlay District and related matters.
2. An ordinance to amend the Village's zoning regulations (Chapter 510) by revising the standards for the Airport Height Restriction Overlay District and related matters.

The proposed amendments may affect allowable uses within the Village. The proposed amendments will not affect the zoning map. A copy of the proposed ordinances will be on file and open for public inspection in the office of the Village Clerk during normal office hours (and when open) for a period of two weeks prior to the public hearing.

The Plan Commission meeting starts at 6:30 pm and will be held at the Village Hall located at 2015 Energy Drive. The public hearings will be conducted in the order listed on the meeting agenda. For information regarding these public hearings, contact Tim Schwecke, Zoning Administrator, at 920-728-2814. All interested parties will be heard at the public hearing. Written comments may be submitted (1) online on the Village's zoning website <https://villageofeasttroy.zoninghub.com/home.aspx>; (2) to the Village Hall by Tuesday, November 8, 2022; or (3) during the public hearing.

Lorri Alexander, Village Clerk

Published in the *East Troy Times* on October 28 and November 4, 2022

**ORDINANCE 2022-14**

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**AN ORDINANCE TO MAKE REVISIONS TO THE ZONING REGULATIONS IN  
CHAPTER 510 OF THE VILLAGE OF EAST TROY MUNICIPAL CODE**

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**- Draft October 11, 2022 –**

WHEREAS, the Village Board for the Village of East Troy adopted zoning regulations for the Village of East Troy and has amended such regulations from time to time; and

WHEREAS, the zoning regulations, as amended, are codified as Chapter 510 of the Village of East Troy municipal code, which is titled “Zoning;” and

WHEREAS, the Plan Commission desires to make revisions to the development standards for the Mixed Business/Light Industrial Design Overlay District; and

WHEREAS, upon due notice as required by the zoning code, the Plan Commission conducted a public hearing on November 14, 2022; and

WHEREAS, within a reasonable time after the public hearing, the Plan Commission reported its recommendation to the Village Board as set forth in this ordinance; and

WHEREAS, the Village Board considered the Plan Commission’s recommendation at its meeting on November 21, 2022; and

WHEREAS, the Village Board accepted the Plan Commission’s recommended amendment without revision.

WHEREAS, the Village Board finds that the recommended revisions to the Village’s zoning regulations could potentially be interpreted to be a down zoning ordinance because it may decrease the development density of land or reduce the permitted uses of land, and therefore the super majority requirement in s. 66.10015, Wis. Stats, applies to this ordinance, requiring a vote in favor by two-thirds of the members-elect of the Village Board for passage and adoption; and

WHEREAS, the Village Board for the Village of East Troy, after careful review and upon consideration of the recommendation of the Plan Commission of the Village of East Troy and having given the matter due consideration having determined that all procedural requirements and notice requirements have been satisfied, and having based its determination on the effect of the adoption of the ordinance on the health, safety and welfare of the community and the preservation and enhancement of property values in the community, and having given due consideration to the municipal problems involved hereby determine that the ordinance amendment will serve the public health, safety and general welfare of the Village of East Troy, will enhance property values in the Village and will not be hazardous, harmful, noxious, offensive or a nuisance, and will not unduly limit or restrict the use of property in the Village or for any other reason cause a substantial adverse effect on the property values and general desirability of the Village.

NOW, THEREFORE, the Village Board of the Village of East Troy, Walworth County, Wisconsin, do ordain as follows:

**Section 1.** Amend Section 510-203 to read as revised below.

**510-203 Architectural standards.**

- (A) **Four-sided architecture.** All new construction must have four-sided architecture (i.e., having the same level of detail and materials used on all four sides of the building). In unique situations, the Plan Commission may waive this requirement as a special exception if (1) the side or rear of the building, or portion thereof, is totally screened from view or the subject property abuts a lot not located in the overlay district that is classified as Light Industrial (LI) or General Industrial (GI), or (2) the side or rear of the building is designed to be expanded in the near future (i.e., within 5-7 years).
- (B) **Exterior walls.** Principal buildings with a front elevation of more than 6000 square feet in area shall be divided into distinct planes of 3000 square feet or less. The following design features can be used to meet this provision:
- (1) sunshades, canopies or awnings;
  - (2) arcades;
  - (3) porches;
  - (4) vertical wall offsets having a minimum depth of 8 inches and a minimum width of 10 feet;
  - (5) horizontal offsets having a minimum depth of 2 feet;
  - (6) pilasters (structural or non-structural) having a minimum depth of 8 inches, a minimum width of 12 inches, and a minimum height of 80 percent of the wall height;
  - (7) recessed areas for entryways and the like having a minimum depth of 8 inches; and
  - (8) other multidimensional design features as determined by the Plan Commission.
- (C) **Building entrances.** Building entrances must be clearly recognizable from parking lots and pedestrian circulation routes.
- (D) **Rooftop mechanical equipment.** If mechanical equipment is placed on the roof of the building, it must be positioned so it is not readily visible from a public street or an abutting property in a residential zoning district or in a planned development district that allows residential uses. Rooftop mechanical equipment may be placed in an enclosure or screened from view provided such enclosure or screening is used as an element of the building's architecture.
- (E) **Accessory buildings.** The exterior building materials of an accessory building that is readily visible from a public street, as determined by the Plan Commission, shall be the same as or similar to those used on the principal building. The exterior wall colors of an accessory building must match those of the principal building.
- (F) **Overhead doors.** Overhead doors shall not face a public street. The Plan Commission may approve a special exception to allow an overhead door to face a public street when there is no feasible alternative.
- (G) **Fencing.** Fencing shall complement the appearance of buildings onsite.
- (H) **Exterior building materials.** Exterior building materials shall convey an impression of durability. Materials such as precast wall panels (smooth or aggregate); decorative masonry, stone, brick; and glass are permitted. Stucco, EFIS (Exterior Insulating Finish System), and metal panel systems may be used provided such materials do not exceed 25 percent of the wall area. An accessory building that is not readily visible from a public street, as determined by the

Plan Commission, may use metal panels for the entire building. Additions to existing buildings that are presently made of the prohibited building materials must comply with the provisions this part the addition. The applicant may request a special exception to use a prohibited material on an addition if the existing building has the same prohibited material. If such special exception is granted, the Plan Commission may as a condition of approval require enhancements to the facade, additional landscaping, or other means to improve the aesthetics of the building.

- (I) **Exterior building colors.** Exterior building colors shall be nonreflective, subtle, neutral, or earth tone. The use of high intensity colors, metallic colors, black, or fluorescent colors is prohibited. Building trim and architectural accent elements may feature brighter colors, but such colors shall be muted, not metallic, not fluorescent, and not specific to particular uses or tenants. Standard corporate and trademark colors shall be permitted only on signs.

**Section 2.** This ordinance shall become effective upon passage and posting or publication as provided by law.

**Section 3.** 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 ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

Adopted by a vote in favor by two-thirds of the members-elect of the Village Board, or more, this 21<sup>st</sup> day of November, 2022

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Scott Seager, President

ATTEST:

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Lorri Alexander, Village Clerk