



Mayor Rob Boelk
Chairperson

Michael Schmidt
Aldersperson

Andy Shoemaker
Parks/Rec./TAG
Commission
Chairperson

**CITY OF MAYVILLE PLAN COMMISSION
MEETING AGENDA
WEDNESDAY, AUGUST 21, 2024
4:00 PM (OR IMMEDIATELY FOLLOWING THE
JOINT REVIEW BOARD MEETING)
CITY HALL
15 S SCHOOL ST
(A Quorum of Council Members May be Present)**

James Baron
Citizen Appointment

Broc Fleischer
Citizen Appointment

Gene Frings
Citizen Appointment

Travis Puls
Citizen Appointment

I. CALL TO ORDER AND ROLL CALL

II. APPROVAL OF MINUTES

1. Approval of July 24, 2024 Plan Commission Meeting Minutes

III. CITIZEN COMMENTS

Citizen Comments are to be kept to a maximum of five minutes per speaker unless the chairperson allows an extension of time. Each citizen is to make comments at the podium after stating name and address. Each citizen may comment only one time per public hearing / meeting.

IV. PUBLIC HEARING

1. Public Hearing Regarding the Proposed Creation of Tax Incremental District No. 7, the Proposed Boundaries of the District, and the Proposed Project Plan for the District

V. DISCUSS WITH POSSIBLE ACTION-

1. Consideration and Possible Action on a “Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 7”
2. Discuss Possible Updates to the City of Mayville Zoning Code

VI. DATE AND TIME OF THE NEXT PLAN COMMISSION MEETING

1. Wednesday, September 25, 2024 at 4:00 PM

VII. ADJOURNMENT

Mayor Rob Boelk
Chairperson

NOTE: Persons with disabilities requiring special accommodations for attendance at the meeting should contact City Hall at least one (1) business day prior to the meeting.



Minutes – Plan Commission Meeting, July 24, 2024

Call to Order

The meeting was called to order at 4:00 PM by Mayor Boelk, with the following roll call:

Present: Mayor Rob Boelk, Gene Frings, Travis Puls, Broc Fleischer, and Andy Shoemaker.

Excused: John Gable.

Absent: Ald. Michael Schmidt.

Staff Present: Administrator Stephanie Justmann, Surveyor/Engineering Technician Nick Chikowski of Kunkel Engineering Group, and Clerk Anastasia Gonstead.

Approval of Minutes of the May 22, 2024 Plan Commission Meeting

The motion to approve the minutes of the May 22, 2024 Plan Commission meeting was made by B. Fleischer and seconded by G. Frings.

Discussion: None.

Vote – 5 ayes, 0 nays. Motion carried.

Citizen Comment

Mayor Boelk announced that John Gable has made the decision to resign from Plan Commission, due to health issues.

Discuss, with Possible Action, Allowable Permitted Uses and Conditional Uses for Zoning District M-2 General Manufacturing

Mr. Chickowski provided an overview of this agenda item. Administrator Justmann provided the Body a memo, which included guidance from the League of Wisconsin Municipalities. It was discovered that Ordinance 1128-2021 did not have the required public hearing and, per the guidance provided from the League of Wisconsin Municipalities, would not be an enforceable ordinance. Ordinance 1128-2021, amongst other things, added the used car sales and detailing to the M-2 Zoning Conditional Uses.

Discussion ensued amongst the Body pertaining M-2 Zoning and where improvements could be made. Mayor Boelk suggested the Plan Commission members bring forward samples and suggestions for zoning code changes to the August 2024 meeting. There was consensus amongst the Body.

Discuss, with Possible Action, Occupancy Permit Application and Intended Use for 1056A N Main Street, Parcel No. 251-1216-1323-016, Owner: Travis Puls

After the prior agenda item, it was determined that the Body would need to review this item under the scope of the prior version M-2 General Manufacturing municipal code. Administrator Justmann pointed out that there are already permitted uses in this area of the City that are not included in the aforementioned code. Discussion was had amongst the Body regarding permitted uses in M-1 and M-2 zoning in which this business may fit.

The motion to allow the AK Top to Bottom Auto Service to fall under the M-2 permitted uses for motor vehicles was made by Mayor Boelk and seconded by A. Shoemaker.

Discussion: None.

Vote – 4 ayes, 0 nays, 1 abstain (T. Puls). Motion carried.

Date and Time of Next Meeting

Wednesday, August 21, 2024 at 4:00 PM.

Adjournment

The meeting was adjourned at 4:31 PM by order of the Chairperson, Mayor Boelk.

Respectfully submitted,
Anastasia Gonstead – City Clerk



15 South School Street, PO Box 273, Mayville WI 53050
Phone: 920.387.7900 Fax: 920.387.7919
WWW.MAYVILLECITY.COM

STAFF MEMO

Meeting Date: August 21, 2024

Agenda Item: Consideration and possible action on “Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 7, City of Mayville, Wisconsin”.

To: Plan Commission and City Staff

From: Nick Chikowski

Subject:

Background and Analysis:

Discussion regarding the creation of a TID #7

Site Plan:

See attached maps

Review Procedures:

Class 2 notice

Public Hearing to be held before discussion by Plan Commission

Plan Commission discussion with resolution recommendation

Common Council approval

Signage:

Additional Staff Comments:

Notice Requirements:

Attachments:

See attached maps

August 1, 2024

PROJECT PLAN

City of Mayville, Wisconsin

Tax Incremental District No. 7



Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	Scheduled for August 21, 2024
Public Hearing Held:	Scheduled for August 21, 2024
Approval by Plan Commission:	Scheduled for August 21, 2024
Adoption by Common Council:	Scheduled for September 9, 2024
Approval by the Joint Review Board:	Scheduled for TBD

TABLE OF CONTENTS

Executive Summary	3
Preliminary Map of Proposed District Boundary	6
Map Showing Existing Uses and Conditions	8
Preliminary Parcel List and Analysis	10
Equalized Value Test	11
Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District	12
Maps Showing Proposed Improvements and Uses	18
Detailed List of Estimated Project Costs	21
Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred	23
Annexed Property	28
Estimate of Property to Be Devoted to Retail Business	29
Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances	30
Statement of the Proposed Method for the Relocation of any Persons to be Displaced	31
How Creation of the Tax Incremental District Promotes the Orderly Development of the City	32
List of Estimated Non-Project Costs	33
Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f)	34
Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions	36

SECTION 1:

Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District (“TID”) No. 7 (“District”) is a proposed Mixed Use District comprising approximately 200.32 acres located on the northeast side of the City. The District will be created to pay the costs of public improvements and development incentives needed (“Project”) to promote development in the City. The proposed development will be the result of investment by both developers and businesses (“Developer”). In addition to the incremental property value that will be created, the City expects the Project will result in the creation of new jobs and additional housing opportunities.

AUTHORITY

The City is creating the District under the provisions of Wis. Stat. § 66.1105.

ESTIMATED TOTAL PROJECT COST EXPENDITURES

The City anticipates making total expenditures of approximately \$7.3M (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include an estimated \$2.7M in road extensions including water and sewer improvements, \$1.25M in development incentives, \$1.25M in interest, and \$300K in professional services fees, finance costs, and ongoing administrative costs. In addition, the City has identified \$1.8M in ½ mile radius project costs.

INCREMENTAL VALUATION

The City projects that new land and improvements value of approximately \$13.2M will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumption as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

EXPECTED TERMINATION OF DISTRICT

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will generate sufficient tax increment to pay all Project Costs within 18 of its allowable 20 years.

SUMMARY OF FINDINGS

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That “but for” the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in

the manner, at the values, or within the timeframe desired by the City. In reaching this determination, the City has considered:

The substantial investment needed to provide the public infrastructure necessary to allow for development within the District. Absent the use of tax incremental financing, the City is unable to fully fund this program of infrastructure improvements.

2. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the City has considered the following information:

The expectation that the Project will provide additional employment and housing opportunities in the City. Additionally, the Developer is likely to purchase goods and services from local suppliers in construction of the Project, and induced effects of employee households spending locally for goods and services from retailers, restaurants and service companies.

3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.
4. Not less than 50% by area of the real property within the District is suitable for mixed use development as defined by Wis. Stat. § 66.1105(2)(cm). Lands proposed for newly platted residential development comprise no more than 35% of the real property area within the District. Costs related to newly-platted residential development may be incurred based on the proposed development having a density of at least three (3) units per acre as defined in Wis. Stat. § 66.1105(2)(f)3.a.
5. Based on the foregoing finding, the District is designated as a mixed-use district.
6. The Project Costs relate directly to promoting mixed use development in the District, consistent with the purpose for which the District is created.

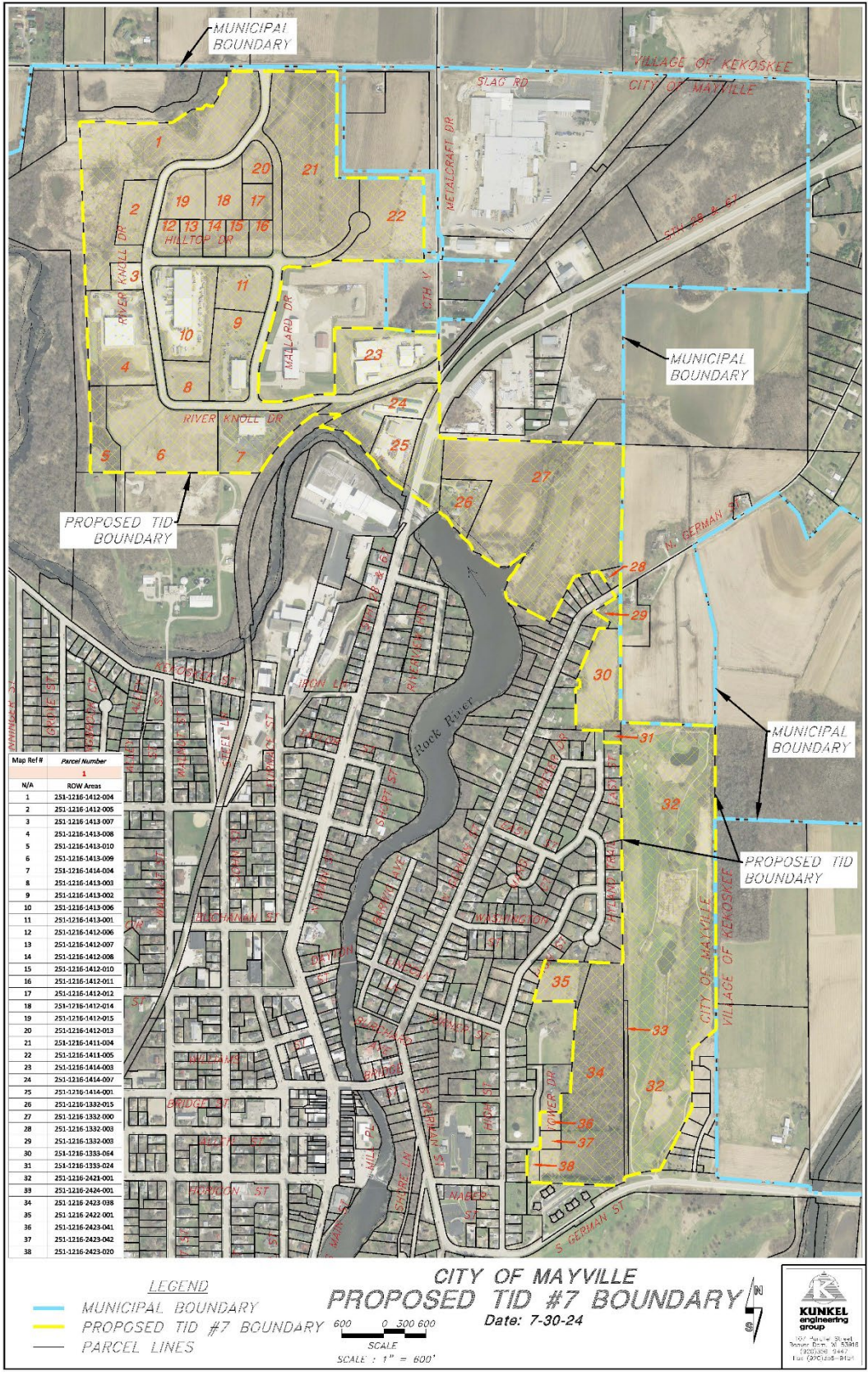
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
9. The City estimates that approximately 5% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
10. The Plan for the District is feasible and is in conformity with the Master Plan of the City.

SECTION 2:

Preliminary Map of Proposed District Boundary

Map Found on Following Page.

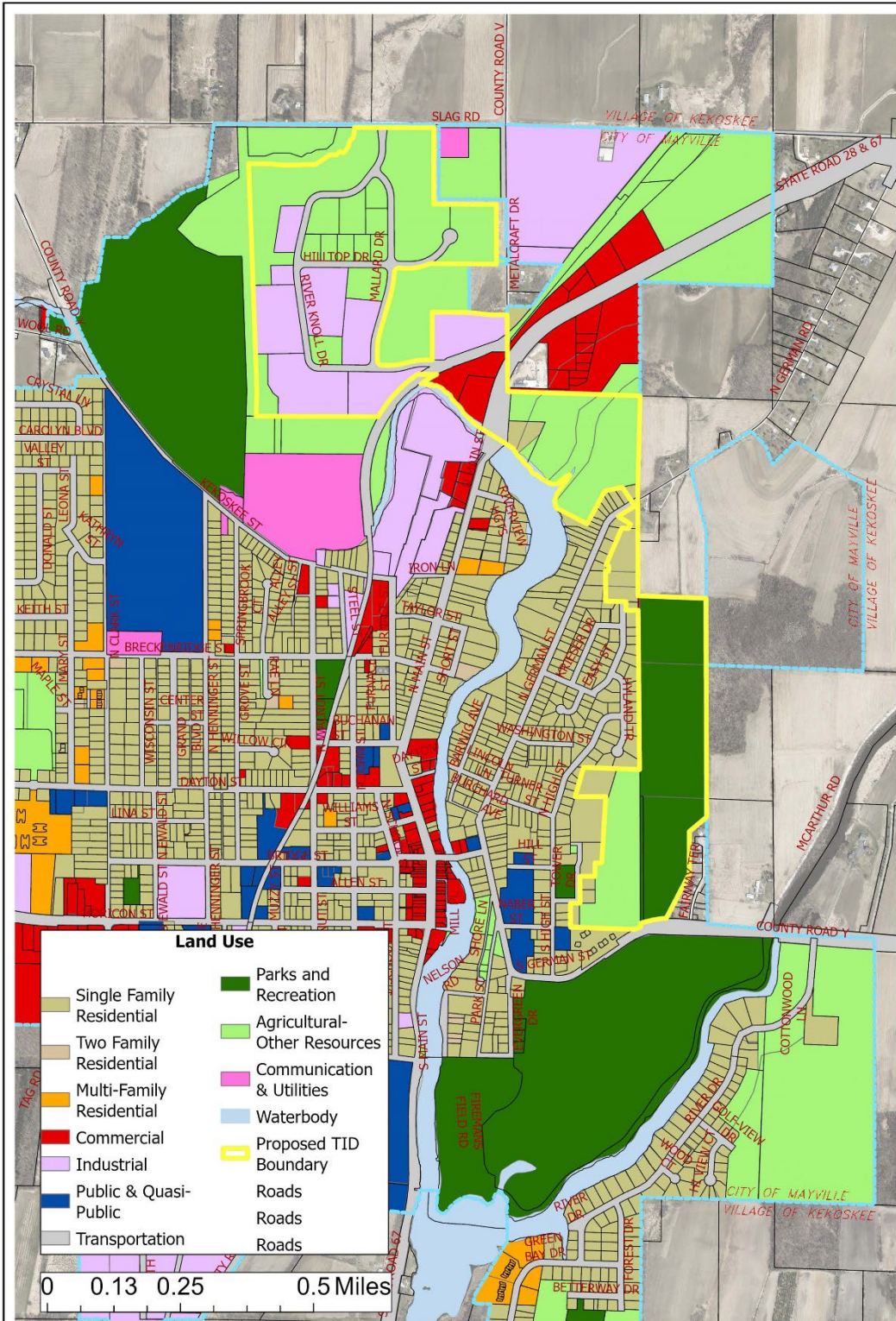
To the extent District boundaries include wetlands identified on a map prepared under Wis. Stat. § 23.32, the wetlands are excluded from the District.



SECTION 3:

Map Showing Existing Uses and Conditions

Map Found on Following Page.



**CITY OF MAYVILLE
PROPOSED TID #7 - LAND USE**

Date: 7-30-24



SECTION 5: Equalized Value Test

The following calculations demonstrate that the City expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City.

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals \$30,602,100. This value is less than the maximum of \$63,489,036 limit in equalized value that is permitted for the City.

Valuation Test Compliance Calculation		
Calculation of City Equalized Value Limit		
City TID IN Equalized Value (Jan. 1, 2023)	\$	529,075,300
TID Valuation Limit @ 12% of Above Value	\$	63,489,036
Calculation of Value Subject to Limit		
Estimated Base Value of Territory to be Included in District	\$	23,883,800
Plus: Assumed change for Jan. 1, 2024 assessment	\$	-
Incremental Value of Existing Districts (Jan. 1, 2023)	\$	8,782,500
Less: Value of Parcels Removed from District	\$	-
Less: Value of Underlying TID Parcels	\$	-
Total Value Subject to 12% Valuation Limit	\$	32,666,300
Total Percentage of TID IN Equalized Value		6.17%
Residual Value Capacity of TID IN Equalized Value	\$	30,822,736

SECTION 6: Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The following is a list of public works and other tax incremental financing eligible Project Costs that the City expects to make, or may need to make, in conjunction with the implementation of the District's Plan. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

To promote and facilitate development the City may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the City from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the City to acquire property and make it suitable for development exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as

defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Acquisition of Rights-of-Way

The City may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire easement rights are eligible Project Costs.

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

Site Preparation Activities

Environmental Audits and Remediation

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediation are eligible Project Costs.

Demolition

To make sites suitable for development, the City may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The City may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Water System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the City may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or

expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the City to undertake this work are eligible Project Costs.

Gas Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the City to undertake this work are eligible Project Costs.

Communications Infrastructure

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the City to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

To allow development to occur, the City may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation,

to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

To attract development consistent with the objectives of this Plan, the City may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

Community Development

Cash Grants (Development Incentives)

The City may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.

Contribution to Community Development Authority (CDA)

As provided for in Wis. Stat. § 66.1105(2)(f)1.h and Wis. Stat. § 66.1333(13), the City may provide funds to its CDA to be used for administration, planning operations, and capital costs, including but not limited to real property acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to the CDA for this purpose are eligible Project Costs.

Miscellaneous

Rail Spur

To allow for development, the City may incur costs for installation of a rail spur or other railway improvements to serve development sites located within the District.

Projects Outside the Tax Increment District

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the City's corporate boundaries; and

2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs and may include any project cost that would otherwise be eligible if undertaken within the District. The City intends to make the following project cost expenditures outside the District:

1. Kathryn Street - \$50K.
2. Mary Street - \$115K.
3. Allen Street - \$1.155M
4. River Drive (Phase 1) - \$237K
5. River Drive (Phase 2) - \$233K.

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

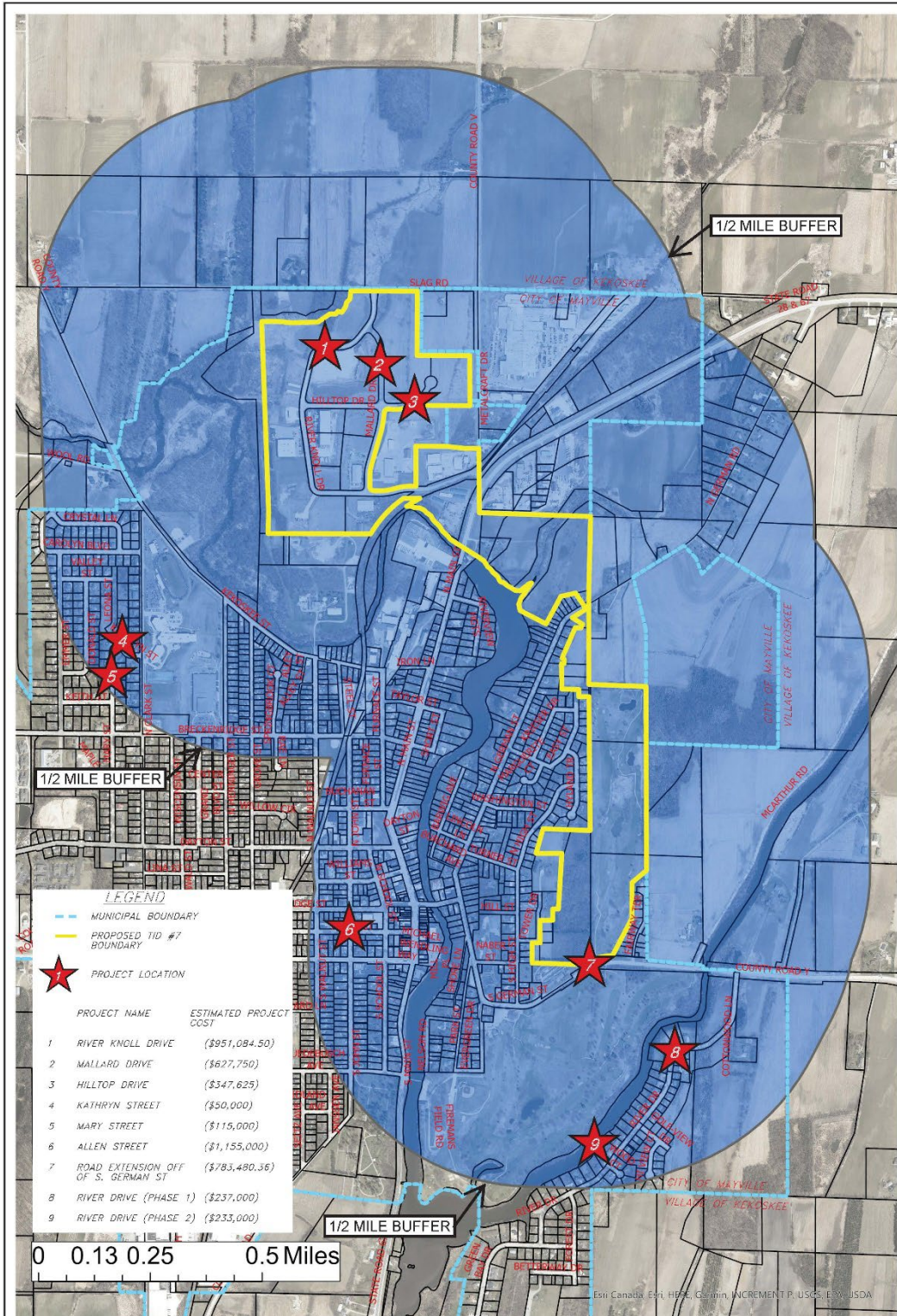
Financing Costs

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

SECTION 7:

Maps Showing Proposed Improvements and Uses

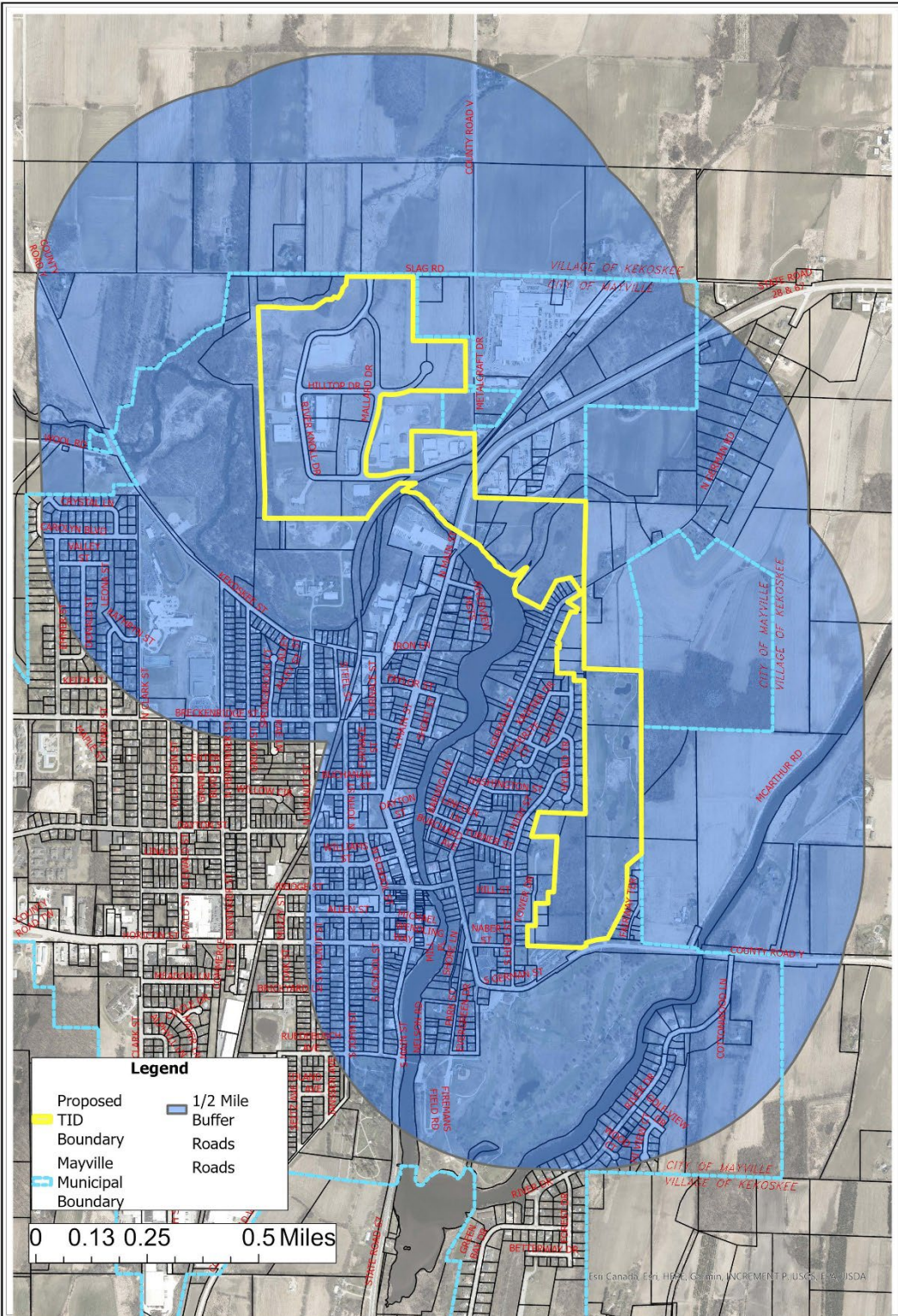
Maps Found on Following Pages.



CITY OF MAYVILLE
PROPOSED TID #7 - FUTURE IMPROVEMENTS

Date: 7-30-24





CITY OF MAYVILLE
PROPOSED TID #7 - 1/2 MILE BUFFER

Date: 7-30-24



402 North Street
 Denver, CO 80202
 (303) 733-1447
 Fax: (303) 733-9147

SECTION 8:

Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the City currently expects to incur in implementing the District's Plan. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

Project List on Following Page.

Detailed List of Estimated Project Costs

Project ID	Project Name/Type	Est. Cost					Totals	1/2 Mile	Est. Timing
		Phase I	Phase II	Phase III	Phase IV	Ongoing			
1	S. German Street - Road Extension Roadway	255,000					255,000		2025
2	S. German Street - Road Extension Water	530,000					530,000		2025
3	River Knoll Drive Extension Water	340,600					340,600		2025
4	River Knoll Drive Extension Storm Sewer & Roadway	610,500					610,500		2025
5	TID Setup & Professional Service Costs	25,000					25,000		2024
6	Development Incentives ¹		250,000	500,000	500,000		1,250,000		TBD
7	Mallard Drive ²				627,750		627,750		TBD
8	Hilltop Drive ²				347,625		347,625		TBD
9	Kathryn St. ²						0	50,000	TBD
10	Mary St. ²						0	115,000	TBD
11	Allen St. ²						0	1,155,000	TBD
12	River Drive (Phase 1) ²						0	237,000	TBD
6	River Drive (Phase 2) ²						0	233,000	TBD
7	Interest on Long Term Debt					1,201,863	1,201,863		
8	Financing Costs					73,420	73,420		
9	Ongoing Planning & Administrative Costs					254,069	254,069		
Total Projects		1,761,100	250,000	500,000	1,475,375	1,529,351	5,515,826	1,790,000	

Notes:

¹Developer Incentives to be provided if there is a proven gap in financing and the increment to be generated supports the incentive.

²Projects to be undertaken only if development(s) require access or the TID has available cashflow. As such, while they are TID eligible expenses, the project costs are not included in the cashflow.

SECTION 9:

Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes a forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed, and a projected cash flow demonstrating that the District is economically feasible.

Key Assumptions

The Project Costs the City plans to make are expected to create \$13.5M in incremental value by 2032. Estimated valuations and timing for construction of the Project are included in **Table 1**. Assuming the City's current equalized TID Interim tax rate of \$16.67 per thousand of equalized value which is shown to decline by $\frac{1}{2}$ of 1% annually. With a 1% annual economic appreciation the Project would generate \$3,722,465 in incremental tax revenue over the 20-year term of the District as shown in **Table 2**.

Table 1 - Development Assumptions

Development Assumptions									
Construction Year	River Knoll Development		Golf Course Area		Misc. Dev. TID Wide		Annual Total	Construction Year	Construction Year
	Units	Total Value	Sq. Ft.	Total Value	Sq. Ft.	Total Value			
Estimated Value:		\$400,000							
1	2024	500,000					500,000	2024	1
2	2025	1,500,000					1,500,000	2025	2
3	2026		4	1,600,000			1,600,000	2026	3
4	2027	1,500,000	4	1,600,000			3,100,000	2027	4
5	2028		4	1,600,000		500,000	2,100,000	2028	5
6	2029	1,500,000	4	1,600,000			3,100,000	2029	6
7	2030		2	800,000		500,000	1,300,000	2030	7
8	2031						0	2031	8
9	2032						0	2032	9
10	2033						0	2033	10
Totals		0	5,000,000	18	7,200,000	0	1,000,000	13,200,000	

Notes:

Table 2 – Tax Increment Projection Worksheet

Tax Increment Projection Worksheet										
Type of District	Mixed Use			Base Value	23,883,800					
District Creation Date	January 1, 2024			Economic Change Factor	1.00%					
Valuation Date	Jan 1,	2024		Apply to Base Value						
Max Life (Years)	20			Base Tax Rate	\$16.76					
Expenditure Period/Termination	15	1/1/2039		Rate Adjustment Factor	-0.50%					
Revenue Periods/Final Year	20 2045									
Extension Eligibility/Years	Yes 3						Tax Exempt Discount Rate	4.00%		
Eligible Recipient District	No						Taxable Discount Rate	5.50%		
Construction		Valuation	Economic	Total	Revenue			Tax Exempt		
Year	Value Added	Year	Change	Increment	Year	Tax Rate ¹	Tax Increment	NPV	Taxable NPV	
1	2024	500,000	2025	0	500,000	2026	\$16.67	8,336	7,410	7,099
2	2025	1,500,000	2026	5,000	2,005,000	2027	\$16.59	33,259	35,840	33,946
3	2026	1,600,000	2027	20,050	3,625,050	2028	\$16.50	59,831	85,017	79,725
4	2027	3,100,000	2028	36,251	6,761,301	2029	\$16.42	111,037	172,771	160,254
5	2028	2,100,000	2029	67,613	8,928,914	2030	\$16.34	145,901	283,644	260,552
6	2029	3,100,000	2030	89,289	12,118,203	2031	\$16.26	197,025	427,608	388,933
7	2030	1,300,000	2031	121,182	13,539,385	2032	\$16.18	219,031	581,497	524,213
8	2031	0	2032	135,394	13,674,779	2033	\$16.10	220,115	730,198	653,075
9	2032	0	2033	136,748	13,811,526	2034	\$16.02	221,205	873,889	775,824
10	2033	0	2034	138,115	13,949,642	2035	\$15.94	222,300	1,012,737	892,749
11	2034	0	2035	139,496	14,089,138	2036	\$15.86	223,400	1,146,905	1,004,128
12	2035	0	2036	140,891	14,230,029	2037	\$15.78	224,506	1,276,551	1,110,222
13	2036	0	2037	142,300	14,372,330	2038	\$15.70	225,617	1,401,829	1,211,284
14	2037	0	2038	143,723	14,516,053	2039	\$15.62	226,734	1,522,884	1,307,551
15	2038	0	2039	145,161	14,661,213	2040	\$15.54	227,856	1,639,859	1,399,251
16	2039	0	2040	146,612	14,807,826	2041	\$15.46	228,984	1,752,892	1,486,600
17	2040	0	2041	148,078	14,955,904	2042	\$15.39	230,118	1,862,116	1,569,806
18	2041	0	2042	149,559	15,105,463	2043	\$15.31	231,257	1,967,658	1,649,065
19	2042	0	2043	151,055	15,256,518	2044	\$15.23	232,401	2,069,644	1,724,563
20	2043	0	2044	152,565	15,409,083	2045	\$15.16	233,552	2,168,192	1,796,480
Totals		13,200,000	2,209,083			Future Value of Increment	3,722,465			

Financing and Implementation

Table 3. provides a summary of the District’s financing plan.

Table 3 – Financing Plan

Estimated Financing Plan		
	DEBT ISSUES	
	G.O. Promissory Note 2025	Totals
Projects		
Phase I	1,761,100	1,761,100
Total Project Funds	1,761,100	1,761,100
Other Funds		
Capitalized Interest	220,750	
Estimated Finance Related Expenses	48,400	
Underwriter Discount	12.00	25,020
Total Financing Required	2,103,670	
Estimated Interest	4.50%	(19,812)
Assumed spend down (months)	3	
Rounding	1,142	
Net Issue Size	2,085,000	2,085,000
Notes:		

Based on the Project Cost expenditures as included within the cash flow exhibit (Table 4), the District is projected to accumulate sufficient funds by the year 2043 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

Table 4 - Cash Flow

Cash Flow Projection															
Year	Projected Revenues					Projected Expenditures					Balances			Year	
	Tax Increments	Interest Earnings	Capitalized Interest	Debt Proceeds	Total Revenues	2025 G.O. Promissory Note \$2,085,000		2025 G.O. Promissory Note		Total Expenditures			Annual		Cumulative
						Dated Date: Principal	03/01/25 Interest	\$2,085,000 Issue Total	Financing Costs	Capital Projects	Ongoing Planning & Administration	Total Expenditures			
2024					0			0				0	0	0	0
2025			44,150	1,864,250	1,908,400	0	44,150	44,150	73,420	1,761,100	25,000	1,903,670	4,730	4,730	2,085,000
2026	8,336		88,300		96,636	0	88,300	88,300			5,000	93,300	3,336	8,066	2,085,000
2027	33,259	323	88,300		121,881	0	88,300	88,300			6,500	94,800	27,081	35,147	2,085,000
2028	59,831	1,406			61,237	0	88,300	88,300			7,500	95,800	(34,563)	584	2,085,000
2029	111,037	23			111,060	25,000	88,300	113,300			8,500	121,800	(10,740)	(10,156)	2,060,000
2030	145,901	(406)			145,495	25,000	87,300	112,300			10,000	122,300	23,195	13,039	2,035,000
2031	197,025	522			197,547	75,000	86,300	161,300			10,300	171,600	25,947	38,986	1,960,000
2032	219,031	1,559			220,590	100,000	83,300	183,300			10,609	193,909	26,681	65,668	1,860,000
2033	220,115	2,627			222,742	125,000	79,050	204,050			10,927	214,977	7,765	73,432	1,735,000
2034	221,205	2,937			224,142	125,000	73,738	198,738			11,255	209,993	14,149	87,581	1,610,000
2035	222,300	3,503			225,803	125,000	68,425	193,425			11,593	205,018	20,785	108,367	1,485,000
2036	223,400	4,335			227,735	140,000	63,113	203,113			11,941	215,053	12,682	121,048	1,345,000
2037	224,506	4,842			229,348	150,000	57,163	207,163			12,299	219,461	9,887	130,935	1,195,000
2038	225,617	5,237			230,855	160,000	50,788	210,788			12,668	223,455	7,399	138,334	1,035,000
2039	226,734	5,533			232,267	165,000	43,988	208,988			13,048	222,035	10,232	148,566	870,000
2040	227,856	5,943			233,799	170,000	36,975	206,975			13,439	220,414	13,385	161,951	700,000
2041	228,984	6,478			235,462	175,000	29,750	204,750			13,842	218,592	16,870	178,821	525,000
2042	230,118	7,153			237,271	175,000	22,313	197,313			14,258	211,570	25,700	204,522	350,000
2043	231,257	8,181			239,438	175,000	14,875	189,875			14,685	204,560	34,877	239,399	175,000
2044	232,401	9,576			241,977	175,000	7,438	182,438			15,126	197,563	44,414	283,813	0
2045	233,552	11,353			244,904			0			15,580	15,580	229,325	513,138	0
Totals	3,722,465	81,124	220,750	1,864,250	5,888,589	2,085,000	1,201,863	3,286,863	73,420	1,761,100	254,069	5,375,451			

Notes:

PROJECTED CLOSURE YEAR

LEGEND:
 ----- END OF EXP. PERIOD

SECTION 10: Annexed Property

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. None of the property within the proposed District boundary was annexed during the past three years.

SECTION 11:

Estimate of Property to Be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that approximately 5% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 12: Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances

Zoning Ordinances

The proposed Plan is in general conformance with the City's current zoning ordinances. Individual properties may require rezoning at the time of development.

Master (Comprehensive) Plan and Map

The proposed Plan is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for industrial, commercial and housing.

Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the City's permitting and inspection procedures. The proposed Plan conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

SECTION 13:

Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Should implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

SECTION 14: How Creation of the Tax Incremental District Promotes the Orderly Development of the City

Creation of the District and the implementation of the projects in its Plan will promote the orderly development of the City by creating opportunities for mixed use development, providing necessary public infrastructure improvements and appropriate financial incentives for private development projects. Through use of tax increment financing, the City can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as increased employment and housing opportunities.

SECTION 15:

List of Estimated Non-Project Costs

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

No improvements to be made within the District will benefit property outside the District. Furthermore, there will be no improvements made outside the District that will only partially benefit the District.

**SECTION 16:
Legal Opinion Advising Whether the Plan is Complete
and Complies with Wis. Stat. § 66.1105(4)(f)**

Legal Opinion Found on Following Page.

**NEED WET SIGNATURE & DATED LEGAL OPINION ON ATTORNEY
LETTERHEAD**

SAMPLE

Mayor
City of Mayville
P.O. Box 273
Mayville, Wisconsin 53050

RE: Project Plan for Tax Incremental District No. 7

Dear Mayor:

Wisconsin Statute 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the City Attorney advising as to whether the plan is complete and complies with Wisconsin Statute 66.1105.

As City Attorney for the City of Mayville, I have been asked to review the above-referenced project plan for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the Project Plan for the City of Mayville Tax Incremental District No. 7 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,

City Attorney

SECTION 17:
Calculation of the Share of Projected Tax Increments
Estimated to be Paid by the Owners of Property in the
Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4.

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.						
Revenue Year	Dodge County	City of Mayville	Mayville School District	Moraine Park Technical	Total	Revenue Year
2026	1,928	2,452	3,729	227	8,336	2026
2027	7,691	9,781	14,879	907	33,259	2027
2028	13,836	17,597	26,767	1,632	59,831	2028
2029	25,677	32,656	49,675	3,029	111,037	2029
2030	33,739	42,910	65,273	3,980	145,901	2030
2031	45,561	57,946	88,144	5,374	197,025	2031
2032	50,650	64,418	97,989	5,974	219,031	2032
2033	50,901	64,737	98,474	6,004	220,115	2033
2034	51,153	65,057	98,961	6,034	221,205	2034
2035	51,406	65,379	99,451	6,064	222,300	2035
2036	51,660	65,703	99,944	6,094	223,400	2036
2037	51,916	66,028	100,438	6,124	224,506	2037
2038	52,173	66,355	100,935	6,154	225,617	2038
2039	52,431	66,683	101,435	6,185	226,734	2039
2040	52,691	67,013	101,937	6,215	227,856	2040
2041	52,951	67,345	102,442	6,246	228,984	2041
2042	53,214	67,678	102,949	6,277	230,118	2042
2043	53,477	68,013	103,458	6,308	231,257	2043
2044	53,742	68,350	103,971	6,339	232,401	2044
2045	54,008	68,688	104,485	6,371	233,552	2045
Totals	860,802	1,094,789	1,665,337	101,537	3,722,465	

RESOLUTION NO. 5941-2024

**RESOLUTION ESTABLISHING THE BOUNDARIES OF AND APPROVING THE PROJECT PLAN FOR
TAX INCREMENTAL DISTRICT NO. 7**

WHEREAS, the City of Mayville (the "City") has determined that use of Tax Incremental Financing is required to promote development within the City; and

WHEREAS, Tax Incremental District No. 7 (the "District") is proposed to be created by the City in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f); and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Dodge County, the Mayville School District, and the Moraine Park Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on August 21, 2024 held a public hearing concerning the proposed creation of the District, its proposed boundaries and its proposed Project Plan, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the City of Mayville that:

1. It recommends to the Common Council that Tax Incremental District No. 7 be created with boundaries as designated in Exhibit A of this Resolution.
2. It approves and adopts the Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.

3. Creation of the District promotes orderly development in the City.

Adopted this ____ day of _____, 2024.

Plan Commission Chair

Secretary of the Plan Commission

**TAX INCREMENTAL DISTRICT NO. 7
BOUNDARY MAP**

[INCLUDED IN PROJECT PLAN]

PROJECT PLAN

[DISTRIBUTED SEPARATELY]



15 South School Street, PO Box 273, Mayville WI 53050
Phone: 920.387.7900 Fax: 920.387.7919
WWW.MAYVILLECITY.COM

STAFF MEMO

Meeting Date: August 21, 2024

Agenda Item: Discussion regarding City of Mayville Zoning Districts and possible changes to the Permitted and Conditional Uses.

To: Plan Commission and City Staff

From: Nick Chikowski

Subject:

Background and Analysis:

Discussion about changes to the City's Municipal Code regarding Zoning Permitted and Conditional Uses

Site Plan:

See attached Municipal Code - Zoning

Review Procedures:

Discussion to be had to identify changes to the Permitted and Conditional Uses. There will have to be a public hearing before another review by the Plan Commission to recommend the approvals to the Common Council

Signage:

Additional Staff Comments:

Notice Requirements:

Attachments:

See attached Municipal Code - Zoning

City of Mayville, WI
Thursday, August 8, 2024

Chapter 430. Zoning

Article V. Basic District Regulations

§ 430-33. R-AA Single-Family District.

[Added by Ord. No. 728-91]

- A. Intent. The R-AA Residential District is intended to provide for single-family residential development served by municipal sewer and water facilities.
- B. Principal uses. Principal uses are as follows:
- (1) Single-family dwellings.
 - (2) Community-based residential facility or community living arrangement for eight residents or fewer.
[Added 4-12-2004 by Ord. No. 955-2004]
- C. Permitted accessory uses. Permitted accessory uses are as follows:
- (1) Attached private garages and carports.
 - (2) Detached gardening, tool and storage sheds not in excess of 144 square feet, which are incidental to the residential use, not exceeding one per lot.
[Amended 2-10-2003 by Ord. No. 934-2003]
 - (3) Swimming pools and tennis courts.
 - (4) Home occupations and professional home offices.
 - (5) Detached private garages, provided that they are constructed of a similar type of construction as the principal structure. Different construction types may be used provided that they receive prior Plan Commission approval.
- D. Conditional uses. Conditional uses are as follows:
[Amended by 4-12-2004 by Ord. No. 955-2004]
- (1) Utilities and essential services.
 - (2) Governmental and cultural uses such as fire and police stations, community centers, libraries, public emergency shelters, parks, playgrounds and museums.
 - (3) Public, private and parochial elementary and secondary schools and churches.
- E. Lot area and width. Lot area and width requirements are as follows:
- (1) Minimum lot area: 18,000 square feet.
 - (2) Minimum lot width: 120 feet.

F. Building height and area. Building height and area requirements are as follows:

- (1) No building or parts of a building shall exceed 35 feet in height.
- (2) No building area shall occupy less than 1,500 square feet of ground area.

G. Yards. Yard requirements are as follows:

- (1) Minimum street yard: 30 feet.
- (2) Minimum side yard: 10 feet.
- (3) Minimum rear yard: 50 feet.

§ 430-34. R-A Single-Family District.

A. Intent. The R-A Residential District is intended to provide for single-family residential development served by municipal sewer and water facilities.

B. Principal uses. Principal uses are as follows:

- (1) Single-family dwellings.
- (2) Community-based residential facility or community living arrangement for eight residents or fewer.
[Added 4-12-2004 by Ord. No. 955-2004]

C. Permitted accessory uses. Permitted accessory uses are as follows:

- (1) Private attached garages and carports.
- (2) Swimming pools and tennis courts.
- (3) Home occupations and professional home offices.
- (4) Detached private garages, provided that they are constructed of a similar type of construction as the principal structure. Different construction types may be used provided that they receive prior Plan Commission approval.
- (5) Detached gardening, tool and storage sheds not in excess of 144 square feet, which are incidental to the residential use, not exceeding one per lot.
[Added 2-10-2003 by Ord. No. 934-2003]

D. Conditional uses. Conditional uses are as follows:

[Amended 4-12-2004 by Ord. No. 955-2004]

- (1) Utilities and essential services.
- (2) Governmental and cultural uses such as fire and police stations, community centers, libraries, public emergency shelters, parks, playgrounds and museums.
- (3) Public, private and parochial elementary and secondary schools and churches.

E. Lot area and width. Lot area and width requirements are as follows:

- (1) Minimum lot area: 12,000 square feet.
- (2) Minimum lot width: 100 feet.

F. Building height and area. Building height and area requirements are as follows:

- (1) No building or parts of a building shall exceed 35 feet in height.

(2) No building area shall occupy less than 1,250 square feet of ground area.

G. Yards. Yard requirements are as follows:

- (1) Minimum street yard: 25 feet.
- (2) Minimum side yard: 10 feet.
- (3) Minimum rear yard: 40 feet.

§ 430-35. R-B Single-Family District.

[Amended by Ord. No. 728-91]

A. Intent. The R-B Residential District is intended to provide for single-family residential development served by municipal sewer and water facilities.

B. Principal uses. Principal uses are as follows:

- (1) Single-family dwellings.
- (2) Community-based residential facility or community living arrangement for eight residents or fewer.
[Added 4-12-2004 by Ord. No. 955-2004]

C. Permitted accessory uses. Permitted accessory uses are as follows:

- (1) Attached private garages and carports.
- (2) Detached gardening, tool and storage sheds not in excess of 144 square feet, which are incidental to the residential use, not exceeding one per lot.
[Amended 2-10-2003 by Ord. No. 934-2003]
- (3) Swimming pools and tennis courts.
- (4) Home occupations and professional home offices.
- (5) Detached private garages, provided that they are constructed of a similar type of construction as the principal structure. Different construction types may be used provided that they receive prior Plan Commission approval.

D. Conditional uses. Conditional uses are as follows:

[Amended by 4-12-2004 by Ord. No. 955-2004]

- (1) Utilities and essential services.
- (2) Governmental and cultural uses such as fire and police stations, community centers, libraries, public emergency shelters, parks, playgrounds and museums.
- (3) Public, parochial, and private elementary and secondary schools and churches.

E. Lot area and width. Lot area and width requirements are as follows:

[Amended by 3-10-2003 by Ord. No. 937-2003]

- (1) Minimum lot area: 9,000 square feet.
- (2) Minimum lot width: 90 feet.

F. Building height and area. Building height and area requirements are as follows:

- (1) No building or parts of a building shall exceed 35 feet in height.

(2) No building area shall occupy less than 750 square feet of ground area.

G. Yards. Yard requirements are as follows:

- (1) Minimum street yard: 25 feet.
- (2) Minimum side yard: 10 feet.
- (3) Minimum rear yard: 25 feet.

§ 430-36. R-B-1 Mixed One- and Two-Family District.

A. Intent. The R-B-1 Mixed One- and Two-Family District is intended to provide for structures in older areas where single-family conversions to two-family dwellings are likely, provided that the area is served by municipal sewer and water.

B. Principal uses. Principal uses are as follows:

- (1) Single-family dwellings. See conditional use for two-family provisions.
- (2) Community-based residential facility or community living arrangement for eight residents or fewer.
[Added 4-12-2004 by Ord. No. 955-2004]

C. Permitted accessory uses. Permitted accessory uses are as follows:

- (1) Attached private garages and carports.
- (2) Detached gardening, tool and storage sheds not in excess of 144 square feet, which are incidental to the residential use, not exceeding one per lot.
[Amended 2-10-2003 by Ord. No. 934-2003]
- (3) Swimming pools and tennis courts.
- (4) Home occupations and professional home offices.
- (5) Detached private garages, provided that they are constructed of a similar type of construction as the principal structure. Different construction types may be used provided that they receive prior Plan Commission approval.

D. Conditional uses. Conditional uses are as follows:

[Amended by Ord. No. 920-2001; 2-10-2003 by Ord. No. 933-2003; 4-12-2004 by Ord. No. 955-2004]

- (1) Utilities and essential services.
- (2) Governmental and cultural uses such as fire and police stations, community centers, libraries, public emergency shelters, parks, playgrounds and museums.
- (3) Public, parochial and private elementary and secondary schools and churches.
- (4) Conversions from one-family to two-family.
- (5) Bed-and-breakfast establishments, provided that the following criteria are met:
 - (a) Permit nontransferable. A permit cannot be transferred from one owner/operator to another; permits expire upon sale of the building or residence or if the bed-and-breakfast operation is discontinued for 12 months.
 - (b) Renewable permit. A permit is valid for two years, subject to follow-up review and permit renewal.

- (c) Revocation and modification. A permit can be modified or revoked at any time for noncompliance with permit conditions, general nuisance violations or if the characteristics of the operation change over time.
 - (d) Owner occupancy. The owner/operator of a bed-and-breakfast also needs to live in the bed-and-breakfast building or residence.
 - (e) Bedrooms. The maximum number of guest bedrooms is three.
 - (f) Building modifications. Major improvements or exterior renovations needed exclusively for the bed-and-breakfast operation that are not consistent with the neighborhood or original appearance of the residence are not allowed.
 - (g) Food service. Only breakfast can be served, and the operator cannot promote the bed-and-breakfast as a restaurant.
 - (h) Kitchen facilities. All applicable local and state health and food preparation regulations (if any) must be met; no separate kitchen facilities are allowed in rented rooms.
 - (i) Firesafety. All applicable local and state firesafety requirements must be met; in addition, basic measures such as smoke detectors, fire extinguishers and posted exit routes should be provided and required before an occupancy permit is issued.
 - (j) Unauthorized uses. The bed-and-breakfast cannot be used for long-term occupancy, paid receptions, parties, etc.
 - (k) Retail sales. No retail sales of third-party goods are permitted.
 - (l) Signs. Only nonilluminated signs are allowed, typically wall mounted or on an attractive freestanding street yard post, equal to or less than five square feet in area.
 - (m) Traffic and parking. Traffic volume is not to exceed that typical for the neighborhood. One parking space for each guest room (bedroom) in addition to regular resident parking is required.
 - (n) Exterior lighting. As part of the plan submitted, detailed information shall be submitted on exterior lighting so that effects on surrounding property can be analyzed.
 - (o) There shall be no below-grade sleeping areas.
 - (p) A site plan shall be submitted as with any other conditional use request.
 - (q) Any other conditions as deemed appropriate to preserve the residential character of the neighborhood as determined by the Plan Commission.
- E. Lot area and width. Lot area and width requirements are as follows:
- (1) Minimum lot area: 7,000 square feet.
 - (2) Minimum lot width: 66 feet.
- F. Building height and area. Building height and area requirements are as follows:
- (1) No building or parts of a building shall exceed 35 feet in height.
 - (2) No single-family dwelling shall be less than 750 square feet of living area.
 - (3) No structure converted to a two-family occupancy shall occupy less than 750 square feet of ground area for the principal dwelling unit and 600 square feet of living area for the converted unit.
- G. Yards. Yard requirements are as follows:

- (1) Minimum street yard: 25 feet.
- (2) Minimum side yard: 10 feet.
- (3) Minimum rear yard: 40 feet.

§ 430-37. R-C Two-Family District.

- A. Intent. The R-C Two-Family Residence District is intended to provide for two-family residential development served by municipal sewer and water facilities
- B. Principal use. Principal uses are as follows:
- (1) Two-family dwellings, provided that all two-family lots must be serviced by double sewer and water laterals for all parcels with building permits issued after February 1, 2003.
[Amended 2-10-2003 by Ord. No. 932-2003^[1]
[1] *Editor's Note: This ordinance also repealed original § 17.22.030, Permitted use, which followed this subsection.*
 - (2) Community-based residential facility or community living arrangement for eight residents or fewer.
[Added 4-12-2004 by Ord. No. 955-2004]
- C. Permitted use. Permitted uses are as follows:
[Added 3-10-2003 by Ord. No. 937-2003]
- (1) Two-family dwellings only, for R-C lots platted after March 1, 2003.
 - (2) Single-family dwellings permitted for approved plats dating prior to March 1, 2003.
- D. Permitted accessory uses. Permitted accessory uses are as follows:
- (1) Attached private garages and carports.
 - (2) Detached gardening, tool and storage sheds not in excess of 144 square feet, which are incidental to the residential use, not exceeding one per lot.
[Amended 2-10-2003 by Ord. No. 934-2003]
 - (3) Swimming pools and tennis courts.
 - (4) Home occupations and professional home offices.
 - (5) Detached private garages, provided that they are constructed of a similar type of construction as the principal structure. Different construction types may be used provided that they receive prior Plan Commission approval.
- E. Conditional uses. Conditional uses are as follows:
[Amended by Ord. No. 795-94; 4-12-2004 by Ord. No. 955-2004]
- (1) Utilities and essential services.
 - (2) Governmental and cultural uses such as fire and police stations, community centers, libraries, public emergency shelters, parks, playgrounds and museums.
 - (3) Public, parochial, and private elementary and secondary schools and churches.
 - (4) Side-by-side single attached dwellings in a two-family residential district.
 - (a) In granting a conditional use permit for side-by-side single attached dwellings in a residential district (zero lot lines), the following conditions must be met:

- [1] Side-by-side single-family attached structures are not to exceed two family living units with one common wall and lot line.
 - [2] Each unit must maintain a minimum lot of 33 feet in width throughout the required lot area with a minimum lot area of 6,000 square feet provided for each dwelling unit.
 - [3] All building, fire prevention, area and yard requirements of the residential district apply excepting one common wall lot line.
 - [4] Each unit must have separate water and sanitary sewer service.
- (b) The owner of the property shall enter into a restrictive covenant in a form approved by the City Attorney.
- F. Lot area and width. Lot area and width requirements are as follows:
[Amended 3-10-2003 by Ord. No. 937-2003]
- (1) Minimum lot area: 10,000 square feet.
 - (2) Minimum lot width: 100 feet.
- G. Building area and height. Building area and height requirements are as follows:
- (1) No building or parts of a building shall exceed 35 feet in height.
 - (2) No building area shall be less than 750 square feet per living area.
 - (3) No building area shall be less than 750 square feet per unit under one roof.
- H. Yards. Yard requirements are as follows:
- (1) Minimum street yard: 25 feet.
 - (2) Minimum side yard: 10 feet.
 - (3) Minimum rear yard: 40 feet.

§ 430-38. RM Multiple-Family District.

- A. Intent. The RM Residence District is intended to provide for multiple-family residential development served by municipal sewer and water facilities.
- B. Principal uses. Principal uses are as follows:
- (1) Multiple-family dwellings of not fewer than three units and not to exceed eight units per structure.
 - (2) Community-based residential facility or community living arrangement for nine to 15 or more residents.
[Added 4-12-2004 by Ord. No. 955-2004]
- C. Permitted accessory uses. Permitted accessory uses are as follows:
- (1) Attached private garages and carports.
 - (2) Gardening, tool and storage sheds not to exceed 144 square feet, which are incidental to the residential use.
 - (3) Swimming pools and tennis courts incidental to the residential use.
 - (4) Detached private garages, provided that they are constructed of a similar type of

construction as the principal structure. Different construction types may be used provided that they receive prior Plan Commission approval.

- D. Conditional uses. Conditional uses are as follows:
[Amended 4-12-2004 by Ord. No. 955-2004]
- (1) Multiple-family structures over eight units.
 - (2) Governmental and cultural uses such as fire and police stations, community centers, libraries, public emergency shelters, parks, playgrounds and museums.
 - (3) Public, parochial, and private elementary and secondary schools and churches.
 - (4) Rest homes, nursing homes, homes for the aged, clinics, and children's nurseries.
 - (5) Two-family dwelling.
- E. Lot area and width. Lot area and width requirements are as follows:
- (1) Minimum lot area: 15,000 square feet with no less than 2,000 square feet per efficiency, 2,500 square feet per one-bedroom unit and 3,000 square feet per two-bedroom unit, with 500 square feet added for each additional bedroom over two bedrooms.
 - (2) Minimum lot width: 120 feet.
- F. Building height and area. Building height and area requirements are as follows:
- (1) No building or parts of a building shall exceed 35 feet in height.
 - (2) Minimum living area: 600 square feet per unit.
- G. Yards. Yard requirements are as follows:
- (1) Minimum street yard: 25 feet.
 - (2) Minimum side yard: 20 feet.
 - (3) Minimum rear yard: 50 feet.
- H. Site plan. Every builder of any building hereafter erected or structurally altered for multiple-family use shall, before a building permit is issued, present a detailed site plan as pertaining to the proposed structures to the City Plan Commission, which will approve said plans only after determining that the proposed building(s) will not impair an adequate supply of light and air to adjacent property or substantially increase the danger of fire or traffic congestion or otherwise endanger the public health or safety or substantially diminish or impair property values within the neighborhood.

§ 430-39. MH Mobile Home Park and Mobile Home Subdivision District.

[Added by Ord. No. 728-91]

- A. Permitted uses. Permitted uses are as follows:
- (1) Mobile home parks.
 - (2) Mobile home subdivisions.
- B. Conditional uses. There are no conditional uses.
- C. Mobile home park requirements. (See also Chapter **290**, Mobile Homes and Mobile Home Parks,

of this Code.)

(1) Park requirements. Park requirements are as follows:

- (a) A minimum of five acres.
- (b) Forty-foot minimum setbacks on all sides.
- (c) A hard-surface road no less than 24 feet wide serving all mobile home spaces.
- (d) Electricity, cable television and public sewer and water servicing all mobile home spaces.
- (e) A central hard-surface parking lot with one parking space for each three mobile home spaces.
- (f) A separate building providing laundry facilities.
- (g) An on-site manager's office.

(2) Space requirements. Space requirements are as follows:

- (a) Minimum space frontage of 40 feet.
- (b) Minimum space area of 4,000 square feet.
- (c) Minimum street yard of 25 feet.^[1]
[1] Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).
- (d) Minimum side yards of 10 feet.
- (e) Minimum rear yard of 25 feet.
- (f) Off-street parking of two spaces per mobile home.

D. Mobile home subdivision lot, yard and building requirements. Mobile home subdivision lot, yard and building requirements are as follows:

- (1) Lot frontage: minimum 50 feet.
- (2) Lot area: minimum 6,000 square feet.
- (3) Principal building:
 - (a) Street yard: minimum 25 feet.^[2]
[2] Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).
 - (b) Side yards: minimum 10 feet.
 - (c) Rear yard: minimum 25 feet.
- (4) Building height: maximum 15 feet.
- (5) Percentage of lot coverage: maximum 25%.
- (6) Living area: minimum 500 square feet.
- (7) Off-street parking: minimum two spaces.

E. Plan approval. Review and approval of a mobile home park subdivision shall be made by the Plan Commission. In addition to the requirements of this section, the procedure and requirements specified under the planned unit development district shall be the basis for review.

[3]

[3] *Editor's Note: See Art. VI, Planned Unit Development Overlay District.*

§ 430-40. B-1 Central Business District.

A. Intent. The B-1 Business District is intended to provide for orderly, appropriate regulations to ensure the compatibility of the diverse uses typical of the "downtown" area without inhibiting the potential for maximum development of commercial, cultural, entertainment, and other urban activities which contribute to its role as the "heart" of the City.

B. Principal uses. The principal uses are as follows:

Antique and collectors stores

Apparel repair

Automotive parts store

Bakeries

Banks, savings and loan associations, and other financial institutions

Barbershops

Bars and taverns

Beauty shops

Bookstores

Bowling alleys

Business offices

Camera and photographic supply stores

Caterers

Clinics

Clothing stores

Confectioneries

Delicatessens

Dental clinics

Department stores

Drugstores

Fish markets

Florists

Fraternities

Fruit stores

Furniture stores

Furriers and fur apparel

Gift stores

Grocery stores

Hardware stores

Hobby and craft stores

Jewelry stores

Lodges

Meat markets

Music stores
Newspaper and magazine stores
Optical stores
Packaged beverage stores
Paint, glass and wallpaper stores
Pet shops
Photography and art studios
Professional offices
Public utility offices
Radio and television stores
Restaurants
Secondhand stores
Self-service laundries and dry-cleaning establishments
Shoe repair stores
Shoe stores and leather goods stores
Soda fountains
Sporting goods stores
Stationery stores
Supermarkets
Theaters
Tobacco stores
Variety stores
Vegetable stores

C. Permitted accessory uses. Permitted accessory uses are as follows:

[Amended by Ord. No. 763-92]

- (1) Attached garages for storage of vehicles used in conjunction with the operation of the business or for the occupants of the premises.
- (2) Rental efficiency and one-bedroom apartments on a nonground level, provided that there shall be a minimum floor area of 400 square feet for an efficiency apartment, 500 square feet for a one-bedroom apartment, and 600 square feet for a two-bedroom apartment.

D. Conditional uses. Conditional uses are as follows: hotels; motels; medical clinics; dance halls; crematory services; gasoline service stations; automobile and truck rental services; automobile washing; veterinary clinics (provided that no service, including the boarding of animals, is offered outside of an enclosed building); utilities and essential services; new and used automobile agencies; aircraft and marine craft sales and the sale of tires, batteries and other automotive, marine and aircraft accessories; radio and television transmitting and receiving stations; detached garages for storage of vehicles used in conjunction with the operation of the business or for the occupants of the premises; and churches. Bus depots are permitted as conditional uses provided that all principal structures and uses are not less than 100 feet from any residential district lot line.

[Amended by Ord. No. 910-2000]

E. Lot area and width. Lot area and width requirements are as follows:

- (1) Minimum lot area: 4,000 square feet.
- (2) Minimum lot width: 40 feet.

- F. Building height. Building height requirements are as follows: no building or parts of building shall exceed 45 feet in height.
- G. Setbacks and yards. Setback and yard requirements are as follows:
- (1) No minimum setback shall be required.
 - (2) No minimum side yard is required between structures and the lot line or between adjacent structures; however, where a side yard is provided, it shall be not less than eight feet in width.
 - (3) There shall be a rear yard of not less than 25 feet.
 - (4) Where Building Code requirements mandate setbacks greater than stipulated in this section, they shall apply.^[1]
- [1] *Editor's Note: See Ch. 164, Building Construction.*
- H. Site plans. Every builder of any building hereafter erected or structurally altered for use in the business district shall, before a building permit is issued, present detailed site plans pertaining to the proposed structures to the City Plan Commission, which will approve said plans only after determining that the proposed building will not impair an adequate supply of light and air to adjacent property or substantially increase the danger of fire or traffic congestion or otherwise endanger the public health or safety or substantially diminish or impair property values within the Central Business District.

§ 430-41. B-2 Outlying Business District.

- A. Intent. The B-2 Outlying Business District is intended to provide for the orderly and attractive grouping at appropriate locations along principal highway routes of those businesses and customer services which are logically related to and dependent upon highway traffic or which are specifically designed to serve the needs of such traffic.
- B. Principal uses. Principal uses are as follows:
- Antique and collectors stores
 - Apparel repair shops
 - Automotive parts store
 - Automotive sales and service agencies
 - Bakeries
 - Banks, savings and loan associations, and other financial institutions
 - Barbershops
 - Bars and taverns
 - Beauty shops
 - Bookstores
 - Bowling alleys
 - Building supply stores
 - Business offices
 - Camera and photographic supply stores
 - Caterers
 - Clinics
 - Clothing stores

Confectioneries
Delicatessens
Dental clinics
Department stores
Drugstores
Fish markets
Florists
Fraternities
Fruit stores
Furniture stores
Furriers and fur apparel stores
Gasoline service stations (provided that all service islands and pumps shall meet the setback requirements)
Gift stores
Grocery stores
Hardware stores
Hobby and craft stores
Jewelry stores
Lodges
Meat markets
Motels and motor hotels
Music stores
Newspaper and magazine stores
Optical stores
Packaged beverage stores
Paint, glass and wallpaper stores
Pet shops
Photography and art studio
Professional offices
Public utility offices
Radio and television stores
Restaurants
Secondhand stores
Self-service laundries and dry-cleaning establishments
Shoe repair stores
Shoe stores and leather good stores
Soda fountains
Sporting goods stores
Stationery stores
Supermarkets
Theaters
Tobacco stores
Variety stores

Vegetable stores

- C. Permitted accessory uses. Permitted uses are as follows:
- (1) Off-street parking areas.
 - (2) Essential services.
- D. Conditional uses. Conditional uses are as follows:
[Added by Ord. No. 886-99]
- (1) Drive-in establishments selling fruit and vegetables.
 - (2) Gun stores.
 - (3) Veterinary clinics.
 - (4) Professional offices of an architect, interior decorator, landscape architect, lawyer, doctor, Christian Science practitioner, dentist, clergy, engineer, or other similarly recognized profession.
 - (5) Studios for photography, painting, music, sculpture, dance or other recognized fine art.
 - (6) Real estate and insurance offices.
 - (7) Garages for storage of vehicles used in conjunction with the operation of the permitted use.
 - (8) Self-storage units; provided, however, that the following additional conditions are met:
[Added 3-25-2019 by Ord. No. 1105-2019]
 - (a) The parcel of property on which the self-storage units are located is neither adjacent to nor has direct access to state highways; and
 - (b) The subject parcel on which the self-storage units are located is not closer than 500 feet to any property zoned or used for single-family residential purposes; and
 - (c) The exterior of the self-storage units fronting a public roadway shall be of at least 30% masonry construction, including split block, brick, panelized, or similar masonry materials as approved by the Plan Commission.
- E. Lot area and width. Lot area and width requirements are as follows:
- (1) Minimum lot area: 20,000 square feet.
 - (2) Minimum lot width: 100 feet.
- F. Building height and area. Building height and area requirements are as follows:
- (1) No principal building or parts of a principal building shall exceed 45 feet in height.
 - (2) No accessory building shall exceed 15 feet in height.
 - (3) Floor area of all principal and accessory buildings combined shall not exceed 30% of the lot area; provided, however, that if the subject parcel includes self-storage units the Plan Commission, in its discretion, may waive this requirement.
[Amended 3-25-2019 by Ord. No. 1105-2019]
- G. Yards. Yard requirements are as follows:
- (1) Minimum street yard: 50 feet.
 - (2) Minimum side yard: 10 feet.

(3) Minimum rear yard: 25 feet.

- H. Site plans. Every builder of any building hereafter erected or structurally altered for outlying business use shall, before a building permit is issued, present detailed site plans pertaining to the proposed structure to the City Plan Commission, which will approve said plans only after determining that the proposed building will not impair an adequate supply of light and air to adjacent property or substantially increase the danger of fire or traffic congestion or otherwise endanger the public health or safety or substantially diminish or impair property values within the neighborhood.

§ 430-42. B-3 Neighborhood Business District.

- A. Intent. The B-3 Business District is intended to provide for individual or small groups of retail and customer service establishments. This type of district is generally located away from the traditional Central Business District and provides such amenities as increased open space and off-street parking and loading facilities, making such retail centers more compatible with the character of adjacent residential districts.

- B. Principal uses. Principal uses are as follows:

Antique and collectors stores

Apparel repair

Automotive parts store

Bakeries

Banks, savings and loan associations, and other financial institutions

Barbershops

Bars and taverns

Beauty shops

Bookstores

Bowling alleys

Business offices

Camera and photographic supply stores

Caterers

Clinics

Clothing stores

Confectioneries

Delicatessens

Dental clinics

Department stores

Drugstores

Fish markets

Florists

Fraternities

Fruit stores

Furniture stores

Furriers and fur apparel

Gift stores

Grocery stores
Hardware stores
Hobby and craft stores
Jewelry stores
Lodges
Meat markets
Music stores
Newspaper and magazine stores
Optical stores
Packaged beverage stores
Paint, glass and wallpaper stores
Pet shops
Photography and art studios
Professional offices
Public utility offices
Radio and television stores
Restaurants
Secondhand stores
Self-service laundries and dry-cleaning establishments
Shoe repair stores
Shoe stores and leather good stores
Soda fountains
Sporting goods stores
Stationery stores
Supermarkets
Theaters
Tobacco stores
Variety stores
Vegetable stores

C. Permitted accessory uses. Permitted accessory uses are as follows:

- (1) Garages for storage of vehicles used in conjunction with the operation of the business or for occupants of the premises.
- (2) Off-street parking areas.
- (3) Residential quarters for the owner, proprietor, commercial tenant, employee or caretaker located in the same building as the business.
- (4) Rental efficiency and one-bedroom apartments on a nonground level, provided that there shall be a minimum floor area of 400 square feet for an efficiency apartment, 500 square feet for a one-bedroom apartment, and 600 square feet for a two-bedroom apartment.

D. Conditional uses. Conditional uses are as follows: hotels; motels; medical clinics; dance halls; health and fitness centers; crematory services; gasoline service stations; automobile and truck rental services; automobile washing; veterinary clinics, provided that no service, including the boarding of animals, is offered outside of an enclosed building; utilities and essential services; new and used automobile agencies; aircraft and marine craft sales and the sale of tires,

batteries and other automotive, marine and aircraft accessories; and radio and television transmitting and receiving stations. Bus depots are permitted as conditional uses, provided that all principal structures and uses are not less than 100 feet from any residential district lot line. [Amended 4-11-2022 by Ord. No. 1132-2022]

- E. Lot area and width. Lot area and width requirements are as follows:
 - (1) Minimum lot area: 4,000 square feet.
 - (2) Minimum lot width: 40 feet.
- F. Building height. Building height requirements are as follows: no building or parts of building shall exceed 45 feet in height.
- G. Setbacks and yards. Setbacks and yard requirements are as follows:
 - (1) Minimum setback: 25 feet.
 - (2) Minimum side yard: 10 feet.
 - (3) There shall be a rear yard of not less than 30 feet.
 - (4) Where Building Code requirements mandate setbacks greater than stipulated in this section, they shall apply.^[1]
 - [1] *Editor's Note: See Ch. 164, Building Construction.*
- H. Site plans. Site plan requirements are as follows: every builder of any building hereafter erected or structurally altered for use in the business district shall, before a building permit is issued, present detailed site plans pertaining to the proposed structures to the City Plan Commission, which will approve said plans after determining that the proposed building will not impair an adequate supply of light and air to adjacent property or substantially increase the danger of fire or traffic congestion or otherwise endanger the public health or safety or substantially diminish or impair property values within the Neighborhood Business District.

§ 430-43. B-4 Highway Commercial District.

[Added by Ord. No. 881-99]

- A. Intent. The B-4 Highway Commercial District is intended to provide for individual or small groups of retail and customer service establishments. This type of district is generally allocated away from the traditional Central Business District and is located along the major highway entrances to the City.
- B. Principal uses. There are no principal uses in this district. All uses are conditional uses and are subject to the review process for conditional uses.
- C. Permitted accessory uses: none. All accessory uses are conditional uses subject to conditional use review.
- D. Lot area and width. The lot should have a minimum area of 12,000 square feet and shall be not less than 120 feet in width at the road right-of-way.
- E. Building height. No buildings or parts of building shall exceed 45 feet in height.
- F. Setbacks and yards. Setback and yard requirements are as follows:
 - (1) Minimum street yard: 50 feet.
 - (2) Minimum side yard: 10 feet,

(3) Minimum rear yard: 25 feet.

- G. Site plans. A builder of any building hereafter erected or structurally altered in the Highway Commercial District shall, before a building permit is issued, obtain a conditional use permit and present detailed site plans pertaining to the proposed development to the City Plan Commission, which will approve said plans only after determining that the proposed building will not impair an adequate supply of light and air to adjacent properties or substantially increase the danger of fire or traffic congestion or otherwise endanger the public health or safety or substantially diminish or impair property values within the neighborhood. Adequate landscaping and buffering shall be provided to reduce the conflict between Highway Commercial Districts and adjoining properties and provide an aesthetically pleasing entrance to the City of Mayville.

§ 430-44. M-1 Light Manufacturing District.

- A. Intent. The M-1 Manufacturing District is intended to provide for manufacturing, industrial, and related uses of a limited nature and size in situations where such uses are not located in basic industrial groupings and where the relative proximity to other uses requires more restrictive regulations.
- B. Principal uses. Principal uses are as follows: processing, manufacturing and/or storage of the following, provided that the Plan Commission, in approving or disapproving proposed locations for uses under this section, shall give due consideration to the character and suitability for development of the neighborhood in which any such use is proposed to be located. The Plan Commission shall also base its decision on such evidence as may be presented regarding use attributes of the proposed use, such as increased traffic on the public streets, heavy vehicular traffic, and the emission of noise, smoke, dust or dirt, odorous or noxious gases, and the like that would be detrimental to such character and such suitability for the development.

Apparel and findings-related products

Automatic temperature controls

Baked goods and bakery products

Blank books, loose-leaf binders and devices

Books: publishing, printing and binding

Brooms and brushes

Candy and other confectionery products

Canvas products

Cereal preparations

Costume jewelry, costume desserts, novelties, buttons, and miscellaneous notions

Creamery butter

Curtains and draperies

Dental equipment and supplies

Dress and work gloves

Electrotyping and stereotyping, word processing

Engineering, laboratory and scientific and research instruments and associated equipment

Envelopes

Fabrics, broad and narrow-woven

Felt goods

Flavor extracts and flavor syrups

Floor coverings limited to rugs and carpeting

Footwear

Freight forwarding services, packing and crating services, and petroleum bulk stations and terminals

Fresh or frozen fruits, fruit juices, vegetables and specialties

Greeting cards

Handbags and other personal leather goods

Hats, caps and millinery

Household furniture and furnishings

Ice

Ice cream and frozen desserts

Jewelers' findings and materials

Jewelry and other precious metals

Knit goods

Lace goods

Lamp shades

Luggage

Macaroni, spaghetti, vermicelli and noodles

Manifold business forms

Mechanical measuring and controlling instruments

Men's, youths' and boys' furnishings, work clothing and allied garments

Mortician's goods

Musical instruments and parts

Newspapers: publishing and printing

Paper coating and glazing

Partitions, shelving, lockers, and office and store fixtures

Pens, pencils and other office and artist materials

Periodicals: publishing and printing

Photoengraving instruments and apparatus

Photographic equipment and supplies

Pleating, decorative and novelty stitching and tucking for the trade

Office furniture

Ophthalmic goods

Optical instruments and lenses

Orthopedic, prosthetic and surgical appliances and supplies

Pressed and molded pulp goods

Printing, commercial

Raincoats and other waterproof outer garments

Rice milling

Robes and dressing gowns

Sanitary paper products

Signs and advertising displays

Silverware and plated ware

Surgical and medical instruments and apparatus

Textiles, dyeing and finishing
Tire cord and fabric
Toys, amusement, sporting and athletic goods
Typesetting
Umbrellas, parasols and canes
Venetian blinds and shades
Wallpaper
Watches, clocks, clockwork-operated devices and parts
Women's, misses', juniors', girls' and infants' furnishings, work and dress garments
Wool scouring, worsted combing, and towing to top
Yarns and threads

C. Permitted accessory uses. Permitted accessory uses are as follows:

- (1) Garages for storage of vehicles used in conjunction with the operation of an industry.
- (2) Off-street parking and loading areas.
- (3) Office, storage, power supply, and other uses normally auxiliary to the principal industrial operations.

D. Conditional uses. Conditional uses are as follows:

- (1) Fur goods.
- (2) Airports, airstrips and landing fields, provided that the site is not less than 20 acres.
- (3) Utilities.
- (4) Heliports and bus and rail depots, provided that all principal structures and uses are not less than 1,000 feet from any residential district boundary.
- (5) Transmitting towers, receiving towers and relay and microwave towers without broadcast facilities or studios.
- (6) Processing and manufacturing of feeds prepared for animals and fowl, wholesale and/or retail warehousing of animal feeds, fertilizer, seeds, garden and lawn supplies, animal health products, and lawn equipment, provided that all above operations are conducted within an enclosed building.
- (7) Experimental, testing, and research laboratories.
- (8) Manufacturing and processing of dimension hardwood and flooring, veneer, and plywood.
- (9) Millwork, lumberyards, sawmills, and planing mills.

E. Lot area and width. Lot area and width requirements are as follows: lots in the M-1 District shall have a minimum of 7,200 square feet in area and shall be not less than 60 feet in width.

F. Building height. Building height requirements are as follows: no building or parts of a building shall exceed 45 feet in height.

G. Setbacks and yards. Setback and yard requirements are as follows:

- (1) Minimum street yard: 25 feet.
- (2) Minimum side yard: 10 feet.
- (3) Minimum rear yard: 25 feet.

- H. Site plans to be submitted to the Plan Commission. Every builder of any building hereafter erected or structurally altered for manufacturing use shall, before a building permit is issued, present detailed site plans pertaining to the proposed structures to the City Plan Commission, which will approve said plans only after determining that the proposed building will not impair an adequate supply of light and air to adjacent property or substantially increase the danger of fire or traffic congestion or otherwise endanger the public health or safety or substantially diminish or impair property values within the neighborhood.

§ 430-45. M-2 General Manufacturing District.

- A. Intent. The M-2 Manufacturing District is intended to provide for manufacturing and industrial development of a more general and less restrictive nature than the M-1 Light Manufacturing District in those areas where the relationship to surrounding land use would create fewer problems of compatibility and would not normally abut directly upon residential districts.
- B. Principal uses. Principal uses are as follows:
- (1) Those industrial uses permitted in the M-1 Light Manufacturing District.
 - (2) Processing, manufacturing and/or storage of the following, provided that the Plan Commission, in approving or disapproving proposed locations for uses under this section, shall give due consideration to the character and suitability for development of the neighborhood in which any such use is proposed to be located. The Plan Commission shall also base its decision on such evidence as may be presented regarding those attributes of the proposed use, such as increased traffic on the public streets, heavy vehicular traffic, and the emission of noise, smoke, dust or dirt, odorous or noxious gases, and the like, that would be detrimental to such character and such suitability for development.

Aircrafts and parts

Boat building and repairing

Coating, engraving and allied services

Communication equipment

Concrete and concrete products not including the manufacture of cement

Construction, mining and materials handling machinery and equipment

Cutlery, hand tools and general hardware

Electrical transmission and distribution equipment

Electric lighting and wiring equipment

Electronic components and accessories

Engines and turbines

Farm machinery and equipment

Fine earthenware, table and kitchen articles

Flat glass

Glass containers

Heating apparatus and plumbing fixtures

Household appliances

Inflammable gases, liquids, refining or manufacture of overground tank farms

Metal cans

Metal products, fabricated structural

Motorcycles, bicycles and parts

- Motor vehicles and motor vehicle equipment
- Office, computing and accounting machines
- Porcelain electrical supplies
- Radio and television receiving sets
- Ready-mix concrete plants
- Screw machines products and bolts, nuts, screws, rivets and washers
- Service industry machines
- Signaling and fire control equipment
- Stove and stove products, cut
- Warehousing
- Wire products, fabricated

C. Permitted accessory uses. Permitted accessory uses are as follows:

- (1) Garages for storage of vehicles used in conjunction with the operation of an industry.
- (2) Off-street parking and loading areas.
- (3) Offices, storage, power supply, and other uses normally auxiliary to the principal industrial operations.

D. Conditional uses. Conditional uses are as follows:

[Amended 1-10-2022 by Ord. No. 1128-2021]

- Acid, ammonia, bleach, chlorine or soap manufacture
- Airports, airstrips and landing fields, provided that the site is not less than 20 acres
- Ammunition manufacture
- Asphalt, coal and coal tar or coke manufacture
- Automobile wrecking yard or junkyard
- Brick and structural clay tile
- Cement, lime, gypsum or plaster of paris
- Clay refractories
- Distillation of bones
- Electrometallurgical products
- Experimental, testing and research laboratories
- Explosives or fireworks manufacture or storage
- Fat rendering
- Fertilizer manufacture
- Forge plants
- Fur goods
- Gelatine, glue or size manufacture
- Heliports, bus and rail depots, provided that all principal structures are not less than 100 feet from any residential district boundary
- Manufacturing and processing of dimension hardwood flooring, veneer and plywood
- Millwork, lumberyards, sawmills and planing mills
- Paving mixtures and blocks
- Slaughterhouse or stockyard
- Smelting

Transmitting towers, receiving towers and relay and microwave towers without broadcast facilities or studios

Used car sales and detailing

Utilities

Wood buildings and structural members construction and prefabrication and construction of wooden containers

Wood pressing

- E. Lot area and width. Lot area and width requirements are as follows: lots shall have a minimum area of 7,200 square feet and shall not be less than 60 feet in width.
- F. Building height. Building height requirements are as follows: no building or part of a building shall exceed 50 feet in height.
- G. Yards. Yard requirements are as follows:
 - (1) Minimum street yard: 25 feet.
 - (2) Minimum side yard: 10 feet.
 - (3) Minimum rear yard: 25 feet.
- H. Site plans to be submitted to Plan Commission. Every builder of any building hereafter erected or structurally altered for manufacturing use shall, before a building permit is issued, present detailed site plans pertaining to the proposed structures to the City Plan Commission, which will approve said plans only after determining that the proposed building will not impair an adequate supply of light and air to adjacent property or substantially increase the danger of fire or traffic congestion or otherwise endanger the public health or safety or substantially diminish or impair property values within the neighborhood.

§ 430-46. I-1 Institutional District.

- A. Intent. The I-1 Institutional District is intended to eliminate the ambiguity of maintaining, in unrelated use districts, areas which are under public-related ownership and where the use for public purpose is anticipated to be permanent.
- B. Principal uses. Principal uses are as follows:
 - (1) Public or private schools, including child-care facilities, colleges and universities.
[Amended 4-12-2004 by Ord. No. 955-2004]
 - (2) Churches.
 - (3) Hospitals, clinics, sanitariums, nursing homes and community living arrangements and community-based residential facilities.
[Amended 4-12-2004 by Ord. No. 955-2004]
 - (4) Libraries, museums and art galleries.
 - (5) Public administrative offices and public service buildings, including fire and police stations.
 - (6) Public utility offices.
- C. Permitted accessory uses. Permitted accessory uses are as follows:
 - (1) Residential quarters for caretakers or clergy.
 - (2) Garages for storage of vehicles used in conjunction with the operation of a permitted use.

- (3) Off-street parking and loading areas.
 - (4) Service buildings and facilities normally accessory to the permitted uses.
- D. Conditional uses. Conditional uses are as follows:
- (1) Utilities.
 - (2) Cemeteries.
 - (3) Crematory services.
- E. Lot area and width. Lot area and width requirements are as follows:
- (1) Minimum lot area: 10,000 square feet.
 - (2) Minimum lot width: 80 feet.
- F. Building height. Building height requirements are as follows: no building or parts of a building shall exceed 50 feet in height.
- G. Yards. Yard requirements are as follows:
- (1) Minimum street yard: 25 feet.
 - (2) Minimum side yard: 10 feet.
 - (3) Minimum rear yard: 25 feet.
- H. Site plans. Every builder of any building hereafter erected or structurally altered for institutional uses shall, before a building permit is issued, present detailed site plans pertaining to the proposed structure to the City Plan Commission, which will approve said plans only after determining that the proposed building will not impair an adequate supply of light and air to adjacent property or substantially increase the danger of fire or traffic congestion or otherwise endanger the public health or safety or substantially diminish or impair property values within the neighborhood.

§ 430-47. P-C Park and Conservancy District.

- A. Intent. The P-C Park and Conservancy District is used to provide for areas where the open space and recreational needs, both public and private, of the citizens can be met without undue disturbance of natural resources and adjacent uses, and also is to be used to prevent distribution of valuable natural or man-made resources and to protect woodland and wetland areas, wildlife habitat, and areas that are not adequately drained, or which are subject to periodic flooding, where development would result in hazards to health or safety or would deplete or destroy natural resources or be otherwise incompatible with the public welfare.
- B. Principal uses. Principal uses are as follows:
- Agricultural uses, provided that they do not involve extension of cultivated areas or extension of or creation of new drainage systems and further provided that they do not substantially disturb or impair the natural fauna, flora, topography or water regimen
 - Botanical gardens and arboretums
 - Fairgrounds
 - Forest and game management
 - Forest reserves (wilderness and wildlife areas)
 - Golf courses without country club facilities

Historic and monument sites
Ice skating
Parks, general recreation
Parks, leisure and ornamental
Picnicking areas
Play fields or athletic fields
Play lots or tot lots
Recreation centers
Swimming pools
Tennis courts

- C. Accessory uses. Accessory uses are as follows: buildings or structures accessory to the permitted use, provided that review has been done and approval has been given by the Park and Recreation Commission and Plan Commission.
- D. Conditional uses. Conditional uses are as follows:
- (1) Utilities.
 - (2) Drive-in movies.
 - (3) Archery ranges.
 - (4) Essential services.
 - (5) Golf courses with country club/restaurant facilities.
 - (6) Golf driving ranges.
 - (7) Miniature golf.
 - (8) Skeet, trap, and rifle shooting ranges, provided that the firing of rifle arms and shotgun slugs shall not be permitted directly toward or over any highway, road, or navigable water, toward any building or structure or toward any population concentration within 1 1/2 miles of the site.
- E. Lot area and width. Lot area and width requirements are as follows: lots in the P-C Parks and Conservancy District shall provide sufficient area for the principal structure and its accessory structures and off-street parking and loading areas as required by Article X of this chapter.
- F. Building height. Building height requirements are as follows: no building shall exceed 35 feet in height.
- G. Yards. Yard requirements are as follows:
- (1) Minimum street yard: 40 feet.
 - (2) Minimum side yard: 40 feet.
 - (3) Minimum rear yard: 40 feet.

§ 430-48. A-1 Agricultural Holding District.

- A. Intent. The A-1 Agricultural Holding District is intended to provide for the continuation of general farming and related uses in those areas of the City that are not yet committed to urban development. It is further intended for this district to protect lands contained therein from urban development until their orderly transition into urban-oriented districts is required.

B. Principal uses. Principal uses are as follows:

- Apiculture
- Dairying
- Floriculture
- Forestry
- General farming
- Grazing
- Green houses
- Hatcheries
- Horticulture
- Livestock raising
- Nurseries
- Orchards
- Paddocks
- Pasturage
- Poultry raising
- Stables
- Truck farming
- Viticulture

C. Permitted accessory uses. Permitted accessory uses are as follows: farm dwellings for those resident owners and laborers actually engaged in the principal permitted uses and nonfarm residential development as permitted under Chapter **425**, Subdivision of Land, § **425-20**. Accessory uses shall comply with the provisions of the R-A Single-Family Residence District. [Amended 2-13-2006 by Ord. No. 979-2006; 10-9-2006 by Ord. No. 990-2006]

D. Conditional uses. Conditional uses are as follows:
[Added by Ord. No. 887-99]

- (1) Governmental and cultural uses.
- (2) Public emergency shelters.
- (3) Parks.
- (4) Playgrounds.
- (5) Utilities.
- (6) Cemeteries.
- (7) Animal confinement facilities.

E. Lot area and width. Lot area and width requirements are as follows:
[Amended 2-13-2006 by Ord. No. 979-2006; 10-9-2006 by Ord. No. 990-2006]

- (1) Maximum lot area: two acres per applicable provisions contained in Chapter **425**, § **425-20**.
- (2) Minimum lot width: 200 feet.

F. Building height. Building height requirements are as follows: maximum building height of 50 feet.

G. Yards. Yard requirements are as follows:

- (1) Minimum street yard: 67 feet.
 - (2) Minimum rear yard: 50 feet.
 - (3) Minimum side yard: 50 feet.
- H. Site plans. Every builder of any building hereafter erected or structurally altered shall, before a building permit is issued, present detailed site plans pertaining to the proposed structure to the City Plan Commission, which will approve said plans only after determining that the proposed building will not impair an adequate supply of light and air to adjacent property or substantially increase the danger of fire or traffic congestion or otherwise endanger the public health or safety or substantially diminish or impair values within the neighborhood.