

**VILLAGE OF THIENSVILLE
PLAN COMMISSION
MINUTES**

DATE: Tuesday, April 13, 2021

LOCATION: Village of Thiensville
Fire Department Training Room
250 Elm Street

TIME: 6:00 PM

I. CALL TO ORDER

Chairman Mobley called the meeting to order at 6:00 PM.

II. ROLL CALL

Chairman:	Van Mobley	
Commissioners:	Douglas Chimenti	Carol Gengler (excused)
	Mike Dyer	Sarah Hughes
	Rick Gattoni	Ken Kucharski
Planner:	Jon Censky	
Director of Community Services/Public Works:	Andy LaFond	

III. BUSINESS

- A.** Approval of Minutes
1. March 9, 2021
 2. March 16, 2021

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Chimenti to approve the March 9, 2021, and March 16, 2021, Minutes. **MOTION CARRIED UNANIMOUSLY.**

- B.** Review and action regarding Porch Addition, Ryan Rudzinski, 506 Crescent Lane

Ryan Rudzinski, 506 Crescent Lane, proposed a front porch addition to his residence. The porch will span the entire front and wrap around approximately 16 feet to the side door, will be one step up from ground level and have a roof affixed to the house. The color of the floor and roof will be natural and correspond to the house.

Chairman Mobley asked for questions from Commissioners; there were none.

Planner Censky added the plans look good and comply with Village Code.

MOTION by Commissioner Chimenti, **SECONDED** by Commissioner Kucharski to approve Porch Addition, Ryan Rudzinski, 506 Crescent Lane. **MOTION CARRIED UNANIMOUSLY.**

IV. STAFF REPORT

Director LaFond noted there were two staff-approvals for fences in the last month at 512 Oakwood Drive and 303 Grand Avenue.

V. BUSINESS FROM THE FLOOR

Open to any citizen who wishes to speak on items not on the agenda. Please step to the podium and give your name and address for the record.

Village of Thiensville - Amy Langlois

From: Sarah Hughes <sa.hughes514@gmail.com>
Sent: Tuesday, May 11, 2021 5:15 PM
To: Village of Thiensville - Amy Langlois; Village of Thiensville - Andy Lafond; Village of Thiensville - Gary Achterberg; Village of Thiensville - Van Mobley
Subject: Tonight's Plan Meeting

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe.

I apologize for the very late email however I will not be able to make it to tonight's meeting. My husband has a meeting and a kiddo is having some tummy issues.

My sincerest apologies,
Sarah

**VILLAGE OF THIENSVILLE
PLAN COMMISSION
MINUTES**

DATE: Tuesday, April 13, 2021

LOCATION: Village of Thiensville
Fire Department Training Room
250 Elm Street

TIME: 6:00 PM

I. CALL TO ORDER

Chairman Mobley called the meeting to order at 6:00 PM.

II. ROLL CALL

Chairman:	Van Mobley	
Commissioners:	Douglas Chimenti	Carol Gengler (excused)
	Mike Dyer	Sarah Hughes
	Rick Gattoni	Ken Kucharski
Planner:	Jon Censky	
Director of Community Services/Public Works:	Andy LaFond	

III. BUSINESS

- A.** Approval of Minutes
1. March 9, 2021
 2. March 16, 2021

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Chimenti to approve the March 9, 2021, and March 16, 2021, Minutes. **MOTION CARRIED UNANIMOUSLY.**

- B.** Review and action regarding Porch Addition, Ryan Rudzinski, 506 Crescent Lane

Ryan Rudzinski, 506 Crescent Lane, proposed a front porch addition to his residence. The porch will span the entire front and wrap around approximately 16 feet to the side door, will be one step up from ground level and have a roof affixed to the house. The color of the floor and roof will be natural and correspond to the house.

Chairman Mobley asked for questions from Commissioners; there were none.

Planner Censky added the plans look good and comply with Village Code.

MOTION by Commissioner Chimenti, **SECONDED** by Commissioner Kucharski to approve Porch Addition, Ryan Rudzinski, 506 Crescent Lane. **MOTION CARRIED UNANIMOUSLY.**

IV. STAFF REPORT

Director LaFond noted there were two staff-approvals for fences in the last month at 512 Oakwood Drive and 303 Grand Avenue.

V. BUSINESS FROM THE FLOOR

Open to any citizen who wishes to speak on items not on the agenda. Please step to the podium and give your name and address for the record.



Village of Thiensville

COPY

**250 Elm Street
Thiensville, WI 53092-1602**

**Phone (262) 242-3720
Fax (262) 242-4743**

April 2, 2021

Dear Thiensville Business Owner:

In 2020, beginning with the Safer at Home order and then extended through the year, the Plan Commission and Village Board relaxed certain regulations and codes through a staff-approval process. These included temporary COVID measures related to signs, banners, tents, drive-thrus, expanded outdoor seating, outside displays and temporary alteration to site plans.

These measures were adopted in order to assist small businesses take the steps necessary to operate and succeed during difficult times.

For 2021, the Plan Commission has requested that any applications for temporary business measures or any temporary alteration to site plans, such as expanded outdoor dining, be reviewed by the Village Planner and approved by the Plan Commission.

For your convenience, here is a link to the Plan Commission application:
www.village.thiensville.wi.us/115/Permit-Forms-Requirements

If you have any questions or need assistance, please don't hesitate to call.

Sincerely,

Gary Achterberg
Administrative Assistant

cc President Van Mobley
 Administrator Colleen Landisch-Hansen
 Director of Community Services/Public Works Andy LaFond
 Planner Jon Censky
 Thiensville Business Association President Ron Knaus

ECKERT TEMPORARY TENT – 149 GREEN BAY ROAD

To: Thiensville Plan Commission

Prepared by: Jonathan Censky, Village Planner

Date: May11, 2021

Item No. IV. B

General Information

Applicant:	Kristina Eckert
Status of Applicant:	Property Owner
Requested Action:	Tent Approval
Zoning	B-1 Central Business; FFO Flood fringe overlay
Proposed Zoning:	No Change
Location:	149 Green Bay Road
Land Use Plan Designation:	Business
Existing Land Use:	Pottery Business

Proposal:

Last year, in order to help local businesses survive the pandemic, staff was asked to take over the approval process for outdoor activities like this by reviewing and approving the plans at staff level instead of the owner go through the standard Plan Commission process. Accordingly, the applicant was allowed to have her temporary 20' X 20' tent in the parking lot all last summer. Now that the Country has a better handle on the pandemic, local business will be required to go back to the standard approval process.

Accordingly, the applicant is requesting to install the same tent in the same location of her parking lot this summer to be used for arts and crafts and where guests can enjoy a cup of ice cream. The tent is proposed to be installed this month and will remain up for the duration of the summer.

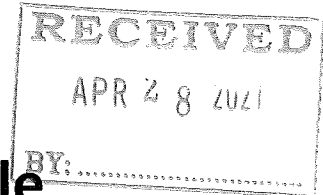
Staff Comments:

Since the applicant has history with having this tent in place for all of last summer resulting in no complaints from the neighbors, staff has no objection and recommends approval subject to the applicant correcting any problems that may occur immediately upon notification.



Village of Thiensville

Temporary Tent Application



Name: Kristina Eckert
Address: 120 Riverview Dr
Email address: chiefbrushcleaner@yahoo.com Phone: 414-233-5689

TENT INFORMATION

Address where tent will be placed: - glaze parking lot 149 green Day road
Installation date: Thurs. April 29, 2021 Removal date: end of summer / warm weather
Size: 20 x 20 Total square feet: 400
Will tent have any advertising? Specify: no
Where on property will tent be installed?: same spot as last summer - parking lot
Tent owner (include address and phone number): - see above -

Details of tent installation. Use reverse side if necessary: We will be putting up tent Thursday (upon approval) w/ my brother in the morning.

Kristina Eckert
Applicant signature

April 27th, 2021
Date

VILLAGE USE ONLY

Application approved: X Denied: _____ Police notified (date): 4/28/21
Comments: _____

[Signature]
Village Administrator

4/28/2021
Date

ERIN SHUTIC - 604 EAST FREISTADT ROAD

To: Thiensville Plan Commission

Prepared by: Jon Censky, Village Planner

Date: May 11, 2021

Item No. IV. C

General Information

Applicant:

Erin Shutic

Status of Applicant:

Owner

Requested Action:

Backyard Shed

Zoning

R-1 Single Family Residential District

Proposed Zoning:

No Change

Location:

604 East Freistadt Road

Land Use Plan Designation:

Residential

Existing Land Use:

Single Family

Report:

The applicant is proposing a backyard shed to be located at the northwest corner of their property, 3' from the north property line and 3' from the west. The shed measures 10' x 12' or 120 square feet in size and will have a height of 10'. The shed will be of wood material with a double door system on the south elevation and two operable windows on each the side of the doors. The roof will have a dormer with transom windows on the south side above the double doors. The structure will be painted white to match the color of their house.

According to **Sections 17.0603. E.** of the zoning code, **Accessory structures, such as garden or utility sheds, shall be placed or erected in the rear yard provided, cannot exceed 150 square feet and shall not be closer than 5 feet to the principle structure, shall not exceed 12 feet in height and shall be located no closer than 3 feet to any property line.**

Staff Comments:

Staff's review indicates full compliance with the R-1 requirements that therefore approval is recommended subject to the following:

- The applicant securing a building permit prior to construction.



Village of Thiensville

Small Projects Application

PLEASE COMPLETE THIS FORM FOR ALL PROJECTS THAT CAN BE APPROVED AT THE STAFF LEVEL.
THIS INCLUDES FENCES, DECKS, SWINGSETS, HOT TUBS, EGRESS WINDOWS AND PARKING PADS.

Property Address: 604 E Freistadt Rd, Thiensville WI 53092

12-054-07-04-00

Tax Key

Current Zoning

Property Owner

Erin Shutic

Name

604 E Freistadt Rd

Address

262-227-4545

Phone

erin.shutic@gmail.com

Email address

Applicant ☒ Same as owner

Name

Address

Phone

Email address

Application checklist

- ☐ Submit drawings and/or other descriptions of project
- ☐ Complete building permit application

Is property in Thiensville's Historic District?

☐ Yes

☒ No

If yes, you must apply for a Certificate of Appropriateness with the Historic Preservation Commission.
Complete the COA application. Attendance at HPC meeting is required.

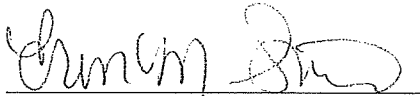
OVER

Project description

Please describe your project in detail. Include details about height and dimensions, color, materials used and setbacks from the street and property lines. Provide any information that you believe will assist staff in reviewing and approving your request.

12x10 Storage Shed painted white to match the house

Installed in NW corner of the property



Applicant's Signature

4-22-21

Date

The applicant is responsible to pay planner charges after a first half hour that will be paid by the village. Work cannot begin until staff approval and paid building permit approval.

=====

VILLAGE STAFF REVIEW

☐ Application Complete. Items needed: _____

☐ Submitted to Village Planner on _____ ☐ Approved by Planner on _____

☐ Historic Preservation Approval (if needed) on _____

ADDITIONAL REMARKS/CONDITIONS:

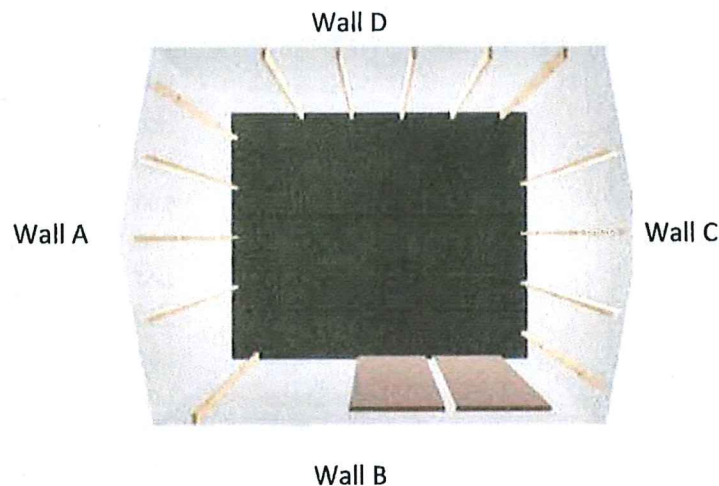
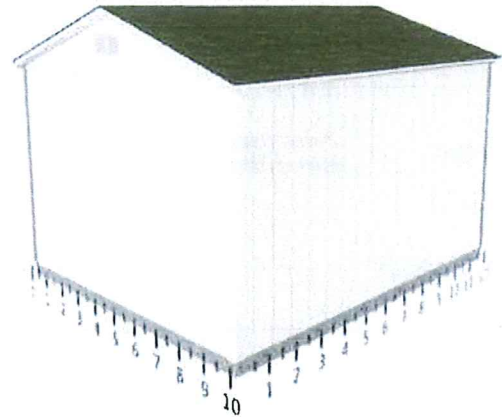
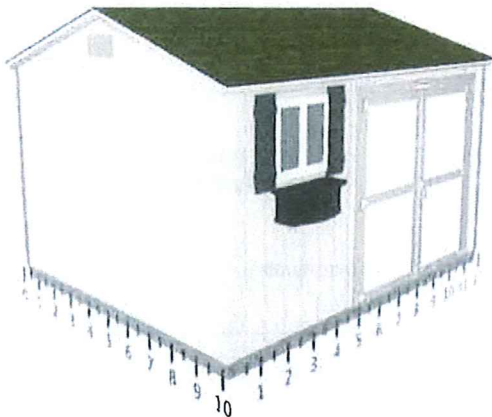
Village Administrator

Date

SAFEbuilt. hartfordinspections@safebuilt.com <i>Inspections need to be called in by 4 pm for next business day inspections.</i>		PERMIT NO. _____ TAXKEY# 12-054-07-04-cc																						
ISSUING MUNICIPALITY	☐ TOWN ☒ VILLAGE ☐ CITY OF Thiensville COUNTY: Ozaukee	PROJECT LOCATION (Building Address) 604 E Freistadt Rd Thiensville WI 53092	PROJECT DESCRIPTION Storage shed ☐ COMMERCIAL ☒ ONE & TWO FAMILY																					
	Owner's Name Erin Shutic Mailing Address - Include City & Zip 604 E Freistadt Rd Thiensville WI 53092 Telephone - Include Area Code 262-227-4545																							
Construction Contractor (DC Lic No.) _____ Mailing Address - Include City & Zip _____ Telephone - Include Area Code _____																								
Dwelling Contractor Qualifier (DCQ Lic No.) _____ Dwelling Contractor Qualifier shall be an owner, CEO, COB, or employee of Dwelling Contractor Telephone - Include Area Code _____																								
Plumbing Contractor (Lic No.) _____ Mailing Address - Include City & Zip _____ Telephone - Include Area Code _____																								
Electrical Contractor (Lic No.) _____ Mailing Address - Include City & Zip _____ Telephone - Include Area Code _____																								
HVAC Contractor (Lic No.) _____ Mailing Address - Include City & Zip _____ Telephone - Include Area Code _____																								
PROJECT INFORMATION		Subdivision Name Century estates Lot No. _____ Block No. _____																						
Zoning District _____ Lot Area _____ Sq. Ft. N.S.E.W. Setbacks _____ Front _____ Ft. Rear _____ Ft.	Left _____ Ft. Right _____ Ft.																							
1a. PROJECT ☒ New ☐ Addition ☐ Raze ☐ Alteration ☐ Repair ☐ Move ☒ Other Shed	3. TYPE ☐ Single Family ☐ Two Family ☐ Multi ☐ Commercial	6. STORIES ☐ 1-Story ☐ 2-Story ☐ Other	9. HVAC EQUIPMENT ☐ Forced Air Furnace ☐ Radiant Baseboard or Panel ☐ Heat Pump ☐ Boiler ☐ Central Air Conditioning ☐ Other																					
1b. GARAGE ☐ Attached ☐ Detached	4. CONST. TYPE ☐ Site Constructed ☐ Mfd. UDC ☐ Mfd. HUD	7. FOUNDATION ☐ Concrete ☐ Masonry ☐ Treated Wood ☐ ICF ☐ Other	10. PLUMBING Sewer ☐ Municipal ☐ Septic No. _____																					
2. AREA Basement _____ Sq. Ft. Living Area _____ Sq. Ft. Garage _____ Sq. Ft. Other _____ Sq. Ft. TOTAL _____	5. ELECTRICAL Entrance Panel Size: _____ amp Service: _____ New _____ Rewire _____ Phase _____ Volts ☐ Underground ☐ Overhead Power Company: _____	8. USE ☐ Seasonal ☒ Permanent ☐ Other	11. WATER ☐ Municipal Utility ☐ Private On-Site Well																					
			12. ENERGY SOURCE <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Fuel</th> <th>Nat. Gas</th> <th>L.P.</th> <th>Oil</th> <th>Elec. *</th> <th>Solid</th> <th>Solar</th> </tr> <tr> <td>Space Htg ☐</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> </tr> <tr> <td>Water Htg ☐</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> </tr> </table> * ☐ Dwelling unit will have 3 kilowatt or more installed electric space heater equipment capacity.	Fuel	Nat. Gas	L.P.	Oil	Elec. *	Solid	Solar	Space Htg ☐	☐	☐	☐	☐	☐	☐	Water Htg ☐	☐	☐	☐	☐	☐	☐
Fuel	Nat. Gas	L.P.	Oil	Elec. *	Solid	Solar																		
Space Htg ☐	☐	☐	☐	☐	☐	☐																		
Water Htg ☐	☐	☐	☐	☐	☐	☐																		
			13. HEAT LOSS (Calculated) Total _____ BTU/HR																					
			14. ESTIMATED COST \$ \$3,300																					
I understand that I am subject to all applicable codes, laws, statutes and ordinances, including those described on the Notice to Permit Applicants form; am subject to any conditions of this permit; understand that the issuance of this permit creates no legal liability, express or implied, on the state or municipality; and certify that all the above information is accurate. If one acre or more of soil will be disturbed, I understand that this project is subject to ch. NR 151 regarding additional erosion control and stormwater management and the owner shall sign the statement on the Notice to Permit Applicants form. I expressly grant the building inspector, or the inspector's authorized agent, permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done.																								
☐ I vouch that I am or will be an owner-occupant of this dwelling for which I am applying for an erosion control or construction permit without a Dwelling Contractor Certification and have read the cautionary statement regarding contractor responsibility on the Notice to Permit Applicants form.																								
APPLICANT (PRINT): Erin Shutic SIGN: <i>Erin Shutic</i> DATE: 4-22-21																								
APPROVAL CONDITIONS This permit is issued pursuant to the attached conditions. Failure to comply may result in suspension or revocation of this permit or other penalty. Owner/Builder solely responsible for compliance with all applicable State & Local Building and Zoning codes.																								
INSPECTIONS NEEDED Building ☐ Footing ☐ Foundation ☐ Rough ☐ Insulation ☐ Bsmt. Fl. ☐ Final Electric ☐ Rough ☐ Service ☐ Final Plumbing ☐ Rough ☐ Underfloor ☐ Final HVAC ☐ Rough ☐ Final																								
FEES: Building Fee _____ Zoning Fee _____ WI Seal _____ Electric Fee _____ Plumbing Fee _____ HVAC Fee _____ Adm. Fee _____ Other _____ Total _____	PERMIT(S) ISSUED Bldg. # At top of form _____ Zoning # _____ Elec. # _____ Plmb. # _____ HVAC # _____	SEAL NO. _____ Municipality No. _____	RECEIPT CK # _____ Amount \$ _____ Date _____ From _____ Rec By. _____																					
		PERMIT EXPIRATION: Permit expires two years from date issued unless municipal ordinance is more restrictive.	PERMIT ISSUED BY MUNICIPAL AGENT: Name _____ Date _____ Certification No. _____																					



Erin Schutic
604 East Freistadt Road
Thiensville WI 53092
Q-1078960



Base Details

Building Size & Style

Premier Ranch - 10' wide by 12' long

Paint Selection

Base: Delicate White, Trim: Delicate White, Accent (Shutters): Black Magic

Roof Selection

Golden Cedar 3 Tab

Drip Edge

White

Options Details

Doors

3' x 6'2" Double Door (6')

Windows

2'x2' Insulated Horizontal Sliding Window, shutters, window box

Floor and Foundation

4 Ea Shed Anchor Into Dirt - Auger or MR88

Vents

2 Ea 16"x8" Wall Vent - White
12 Ea Floor Track Vent

Jobsite/Installer Details

Do you plan to insulate this building after Tuff Shed installs it?

No

Is there a power outlet within 100 feet of installation location?

Yes

The building location must be level to properly install the building. How level is the install location?

Within 4" of level

Will there be 18" of unobstructed workspace around the perimeter of all four walls?

Yes

Can the installers park their pickup truck & trailer within approximately 200' of your installation site?

Yes

Substrate Shed will be installed on?

Dirt/Gravel

Signature: _____ Date: _____

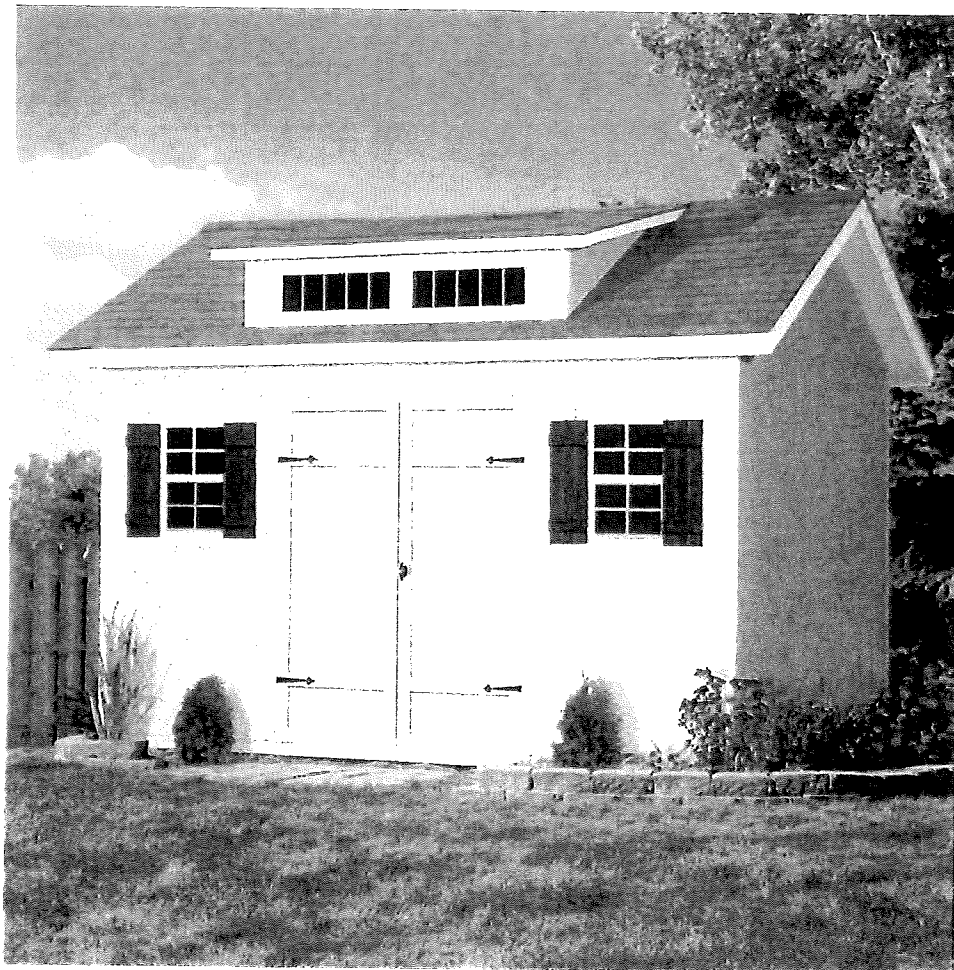
Delivery ZIP Code: **53012** [Change](#)

[< Outdoor Storage Sheds](#)

Stonecroft 12' x 10' Wood Storage Shed

Item 991010 : Model 16549

★★★★ 3.8 (80)



Your Price

\$3,299.99

Curbside Delivery Included ⓘ

Features:

- Pre-cut and Ready for Assembly
- Includes Solid 2" x 4" Wood Frame, 4 Windows, Floor Kit
- Paint & Shingles are not included
- Be sure to check your local building and zoning codes to ensure that all appropriate permits have been acquired
- 1018 Cubic Ft. of Storage
- At this time orders for this item can not be delivered to Florida addresses

—	1	+
---	---	---

Add to Cart

 Add to List

 Share

Arrives approximately 3 - 5 weeks from time of order.

Product Details

⚠WARNING: This product can expose you to Wood Dust, which is known to the State of California to cause cancer. For more information go to: www.P65Warnings.ca.gov.

Product details have been supplied by the Manufacturer, and are hosted by a third party.

Before Ordering:

- Be sure to check your local building and zoning codes to ensure that all appropriate permits have been acquired. Always check with your local building authority and homeowners association for any restrictions/requirements before finalizing your purchase
- Paint and shingle to match your home or suit your taste (paint and shingles shown, but are not included)
- At this time, orders for this item cannot be delivered to Florida addresses

The stylish Stonecroft shed features 1,018 cubic feet of storage capacity, so you'll have plenty of space for riding mowers, lawn tools, building materials and more. The unique roof design features an integrated dormer with transom windows for natural light. Two large windows and shutters invite more light inside while making your space feel like home.

SPECIAL FEATURES:

- Two operable windows with shutters
- 10ft. W workbench
- 10ft. W shelf
- 8ft. W storage loft
- Roof dormer with transom windows
- 6ft. tall side walls
- 56in. double door opening accommodates lawn tractors, wheelbarrows and bicycles
- Extended roof overhangs
- 2 wall vents
- Decorative faux hinges
- LP® engineered & treated siding resists rot, decay & insects
- Continuous piano hinges prevent door sagging



SHELF, LOFT AND WORKBENCH

Workbench provides the ideal platform to complete your favorite crafts. Shelf and loft ensure your items are organized and within reach.

WIDE 56IN. DOOR OPENING

Accommodates lawn mowers, small tractors, wheelbarrows, bicycles and much more.

6FT. TALL SIDE WALL HEIGHT

Vertical storage space for rakes, shovels, weed trimmers and more.

Interior painted for demonstration purposes only.

WINDOWS FOR NATURAL LIGHT

Dormer with transom windows is integrated into roof design. Two operable windows invite natural light inside to help you get projects done. Shutters add the finishing touch to make your space feel like home.

WHY WOOD?

CUSTOMIZABLE

Customize your shed with paint & shingles to match your home. Expand your space with hooks, hangers and shelving.

STRONG

Wood has centuries of proven performance to meet demanding wind & snow loads. It won't rust or dent like metal, or sag like plastic.

EARTH FRIENDLY

All wood is sourced from sustainable forests for optimal resource usage. Wood is 100% biodegradable.

BECOME INSPIRED!



INCLUDES COMPLETE FLOOR SYSTEM

- Constructed of treated 2" x 4" framing with 16" joist spacing
- OSB decking is an engineered wood product designed for strength, durability and consistency
- 5/8" sheets cover the floor frame providing years of safe and dependable storage

- 
12ft. x 10ft. Stonecraft Instructions
download
 PDF, 2.73 MB
- 
Specifications
download
 PDF, 593.58 KB, 1 pages
- 
How to Build a Concrete Foundation
download
 PDF, 1.32 MB, 1 pages
- 
How to Level a Shed Foundation
download
 PDF, 1.95 MB, 1 pages

[View More](#)

Specifications

Brand	Yardline
Collection Name	Stonecraft
Color	Brown
Dimensions (WxDxH)	12 ft. x 10 ft. x 10 ft.
Door Opening Dimensions: W x H	56 in. x 72 in.
Features	Weather Resistant
Features	Lockable Doors
Features	Rust Resistant
Includes	Floor
Material	Wood
Maximum Roof Load	25 Pound per Square Foot
Model	16549
Number of Doors	2
Number of Shelves	2
Number of Vents	2
Number of Windows	4
Storage Capacity	1,018 cu. ft.
Weight	1,530 lb.

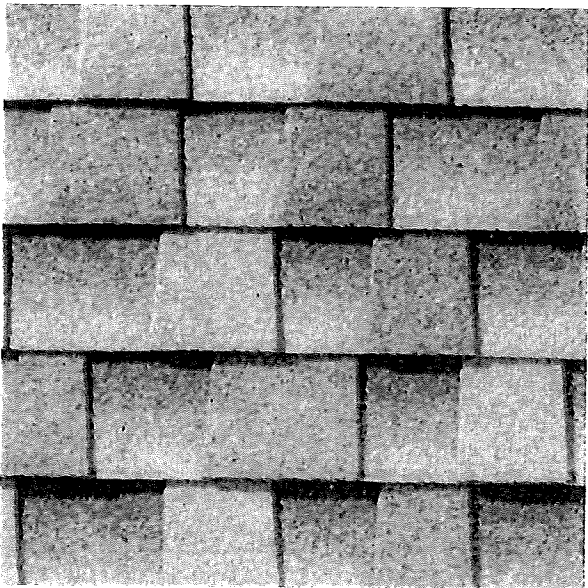
[View More](#)

& Gutters > Roofing > Roof Shingles > Product Details

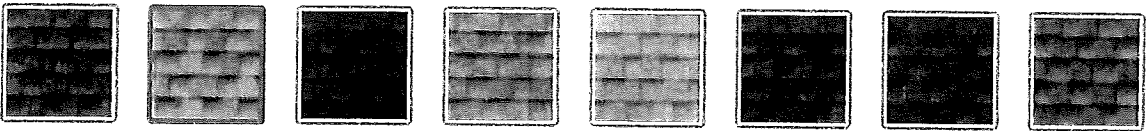
GAF Timberline HDZ Birchwood Algae Resistant Laminated High Definition Shingles (33.33 sq. ft. per Bundle) (21-Pieces)



★★★★★ (152)



Color/Finish: Birchwood



How to Get It

N

E

House

SHED

10 FT

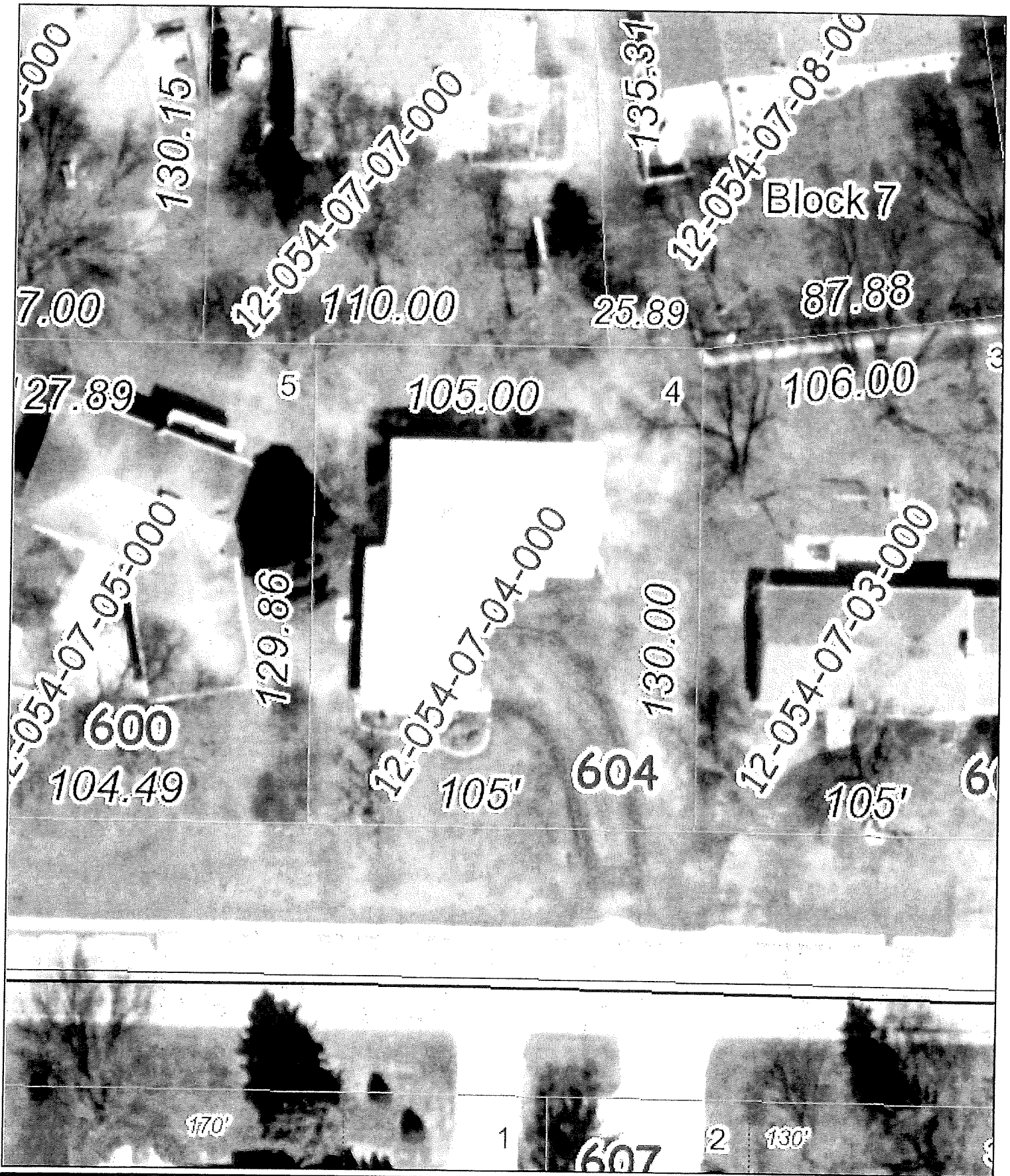
12 FT

3 FT

3 FT

12' 8"

N

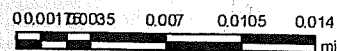


Legend			
	Tax Parcel		CSM
	Gap		Cemetery Plat
	Overlap		Condominium Plat
	Historical Parcel Lines		Subdivision Plat
	Assessors Plat		Plat of Survey
			US Highway
			State Highway
			County Road
			Ramp
			Private Road
			Town/Public Road
			Railroad Centerline

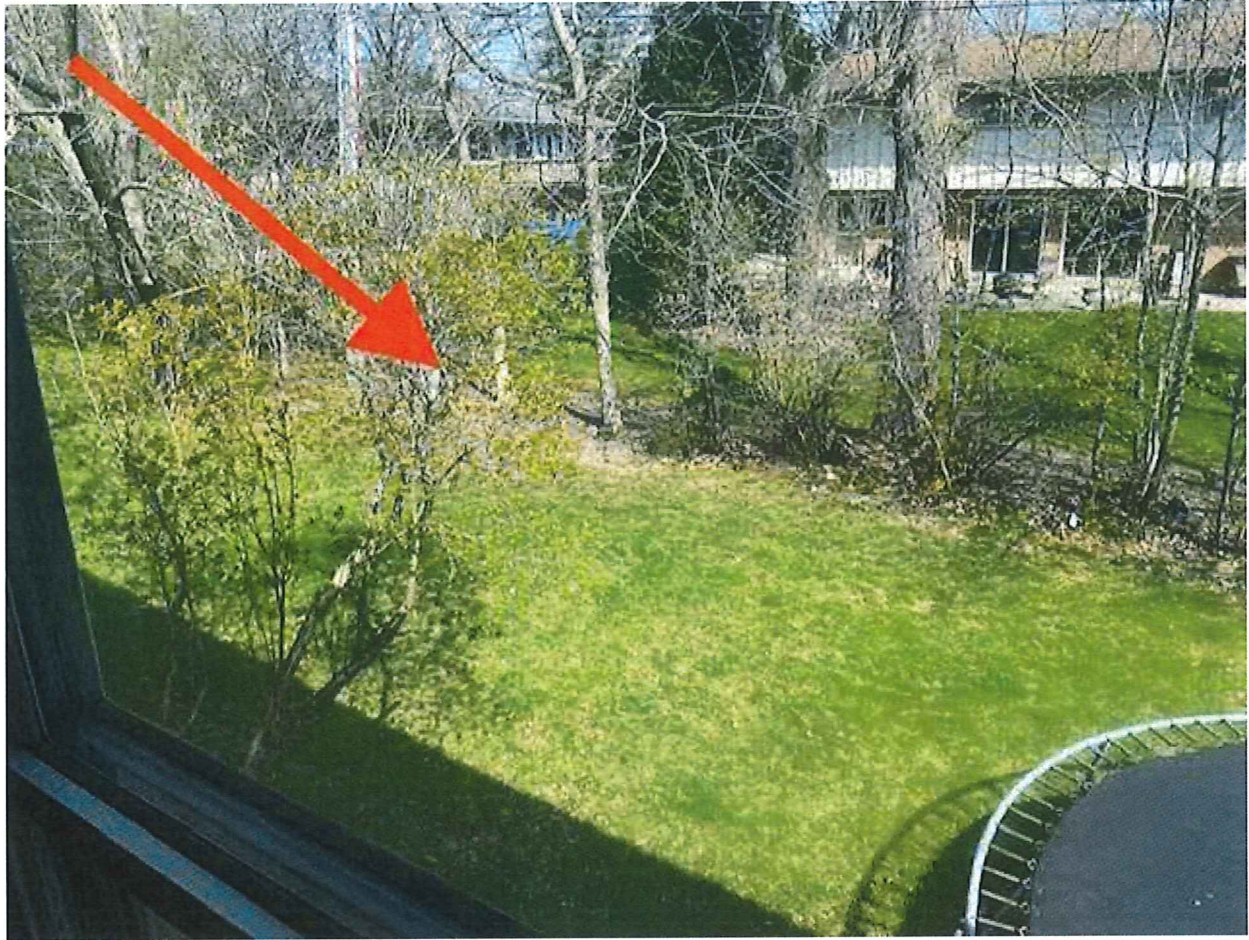
Product of the LAND INFORMATION OFFICE

1/15/2021, 12:10:32 PM

1/15/2021, 12:10:32 PM



DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation.



ORDINANCE NO. 2021-

**An Ordinance Amending the B-1 Central Business District Text
To Allow Limited Residential Use of the Ground floor Space of Buildings**

The Village Board of the Village of Thiensville, Wisconsin, hereby ordains as follows:

SECTION 1. The introduction to Section 17.0308 of the Village of Thiensville Zoning Code is repealed and replaced with the following:

17.3038 B-1 CENTRAL BUSINESS DISTRICT

The B-1 District is intended to provide appropriate zoning regulations to ensure the compatibility of the diverse uses typical of a "downtown" area without inhibiting the potential for development of commercial, cultural, entertainment, and other activities which contribute to its role as the "heart" of the Village. This district zoning is intended to enhance and promote traditional design elements consistent with Section 17.1210 ("Architectural Review") and the Village's Architectural Guidelines. This district zoning also intends to encourage the development of businesses adjacent to the right-of-way with parking located behind existing and proposed structures. ~~One hundred percent of the floor area of the first floor of buildings in the B-1 District shall be used for commercial uses only.~~

SECTION 2. Section 17.0308

Section 17.0308 B. (4) Rental efficiency and one-bedroom apartments ~~on the non-ground level~~ provided there shall be a minimum floor area of 350 square feet for an efficiency apartment and 450 square feet for a one-bedroom apartment. No residential use shall occupy any portion of the ground floor that fronts on a public street right-of-way and no more than 70% of the ground floor shall be devoted to residential use.

SECTION 3. This ordinance shall take effect upon its passage and publication as provided by law.

Passed and adopted this _____ day of _____, 2021.

Van Mobley, Village President

Countersigned:

Village Clerk

APRIL 2021 STAFF REPORT

[illegible]