



# ZONING CODE UPDATE

---

PLAN COMMISSION

NOVEMBER 15, 2022

# Introductions



**Josh Miller**  
Senior Planner

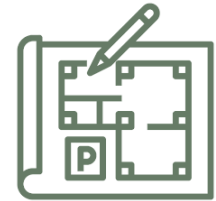


**Bob Colson**  
Senior Planner



# Project Objectives

- Rewrite Zoning Code
  - Assess Zoning Districts and Bulk Density Requirements
  - Downtown Overlay District
  - Review/Update St. Croix River Wild and Scenic Riverway and Shoreland Protection Overlay District
  - Review Permitted and Conditional Uses
  - Identify Nonconforming Situations – Identify Solutions
  - Provide Form-Based Concepts and Design Standards
  - Revise Off-Street Parking Requirements
  - Update Fence Requirements
  - Revise Landscape Requirements – Consider Green Infrastructure
  - Update Zoning Map



# Project Objectives

- Revise Sign Regulations
  - Identify primary issues regarding temporary signs and electronic message centers
  - Review other sections of municipal code that may have contradicting sign regulations and recommend revisions
  - Develop standards that are easy to understand and enforce and still work for businesses and residents
  - Ensure that the changes meet content-neutral sign requirements
  - Consult the WisDOT on any signage along State Highway 35 or Interstate 94.
- Update Subdivision Ordinance



# Timeline

- Scheduled up to 24 Months for the Project
- Completion by October, 2024
- Likely to be done early – programmed extra time
- Timeline may be revised as we go

# Proposed Public Engagement

1. Work with staff to develop website landing page
2. Initial press release announcing the project and directing them to contact information and landing page
3. Frequent social media posts
4. Monthly Plan Commission meetings
5. Send notifications to those that request them
6. Open House(s)
7. Review drafts with necessary committees
8. Public hearing

# Next Meeting

## Wednesday, January 4<sup>th</sup> Plan Commission

1. Zoning Code Elements Discussion
2. Identify trends for the Area
3. Review Historic Applications
4. Discuss Initial Plan Findings