

Village of Cambridge Plan Commission

Monday, January 11, 2021 – 6:30 P.M.

Due to the COVID-19 Pandemic, Including Federal, State and County Emergency orders limiting crowds, this meeting is being held via teleconference. You will be able to join the meeting any time after 6:20. Members of the Plan Commission and public may attend by:

Dial-in number (US): (727)731-3716

Access code: 6866292#

Online meeting ID: bgoeckner

Join the online meeting: <https://join.freeconferencecall.com/bgoeckner>

AGENDA

1. Call to Order / Roll Call.
2. Proof of Posting.
3. Approve Minutes from Plan Commission Meeting on November 9, 2020
4. Public Appearances:
5. New Business: Discussion and Possible Action regarding:
 - a. Kwik Trip Electronic Messaging Sign
 - b. Site Plan: Dancing Goat Rick House
 - c. Possible ordinance change – hotel/motel
6. Unfinished Business:
7. Correspondence: None
8. Any Other Such Business That Can Legally Be Brought Before the Committee for Consideration on Future Agendas/Questions or Comments for Staff:
9. Adjournment of Meeting

Note

- 1) Persons Needing Special Accommodations Should Call 423-3712 At Least 24 Hours Prior To The Meeting.
- 2) More Specific Information About Agenda Items May Be Obtained By Calling 423-3712.
- 3) Final Plan Commission Agendas Are Typically Posted By 4 Pm On The Friday Preceding The Regular Meeting At The Amundson Community Center, Cambridge Post Office, Cambridge News Office And Cambridge State Bank.

Lisa Moen, Village Administrator/Clerk/Treasurer

Village of Cambridge Plan Commission

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MINUTES

1. **Call to Order / Roll Call:** Chairperson Cunningham called the meeting to order at 6:30 p.m. Members present: Commissioner Michalski, Hollenbeck, Anderson, Wittwer and Cunningham. Members Absent: Commissioner Milsap. Others present: Lisa Moen, Administrator/Clerk/Treasurer; Mike Fenley, Fenley Total Inspections; Ted Matkom, Gorman; Mark McNally, Village President; Tony Guerra, Nathan Locke, Rob Tatro, Rob Warren Larry/Cheryl Gunseor, Mike Reiber, Cathy Yerges, Marcia Terrones, Ray Mattkin, Ian Calane, Dave/Andrea Massatti, Rick Griffin, Carolyn Terry, Francis Tyson, Chris Rea, Jeff Jeske, Dean Lund, Kayla Sipple, Sharon//Roger Erb, David Hargreave, Mark Weiss, Francis Tyson, Scott Jelle, Crystal Schneider, Joan Zarneke, Ross Neustedter, Erin Berge, Nick Maas; Aeryn Barry, Vicki/Ed Wagener, Ross Neustedter
2. **Proof of Posting:** The agenda was posted in the upper and lower levels of the Amundson Community Center, Cambridge Post Office, Hometown Bank and the Village website.
3. **Approve Minutes** from Plan Commission Meeting on October 12, 2020

Commissioner Wittwer made a motion to approve the minutes as presented, seconded by Commissioner Anderson. Motion carried.

4. Public Appearances:

5. **New Business:** Discussion and Possible Action regarding: None

6. Unfinished Business:

- a. **Village of Cambridge Ordinance No. 2020-04**, An ordinance amending section 17.28.070 of the Village of Cambridge Ordinances regarding Mixed Use Conditional Uses: Guests were allowed two minutes to share questions/concerns/comments. The following were all discussed: Development is too large; it is not a blighted area; it is the entrance to Cambridge; Smart Growth Plan states that apartments should be smaller scale and spread throughout the Village; has a traffic impact study been completed, a second entrance to HWY 12/18 would be needed; question on timing, is this being rushed; strategic plan; character/community; wrong location for this type of development; size/scale; general opposition to proposed ordinance change; increased number of youth; do we need to increase tax base; what is the demand for rentals; parking; impact statements; urban planning; not in Cambridge; not at this site; no parks/ sidewalks; quality of life; crime; eyesore.

Ted Matkom: willing to go to a smaller development, maybe 50 units, he would go back to the county for approval; if this moves forward would do more in depth market research and traffic study.

Discussion by Commission members: by doing an ordinance change it gives the Plan Commission and Village Board authority to look at each proposed project on its own merits; discussion that Smart Growth Plan can be changed – it is a long range plan that changes with time; Mixed Use vs. changing zoning – timing was a factor; Village was not a part of the planning, grant application, etc. They found out about the project when County money was allocated for it; approval of the ordinance change would not mean that this would automatically move forward, it would still need approvals at each step of the way- this would just be the first step; Would a variance be possible – no; Overview of the time line, the opening for Gorman to apply for tax credits.

Commissioner Wittwer made a motion to recommend to the Village Board approval of Village of Cambridge Ordinance 2020-04, Seconded by Commissioner Hollenbeck, to give the Village Board the opportunity to discuss this at greater length. Motion carried on a voice vote, with Commissioner Anderson voting in the negative.

7. Correspondence: None
8. Any Other Such Business That Can Legally Be Brought Before the Committee for Consideration on Future Agendas/Questions or Comments for Staff:
9. Adjournment of Meeting: Commissioner Anderson made a motion to adjourn, seconded by Commissioner Michalski. Motion carried. Chairperson Cunningham adjourned the meeting at 7:45 p.m.

Lisa Moen, Village Administrator/Clerk/Treasurer



La Crosse Sign Group

lacrossesign.com

1450 Oak Forest Drive • Onalaska, WI 54650 • 608-781-1450

2242 Mustang Way • Madison, WI 53718 • 608-222-5353

2502 Melby Street • Eau Claire, WI 54703 • 715-835-6189

December 28, 2020

Total Inspection Services
For Cambridge WI 53523

Sign Permit Application for Stop-N-Go/Kwik Trip #222/1507 at 424 W Main St:

Kwik Trip would like to replace the existing manual readerboard on the pylon sign with an electronic message center. The existing readerboard is 51" tall by 8' 1 1/4" wide or 34.4 square feet. The proposed replacement electronic message center is 49.25" tall x 7' 5 3/8" wide or 30.57 square feet so will be slightly smaller in size. The message center is pre-programmed to dim the brightness to the ambient lighting and can be programmed to display a message for a certain amount of time before changing to the next message. Please let us know what the village regulations are for this.

Please see the attached existing permitted sign and the proposed artwork to replace the readerboard with the message center.

Please let us know the permit fees owed and if any meetings need to be attended.

If you have questions or concerns please call Cindy Bluske (see contact information below).

*Thank you,
Brady Haugh*

LaCrosse Sign Group -home office 1450 Oak Forest Dr. / Onalaska, WI 54650 / Phone: 608-781-1450

LaCrosse Sign Group of Madison 2242 Mustang Way / Madison, WI 53718 / Phone: 608-222-5353

LaCrosse Sign Group of Eau Claire 2502 Melby St. / Eau Claire, WI 54703 / Phone: 715-835-6189

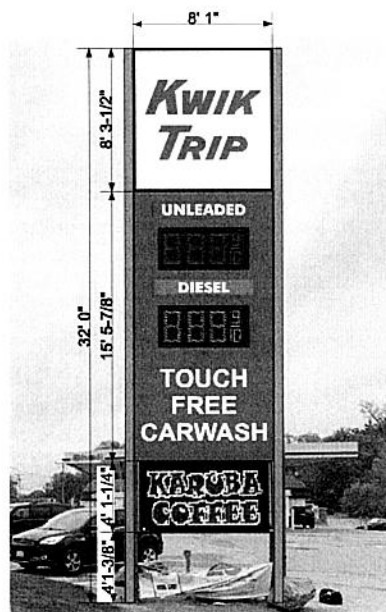
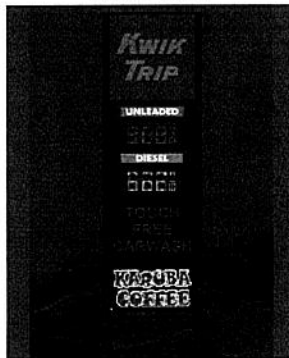
RETRO DOUBLE FACED PYLON

#1507 CAMBRIDGE, WI

EXISTING



NIGHT VIEW



Kwik Trip Faces
Have Lexan Faces
with Opaque
Background &
Translucent
Vinyl Graphics
24" PRICERS
Have Illuminated
Product with
Opaque
Background
Touch Free Is
Opaque Cut Vinyl

Daktronics EMC
108x216
10mm RGB
Actice SF 25.91
Overall SF 30.57

Using Existing
Poles

Overall Sign
SF 222.8

Approved by: _____ Date: _____ Landlord: _____ Date: _____

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**La Crosse
Sign Group**

1450 Oak Forest Drive • Onalaska, WI 54650 • 608-781-1450
2242 Mustang Way • Madison, WI 53718 • 608-222-5353
2502 Melby Street • Eau Claire, WI 54603 • 715-835-6169

DESIGN

Drawing by: Danielle Hadley
Sign Type: Retro Pylon
Date Created: 9/14/2020
Last Modified: 12/2/2020
Scale: 1/8" = 1'0"

SALES

Job Name: Stop N Go #222
Job Address:
424 W. Main St.
Cambridge, WI 53523
Salesperson: Cindy Blusko
Job Number: 109323

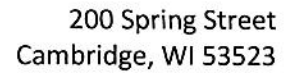
FILE

Revision Number:
Job File Location:
S:\1 - Kwik Trip\Cambridge, WI
1507\424 W Main St (SNG #222)
109323 - Aeg of SNG to KT
Cambridge\Design\1507
Cambridge Art 109323-3

COLOR KEY

① White Lexan
② Black (230-22)
③ Cardinal Red (230-53)
④ Slate Gray (230-61)
⑤

⑥ TBD
⑦
⑧
⑨
⑩
⑪
⑫



ATTACHMENTS: Email from Mike Reiber explain changes
Preliminary site plan for Rick House #2
Plans for Rick House #2

Lisa Moen

From: Mike Reiber <mreiber@dancinggoat.com>
Sent: Friday, January 8, 2021 1:55 PM
To: Lisa Moen
Subject: Cambridge Distilling Properties LLC / Dancing Goat Distillery LLC - Rick House #2
Attachments: 210108_Dancing Goat_Rick House No 2.pdf; 24,000 Barrel Warehouse.pdf; Preliminary Site Map for Rick House 4 1-2021.pdf

Lisa,

Good afternoon,

Here is the information that goes with the discussion that we had earlier this week. We are seeking the approval of the committee to our plan to build the next Rick House (#2) which will be roughly 3.2 times the size larger than the one we are currently building. The current Rick House #1, has a 7800 barrel storage capacity. The next Rick House will be designed with an estimated 24,500 barrel storage capacity. We are in the process of review with the state of Wisconsin DSPS, using the Kentucky Building Code 430 as a guide to develop and finalize plans in the engineering of the structure. Our scheduled Wisconsin DSPS Variance Request Review date with the State is Feb. 2, 2021.

Three variances are being sought:

- Fire Suppression - exclude
- Building height by type of Building
- Building Size by Square feet by type of Building

We do not seek any variance from the Village of Cambridge.

The preliminary dimension of the Proposed Rick House #2 is 95' wide x 194' long and 50'4" tall. (Approx. 20,000 sq./ft.) Final dimensions will be taken after the conclusion of the full design process.

In reference to the village height limit of 45', in PUD zoned height limit of 65', we believe that our proposed height of 50'4" is reasonable and modest.

Our current Rick House #1, has 5 levels, ground plus 4 working levels. Our next Rick House is planned to have 6 levels, ground and 5 working levels.

One major design difference will be the addition of 2 additional set of stairs, one set on each of the cardinal direction faces of the building. This is due to the increased size of the length of the structure. A limit of 150' travel distance is the guiding principal that justifies this change. Our current Rick House #1 (8,750 sq./ft.) is 77' x 117' in length, so that safety principal does not apply.

Village of Cambridge has expressed their support in this planning process and the Village Fire Department has reviewed our plan and also agreed with our plan and our contingency plans related to the Rick House structures.

Please let me know if you need any additional information from me.

Regards,



CAMBRIDGE DISTILLING PROPERTIES RICK HOUSE NO. 2

7780 Elmwood Ave., Suite 208 • Middleton, WI 53562 • 608.836.7570





CAMBRIDGE DISTILLING PROPERTIES RICK HOUSE NO. 2

7780 Elmwood Ave., Suite 208 • Middleton, WI 53562 • 608.836.7570





CAMBRIDGE DISTILLING PROPERTIES RICK HOUSE NO. 2

7780 Elmwood Ave., Suite 208 • Middleton, WI 53562 • 609.636.7570





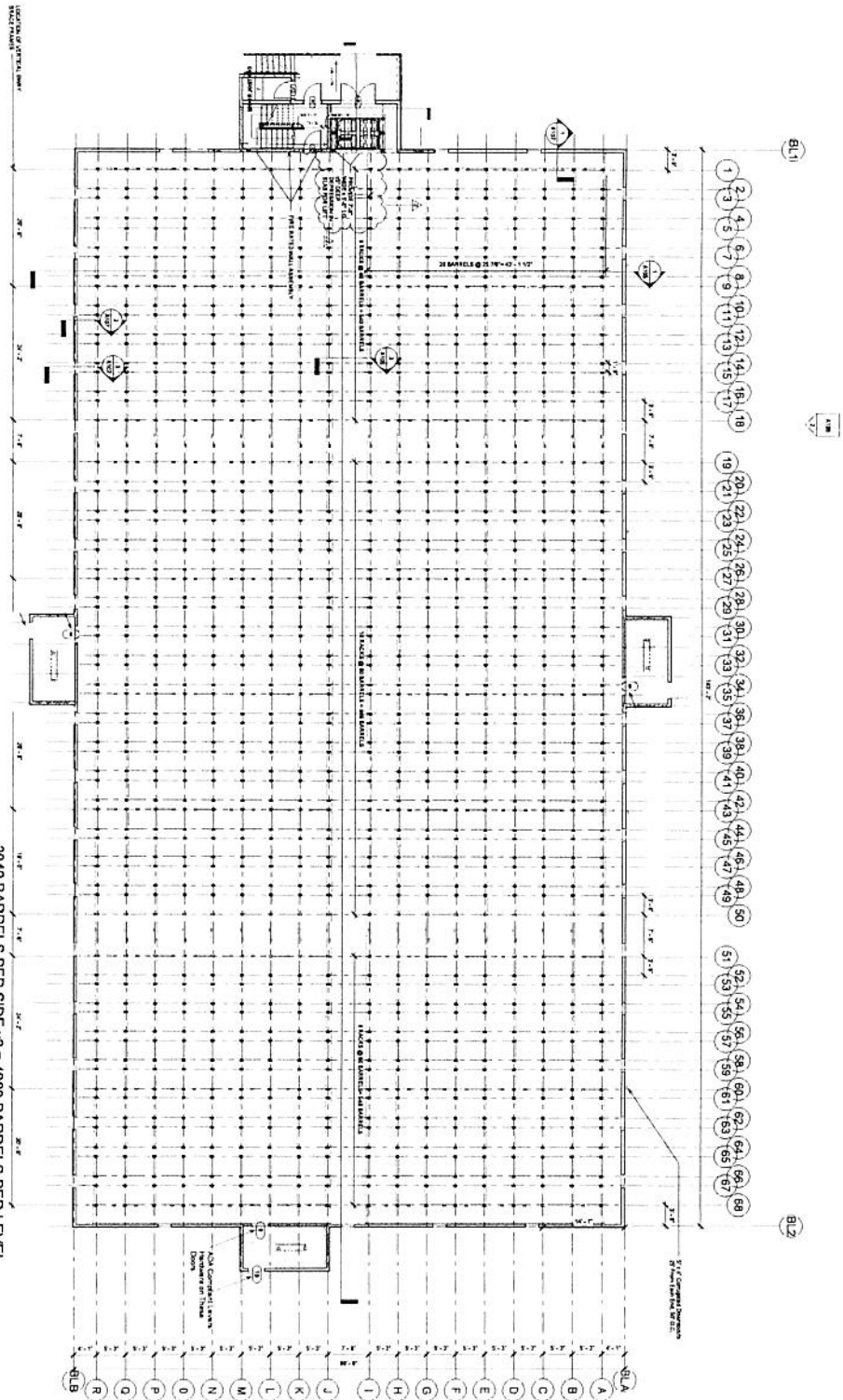
CAMBRIDGE DISTILLING PROPERTIES RICK HOUSE NO. 2

7780 Elmwood Ave., Suite 208 • Middleton, WI 53562 • 608.836.7570



FIRST LEVEL FLOOR PLAN

2040 BARRELS PER SIDE X2 = 4080 BARRELS PER LEVEL
6 LEVELS X 4080 = 24,480 BARRELS TOTAL



GENERAL CONTRACTORS

CONSTRUCTION MANAGERS

ENGINEERS

ARCHITECTS

PLANNING

LANDSCAPE ARCHITECTS

INTERIOR DESIGNERS

MECHANICAL ENGINEERS

ELECTRICAL ENGINEERS

CIVIL ENGINEERS

STRUCTURAL ENGINEERS

ENVIRONMENTAL ENGINEERS

SAFETY ENGINEERS

QUALITY ASSURANCE

CONSTRUCTION MANAGEMENT

GENERAL CONTRACTORS

CONSTRUCTION MANAGERS

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INTERIOR DESIGNERS

MECHANICAL ENGINEERS

ELECTRICAL ENGINEERS

CIVIL ENGINEERS

STRUCTURAL ENGINEERS

ENVIRONMENTAL ENGINEERS

SAFETY ENGINEERS

QUALITY ASSURANCE

NO.	DESCRIPTION	DATE
1	CONSTRUCTION OF THE FIRST LEVEL FLOOR PLAN	10/10/2015
2	CONSTRUCTION OF THE SECOND LEVEL FLOOR PLAN	10/10/2015
3	CONSTRUCTION OF THE THIRD LEVEL FLOOR PLAN	10/10/2015
4	CONSTRUCTION OF THE FOURTH LEVEL FLOOR PLAN	10/10/2015
5	CONSTRUCTION OF THE FIFTH LEVEL FLOOR PLAN	10/10/2015
6	CONSTRUCTION OF THE SIXTH LEVEL FLOOR PLAN	10/10/2015

NO.	DESCRIPTION	DATE
1	CONSTRUCTION OF THE FIRST LEVEL FLOOR PLAN	10/10/2015
2	CONSTRUCTION OF THE SECOND LEVEL FLOOR PLAN	10/10/2015
3	CONSTRUCTION OF THE THIRD LEVEL FLOOR PLAN	10/10/2015
4	CONSTRUCTION OF THE FOURTH LEVEL FLOOR PLAN	10/10/2015
5	CONSTRUCTION OF THE FIFTH LEVEL FLOOR PLAN	10/10/2015
6	CONSTRUCTION OF THE SIXTH LEVEL FLOOR PLAN	10/10/2015

GROUND LEVEL FLOOR PLAN

PLAN NO. A100

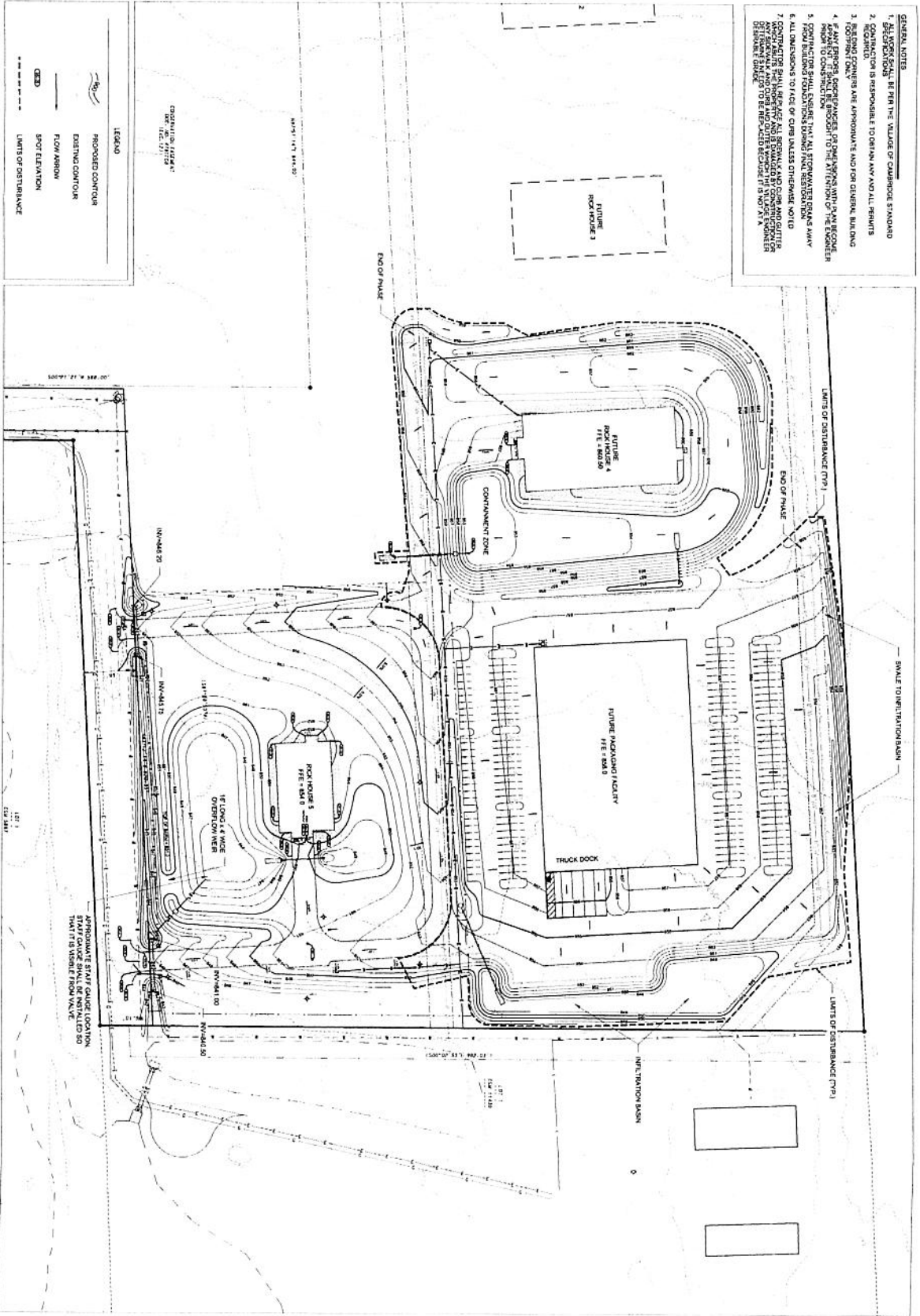
DATE 10/10/2015

BY [Signature]

CHECKED BY [Signature]

APPROVED BY [Signature]

- GENERAL NOTES**
1. THE CONTRACTOR SHALL BE FIRM THE VALUE OF CAMBRIDGE STANDARD 1.0.
 2. CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 4. ANY PROPOSED DISTURBANCES OR REMOVALS SHALL BE RECORDED PRIOR TO CONSTRUCTION.
 5. CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINAGE AWAY FROM THE PROJECT SITE IS MAINTAINED AND NOT OBSTRUCTED.
 6. ALL DISTURBANCES TO EXISTING OR NEW DRAINAGE CHANNELS SHALL BE REPAIRED TO ORIGINAL OR BETTER CONDITION.
 7. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR ANY DISTURBANCES TO EXISTING OR NEW DRAINAGE CHANNELS.



C:\Users\dsing\OneDrive\Desktop\Dancing Goat Full Site Grading.dwg, 12/22/2020 10:13:05 AM, DWG To PDF.pc3

SCALE: 1" = 60'

DATE: 12/22/20

REVISED:

FN: 20-05-108

Sheet Number:

EXHIBIT

RICK HOUSE 4 AND PACKAGING FACILITY GRADING PLAN

CAMBRIDGE DISTILLING PROPERTIES

LOCATED IN THE NE1/4 OF THE NW1/4 OF SECTION 33, T7N, R8E,
VILLAGE OF CAMBRIDGE, DANE COUNTY, WISCONSIN

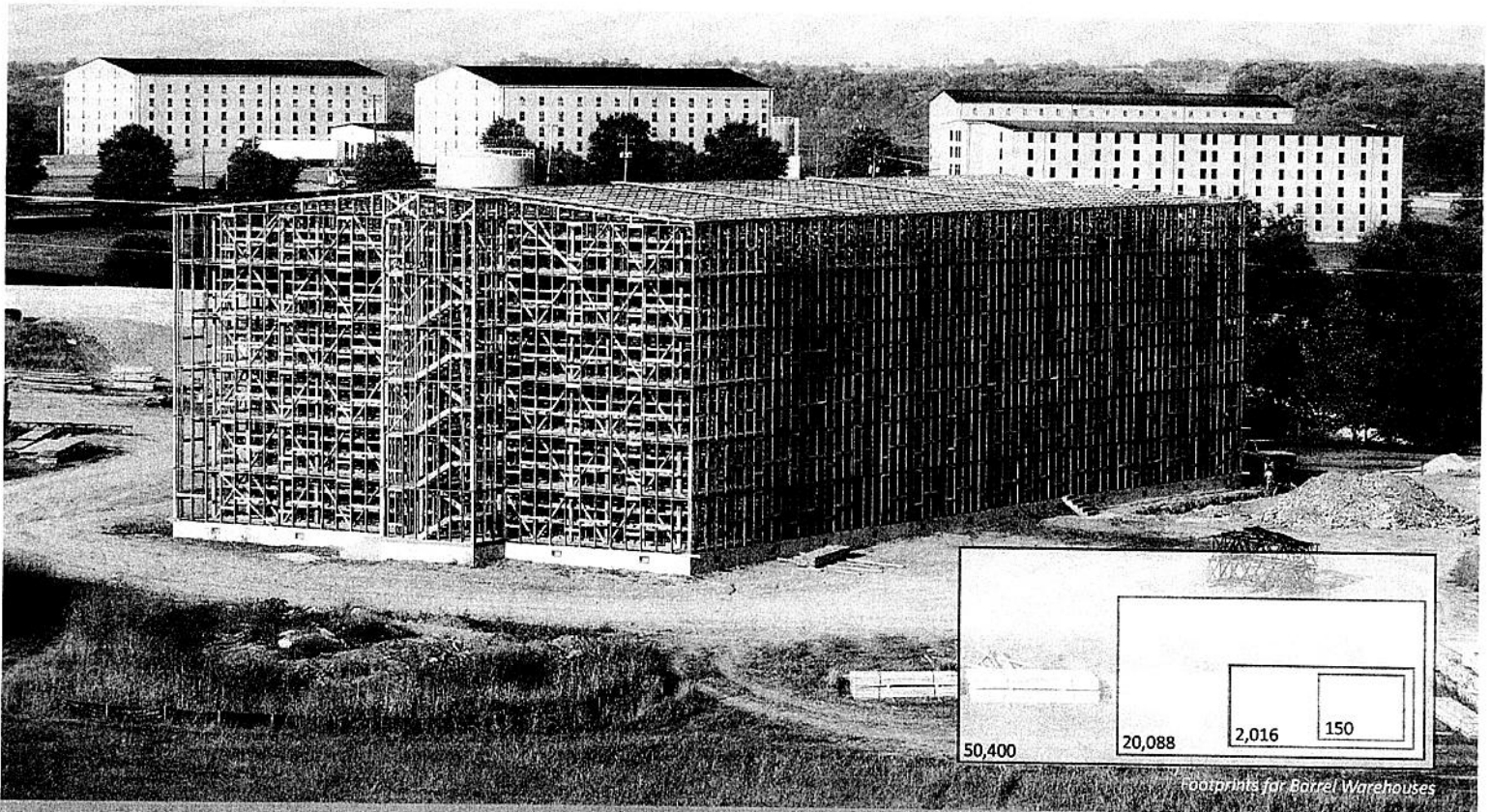
D'ONOFRIO KOTKE AND ASSOCIATES, INC.

1530 Greenwood Way, Madison, WI 53717

Phone: 608.835.1300 • Fax: 608.835.1058

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

BARREL WAREHOUSES OF ANY SIZE

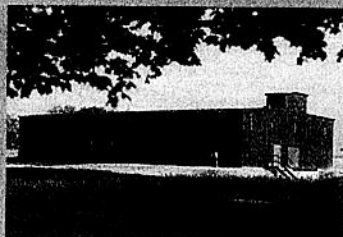


Barrel Capacity: 150

Width: 40 ft. 8 in.

Length: 50 ft.

One story high

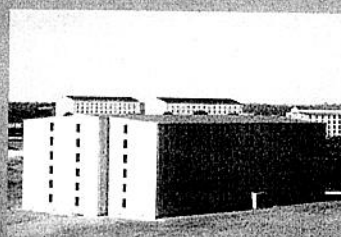


Barrel Capacity: 2,016

Width: 48 ft. 5.5 in.

Length: 108 ft.

Two stories high



Barrel Capacity: 20,088

Width: 90 ft. 5.25 in.

Length: 179 ft. 4.25 in.

Six stories high

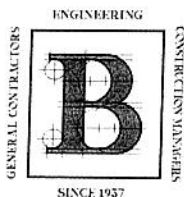


Barrel Capacity: 50,400

Width: 127 ft. 10 in.

Length: 278 ft.

Seven stories high



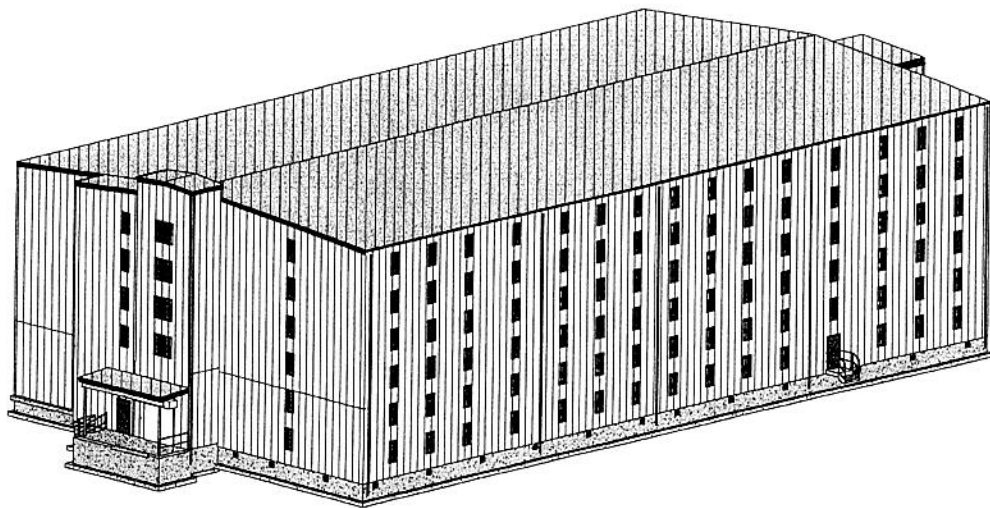
BUZICK
CONSTRUCTION INC.

SERVING THE DISTILLING INDUSTRY SINCE 1937.

In 1941, Buzick Construction finished construction on the first barrel storage warehouse for the Fairfield Distillery. From that point on, our company became and remains the "go-to" builder of barrel warehouses for all major bourbon distilleries.

In addition, our wide range of design/build experience gives us the expertise to customize to meet the unique needs of craft distilleries.

Barrel Storage Warehouse Design & Construction www.buzickconstruction.com



Good Morning Lisa,

I am reaching out to you with regards to the building in Cambridge @ 117 W. Main St. Just shy of 30 days ago my wife and I took the extensive risk of purchasing this building in an effort to preserve the historic identity of one of Cambridge's key Main Street icons. The 117W. Main St building is not only a key component of Main Street's historical identity but also serves as a critical structural component to the 115 W. Main building as well as 119 W. Main St. single story building. It is quite clear now that this building was likely in its final year of real viability to be restored and repurposed. As a result of massive holes in the roof at the rear of the building (the highest flow location for that low pitched design of roof), most of the draining precipitation was actually flowing into the building down the rear inside wall and rotting both the 2nd and 1st story floor components as well as spalling the interior brick layer of the building's southernmost wall.

Now with the old roof completely removed and the upgraded new roof fully installed with proper drainage components and the interior structural rework underway. It is our hope to repurpose this building into a boutique Hotel. Our intention is to preserve any and all original designs and reusable components in the building (excluding Plumbing and Electrical components) to present this place as a Historic Hotel where a guest could step straight into the 1920's/30's architecture and design space as a sanctuary from the modern grind we've all become accustomed to.

Our intent to present this as "The Cambridge Historic Hotel" and would provide a 6-unit facility with two additional common spaces for Guests and their local friends or relatives to gather for camaraderie.

Upstairs: The old Munson Law office will repurpose perfectly as a 504/sqft three room suite overlooking Main St. with windows to the North and the West. The old "Village Clerks office" (further south down the hall) would be an individual smaller suite of about 200 sqft when you include the newly attached bathroom. And the farthest south suite "The Old Salon" facing the Cambridge Community Center would be another single room but larger suite with a Kitchenette and a pair of beautiful southern viewing windows.

All of these Upstairs suites will be predominantly kept original with trim and plasterwork preserved and as many of the original doors as well as frosted glass windows repurposed as well.

1st Floor: The first floor would include an entry "Commons" that would feature a turn of the Century design open turning staircase entering from the 2nd floor. This 400+ sqft area would be very similar to what you see today with the creamery brick wall to the west and the wide board Douglas fir floors to be sanded and refinished but completely intact. These commons would serve as a gathering place for hotel guests and their friends or family to enjoy their morning coffee or their afternoon libation (supplied by their own means) and take in the activities of Cambridge's Main St.

Additionally, three rooms would be constructed in the back ¾'s of the building with a hallway mirroring the upstairs hallway along the East wall and turning to the back door access and a small patio/deck viewing the entrance to the CamRock Park trail. Each of the lower level suites would be appointed with trim and textures to mirror what was preserved upstairs and will be 240-300sqft.

All rooms would include their own designated bathroom and would be appointed with locally sourced Antique furniture and other design components. Each room will also have its own heat & air

conditioning supply, utilizing a modern unit that does not require us to cut any large holes in the beautiful brick walls. Instead utilizing a shared condensing unit to be located in the rear of the building.

Our target market would include:

- The many Bicyclists that travel to Cambridge for our CamRock trails to have the opportunity make a weekend of it and have a local lodging option within the trails view.
- Tourists that come to Cambridge for FireFest or any of our other Festivals to stay with us in town...vs. having to plan a late evening exit to another town with desired hotels or to have to head home.
- Wedding Families from the local Venues to rent multiple rooms or the entire facility for their weekend lodging needs and be in close proximity to Over the Vines, The Winery, Cambridge Country Club or Villa Buonincontro. (currently many of these families are staying in Fort Atkinson and now even Janesville and Madison due to inadequate space availability)
- Several Families within our small community expressed excitement that they now could have a location for the In-laws or Out-laws to stay that is close since they typically have had to send them to Fort Atkinson or Madison on the Holiday weekends.

All of these opportunities would place more shoppers on Main St. for our current retail environment and hopefully give a much needed shot in the arm to help our brave retail entrepreneurs prosper within their own retail shops.

In order to execute on this potential new business venture within Cambridge and in this building, we would require the consideration of the Planning Committee to Amend the current Zoning restrictions within the Business Central Zoning to allow for a Hotel with a Conditional Use Permit. It is our hope to have this idea presented at the next Planning Committee meeting for consideration. Then if approved we could immediately apply for a Conditional Use Permit under the newly adopted restrictions. So that we may proceed with architectural plans and seek out local contractor bids to make this complete and potentially open by the 2nd week of November 2021.

Mandi and I very much appreciate this opportunity to be heard and are very excited for the potential opportunity to be fellow entrepreneurs with all of our many friends here in Cambridge.

Sincerely,

Mandi & Tony Buonincontro

608-770-2750 | Mandi.buo@gmail.com

920-397-1705 | tbuonin742@yahoo.com

Villa Buonincontro - "Place of Good Encounter"

Chapter 17.28 - B-G GENERAL BUSINESS AND MIXED USE BUSINESS DISTRICTS

Sections:

Article I. - B-G General Business District

17.28.010 - Purpose.

The B-G district is intended to provide an area for the business and commercial needs of the community, especially those which can be most suitably located in a compact and centrally located business district.

(Prior code § 13-1-45(a))

17.28.020 - Permitted uses.

The following uses of land are permitted in the B-G district:

1. Paint, glass and wallpaper stores. [523]
2. Hardware stores. [525]
3. Department stores, variety stores, general merchandise stores. [53]
4. General grocery stores, supermarkets, fruit and vegetable stores, meat and fish stores and miscellaneous food stores. [54]
5. Candy, nut or confectionery stores. [544]
6. Dairy products stores, including ice cream stores. [545]
7. Retail bakeries, including those which produce some or all of the products sold on the premises, but not including establishments which manufacture bakery products primarily for sale through outlets located elsewhere or through home service delivery. [546]
8. Clothing and shoe stores. [56]
9. Furniture, home furnishings and floor covering stores. [57]
10. Restaurants, lunch rooms and other eating places, except drive-in type establishments. [5812]
11. Taverns, bars and other drinking places with permit by village board. [5813]
12. Drug stores and pharmacies. [591]
13. Liquor stores. [592]
14. Antique stores and secondhand stores. [593]
15. Sporting goods stores and bicycle shops. [5941]
16. Bookstores, not including adult books. [5942]
17. Stationery stores. [5943]
18. Jewelry and clock stores. [5944]
19. Camera and photographic supply stores. [5946]
20. Gift, novelty and souvenir shops. [5947]
21. Florist shops. [5992]

22. Tobacco and smokers' supplies stores. [5993]
23. News dealers and newsstands. [5994]
24. Wholesale merchandise establishments, only for retail items listed above; e.g. subsection 19 of this section would allow wholesale camera sales.
25. Banks and other financial institutions. [60-62]
26. Offices of insurance companies, agents, brokers and service representatives. [63-64]
27. Offices of real estate agents, brokers, managers and title companies. [65-67]
28. Retail laundry and dry cleaning outlets, including coin-operated laundries and dry cleaning establishments, commonly called laundromats and launderettes. Tailor shops, dressmakers' shops, and garment repair shops, but not garment pressing establishments, hand laundries, or hat cleaning and blocking establishments. [721]
29. Photographic studios and commercial photography establishments. [722]
30. Barbershops, beauty shops and hairdressers. [723-4]
31. Shoe repair shops and shoe shine parlors. [725]
32. Advertising agencies, consumer credit reporting, news agencies, employment agencies. [731-2, 735-6]
33. Duplicating, blueprinting, photocopying, addressing, mailing, mailing list and stenographic services. [733]
34. Computer services. [737]
35. Commercial parking lots, parking garages, parking structures. [752]
36. Watch, clock and jewelry repair services. [763]
37. Motion picture theaters, not including drive-in theaters. [7832]
38. Miscellaneous retail stores. [5999]
39. Offices of physicians and surgeons, dentists and dental surgeons, osteopathic physicians, optometrists and chiropractors, but not veterinarian's offices. [801-4]
40. Law offices. [811]
41. The offices, meeting places, and premises of professional membership associations; civic, social, and fraternal associations; business associations, labor unions and similar labor organizations; political organizations; religious organizations; charitable organizations; or other nonprofit membership organizations. [86]
42. Engineering and architectural firms or consultants. [891-3]
43. Accounting, auditing and bookkeeping firms or services. [8721]
44. Professional, scientific, or educational firms, agencies, offices, or services, but not research laboratories or manufacturing operations. [899]
45. The offices of governmental agencies and post offices. [91-92, 431]
46. Public transportation passenger stations, taxicab company offices, taxicab stands, but not vehicle storage lots or garages. [411-14]
47. Telephone and telegraph offices. [481-2]

(Prior code § 13-1-45(b))

The following are permitted as conditional uses in the B-G district; provided that no nuisance shall be afforded to the public through noise, the discharge of exhaust gases from motor-driven equipment, unpleasant odors, smoke, steam, harmful vapors, obnoxious materials, unsightly conditions, obstruction of passage on the public street or sidewalk, or other conditions generally regarded as nuisances; and provided that where operations necessary or incident to the proper performance of these services or occupations would tend to afford such nuisances, areas, facilities, barriers, or other devices shall be provided in such a manner that the public is effectively protected from any and all such nuisances. These uses shall be subject to the consideration of the plan commission with regard to such matters.

- A. The sale, service, repair, testing, demonstration or other use of piston-type engines or motors, or any type of device, appliance or equipment operated by such engines or motors. However, the number of unenclosed vehicles awaiting sale or repair shall be established by the plan commission. Enclosed vehicles shall be stored within a building or enclosed by a complete vision-barrier fence a minimum of six feet in height. Prior to construction, the materials proposed to be used for the fence and the fence design shall be approved by the plan commission. Such enclosure fences shall be maintained in such a manner so as not to constitute a nuisance. [753]
- B. The sale, service, repair, testing, demonstration or other use of radios, television sets, high-fidelity sound equipment, electronic amplifiers, stereophonic sound systems, musical instruments, or other such devices. [762]
- C. Establishments engaged in the sale, service, repair, testing, demonstration or other use of motor-driven bicycles, commonly called motorbikes; with the provision that such activity, when carried out in an establishment which also engages in the sale, repair or other operations with nonmotor-driven bicycles, shall constitute a separate and distinct use insofar as the intention of this chapter is concerned. [7699]
- D. Establishments engaged in the sale, servicing, repairing, testing, demonstration, or other use of electrical household appliances, including washing machines, vacuum cleaners, dishwashers, irons, toasters, or similar household appliances. Establishments engaged in the sale, servicing, repairing, testing, demonstration, or other use of household electrical refrigerators, freezers, air conditioners, other self-contained refrigeration units, or other similar appliances or equipment; provided further, specifically, that areas and facilities for operating, repairing, loading, unloading and storage of such appliances or equipment shall be provided in a manner which affords no nuisance of obstruction, or of the discharge of unpleasant or harmful vapors or liquids, or of unsightly conditions to the public. [762]
- E. Miscellaneous repair shops and related services. [769]
- F. Garment pressing establishments, hand laundries, hat cleaning and blocking shops and coin-operated dry cleaning establishments. [721]
- G. Reupholstery and furniture repair.
- H. Establishments engaged in the publishing and printing of newspapers, periodicals or books. [2711]
- I. Dwelling units, provided that no dwelling shall be permitted below the second floor and business uses are not permitted on any floor above the ground floor, except in those buildings or structures where dwelling units are not established.
- J. The parking of trucks as an accessory use, when used in the conduct of a permitted business listed above in this section, shall be limited to vehicles of not over fourteen thousand (14,000) pounds gross vehicle weight when located within one hundred fifty (150) feet of a residential district boundary line.

- K. Farm supplies, wholesale trade. [5191]
- L. Mini-warehousing facilities not including retail sales to customers on site.
- M. Stores for the retail sales of automotive parts and accessories.

(Ord. 132, 1999; prior code § 13-1-45(c))

17.28.040 - Lot, yard and building requirements.

- A. Lot Frontage. Minimum sixty (60) feet.
- B. Lot Area. Minimum six thousand (6,000) square feet.
- C. Principal Building.
 - 1. Front yard: minimum twenty-five (25) feet;
 - 2. Side yard: minimum ten (10) feet;
 - 3. Rear yard: minimum twenty (20) feet.
- D. Building Height. Maximum forty-five (45) feet.
- E. Percent of Lot Coverage. Maximum ninety (90) percent.
- F. Lot Area per Dwelling Unit. Minimum two thousand seven hundred (2,700) square feet.
- G. Alley. Minimum fifteen (15) feet.

(Prior code § 13-1-45(d))

Article II. - Mixed Use Business District

17.28.050 - Purpose

The mixed use business district is intended to provide for the orderly and attractive group of buildings which encompass more than one type of non-industrial business use which are compatible from a traffic, density, and general use standpoint, and which do not include large scale, intensive retail uses (e.g., buildings over thirty thousand (30,000) square feet).

(Ord. 2004-03 § 4 (part); prior code § 13-1-52A)

17.28.060 - Permitted uses.

- A. General office.

(Ord. 2004-03 § 4 (part); prior code § 13-1-52A)

(Ord. No. 2009-08, 8-18-2009)

17.28.070 - Conditional uses.

- A. Retail sales and service—less than thirty thousand (30,000) square feet gross leasable area (GLA).
- B. Restaurants (with or without drive-through).
- C. Offices and clinics, which may include veterinary clinics provided that no structure or animal enclosure shall be located closer than three hundred (300) feet to a property boundary.
- D. Lodging (hotels and motels).

- E. Vehicle sales and services, including fuel sales (fueling islands, storage tanks and accessory equipment shall not be within thirty (30) feet of a street right-of-way as measured from the property line).

(Ord. 2005-05 (part); Ord. 2004-03 § 4 (part); prior code § 13-1-52A)

17.28.080 - Lot, yard, and building requirements.

- A. Lot Frontage. Minimum eighty (80) feet.
- B. Lot Area. Minimum twelve thousand (12,000) square feet.
- C. Front Yard. Minimum thirty-five (35) feet.
- D. Side Yards. Minimum ten (10) feet.
- E. Rear Yard. Minimum thirty (30) feet.
- F. Building Height. Maximum thirty-five (35) feet.
- G. Percentage of Lot Coverage. Maximum forty (40) percent.

(Ord. 2004-03 § 4 (part); prior code § 13-1-52A)

Chapter 17.40 - B-C CENTRAL BUSINESS DISTRICT

Sections:

17.40.010 - Purpose.

This district is designed to accommodate those retail, service and office uses characteristic of the original "downtown" area of the village.

(Prior code § 13-1-48(a))

17.40.020 - Permitted and conditional uses.

Permitted and conditional uses and buildings allowed in the B-G general business district.

(Prior code § 13-1-48(b))

17.40.030 - Lot, building and yard requirements.

The maximum height, side, front and rear yards, minimum lot width and parking for new or converted buildings can correspond with typical existing development layout of the district provided the plan commission determines such development is in keeping with the purposes, design and character of the central business district and is architecturally compatible with the downtown area.

(Prior code § 13-1-48(c))