

ORDINANCE – 2016-12

AN ORDINANCE AMENDING THE ZONING MAP TO REZONE
PARCELS SU-569, & SU-964-A-11 THRU 964-A-64 FROM BUSINESS TO
BUSINESS W/PDD OVERLAY

The Village Board of the Village of Suamico do ordain as follows:

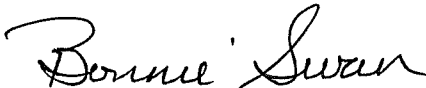
SECTION 1. – That the Official Zoning Map, of the Village of Suamico, is hereby amended to rezone parcels SU-569, SU-964-A-11 thru 964-A-64 from Business to Business with a Planned Development District overlay.

SECTION 2. – The Planned Development District overlay shall be as described in the attached document

SECTION 3. – This ordinance shall take effect and be in full force from and after its passage and posting.

Adopted this 17th day of October 2016.


Laura Nelson, Village President

Attest: 
Bonnie Swan, Village Clerk

Gribble aye
Andrews aye
VanRossum aye
Rodan aye

Eckert aye
Schneider aye
Nelson aye

Date Posted: _____

Planned Development District- SU-569

The following standards and requirements shall govern the Planned Development District(PDD) for all of parcel SU-569. All uses, development, and operations within the boundaries of this PDD shall comply.

1. **Permitted Uses.** The following uses shall be considered for this PDD
 - a. Marina & related activities
 - b. Boat sales & leasing
 - c. Boat & trailer service, repairs & maintenance; no major fiberglass/painting repairs
 - d. Boat detailing
 - e. Boat storage
 1. Inside, limited by fire codes
 2. Outside, no stacking allowed
 - f. Fuel supply to marina customers/members
 - g. Club house for marina customers/members
 - h. Residential, as part of transition from sales & service
2. **Development Standards:**
 - a. **Building Height Limitations:** Principle and accessory buildings shall not exceed 35 feet in height.
 - b. **Existing Site Development:** The existing site consists of 4 buildings
 - 27,500sq ft storage building
 - 2,360sq ft office and club house
 - 2,500sq ft repair shop
 - 3,800sq ft residential duplex
 - c. **Future Site Development**
 - Removal of the residential units to allow the construction of a 90ft x 120ft Showroom
 - Addition of an additional shop stall
 - Addition to the current office for additional office space, parts and accessory areas
 - Boat ramp for marina/club use
 - 18 unit, residential condos
 - d. **Setbacks:** All buildings/structures shall meet the following setbacks:
 - A minimum 35ft setback from any right-of-way.
 - A minimum 10ft setback from any side or rear yard
 - A minimum 50ft setback from the ordinary high water mark
 - e. **Visual Aspects:** The overall design shall provide for the appearance of external unity throughout the development, whereby building elevations and materials used therein shall reinforce rather than hamper the design harmony. As such, all buildings must meet the following standards:
 - Any and all additions or improvements to the development shall be similar in style and finish to existing
 - New showroom shall be a standing seam roof and semi-concealed fastener metal panel side walls or masonry construction.

- Additions to the existing office shall be of materials similar in style and color to existing or masonry.
 - Colors shall be earth tones.
 - The Village Board and Design Review Committee shall approve building plans.
 - A security &/or a privacy fence of 8ft in height shall be installed at the right-of-way on the south side and at minimum, return to the existing storage building on the west side. Required fencing shall approved by the Village. Chain link not allowed in required area.
 - Residential condo building design to be approved by the Village Board
- f. **Street Design and Improvement Requirements:** No street improvements are required as part of any development under this PDD
- g. **Access:** Vehicular access to the existing site shall be limited to existing driveways shown on the approved site plan. Changes to the access plan shall not be permitted, unless approved by the Village of Suamico.
- h. **Parking:** Parking areas shall be contained with-in the development.
- All parking areas shall be paved.
 - **Landscaping:** Existing site vegetation shall be maintained to the extent possible.
- i. **Lighting:** The location and design of all outdoor lighting shall comply with the approved site plan and the following requirements:
- All lot lighting must be confined to the development, and to be dark sky compliant.
- j. **Signage:** All signage shall comply with the requirements of Article 16 of the Suamico Zoning Ordinance, and shall meet the requirements of the Suamico Design Review Committee, except as otherwise specified as follows:
- No electronic message center
 - Two (2) ground signs shall be permitted for a combined total of 85 square feet per side.
- **Building Signage:**
 - Maximum 100 square feet wall signage on new showroom.
 - All other signage shall be limited to existing size.
 - **Hours of Operation:**
 - 24/7 for boats/watercraft using docks
 - Sales and service operations limited to 7am to 7pm
 - Drop in/ launching services limited to 9am to 9pm