



GRAFTON
QUALITY LIFE. NATURALLY.

Town of Grafton Ordinance No. 2014-03

**AN ORDINANCE AMENDING TITLE 9, CHAPTER 1, ZONING,
OF THE CODE OF ORDINANCES, TOWN OF GRAFTON, WISCONSIN,
ADDITION OF O-1 OFFICE DISTRICT TO ZONING DISTRICTS**

WHEREAS, it is deemed to be in the best interest of the Town of Grafton that the Municipal Code of the Town of Grafton be further modified and amended in the manner hereinafter more particularly set forth; and

WHEREAS, a Notice of Public Hearing before the Town Plan Commission was duly published in the *Ozaukee Press* on April 17, 2014, and April 24, 2014; and

WHEREAS, a Public Hearing was held before the Town Plan Commission on May 7, 2014, regarding the proposed Amendments to the Town's Code of Ordinances; and

WHEREAS, based on the above, it is deemed to be in the best interest of the Town of Grafton that the Municipal Code of the Town of Grafton be further modified and amended in the manner hereinafter more particularly set forth below.

NOW, THEREFORE, the Town Board of the Town of Grafton does hereby ordain as follows:

Section 1:

Section 9.1.3 of the Town of Grafton Code of Ordinances is hereby amended as provided below by adding the following new section 9.1.3.23:

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9.1.3.23 O-1 Office District

The O-1 Office District is intended to provide for the orderly and attractive development of office and other similar uses along the STH 60 corridor.

(A) Permitted Uses.

- (1) Physical therapy office
- (2) Dentist
- (3) Medical-related uses
- (4) Chiropractor
- (5) Attorney
- (6) Accountant/Tax Preparation
- (7) Mailing Service
- (8) Insurance Office
- (9) Real Estate Office
- (10) Government Office
- (11) Appointment-based Professional Services
- (12) Other Similar Professional Services
- (13) Banks without a Drive-Thru Component

(B) Permitted Accessory Uses

- (1) Off-street parking and loading

(C) Lot Area and Width.

- (1) Lots shall have a minimum of 40,000 square feet and shall be not less than 120 feet in width at the building setback line. Corner lots shall provide a lot width of not less than 135 feet at the building setback line.

(D) Building Height.

- (1) No building or parts of a building shall exceed 42 feet in height.

(E) Yards.

- (1) A minimum street yard (setback) of 50 feet from the highway or road right-of-way shall be required.
- (2) A minimum shore yard of 75 feet from the high-water elevation of any navigable water shall be required.
- (3) There shall be a side yard on each side of all structures not less than 20 feet in width.
- (4) There shall be a rear yard of not less than 25 feet.

(F) Design Standards.

- (1) Natural materials such as brick or stone are recommended for primary and accessory buildings. All facade orientations and architectural qualities shall be treated as equally important to the public view. Layering of facades or other special features shall be incorporated to define entrance areas, corners, and links to other buildings or public places. Materials shall be aesthetically compatible with other buildings in the immediate area.

- (2) See Title 7, Chapter 6, TGO for sign provisions.
- (3) Service, delivery, and waste disposal areas shall be located in the rear of buildings and can be visible from public areas but shall be (a) designed as visually attractive components of these areas or (b) visually separated from such areas. All refuse shall be stored in covered containers and must be stored in a screened and secured area. Design shall be compatible with that of the principal building. High quality solid gates for trash enclosures are required. There shall be no outdoor storage or display of materials, equipment, or merchandise.
- (4) Create significant landscapes between buildings that encourage active use along the public rights-of-way and may also serve as buffers when adjacent to residential districts. Landscape elements shall be grouped together to create significant places such as groves or gardens. The minimum landscape requirements for any parcel within the Business District are as follows:
 - a. Landscape Bufferyard.
 - i. The landscape bufferyard is defined in this district as the 20-foot wide area immediately abutting the property line of residential districts. Plantings in the bufferyard will be arranged so they provide a full linear screening effect throughout the length of the bufferyard. Native plants are encouraged. For each 100 feet of length of landscape bufferyard (including percentages) the following landscaping is required within the bufferyard:
 - 1. Two (2) Shade/Canopy trees with at least a two-inch (2") caliper at the time of planting.
 - 2. Four (4) Evergreen or Ornamental trees with at least a one and one half-inch (1½") caliper or height of four feet (4') at the time of planting.
 - 3. Eighteen (18) shrubs at least two feet (2') in height at the time of planting.
 - b. General Landscaping.
 - i. In addition to the requirements in the landscape bufferyard, general landscaping is also required on the remainder of the lot, including within the parking lot. Native plants are encouraged. The number of trees and shrubs required is based on the area of the lot not defined as a landscape bufferyard or occupied by a building. The area of the lot to be used for additional landscaping calculation = total area of lot – (landscape bufferyard area + total building footprint). The resulting acreage shall be multiplied by each of the following to determine the minimum required landscaping per acre:

elements where feasible. Off-street parking areas shall include distinctive paving patterns and material changes to identify pedestrian paths, special crossing areas, and entrances to the space from surrounding development. Applicants are encouraged to pave off-street parking areas, driveways, and loading areas with porous, light-colored paving materials (e.g. concrete or brick pavers), provided that the material meets the requirements of 9.1.5.01(D). Edges of off-street parking areas shall be set back a minimum of 6 feet from all lot lines. Off-street parking areas with more than ten (10) stalls shall have at least ten percent (10%) of the interior parking area landscaped, preferably through the use of bioswales. Such interior parking area landscaping can be counted towards the general landscaping requirements.

- (10) The maximum height for all light poles shall be 20 feet. Luminaries shall be of a cut-off type that direct light downward. Decorative lights are required with cut-offs when the property is adjacent to a residential area.
- (11) Along side yard edges, the plan shall be designed to include options for links between sites that contain off-street parking areas open to the public for general business purposes. Such options shall be created when an off-street parking lot, or a driveway servicing a lot, is located adjacent to the edge of the site. Such options shall consist of driveway alignments and parking alignments designed to facilitate vehicular movement by the general public from one site to the other, across the side yard edge separating the lots.
- (12) Limit the number of vehicular access drives serving a lot or parcel as well as vehicular access to any adjoining arterial, collector, or minor street. Permitted vehicular access drives should incorporate gateway features with materials similar to those used on the primary structure. Such gateways and entrances shall be designed so as to allow for sufficient sight lines for traffic movement.
- (13) Plans and Specifications to be Submitted to Plan Commission and Board of Supervisors.

 - a. To encourage a business environment that is compatible with the residential character of the Town, building permits for permitted uses, permitted accessory uses and conditional uses in the Office District shall not be issued without review and approval of the Town of Grafton Plan Commission in accordance with the design standards set forth in Section 9.1.3.09(G) of this Chapter. Said review and approval shall be concerned with general layout, building plans, lighting, ingress and egress, parking, loading and unloading, landscaping, open space utilization, and stormwater management plan.

- b. Applicants can request requirements for plan and specification submissions from the Town Clerk/Planner.

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Section 2:

Section 9.1.4 of the Town of Grafton Code of Ordinances is hereby amended as provided below by adding the underlined language and renumbering the remaining sections:

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9.1.4.13 O-1 Office District

The following office uses shall be conditional uses and may be permitted in the O-1 Office District:

- (A) Veterinary Clinic
- (B) Indoor Equipment Rental
- (C) Daycare
- (D) Salon
- (E) Gym
- (F) Yoga Studio
- (G) Funeral Home
- (H) Religious Institutions
- (I) Other Personal Services
- (J) Other Office Uses

9.1.4.1314 Mineral Extraction

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9.1.4.1415 Recreational Uses

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9.1.4.1516 Energy Conservation Uses

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9.1.4.1617 Unclassified Uses are Prohibited.

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9.1.4.1718 Termination

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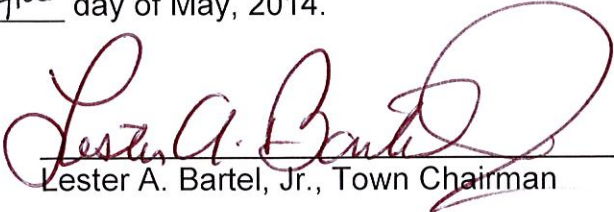
Section 3:

Except as hereinabove specifically modified and amended, the Code of Ordinances, Town of Grafton, Wisconsin, shall remain in full force and effect exactly as originally adopted and previously amended. All ordinances or parts of ordinances inconsistent with or in contravention of the provisions of this Ordinance are hereby repealed.

Section 4:

This Ordinance shall take effect and be in full force from and after its passage and publication or posting.

Adopted by the Town Board of the Town of Grafton, Ozaukee County, Wisconsin, at its regularly scheduled meeting on this 14th day of May, 2014.


Lester A. Bartel, Jr., Town Chairman


Amanda L. Schaefer, Town Clerk

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