



Architectural Review Board/
Planning Commission
Monday, February 15
5:30 PM

Agenda

LOCATION OF MEETING: 96 RUSSELL DRIVE- WITH A VIRTUAL GOTO MEETING OPTION

MEETING ID NUMBER: 560-812-813

CALL IN: (toll free) 1 866 899 4679

MEETING LINK: <https://global.gotomeeting.com/join/560812813>

NOTICE: Pursuant to the current recommendation of the Center for Disease Control and Prevention limiting the size of public gatherings and the various federal and state orders implementing that recommendation, this meeting will be offering a virtual option through the **GoToMeeting** platform with each member accessing the meeting remotely.

1. Call to Order, Roll Call
2. Reviewing Ordinance Modification for Sec. 38-68: Residential R-1, Sec. 38-70: Residential R-2, Sec. 38-71: Residential R-3, & Sec. 38-72: Residential R-4 Building Requirements. Possible recommendation to the Village Board.
3. Discussion on Residential Zoning; Creating a New Residential Zone or Modifying a Current Residential Zone.
4. Adjourn.

Notice is hereby given that a majority of the members of the Random Lake Village Board may attend this meeting to gather information about a subject over which they have decision-making responsibility.

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Sec. 38-68. - R-1 Single-Family Residential District.

The R-1 district is intended to provide a quiet, pleasant and relatively spacious living area for single-family dwellings, protected from traffic hazards and intrusion of incompatible land uses.

- (1) *Permitted uses.*
 - a. One-family dwellings.
 - b. Two- and three-family dwellings existing on the effective date of the ordinance from which this division is derived.
- (2) *Conditional uses.*
 - a. Churches, synagogues and similar places of worship and instruction, including parsonages.
 - b. Municipal buildings, except sewerage disposal plants, garbage incinerators, public warehouses, public garages, public shops and storage yards and penal or correctional institutions and asylums.
 - c. Utility offices, provided there is no service garage or storage yard.
 - d. Public, parochial and private elementary and secondary schools.
 - e. Public parks, recreation areas, playgrounds and village centers.
 - f. Home occupations and professional offices.
- (3) *Lot, yard and building requirements.*
 - a. Lot frontage minimum: 100 feet.
 - b. Lot area minimum: 8,000 square feet.
 - c. Principal building:
 1. Front yard minimum depth: 25 feet.
 2. Side yards minimum: total, 15 feet; minimum side, seven feet.
 3. Rear yard minimum: 25 feet.
 4. Building height maximum: 35 feet.
 5. Floor area minimum:
 - (i) Single-story dwelling: 1,500 square feet.
 - (ii) Bi-level, tri-level or two-story dwelling: 1,000 square feet, on ground floor, with a total minimum of 1,700 square feet.
 - (iii) Dwellings existing on the effective date of March 1, 2004: 1,200 square feet.
 6. *All principal buildings shall have horizontal siding. Horizontal siding panels shall not exceed a maximum width of 12 inches. Effective*
 - d. Accessory buildings:
 1. General.
 - (i) Front yard minimum: 25 feet plus depth of principal building.
 - (ii) Side yards minimum: five feet.
 - (iii) Rear yard minimum: five feet.
 - (iiii) *All accessory buildings shall have horizontal siding. Horizontal siding shall match the color and size of the siding of the principal building and shall not exceed a maximum width of 12 inches. Effective*

2. Garage.

- (i) Maximum area: 1,000 square feet, or 60 percent of building area, whichever is greater.
- (ii) Minimum area: 500 square feet.
- (iii) Every dwelling unit shall have a garage, which shall be completed before occupancy.
- (iv) Detached garages may not have living quarters above. Wall height shall not exceed ten feet, roof pitch cannot exceed the pitch of principal building.
- (v) Attached garages may have living quarters above. Total height of attached garages cannot exceed 35 feet.
- (vi) No garage shall be constructed with exterior metal walls. However, metal siding is permitted, so long as ~~each horizontal siding panel does not exceed a maximum width of 12 inches.~~ *as the siding matches the color of the principal building and each panel does not exceed a maximum width of 12 inches in accordance to the ordinance governing principal buildings. Effective*
- (vii) Each dwelling unit shall not have more than one garage.

3. Garden shed.

- (i) Maximum area: 150 square feet.
- (ii) Building height maximum: 15 feet.
- (iii) Only one garden shed per dwelling unit. Two garden sheds, one at street level with a five-foot setback and one at lake level, are allowed only on the following properties due to topographical features of the lot: 77 Hwy. 144, 79 Hwy. 144, 75 Hwy. 144, and all properties with lake frontage on Stark Road to the east end as it exists or may be extended.
- (iv) Sheds constructed exclusively from metal or plastic materials or constructed with a barn style roof are prohibited.
- (v) All sheds must be architecturally compatible with the exterior appearance of the main structure or building. *All garden sheds shall have horizontal siding that matches the color and size of the siding of the principal building. Horizontal siding shall not exceed a maximum width of 12 inches. Effective*

e. Off-street parking: minimum two spaces per unit.

(4) Driveways and driveway curb cuts.

- a. All driveways must be hard surfaced and constructed within one year of occupancy. The term "hard surfaced" shall be defined as concrete, asphalt or brick paving. Additionally, a driveway apron, consisting of the first five feet of driveway extending onto the property from a public roadway shall be constructed from concrete, shall be at least six inches thick and shall be constructed with tapered sides. No property shall have more than one driveway.
- b. Plans for driveways and curb cuts shall be submitted as part of the plot plan for review by the architectural review board. Curb cuts shall be made prior to commencement of any construction. Curb cuts shall be saw cut or full replacement of curb shall be required. No mounding of dirt or gravel in the gutter shall be allowed to provide access to the construction site.

(Ord. No. 1-04, § I, 3-1-2004; Ord. No. 6-04, § 1, 8-2-2004; Ord. No. 6-2015, 7-6-2015; Ord. No. 06-2016, 7-18-2016)

Sec. 38-70. - R-2 Two-Family Residential District.

The R-2 district is intended to provide a quiet, pleasant and relatively spacious living area for single-family, and two-family dwellings protected from traffic hazards and intrusion.

(1) *Permitted uses.*

- a. Uses permitted in the R-1 district.
- b. Boardinghouses, up to four paying guests or boarders, including bed and breakfast establishments.
- c. Existing multifamily dwellings.

(2) *Conditional uses.*

- a. Conditional uses permitted in the R-1 district.
- b. Funeral homes.
- c. Public hospitals and rest homes.
- d. Private clubs, fraternities and lodges, except those whose chief activity is customarily carried on as a business.

(3) *Lot, yard and building requirements.*

- a. Single-family dwellings. Same as for R-1 district.
- b. Two-family dwellings.
 1. Lot frontage minimum: 100 feet.
 2. Lot area minimum: 10,000 square feet.
- c. Principal building:
 1. Front yard minimum: 25 feet.
 2. Side yards minimum: ten feet.
 3. Rear yard minimum: 25 feet.
 4. Building height maximum: 35 feet.
 5. Floor area minimum (per dwelling unit):
 - (i) Dwellings existing on December 31, 1997: 960 square feet.
 - (ii) Dwellings existing on effective date of March 1, 2004: 1,150 square feet.
 - (iii) Dwellings constructed after March 1, 2004: 1,200 square feet.

6. All principal buildings shall have horizontal siding. Horizontal siding panels shall not exceed a maximum of 12 inches. Effective.
- d. Accessory building:
 1. General.
 - (i) Front yard minimum: 25 feet plus depth of principal building.
 - (ii) Side yards minimum: five feet.
 - (iii) Rear yard minimum: five feet.
 - (iiii) *All accessory buildings shall have horizontal siding. Horizontal siding shall match the color and size of the siding of the principal building and shall not exceed a maximum width of 12 inches. Effective*

2. Garage.

- (i) Maximum area: 700 square feet or 60 percent of the building area of the residence, whichever is greater.
- (ii) Minimum area: 300 square feet per dwelling unit.
- (iii) Every dwelling unit shall have a garage, which shall be completed before occupancy.
- (iv) Detached garages may not have living quarters above. Wall height shall not exceed ten feet, roof pitch cannot exceed the pitch of principal building.
- (v) Attached garages may have living quarters above. Total height of attached garages cannot exceed 35 feet.
- (vi) No garage shall be constructed with exterior metal walls. However, metal siding is permitted, so long as ~~each horizontal siding panel does not exceed a maximum width of 12 inches.~~ *the siding matches the color of the principal building and each panel does not exceed a maximum width of 12 inches in accordance to the ordinance governing principal buildings. Effective*
- (vii) Each dwelling unit shall not have more than one garage.

3. Garden shed.

- (i) Maximum area: 150 square feet.
- (ii) Building height maximum: 15 feet.
- (iii) Only one garden shed per dwelling unit.
- (iv) Sheds constructed exclusively from metal or plastic materials or constructed with a barn style roof are prohibited.
- (v) All sheds must be architecturally compatible with the exterior appearance of the main structure or building. *All garden sheds shall have horizontal siding that matches the color and size of the siding of the principal building. Horizontal siding shall not exceed a maximum width of 12 inches. Effective*

4. Off-street parking: minimum two spaces per unit.

(4) Driveways and driveway curb cuts.

- a. All driveways must be hard surfaced, and constructed within one year of occupancy. The term "hard surfaced" shall be defined as concrete, asphalt or brick paving. Additionally, a driveway apron, consisting of the first five feet of driveway extending onto the property from a public roadway, shall be constructed from concrete, shall be at least six inches thick and shall be constructed with tapered sides. Maximum quantity of one driveway per dwelling unit.
- b. Plans for driveways and curb cuts shall be submitted as part of the plot plan for review by the architectural review board. Curb cuts shall be made prior to commencement of any construction. Curb cuts shall be saw cut or full replacement of curb shall be required. No mounding of dirt or gravel in the gutter shall be allowed to provide access to the construction site.

(Ord. No. 1-04, § I, 3-1-2004; Ord. No. 6-04, § 2, 8-2-2004)

Sec. 38-71. - R-3 Zero Lot Line or Common Wall Single-Family Duplex Residential District.

The R-3 district is intended to provide a quiet, pleasant and relatively spacious living area for single- and two-family dwelling condominiums protected from traffic hazards and intrusion.

- (1) *Permitted uses.*
 - a. Uses permitted in the R-1 and R-2 districts.
 - b. Boardinghouses, up to four paying guests or boarders, including bed and breakfast establishments.
- (2) *Conditional uses.* Conditional uses permitted in the R-1 and R-2 districts.
- (3) *Lot, yard and building requirements.*
 - a. Single-family dwellings. Same as for R-1 district.
 - b. Two-family common wall dwellings.
 1. Lot frontage minimum:
 - (i) Before building: 100 feet.
 - (ii) Non-corner lot after division for common wall building: 50 feet.
 - (iii) Corner lot after division for common wall building: 40 feet.
 2. Lot area minimum:
 - (i) Before building: 10,000 square feet.
 - (ii) Non-corner lot after division for common wall building: 5,000 square feet.
 - (iii) Corner lot after division for common wall building: 4,000 square feet.
 3. Principal building.
 - (i) Front yard minimum: 25 feet.
 - (ii) Side yards minimum: ten feet.
 - (iii) Rear yard minimum: 25 feet.
 - (iv) Building height maximum: 35 feet.
 - (v) Floor area minimum (per dwelling unit):
 - A. Dwellings existing on December 31, 1997: 960 square feet.
 - B. Dwellings existing on the effective date of March 1, 2004: 1,150 square feet.
 - C. Dwellings constructed after March 1, 2004: 1,200 square feet.
 - (vi) *All principal buildings shall have horizontal siding. Horizontal siding panels shall not exceed a maximum width of 12 inches. Effective*
4. Accessory building.
 - (i) General.
 - A. Front yard minimum: 25 feet plus depth of principal building.
 - B. Side yards minimum: five feet.
 - C. Rear yard minimum: five feet.
 - D. *All accessory buildings shall have horizontal siding. Horizontal siding shall match the color and size of the siding of the principal building and shall not exceed a maximum width of 12 inches. Effective*

- (ii) Garages.
 - A. Maximum area: 700 square feet or 60 percent of the building area of the residence, whichever is greater.
 - B. Minimum area: 300 square feet per dwelling unit.
 - C. Every dwelling unit shall have a garage, which shall be completed before occupancy.
 - D. Detached garages may not have living quarters above. Wall height shall not exceed ten feet, roof pitch cannot exceed the pitch of principal building.
 - E. Attached garages may have living quarters above. Total height of attached garages cannot exceed 35 feet.
 - F. No garage shall be constructed with exterior metal walls. However, metal siding is permitted, so long as ~~each horizontal siding panel does not exceed a maximum width of 12 inches.~~ *as the siding matches the color of the principal building and each panel does not exceed a maximum width of 12 inches in accordance to the ordinance governing principal buildings. Effective*
 - G. Each dwelling unit shall not have more than one garage.
- (iii) Garden shed.
 - A. Maximum area: 150 square feet.
 - B. Building height maximum: 15 feet.
 - C. Only one garden shed per dwelling unit.
 - D. Sheds constructed exclusively from metal or plastic materials or constructed with a barn style roof are prohibited.
 - E. All sheds must be architecturally compatible with the exterior appearance of the main structure or building. *All garden sheds shall have horizontal siding that matches the color and size of the siding of the principal building. Horizontal siding shall not exceed a maximum width of 12 inches. Effective*
- (iv) Off-street parking minimum: two spaces per unit.

(4) *Driveways and driveway curb cuts.*

- a. All driveways must be hard surfaced, and constructed within one year of occupancy. The term "hard surfaced" shall be defined as concrete, asphalt or brick paving. Additionally, a driveway apron, consisting of the first five feet of driveway extending onto the property from a public roadway, shall be constructed from concrete, shall be at least six inches thick and shall be constructed with tapered sides. Maximum quantity of one driveway per dwelling unit.
- b. Plans for driveways and curb cuts shall be submitted as part of the plot plan for review by the architectural review board. Curb cuts shall be made prior to commencement of any construction. Curb cuts shall be saw cut or full replacement of curb shall be required. No mounding of dirt or gravel in the gutter shall be allowed to provide access to the construction site.

(Ord. No. 1-04, § I, 3-1-2004; Ord. No. 6-04, § 2, 8-2-2004)

Sec. 38-72. - R-4 Three-Family or Multifamily Residential District.

(a) *Permitted uses.*

- (1) Uses permitted in the R-1, R-2 and R-3 districts.
 - (2) Multifamily dwellings.
 - (3) Boardinghouses, up to four paying guests or boarders, including bed and breakfast establishments.
- (b) *Conditional uses.* Conditional uses permitted in the R-1, R-2 and R-3 districts.
- (c) *Lot, yard and building requirements.*
- (1) Single-family dwellings. Same as for the R-1 district.
 - (2) Two-family dwellings. Same as for R-2 district.
 - (3) Two-family common wall dwellings. Same as for R-3 district.
 - (4) Multifamily dwellings.
 - a. Lot frontage minimum: 120 feet.
 - b. Lot area minimum: 12,000 square feet.
 - c. Principal building:
 1. Front yard minimum: 25 feet.
 2. Side yards minimum: ten feet.
 3. Rear yard minimum: 25 feet.
 4. Building height maximum: 35 feet.
 5. Number of stories maximum: 2.
 6. Floor area minimum (per dwelling unit):
 - (i) Dwellings existing on December 31, 1997:
 - A. One bedroom unit: 600 square feet.
 - B. Two bedroom unit: 800 square feet.
 - C. Three bedroom unit: 1,000 square feet.
 - (ii) Dwellings constructed after January 1, 1998:
 - A. One or two bedroom unit: 850 square feet.
 - B. Three bedroom unit: 1,150 square feet.
- 7. All principal buildings shall have horizontal siding. Horizontal siding panels shall not exceed a maximum width of 12 inches. Effective*
- d. Accessory building:
 1. General.
 - (i) Front yard minimum: 25 feet, plus depth of principal building.
 - (ii) Side yards minimum: five feet.
 - (iii) Rear yard minimum: five feet.
 - (iii) All accessory buildings shall have horizontal siding. Horizontal siding shall match the color and size of the siding of the principal building and shall not exceed a maximum width of 12 inches. Effective*
 2. Garages.
 - (i) Maximum area: 700 square feet or 60 percent of the building area of the residence, whichever is greater.

- (ii) Minimum area: 300 square feet per dwelling unit.
- (iii) Every dwelling unit shall have a garage, which shall be completed before occupancy.
- (iv) Detached garages may not have living quarters above. Wall height shall not exceed ten feet, roof pitch cannot exceed the pitch of principal building.
- (v) Attached garages may have living quarters above. Total height of attached garages cannot exceed 35 feet.
- (vi) No garage shall be constructed with exterior metal walls. However, metal siding is permitted, so long as ~~each horizontal siding panel does not exceed a maximum width of 12 inches.~~ *as the siding matches the color of the principal building and each panel does not exceed a maximum width of 12 inches in accordance to the ordinance governing principal buildings. Effective*
- (vii) Each dwelling unit shall not have more than one garage.

3. Garden shed.

- (i) Maximum area: 150 square feet.
- (ii) Building height maximum: 15 feet.
- (iii) Only one garden shed per dwelling unit.
- (iv) Sheds constructed exclusively from metal or plastic materials or constructed with a barn style roof are prohibited.
- (v) All sheds must be architecturally compatible with the exterior appearance of the main structure or building. *All garden sheds shall have horizontal siding that matches the color and size of the siding of the principal building. Horizontal siding shall not exceed a maximum width of 12 inches. Effective*

4. Off-street parking minimum: two spaces per unit.

(d) *Driveways and driveway curb cuts.*

- (1) All driveways must be hard surfaced, and constructed within one year of occupancy. The term "hard surfaced" shall be defined as concrete, asphalt or brick paving. Additionally, a driveway apron, consisting of the first five feet of driveway extending onto the property from a public roadway, shall be constructed from concrete, shall be at least six inches thick and shall be constructed with tapered sides. Quantity of driveways to be recommended with site plan by the architectural review board and approved by the planning commission.
- (2) Plans for driveways and curb cuts shall be submitted as part of the plot plan for review by the architectural review board. Curb cuts shall be made prior to commencement of any construction. Curb cuts shall be saw cut or full replacement of curb shall be required. No mounding of dirt or gravel in the gutter or use of temporary planking shall be allowed to provide access to the construction site.

(Ord. No. 1-04, § I, 3-1-2004; Ord. No. 6-04, § 3, 8-2-2004)