

**BELLEVILLE PLAN COMMISSION**  
**REGULAR MEETING MINUTES**

WEDNESDAY, FEBRUARY 9, 2011

7:00 p.m

Belleville Village Hall, 24 West Main Street

Terry Kringle called the meeting to order. Members present were: Donna Moore, Lance Williston, Larry Enlow, Gary Ziegler, and Jim Schmitz. Professional staff present was Bill Preboski.

Next meeting date is Wednesday, March 9, 2011.

**Motion by Larry Enlow, seconded by Donna Moore to approve the minutes as printed. Motion carried.**

**Landscaping Guidelines**

**(h) Off Street Parking Lot Landscaping Requirements**

**Motion by Gary Ziegler, seconded by Larry Enlow to recommend to the Village Board to amend (2)(b) and (2)(c) as follows:** (The amended are in bold)

Curbed Islands. Parking spaces shall be separated by a curbed island at the rate of one (1) curbed island for each linear row of **twenty-two (22)** parking spaces for single row configurations, or for each **forty-four (44)** parking spaces in double row configurations. All curbed islands shall have a minimum width of four (4) feet as measured from the inside of the curb and a minimum length of 10 feet.

(h)(2)(c) Number. The minimum number of curved islands shall be as provided in the following table:

<b>CURBED ISLAND REQUIREMENTS</b>		
<b>NUMBER OF STALLS</b>	<b>ISLANDS REQUIRED BY ZONING DISTRICT</b>	
	<b>B-H, B-P, R-M</b>	<b>B-G, I</b>
<b>1 to 16</b>	none	none
<b>17 to 33</b>	1 island	none
<b>34 to 55</b>	2 islands	1 island
<b>56 to 77</b>	3 islands	1 island
<b>78 to 99</b>	4 islands	2 islands
<b>100 to 121</b>	5 islands	2 islands
<b>122 to 143</b>	6 islands	3 islands
<b>144 to 165</b>	7 islands	3 islands
<b>166 to 187</b>	8 islands	4 islands
<b>188 to 209</b>	9 islands	4 islands
<b>Over 209</b>	9 islands plus 1 island for each <b>22</b> spaces or fraction thereof	4 islands plus 1 island for each <b>30</b> spaces

**Motion carried.**

**Title 10-6 revision to meet requirements of Wisconsin Act 376**

The state has issued new requirements in Wisconsin Act 376 mostly pertaining to time lines. Stafford Rosenbaum prepared a summary of the changes which the Plan Commission will review in March. **Motion by Lance Williston, seconded by Gary Ziegler to recommend to the Village Board to approve the amendment to Section 10-6-1 Authority as follows: (amended portion is underlined) These regulations are adopted under the authority granted by Chapter 236, Wis. Stats. To the extent that this Chapter contains time limits, deadlines, notice requirements or other provisions that provide protection for a subdivider contained in Chapter 236 of the Wisconsin Statutes, the time limits, deadlines, notice requirements or other provision that provide protections for a subdivider contained in Chapter 236 shall apply. Motion carried.** This should have been done in January. The Plan Commission just received the summary of Chapter 236 tonight. After a quick review, the PC had some questions and will review our ordinance and add the new information where it belongs. Another Public Hearing will be held when we finish with this.

**Title 10-1-44 – Business Highway Zoning – Hardware Store**

**Ordinance 10-1-44 Permitted/Conditional Uses – Nonresidential Districts**

A hardware store is listed as a conditional use in the B-H zoning district and as a permitted use in the B-G zoning district. Discussion of why it was originally zoned C was because of outside storage. **Motion by Gary Ziegler, seconded by Larry Enlow to hold a Public Hearing to amend the use of a Hardware Store from Conditional to a Permitted Use in the B-H zoning district. Motion carried.**

**Downtown and Village Wide Design Standards**

Discussion was held on Village Wide Design Standards.

**Motion by Lance Williston, seconded by Larry Enlow to recommend to the Village Board the following amendments to the Village Wide Design Standards:**

**3.1 Revised to read: Parking lots shall have every row of parking book-ended and separated from perpendicular drive aisles by a landscaped island that is at least five (5) feet wide, back of curb to back of curb, and runs the full depth of the adjacent parking stalls. When trees are planted within the islands, eight (8) feet is preferred.**

**Service Areas Intent: Revised to: To ensure the screening of service areas (this is above 4.1)**

**7.3 Delete: Sloped roofs shall have a slope no less than 5:12 (after Village Board approval, Building Projections will need to be renumbered)**

**8.5 Revised to: Any ground floor façade of retail trade establishments, financial, insurance & real estate offices, medical & dental clinics and restaurants within sixty (60) feet of any access street shall be comprised of a least thirty-five (35) percent clear glass. In order to emphasize the need for visual interest at eye level, clear glass at or above seven (7) feet from grade, shall only count towards the requirement at a factor of 0.75. If an interior wall is constructed behind the clear glass, a minimum of two (2) feet shall be maintained between the glass and the wall to allow for product display.**

**The Design Guidelines Checklist:**

**3.1 Parking lots are book-ended by landscape islands, minimum of five feet wide**

**7.3 Removed**

**8.5 Meets 35% clear glass requirement for facades of trade establishments, financial, insurance & real estate offices, medical & dental clinics and restaurants within 60 feet of any street right-of-way. Motion carried.**

**Motion by Donna Moore, seconded by Larry Enlow to adjourn the meeting at 8:10 PM. Motion carried.**

**Submitted, Mary Austin**