

Town of West Bend
Chapter 17: Zoning Regulations
PUBLIC HEARING
27 Jan 20

Summary of Recommended Amendments

I. **SECTION 17.2.08 – TEMPORARY USES**

Amend Section 17.2.08 of the zoning ordinance to allow for Temporary Uses with an approved Temporary Use Permit.

II. **SECTION 17.4.12 – P-1 PUBLIC AND PRIVATE PARK DISTRICTS**

Remove redundant language in Section 17.4.12.B of the zoning ordinance

III. **SECTION 17.4.14 – PERMITTED USES, PERMITTED ACCESSORY USES, AND CONDITIONAL USES BY DISTRICT**

- A. Correct omission of ‘greenhouses: non-commercial’ as permitted use in residential districts.
- B. Amend to include ‘garage lots’ as a conditional use in the R-1S District.
- C. Amend to include ‘incubator: commercial’ as a conditional use in the B-1 and B-2 Districts.
- D. Amend to include ‘incubator: manufacturing’ as a conditional use in the M-1 District.
- E. Retitle ‘wind energy systems’ as ‘small wind energy systems’ compliant with Wisconsin PSC 128.
- F. Amend to include ‘storage: warehousing (excluding personal storage units), as an accessory to a principal use’ as a conditional use in the B-1 and B-2 Districts.

IV. **SECTION 17.5.08 – INDUSTRIAL USES**

- A. Remove language rendered unnecessary by existing site plan requirements.

V. **CHAPTER 17.11 – PERFORMANCE STANDARDS**

- A. Amend Section 17.11.12.A to comply with Wisconsin PSC 128.
- B. Amend to include Section 17.11.18 – Garage Lots.
- C. Amend to include Section 17.11.19 – Commercial and Manufacturing Incubators

VI. **CHAPTER 17.15 – DEFINITIONS**

- A. Amend Section 17.15.01.B to include definitions for the following words and terms:
 - 1. Commercial communications
 - 2. Decommissioning
 - 3. Garage, off-site residential
 - 4. Lot, lakefront
 - 5. Lot, garage
 - 6. Maximum blade tip height

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7. Nameplate capacity
 8. Nonparticipating property
 9. Nonparticipating residence
 10. Ordinary high water mark
 11. Owner (wind energy system)
 12. Participating property
 13. Participating residence
 14. Personal communications
 15. Residence (specifically regarding wind energy system)
 16. Shadow flicker
 17. Small wind energy system
 18. Turbine host property
 19. Wind energy system
 20. Wind energy system emergency
 21. Wind energy system facility
 22. Wind energy system lease
- B. Amend Section 17.15.01.B to remove definitions for the following words and terms:
1. Flicker or shadow flicker
 2. Wind energy system
 3. Wind energy system types
 4. Wind generator