



CITY OF MARSHFIELD

MEETING NOTICE

PLAN COMMISSION

City of Marshfield, Wisconsin

Tuesday, August 16, 2016

City Hall - Room 108, City Hall Plaza

5:30 p.m.

1. Call to Order. – Mayor Meyer – Chairperson.
2. Roll Call. –Secretary Knoeck.
3. Approval of Minutes. – July 19, 2016 Meeting.
4. Citizen Comments.
5. Discussion on allowing duplexes as a Conditional Use in "SR-6 and "SR-4" Residential districts and the "NMU" Neighborhood Mixed Use District, and reviewing zoning regulations for "MR-12" and MR-24" Multi-family Residential districts.
Presenter: Josh Miller, City Planner
6. Discussion on changes to highway sign regulations.
Presenter: Sam Schroeder, Zoning Administrator
7. Discussion on establishing policies for allowing exceptions to the hard surface requirement.
Presenter: Josh Miller, City Planner
8. Discussion of daycare and adult daycare regulations.
Presenter: Sam Schroeder, Zoning Administrator
9. Staff Updates.
 - a. Comprehensive Plan Update.
10. Adjourn.

Posted this 11th day of August, 2016 by 4:00 PM by Dan Knoeck, Secretary, City Plan Commission

For additional information regarding items on the agenda, please contact Jason Angell, Director of Development Services at 715.486.2074 or Josh Miller, City Planner at 715.486.2075.

NOTE

It is possible that members of and possibly a quorum of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact Mary Anderson, Public Works Department at 630 South Central Avenue or by calling (715) 387-8424.

**CITY PLAN COMMISSION
MARSHFIELD, WISCONSIN
MINUTES OF JULY 19, 2016**

Meeting called to order by Mayor Meyer at 7:00 PM in the Council Chambers of City Hall Plaza.

PRESENT: Mayor Meyer, Ed Wagner, John Kaprelian, Bill Penker & Ken Wood

EXCUSED: Joe Gustafson

ABSENT: None

ALSO PRESENT: City Administrator Barg; City Planner Miller; Zoning Administrator Schroeder; the media and others.

PC16-32 Motion by Wood, second by Wagner to recommend approval of the minutes of the June 21, 2016 City Plan Commission meeting.

Motion Carried

Citizen Comments: Bill Schofield, representing the Marshfield Mall introduced himself and made it aware to the Plan Commission that he is available for questions if needed for items 10 and 11 of the PC agenda.

PUBLIC HEARING - Conditional Use Request by Shannon Schnitzler on behalf of Bradley and Connie Porter, to permit a 4-bed Adult Family Home, “Community Living Arrangement” use in the “SR-3” Single Family Residential district, with plans to construct an addition in the backyard and expand to an 8-bed Community Based Residential Facility in the future. The request includes an exception for the total “Community Living Arrangement” population to exceed 1% of the City population and 1% of the Aldermanic District population in addition to being located within 2,000 feet of another Community Living Arrangement, located at 414 East 19th Street (Parcel 33-06485).

COMMENTS:

- Richard Abel – residing at 1900 S Vine Ave – questioned the Plan Commission if this type of use would have direct impact on neighboring property values. Wagner responded that there is no empirical evidence that’s happened in other CBRF locations. Mr. Abel also brought up traffic concerns, specifically the increase. Mr. Abel has resided at this home for 18 years and he believes this use will increase traffic. Mayor Meyer stated that we can’t discriminate and prohibit cars from being there. Mr. Abel lastly brought up that the view from his property would greatly be reduced with this type of use and wondered whose responsibility it would be to install a fence.
- Tom Forbish – residing at 407 E 19th St – received the noticed and felt that the voice of the neighborhood was not heard after everyone in the surrounding area signed a petition stating they were not in favor of this proposed use. Mayor Meyer explained that it is very difficult by Statute, Americans with Disabilities Act, and the Fair Housing Act to deny a request similar as the request tonight. The Statute and exceptions in place are not there to protect the neighborhood from this use but rather to protect the residents of the use from being placed in an institutional neighborhood.
- Laura Abel – residing at 1900 S Vine Ave – the City has already exceeded the 1% aldermanic district population by approximately 4%. At what point is the community living arrangement population too high in the City and in the Aldermanic district? Mayor Meyer responded that the 1% is not a maximum allowable; the 1% is just a threshold to review these types of uses in front of the City Plan Commission to make sure we are not creating an institutional district. He added that these requests will continue to be made because we are a medical based community.

- Sheri Carlson – residing at 406 E 19th St – Do we have the right to request this property be a 4 bed ADF instead of an 8 bed CBRF? Mayor Meyer and Planner Miller believe Attorney Wolfram explained that a 4 bed ADF is not any different than an 8 CBRF from an allowable use standpoint. Wagner explained that we can only limit certain aspects including parking, screening to protect the living arrangement freedom, and possibly noise. He further explained the two regulations we can deny a request on is allowing this type of use in an industrial area or in an institutional area that was never clearly defined.
- Mr. Abel – came back to the podium, to state that if there is a problem with this use after it has been approved it will be too late.
- Dave Schraeder – residing at 411 E 19th St – There are a lot of children in the neighborhood where the traffic is a big concern. He believes that the property values will go down, however, this is just a guess and he does not have any supporting facts.

PC16-33 Motion by Penker, second by Kaprelian to recommend approval of the Conditional Use Request by Shannon Schnitzler on behalf of Bradley and Connie Porter, to permit a 4-bed Adult Family Home, “Community Living Arrangement” use in the “SR-3” Single Family Residential district, with plans to construct an addition in the backyard and expand to an 8-bed Community Based Residential Facility in the future, and include an exception for the total “Community Living Arrangement” population to exceed 1% of the City population and 1% of the Aldermanic District population in addition to being located within 2,000 feet of another Community Living Arrangement, located at 414 East 19th Street (Parcel 33-06485), subject to the following conditions:

1. The Conditional Use Permit shall expire if the proper license to establish a 4-bed Adult Family Home is not obtained within 12 months of Common Council approval or if the license is not maintained for a period of 12 or more consecutive months.
2. The site plan for the ramps and addition are approved, allowing minor modifications to be approved administratively, including future driveway expansions needed to meet the parking requirements as long as the changes do not result in development becoming non-compliant with this conditional use permit or other zoning code requirements.
3. Applicant is responsible for applying for any building permits needed.
4. Any exterior changes or additions to the facility must be constructed of similar building materials and visual appearance as the house.
5. Construction for the addition for the 8-bed facility must be completed within 3 years of acquiring the property. Failure to complete the addition within the allotted timeframe shall trigger a Plan Commission review of the Conditional Use Permit prior to the issuance of a Certificate of Occupancy for the addition.

Motion by Wagner to recommend amending Motion PC16-33 to include the following conditions:

1. All staff parking must be provided on-site.
2. The property should be screened from the abutting residential neighbors.
3. The Conditional Use Permit shall be reviewed within one year of Common Council approval.

Motion Fails for a Lack of Second

PC16-34 Motion by Wagner, second by Penker to recommend amending Motion PC16-33 to include the following conditions:

1. All staff parking must be provided on-site.
2. The Conditional Use Permit shall be reviewed within one year of Common Council approval.

Motion Carried

Vote on Motion PC16-33 as amended

Motion Carried

PUBLIC HEARING - Preliminary Plat Request by Tim Vreeland, representing Vern Berg to review the map and other materials for conformity with all ordinances, administrative rules and regulations located across Highway 13 from Berg Equipment (Parcel 33-0MS058C), currently zoned “CMU” Community Mixed Use.

COMMENTS: None

PC16-35 Motion by Kaprelian, second by Wood to recommend approval of the Preliminary Plat of Popp Place, located across Highway 13 from Berg Equipment (Parcel 33-0MS058C), as presented.

Motion Carried

PUBLIC HEARING - Conditional Use Request by Midwest Auto Movers to allow an exception to the hard surfacing requirement to allow a large portion of the traffic circulation and parking areas to be gravel within property zoned “GI” General Industrial, located at the southeast corner of South Mallard Avenue and East Yellowstone Drive intersection with the preliminary address of 2909 South Mallard Avenue (part of Parcel 33-07091).

COMMENTS:

- Sam Reseburg – the applicant and owner of Midwest Auto Movers. Sam stated that he is available for questions and wants it to be on record that without this conditional use this project will not be built within the City of Marshfield city limits.

PC16-36 Motion by Wagner, second by Kaprelian to approve the conditional use permit request by Midwest Auto Movers to allow an exception to the hard surfacing requirement to allow a large portion of the traffic circulation and parking areas to be gravel as presented, within property zoned “GI” General Industrial, located at the southeast corner of South Mallard Avenue and East Yellowstone Drive intersection with the preliminary address of 2909 South Mallard Avenue (part of Parcel 33-07091) with the following conditions:

1. In addition to the proposed hard surfaced staff parking area shown on the plan, an additional paved area shall be extended to include the driveway portion north of the proposed building apron, connecting to the north access point, within one year of Conditional Use approval.
2. Onsite truck traffic flow will be from the south to the north.
3. Minor site changes may be administratively approved.

Motion Carried

Mayor Meyer noted that this approval was made upon the assumption from the applicant that flow of truck traffic will enter the property at the southernmost access point on South Mallard Avenue and exit the northern access point on South Mallard Avenue and that staff could make administrative adjustments as needed.

PUBLIC HEARING - Conditional Use Request by Josh Gluege to exceed the maximum allowable accessory building area for a residential zoned property, exceeding 1,200 square feet and the footprint of the principal dwelling unit, zoned “SR-4” Single Family Residential, located at 2405 South Peach Avenue (Parcel 33-03469L).

COMMENTS:

- Josh Gluege – the applicant and owner of the subject property – Made one final plea to allow the 10’ x 10’ utility storage shed and said he was available for questions.
- Leon Knaak – owner of 615-617 E 25th St – Stated that he had a concern with the change in zoning and that he had to follow the zoning when he built his homes in the City. He said everyone would like a bigger garage, but it should be an even playing field for everyone.

PC16-37 Motion by Penker, second by Wood to recommend approval of the Conditional Use Request by Josh Gluege, excluding the 10’ x 10’ utility shed, based on the information presented and the conditional use criteria being met, exceeding the maximum allowable accessory building area for a residential zoned property of 1,200 square feet, zoned “SR-4” Single Family Residential, located at 2405 South Peach Avenue (Parcel 33-03469L) with the following conditions:

1. The property may be developed as presented excluding the utility shed allowing up to 1,612 square feet of accessory space.
2. Minor site changes may be administratively approved.
3. The driveway apron measured at the sidewalk may not exceed 26 feet wide.

Motion Carried

PUBLIC HEARING - Conditional Use Request by Ric Kuse to exceed the maximum allowable accessory building area for a residential zoned property, exceeding the footprint of the principal dwelling unit, zoned “SR-4” Single Family Residential, located at 511 North Hinman Avenue (Parcel 33-02545BAB).

COMMENTS: None

PC16-38 Motion by Wood, second by Kaprelian to recommend approval of the Conditional Use Request by Ric Kuse to exceed the maximum allowable accessory building area for a residential zoned property, exceeding the footprint of the principal dwelling unit, zoned “SR-4” Single Family Residential, located at 511 North Hinman Avenue (Parcel 33-02545BAB), subject to the following conditions:

1. The garage addition may be constructed as presented allowing minor site changes to be administratively approved.
2. The existing shed space must be removed as depicted on the plan prior to the completion of the garage addition.
3. The new garage addition shall match the existing garage with similar materials.

Motion Carried

PC16-39 Motion by Wood, second by Penker to recommend approval of the Master Sign Plan Request by Malls4U representing the Marshfield Mall to amend the Master Sign Plan to allow for a new freestanding pylon sign, additional signage for a new tenant space and future wall signage within a large development, zoned “CMU” Community Mixed Use located at 503 East Ives Street (Parcels 33-03216BA and 33-03216) with the following signed permitted as presented:

1. Two new Kohl's signs
2. Three face changes to the existing JC Penny's signs
3. Relocation of one of the World Buffet signs
4. Relocation of the Community Care sign
5. Modification of the existing directional sign at the North Peach Avenue entrance
6. Modification to the existing freestanding monument sign – increasing the sign height to 25 feet and the sign size to 220 square feet.

Motion Carried

Mayor Meyer suggested that the representative for Malls4U look into having the Kohl's sign facing Ives Street turned off after the store closes or at 10:00 p.m.

PC16-40 Motion by Wood, second by Kaprelian to recommend approval of the Alternative Sign Permit Request by Ross Ingman with D&L Signs to allow a 120 square foot temporary banner sign for the new Kohl's development exceeding the maximum size allowance of 50 square feet, zoned "CMU" Community Mixed Use zoning district, located at 503 East Ives Street (Parcels 33-03216).

Motion Carried

City Planner Miller presented information on allowing duplexes in the "SR-4" and "SR-6" Single Family zoning district as a conditional use. The Plan Commission asked staff to research this issue in more detail and come back with some options to address the demand for new duplexes.

Items for Future Agendas: Discussion of Highway Sign Regulations

Staff Updates:

- City Planner Miller gave an update on the Comprehensive Plan process.

There being no objections, Mayor Meyer adjourned the meeting at 9:18 PM



**Josh Miller, Acting Secretary
CITY PLAN COMMISSION**



City of Marshfield Memorandum

TO: Plan Commission
FROM: Josh Miller, City Planner
DATE: August 16, 2016

RE: Discussion on allowing duplexes as a Conditional Use in “SR-6 and “SR-4” Residential districts and the “NMU” Neighborhood Mixed Use District, and reviewing zoning regulations for “MR-12” and MR-24” Multi-family Residential districts.

Background

Currently, the only options to allow a new duplex is to find a vacant parcel that is zoned “TR-6”, “MR-12”, or “MR-24” or look to rezone an existing parcel to one of those zoning districts. The Plan Commission recommended staff conduct some additional research and bring the item back for discussion.

Analysis

Discussion Items:

- Allow duplexes as a conditional use in SR-4 and SR-6.
 - Does this then become a use we always have to approve?
 - Could we come up with detailed CUP criteria strictly for a duplex?
 - The attached map shows the following:
 - (Green) parcels that are zoned TR-6 and allow duplexes by right.
 - (Red Dots) parcels zoned SR-4 and SR-6 that would be permitted to have duplexes by Conditional Use with a code amendment.
 - (Orange) parcels previously zoned R4, R5, R6, and R7 under the old zoning code that allowed duplexes by right.
- Modify the minimum lot areas and widths in TR-6, MR-12, and MR-24.
 - Should minimum lot areas and widths be different for duplexes and twin homes?
 - Surrounding communities seem to address lot size and widths differently. Most have different lot sizes in the same district depending on use (similar to our current standards). For example, in the R-3 zoning district in Stevens Point, single family homes are permitted on an 8,000 square foot

- lot, whereas duplexes require a 15,000 square foot lot.
- Should the minimum lot width be based on the number of buildings in MR-12 and MR-24?
 - The current zoning code states that the minimum lot width must be 80 feet per building in the MR-12 district. So if you wanted to have 5 buildings, the lot width would need to be a minimum of 400 feet wide.
 - Substandard Lots.
 - Allow or prohibit rezoning of substandard lots to TR-6?
 - Because of the wording in our zoning code and the different lot sizes and widths that are allowed depending on use, we can rezone a parcel that doesn't meet minimum lot size or width to TR-6 and still allow the construction of a duplex provided the lot existing on January 1, 2013.
 - One way to fix that is to have a clause that prohibits duplexes being constructed on substandard lots that are rezoned to TR-6 after a specific date. The challenge with that is keeping track of what properties were rezoned prior to that date.
 - Mixed Use Districts.
 - Should we allow duplexes by right in Neighborhood Mixed Use (NMU)?

Recommendation

Per the discretion of the Plan Commission

Attachments

1. Land Use Regulations for 2+Family Residential Housing
2. Zoning District Map

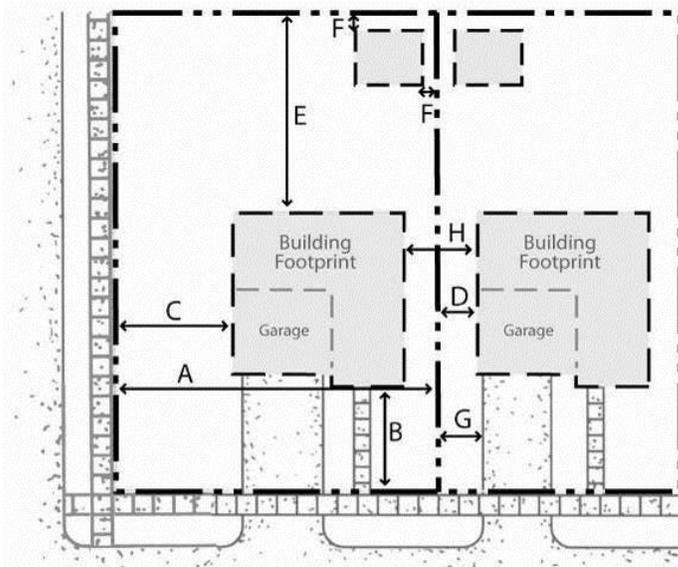


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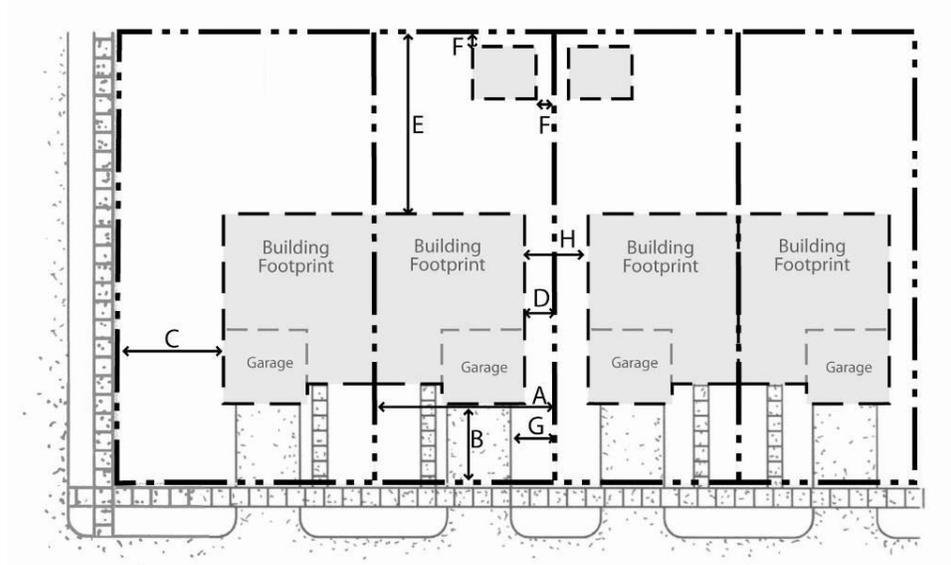
Definitions of Two-Family Residences

Before we get too far into the details of where duplexes could be allowed with a Conditional Use Permit, staff wanted to make sure everyone is on the same page regarding the definitions for the different style of housing:

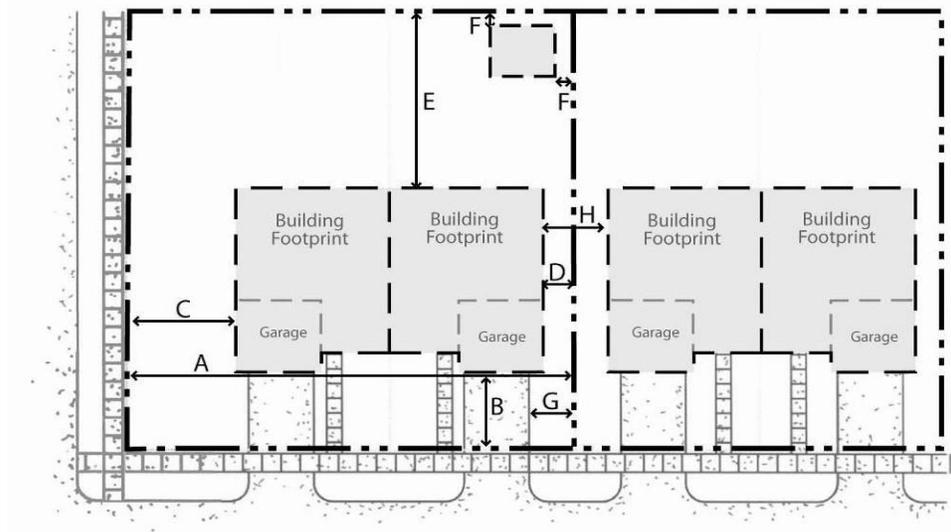
Two Flat: This dwelling unit type consists of a single structure with two separate residences each having a private individual access and no shared internal access other than a common hallway. Two Flats are attached units within a 2 story structure with one unit above the other, possibly with a shared front porch.



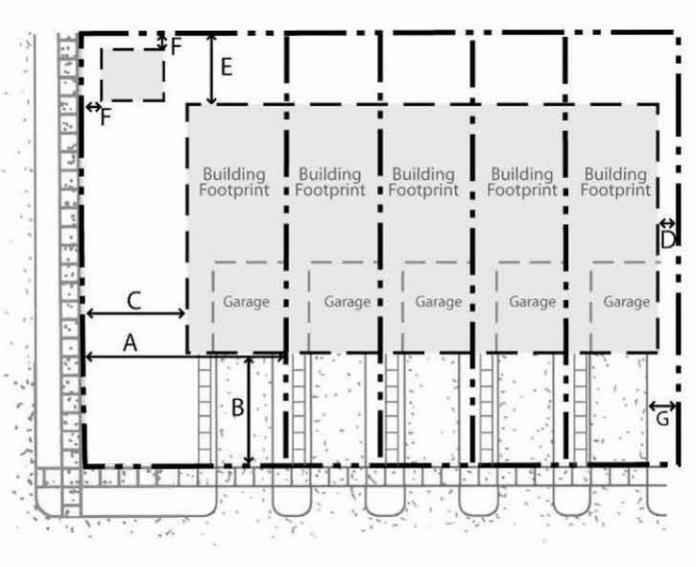
Twin-House: This dwelling unit type consists of two separate residences, each having a private individual access and no shared internal access. Similar to Duplexes, Twin-Houses are attached side-by-side units, each with a ground floor and roof. Unlike Duplexes, Twin-Houses are located on separate lots.

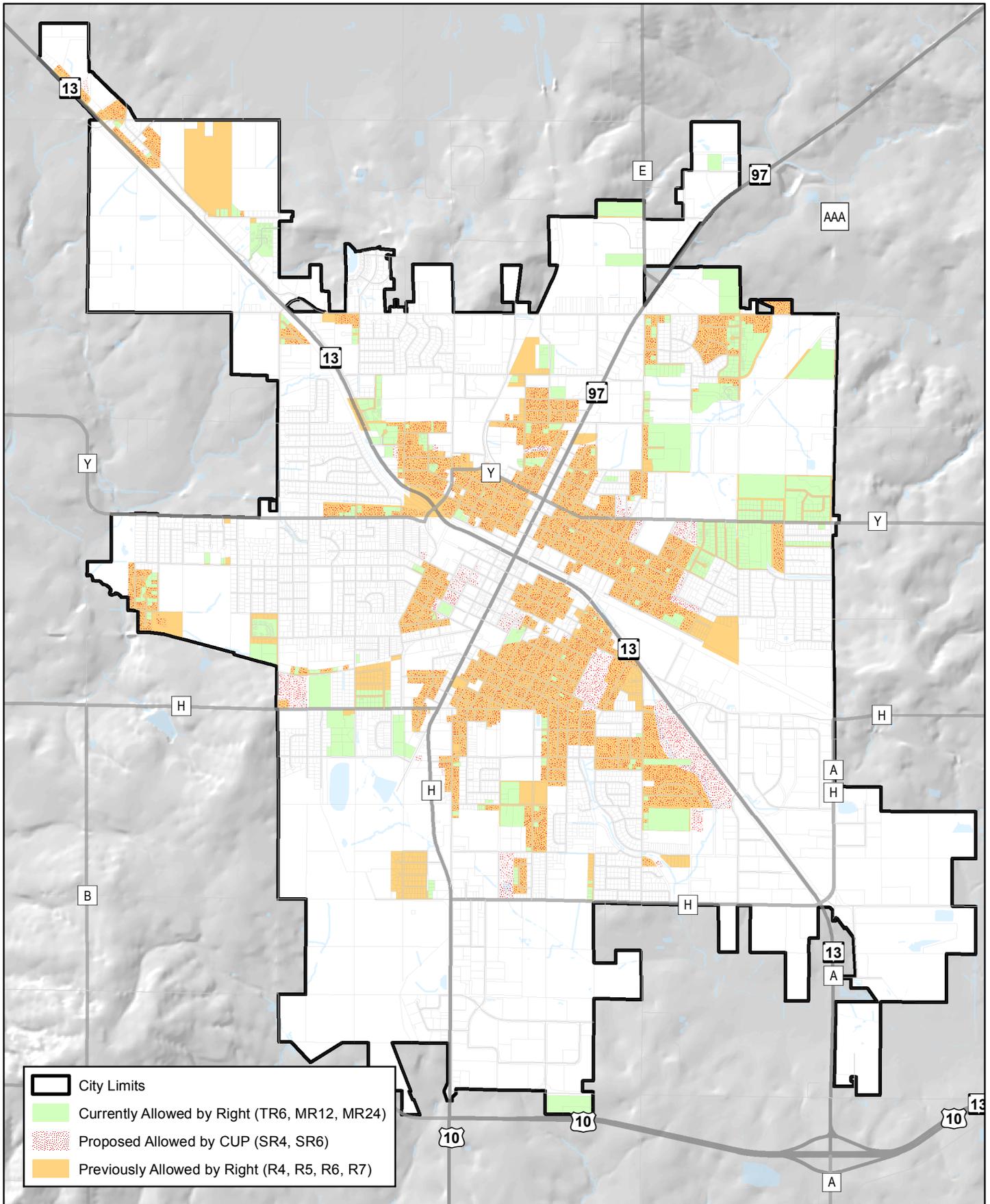


Duplex: This dwelling unit type consists of two separate residences, each having a private individual access, and no shared internal access. Duplexes are attached side-by-side units located on one lot, each with a ground floor and roof.



Townhouse: A Townhouse consists of attached, 2 story residences, each having a private, individual access. This dwelling unit type may be located on its own lot or within a group development. Each dwelling unit shares at least one common wall with an abutting dwelling unit.





- City Limits
- Currently Allowed by Right (TR6, MR12, MR24)
- Proposed Allowed by CUP (SR4, SR6)
- Previously Allowed by Right (R4, R5, R6, R7)



Discussion on Duplexes in "SR-4" and "SR-6" Single Family Residential Districts

ATTENTION: The representation of data presented herein is intended for reference purposes only; the City of Marshfield assumes no responsibility for the accuracy of the information provided. Any duplication without consent is prohibited.





City of Marshfield Memorandum

TO: City Plan Commission
FROM: Sam Schroeder, Zoning Administrator
DATE: August 16, 2016

RE: Discussion on Highway Sign Regulations

Back in May of 2016, as part of a master sign plan request by Kwik Trip, the City Plan Commission granted exceptions for their proposed highway sign. This sign exceeded many regulations including size, height, location, and setback. Prior to staff receiving another highway sign permit application, we wanted to review our regulations and have a discussion with Plan Commission as to how we would like to proceed regulating these types of signage in the future. Below are some questions to help guide us in our discussion.

- Are our current regulations too restrictive?
 - Increase the height allowance?
 - Increase the size allowance?
 - Expand the allowable sign locations?
- Should every proposed highway sign be reviewed and approved by the City Plan Commission?
- Should we create a highway district or overlay zone, where these signs would be permitted?

By discussing these questions, staff is hoping for a clear direction from the City Plan Commission how to proceed by a code amendment, more research and discussion or to do nothing and leave it as is. Please feel free to contact me at 715-486-2077 or by email at Sam.Schroeder@ci.marshfield.wi.us before or after the meeting with any questions.

Side Code – Highway Sign Regulations:

Section 24-03(10)

(10.) Highway Sign. A type of large scale freestanding sign erected upon one or more pylon, pole, or post, of a scale that is larger than a pylon sign. This type of sign does not include billboards.

(a) Sign Allowance.

1. Permitted in Mixed Use Districts and Industrial Districts.
2. One sign within 100 feet of U.S. Highway 10 right-of-way plus one additional non-highway freestanding sign per lot.
3. The base or support(s) of freestanding signs shall be securely anchored to a concrete base or footing.
4. The footing and related supporting structure, including bolts, flanges, and brackets, shall be concealed by landscaping, sign cover or similar means and should not be visible from the public right-of-way.
5. A 3 foot landscaping area around the base is required for new sign structures per Section 24-12(18).
6. One freestanding fuel sign is allowed as part of the highway sign but not counted towards the maximum size allowance to the sign which it is attached.
7. May not have both a Changeable Copy Sign and Electronic Message Center on the same freestanding sign.

(b) Sign Height.

1. 40 feet maximum in Mixed Use Districts and Industrial Districts.

(c) Sign Area.

1. 150 square feet maximum in Mixed Use Districts and Industrial Districts.

(d) Sign Setback.

1. 15 feet minimum in Mixed Use Districts and Industrial Districts.
2. May not protrude into the vision triangle as regulated by Chapter 18 of the City of Marshfield Municipal Code.

(e) Illumination. Internal or external illumination is permitted in Mixed Use Districts and Industrial Districts.



City of Marshfield Memorandum

TO: Plan Commission
FROM: Josh Miller, City Planner
DATE: August 16, 2016

RE: Discussion on establishing policies for allowing exceptions to the hard surface requirement.

Background

The past two months, the Plan Commission has received requests for exceptions to the hard surface requirements for parking areas. The request in June for the Marshfield Fairgrounds was denied, but the applicant was granted an extension of 5 years to complete the hard surfacing requirement. The request in July for the Yellowstone Industrial Park was granted with a condition to require some additional paving of the lot within a year. Staff recommended denial of both requests and is looking for some direction as to what conditions or circumstances these requests could be considered.

Analysis

Considerations for allowing gravel parking areas:

- Based on zoning district.
 - Should the hard surface requirement be relaxed in the GI, General Industrial district?
 - Are there other districts that could include provisions to allow gravel?
- Based on use.
 - If it's a heavy truck facility that would be hard on a paved area could exceptions be considered?
 - If the current parking surface is gravel, should the business be able to continue operations at the current extent even if new development occurs which increases the parking requirement?
- General questions.
 - Should any new gravel areas only be allowed as a conditional use?
- Criteria if exceptions are granted.

- Should gravel areas be limited to a setback distance of 50 or 100 feet from the public right-of-way?
- Should gravel areas be allowed only if completely screened?
- Should gravel areas be limited to a specific setback from adjacent property owners?

Recommendation

Per the discretion of the Plan Commission.

Attachments

1. None.



City of Marshfield Memorandum

TO: City Plan Commission
 FROM: Sam Schroeder, Zoning Administrator
 DATE: August 16, 2016
 RE: Discussion on Daycare Uses

After some recent inquiries regarding daycare uses within the City of Marshfield, staff thought it appropriate to briefly discuss our current regulations and to get feedback as to whether or not this will be something the Plan Commission would need to address in the future.

Currently daycare uses are broken into three categories: Group Daycare 9+ children, In-Home Daycare 4-8 children, and In-Home Daycare less than 4 children.

- In-home daycares with less than 4 children are not subject to any restrictions of the Zoning Code as it does not require a license by State Statute (66.1017(1)(a)).
- In-home daycares with 4-8 children are permitted by right in many of the residential zoning districts as an accessory use meaning they must be located within an occupied residence. For example, to allow this use, the owner would be inviting children into their personal living room. It would not be permitted in a separate unit or as a primary use within a single family residential dwelling.
- Group daycares are facilities that provide childcare services for 9 or more children. These facilities are heavily restricted to the location they can occupy being only permitted through a conditional use permit in the multifamily and commercial zoning district and are not permitted in any of the single family zoning district. In addition to being restricted to commercial areas and requiring a conditional use permit, this land use also requires additional regulations including: they shall not be located within a residential building, the facility shall be surrounded by a bufferyard from residentially zoned properties with a minimum opacity of 0.5, requires owner's permission as part of the conditional use permit, and requires a minimum parking of one space per 5 students, plus one per each employee at the largest shift.

The following table shows uses are permitted by right or conditional use in each zoning district.

																P: By Right C: By Conditional Use Permit		
RH-35	SR-2	SR-3	SR-4	SR-6	TR-6	MR-12	MR-24	MH-8	NMU	CMU	UMU	DMU	IP	LI	GI	RD	CD	Land Use
						C	C		C	C	C	C	C			C	P/ C	Group Daycare Center
P	P	P	P	P	P	P	P	P	P		P						P/ C	In-Home Daycare 4-8 Children

Below are some questions to help guide us in our discussion.

- Are the current daycare regulations too restrictive?
- Can child care be substituted for all age groups including adult/elderly daycare?
- Would we want to allow daycare uses (4+) to be permitted through a conditional use or by right within a residential zoning district and structure as a primary use? Meaning it would not meet the definition of “in-home”.

By discussing these questions, staff is hoping for a clear direction from the City Plan Commission how to proceed by a code amendment, more research and discussion or to do nothing and leave it as is. Please feel free to contact me at 715-486-2077 or by email at Sam.Schroeder@ci.marshfield.wi.us before or after the meeting with any questions.

Land Use Regulations:

Section 18-58(15)

“Group Daycare Center (9+ Children): Facilities where qualified persons provide childcare services for 9 or more children. Such land uses may be operated on a for-profit or a not-for-profit basis. Such land uses may be operated in conjunction with another principal land use on the same environs, such as a church, school, business, or civic organization. In such instances, group day care centers are considered an accessory use and require review as a separate land use.

Regulations:

- (a) Group Daycare Centers shall not be located within a residential building.
- (b) Facility shall be surrounded by a bufferyard with a minimum opacity of 0.50 along all property borders abutting residentially zoned property (see Article VIII).
- (c) The property owner’s permission and signature is required as part of the conditional use permit application.
- (d) Minimum required parking: One space per 5 students, plus one space for each employee on the largest work shift.”

Section 18-65(3)

“In-Home Daycare: Occupied residences in which a qualified person or persons provide childcare for 4 to 8 children. The care of less than 4 children is not subject to the regulations of this Chapter. State Law Reference: Section 66.1017(1)(a), Wisconsin Statutes.”