

ORDINANCE NO. 3080

AN ORDINANCE TO AMEND THE REGULATIONS PERTAINING TO  
LOCATION RESTRICTIONS OF OFFICE USES WITHIN THE MX DISTRICTS,  
AS DETAILED IN 535-25 OF THE ZONING CODE.

WHEREAS, on June 3, 2024, the Village Board adopted an amendment to the Zoning Code to allow office uses within the primary frontage of buildings within Mixed Use Storefront (MX) Districts, subject to additional restrictions;

WHEREAS, upon administration, the Planning Director has identified that the adopted amendment erred in inadvertently prohibiting office uses in upper stories or the rear of the ground story, a minimum of 20 feet from the primary façade, and identified the amendment as a restriction as opposed to an exception, and has drafted an amendment to correct the error;

WHEREAS, the proposed amendment was introduced to the Plan Commission on October 28, 2025 for discussion, and was subsequently recommended by the Plan Commission on January 27, 2026 for approval;

WHEREAS, a class two public hearing notice was published in the official newspaper on February 18, 2026 and February 25, 2026 to notify all interested parties of a public hearing at the March 16, 2026 Village Board meeting to discuss the matter.

NOW THEREFORE, at a regular meeting of the Village Board of the Village of Shorewood, Milwaukee County, Wisconsin, held on the 16<sup>th</sup> day of March 2026, by a favorable vote of the members being present and therefore, said Board does ordain as follows:

**SECTION 1**

That the Key of Table 535-25-1 “Principal Use Table” within Section 535-25 “Principal Uses” within Chapter 535 “Zoning” shall be amended to rename the “\*” symbol from “Additional restrictions” to “Location exception”.

**SECTION 2**

That Table 535-25-1 “Principal Use Table” within Section 535-25 “Principal Uses” within Chapter 535 “Zoning” shall be amended to indicate that “Office” uses shall be permitted as-of-right, subject to location restrictions in the MX1 and MX 2 districts by replacing the current “●” symbol with “◉”, while also keeping the “\*” symbol.

**SECTION 3**

That Subdivision (c) “Permitted in upper stories and rear of ground story only.” of Paragraph (2) “Interpreting the Use Table.” of Subsection A. “General regulations.” of Section 535-25 “Principal Uses.” of Chapter 535 “Zoning” be amended to read as follows:

Permitted as-of-right, subject to location restrictions. Uses identified with a "●" are permitted as-of-right in the subject zone but only when located above the ground floor in upper stories of the building or in the rear of the ground story, a minimum of 20 feet from the primary facade. The first 20 feet behind the primary facade must contain occupied building space of an allowed use. See § [535-6A](#) for definition of "occupied building space."

As an exception, uses also identified with an "\*" may also be located within the primary frontage of buildings with at least 120 linear feet of primary frontage, so long as those total uses, not including a lobby, occupy no more than 90 linear feet or 50% of the frontage along the primary façade, whichever is less, but in no case shall they be located along the primary façade within 60 feet from a street corner as measured from the corner of the building.

#### **SECTION 4**

That all Ordinances or parts of Ordinances conflicting with the provisions of this Ordinance are hereby to such extent repealed.

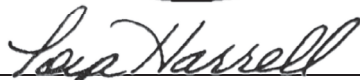
#### **SECTION 5**

That this Ordinance shall take effect and be in force after its passage and posting.

PASSED AND ADOPTED by the Village Board of the Village of Shorewood, Milwaukee County, Wisconsin, this 16<sup>th</sup> day of March 2026.

  
\_\_\_\_\_  
Ann McKaig, Village President

Countersigned:

  
\_\_\_\_\_  
Toya Harrell, MMC, WCPC, Village Clerk