Ordinance 07-07-2026

An Ordinance Creating Attachment 3 Land Use Table for Commercial Districts, Substantially Revising Sections 550-28 and 550-29 for the VC-D and B-2 Commercial Districts and Deleting Section 550-30 B-3 Commercial District within the Chapter 550 of the Village Code of the Village of Slinger, Washington County, Wisconsin

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WHEREAS, the Planning Commission and Village Board have determined the need to modify permitted and conditional land uses within the Village Center- Downtown District (VC-D) and B-2 Commercial District to facilitate the long term goals and objectives for development within the community; and

WHEREAS, the removal of permitted and conditional uses as text into a table format increases ease of use and accessibility; and

WHERAS, the Planning Commission and Village Board have determined that the elimination of the B-3 Commercial District is not detrimental to the long term development of the community.

NOW THEREFORE, the Village of Slinger Village Board does ordain as follows:

SECTION I: Create Attachment 3: Commercial Business District Land Use Table
Attachment 3 is attached to the ordinance as Exhibit A

SECTION II. Substantially Revise Section 550-28 VC-D Village Center-Downtown District to read as follows:

A. Permitted Uses is deleted and incorporated into Attachment 3 as amended.

B. Conditional Uses is deleted and incorporated into Attachment 3 as amended.

A. Special Conditions

(1) Accessory business warehouse/storage buildings when subordinate, incidental and accessory to a permitted and approved principal use and subject to the following requirements:

(a) The building will be constructed in the rear yard.

(b) The materials, colors and style of construction shall match those of the existing principal use building on the property;

(c) Screening in the form of landscaping, fencing and similar (or any combination of these) may be required as a condition of any approval granted to the extent the Planning Commission shall determine that the proposed new building may have adverse aesthetic and/or operational impacts upon surrounding properties and or the public generally;

(d) First-floor square footage of the proposed building may not exceed 75% of the first-floor square footage of the existing principal use building on the property;

(e) Height of the proposed building may not exceed the height of the existing

building plans, ingress, egress, parking, loading, unloading and landscape plans.

SECTION III. Substantially Revise Section 550-29 B-2 Commercial District to read as follows:

A. Permitted Uses is deleted and incorporated into Attachment 3 as amended.

B. Conditional Uses is deleted and incorporated into Attachment 3 as amended.

The B-2 Commercial District is intended to provide for the orderly and attractive development of commercial uses outside of the downtown area, along corridors with traffic volume and visibility to support such uses. Certain types of residential facilities may be permitted in the B-2 District either as second-story units accessory to commercial buildings, or as conditional uses for specific types of housing. *Attachment 3: Commercial Districts Land Use provides the list of permitted and conditional use land uses.*

A. Permitted accessory uses.
   (1) Accessory garages for the storage of vehicles used in conjunction with the operation of a permitted business.
   (2) Off-street parking and loading areas excluding new (after December 1, 2022) outdoor vehicle, equipment, trailer, implement, RV, boat, and similar products sales or rental related display lots, parking or storage areas.
   (3) Residential units in conjunction with a permitted or conditionally permitted use, provided the residential unit is not on the first, or street, level of the structure. Said residential unit shall have a minimum floor area of 600 square feet for efficiencies and one-bedroom units, plus an additional 200 square feet for each additional bedroom.

B. Lot area and width.
   (1) The total development area of a highway business use shall be not less than 20,000 square feet.

   (2) Individual shops and stores shall provide sufficient area for the principal structure and its accessory structures, off-street parking and loading areas, and all required yards.

   (3) No business development shall be less than 90 feet in width.

C. Green space. There shall be a minimum of 25% of lot area retained as green space, as defined in § 550-126 of this chapter.

D. Building height. No building or parts of a building shall exceed 45 feet in height.

E. Yards.
   (1) A minimum street yard (setback) of 40 feet from the right-of-way of all public streets shall be required.

   (2) No principal building or structure shall be located closer than 20 feet to any lot line, except where property is adjacent to zoned residential districts, where it shall be 40 feet to any residentially zoned lot line.

~~accessory, and subordinate use in support of a related, permitted and approved sales, rental, repair or service business building as the principal use of the property. As a measure of subordination, the principal permitted use building on the property shall be valued at 50% or more of the total (land and improvements) assessed value of the property based on the Washington County tax listing records in the year such use is considered and permanently thereafter as long as there continues to be outdoor incidental activity at the site. The maximum permitted scale of the display lot, parking,or storage area (in order to be considered incidental, accessory and subordinate to the principal use) shall be set at the discretion of the Planning Commission.~~

~~C. Permitted accessory uses. Off-street parking and loading areas excluding new (after December 1, 2022) outdoor vehicle, equipment, trailer, implement, RV, boat, and similar products sales or rental related display lots, parking or storage areas.~~ **~~[Amended 11-21-2022 by Ord. No. 11-02-2022]~~**

SECTION V. SEVERABILITY.
The sections of this Ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision and shall not affect the validity of any other provisions, sections portions there of the Ordinance. The remainder of the Ordinance shall remain in full force and effect. Any other ordinances whose terms conflict with the provisions of this Ordinance are hereby repealed as to those terms that conflict.

SECTION VI. EFFECTIVE DATE.
This Ordinance shall take effect and be in full force after its passage and posting according to law.

Introduced by Trustee Bergum.

Passed and Adopted this 20th day of July, 2026

Scott Stortz, Village President

Countersigned:

Tammy Tennies, Village Clerk

Attachment 3: Commercial Business District Land Uses

COMMERCIAL DISTRICTS

LAND USES	**VC-D**	**B-2**
Accessory Business Warehouse/Storage	CU/SC*	
Antique & Secondhand Merchandise Sales	CU	CU
Assisted Living Facilities/Residetial Care Apartment Complexes (RCAC)		P
Athletic Clubs/Indoor Fitness		P
Athletic/Recreation Facilities (Indoor/Outdoor)		P
Bed & Breakfast Establishment	CU	CU
Business Warehouse w/o Outdoor Storage		CU
Car Washes		CU
Cellular & Digital Communication Antennas/Towers		CU
Community Living Arrangements/Community Based Residential Facilities		CU
Conference Centers/Banquet Halls/Event Facilities	CU	CU
Construction Services/Contractor Shops	CU	CU
Day Care and/or Childcare Facilities		P
Drive Thru Facilities	CU	CU
Enclosed Connecting Walkways (Sideyard)		CU
Essential Services	P	P
Financial/Banking Insitutions	P	P
Funeral Homes without Crematoriums		CU
Hotels/Motels	P	P
Laboratories		
Medical Clinics & Laboratories	P	P
Microbrewery	CU	CU
Mixed Use Development	CU	CU
Multifamily Residential Structures	CU	
Nano Distillery	CU	
Nursing Homes		P
Professional Offices	P	P
Outdoor Sales/Consumption Alcohol as part of a Tavern/Restaurant that is licensed under Ch. 125, Wis. Stats.	CU	CU
Retail Stores	P	P
Single Family (Constructed Pre 8/14/2002)	P	
Single Family (S/SW of Buchanan St & Polk St)	P	
Tattoo/Body Piercing	CU	P
Taverns/Restaurants	P	P
Theaters	P	P
Two-Family (Constructed Pre 8/14/2002)	P	
Uses involving the manufacture of goods within the confines of a building and in which any smoke, noise, dust, flash, or odor produced in the manufacturing process is confined within the building.		CU

Uses involving the fabrication of materials within the confines of a building and in which any smoke, dust, flash, noise, or odor produced in the fabrication process is confined within the building.		CU
Uses involving the provision of a service which is either manufacturing- or fabrication-related and not permitted in business districts, confined within a building, and in which smoke, dust, flash, heat, noise, or odor produced by such service uses is confined within the building.		CU
Uses Permitted in M-1 w/o Outdoor Storage		CU
Uses Permitted in the B-1 (VCD) & B-2 Districts		
Veterniary Services		CU
Winery	CU	CU
Youth Actvity Clubs	CU	CU

* SC= See Section 550-28 Special Conditions