



# Planning and Development Department

## Development Newsletter

### September 2019

#### River Bend Meadows Park Site Plan

The Plan Commission approved a site plan for a new 10.8 acre park in the River Bend Meadows subdivision south of Falls Road and west of Port Washington Road. Phase 1 of the park will be constructed in 2020 and will include site grading, perimeter pedestrian path, baseball/softball field with backstop, playground, basketball court, and landscaping. Phase 2 improvements will include water and sewer utilities, 18-space parking lot, open air shelter, pre-fabricated bathroom, and small splash pad and will be constructed as part of the development of phase 2 of the subdivision. The Parks and Recreation Department will bid Phase 1 this winter and start construction, weather permitting, in spring.

#### Detached Garage Setbacks Zoning Ordinance Amendment

The Plan Commission recommended Village Board approval of a Zoning Ordinance amendment related to detached garage setbacks. The Community Development Department has received several applications for new and replacement garages in the older parts of the Village. The Zoning Ordinance states that detached garages between 150 and 720 square feet in area shall have side and rear yard setbacks the same as those of the principal structure. The side yard setback in the R-2 zoning district, where these homes are typically located, is a minimum of six feet on one side and a minimum of 10 feet on the other. The size of lots and configuration of buildings in these areas of the Village make it very challenging to meet these regulations. The proposed amendment would reduce the side yard setback to three feet. The Village Board will consider this amendment in October.

#### Zoning Ordinance Update Project

The Plan Commission began review of the draft Performance Standards chapter including vehicle access, parking, loading, fencing, and landscaping standards.

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