

3.14 SR1 VILLAGE SPECIAL DESIGN REVIEW DISTRICT 1 (OVERLAY)

The Village Special Design Review District 1 is provided in accordance with the intent outlined in section 1.03 and 2.08 of this ordinance as an overlay district. The intent is to minimize the impact of flood events within certain areas of the village identified as being vulnerable. Observations as well as data collected following substantial rain events and ensuing ground surface flooding during the month of June 2008 are the basis for this action. As an overlay district the requirements set forth herein, are in addition to those required by the underlying use district.

The extremely heavy rain events of June 2008 were preceded by above normal precipitation during the fall season of 2007 as well as record levels of snow during the 2007 – 2008 winter season. As such this type of flooding is viewed as an infrequent event; however it is in the interest of the village and its residents to take what the plan commission believes to be reasonable levels of precaution.

The plan commission began collecting data and entered into planning discussions during its monthly meetings in an effort to further this objective. Based on the review of photographs and aerial imagery taken during June and July of 2008, the plan commission began a several month long process of identifying the areas within the village limits that were significantly impacted. After identifying these areas, the individual parcels within these areas were separated into three different levels of flood severity, Level 1, Level 2, and Level 3. Each of these levels was defined to assist in determining the type of structures that should be permitted upon these parcels in the future. These levels are defined in the following paragraphs.

Level 1

Further development is restricted in parcels identified as “Level 1”. The status of Level 1 parcels may be upgraded based on the criteria outlined later in this section. The plan commission will be responsible for this continued review of Level 1 parcels after they determine the appropriate conditions have been met.

Parcel 0767, bordered by Sommerset Road to the south and CTH G to the east, has been identified as a potential area for storm water retention. The intersection of Sommerset and CTH G is annually prone to standing storm water due to lack of runoff opportunities. This was especially evident during the heavy rain and flood events of June 2008. The majority of this parcel was under water for several weeks during the summer of 2008. Raising the parcel to prevent water accumulation would likely exacerbate the problem of water remaining on the street and would also likely cause flooding for the business to the north. A properly designed retention area on parcel 0767 could reduce the frequency and duration of storm water remaining on Sommerset Road.

Parcels 0768, 0769, and 0770 (along south side of Sommerset Road) shall not have additional development until the storm water retention issue for parcel 0767 has been properly addressed to the satisfaction of the plan commission since this would increase the percentage of impervious surfaces in the immediate area.

Parcels 0779, 781,782,783 shall be restricted from further development until the safety concerns created by the standing water on North Westmor Street during June and July of 2008 is resolved in a manner acceptable to the plan commission.

Level 2

Future development upon the parcels identified as “Level 2” is acceptable if the following condition is met. Structures for human occupancy and / or usage shall be limited to slab on-grade type foundations with all openings and floor elevations being at least 12 inches above the existing curb at the highest front corner of the parcel upon which the structure shall be located.

The following parcels are identified as “Level 2”:
0732, 0733, 0734, 0735, 0736, 0737, 0738, 0757, 0758, 0759, 0760, 0761, 0762, 0763, 0764, 0765, 0766
(all located along north side of Somerset Road).

Level 3

Future development upon the parcels identified as “Level 3” is acceptable; however construction of below grade living space (“living space” as defined per Wisconsin Building Code) is not permitted.

The following parcels are identified as “Level 3”:

0739, 0740, 0741, 0742, 0743, 0744, 0745, 0746, 0747, 0748, 0749, 0750, 0751, 0752, 0753, 0754, 0755, 0756, 0774, 0775, 0776, 0777, 0778, 0784, 0785, 0786, 0787, 0788, 0821, 0822, 0823, 0824, 0825, 0826, 0827, 0828, 0829, 0830, 0831, 0834.
0648-101, 0648-102, 0648-103, 0648-104, 0648-105, 0648-106, 0648-107, 0648-108, 0648-109, 0648-110, 0648-111, 0648-112, 0648-113, 0648-114, 0648-115, 0648-116, 0648-117, 0648-118, 0648-119, 0648-120, 0648-121, 0648-122, 0648-123, 0648-124, 0648-125, 0365-503, 0365-50100

Reference the map labeled Appendix A for the location of these parcels. Discrepancies between this ordinance and the Appendix A map shall be resolved by the Village Plan Commission.