

## AGENDA FOR THE VILLAGE OF SHOREWOOD HILLS PLAN COMMISSION

**Date and Time:** Wednesday, August 12, 2020 – 7:00 P.M.

**Location:** Virtual Meeting via Zoom

*The Board meeting will be livestreaming on the Village's Facebook page [[@VillageOfShorewoodHills](#)].*

*Or, you can listen to the meeting by dialing: 1 (312) 626 6799 US (Chicago)*

*Meeting ID: 852 1365 5334*

*Passcode: 549886*

1. Call to Order
2. Note compliance with open meeting law
3. Report on Comprehensive Plan Update
4. Report on WIMR Loading Dock & NIH Research Lab Renovation Project - 1111 Highland Avenue
5. Public Hearing on an amendment to the Zoning code to allow bee keeping
  - a. Call public hearing to order
  - b. Explanation of code change
  - c. Public invited to speak
  - d. Close public hearing
6. Consider recommendation on an ordinance making revisions to the Village zoning code concerning accessory uses and structures to allow the keeping of bees
7. Consider draft ordinance on possible changes to the zoning code related to residential roof height limitations
8. Minutes: July 14, 2020
9. Set next meeting date: September 15, 2020
10. Adjourn

***Please Note:***

- *Written comments on the agenda can be sent to [info@shorewood-hills.org](mailto:info@shorewood-hills.org) before 8:00 am on August 12, 2020.*
- *To register to speak on an agenda item, send an email to [info@shorewood-hills.org](mailto:info@shorewood-hills.org) before 8:00 am on August 12, 2020 detailing which item is of interest. Your comments may be limited to 3 minutes.*

---

PLEASE TAKE NOTICE, that any person who has a qualifying disability as defined by the Americans with Disability Act that requires the meeting or materials at the meeting to be in an accessible location or format, should contact the Municipal Clerk, 810 Shorewood Boulevard, or phone 267-2680, during regular business hours at least 48 hours before the meeting so that reasonable arrangements can be made to accommodate each request.

It is possible that members of, and possibly a quorum of members of other governmental bodies of the Village of Shorewood Hills who are not members of the above committee may be in attendance at the above stated meeting to gather information. However, no formal action will be taken by any governmental body at the above meeting other than the committee identified in the caption of this notice.

**DRAFT MINUTES FOR THE VILLAGE OF SHOREWOOD HILLS  
PLAN COMMISSION**

The Tuesday, July 14, 2020 meeting of the Plan Commission via Zoom was called to order at 7:00 pm by Chair Dave Benforado. Members present were: Mr. Benforado, Deb Remington, Jim Etmanczyk, Karl Wellensiek, Earl Munson, Brauna Hartzell and John Imes. Also present was Karl Frantz, Village Administrator, Mike Slavney of Vandewalle & Associates, Brian Berquist, Village Engineer, Matt Frater of MSA and David Sykes, Administrative Services Manager/Deputy Clerk. Margaret Ebeling of Lodgic Everyday Community, Michael Stiennon of Shackleton Square Condominiums and about three guests joined for a portion of the Zoom meeting.

Mr. Frantz confirmed the meeting had been properly posted and noticed.

**Report on Comprehensive Plan Update process** *(this item taken out of order by consensus)*

Matt Frater of MSA updated the Commission on their progress with the update to the Village's Comprehensive Plan. The COVID-19 pandemic has limited the ability to perform public engagement in a traditional way. MSA has been able to successfully engage the public in other communities by use of surveys and input devices. Mr. Frater asked Commissioners to take a couple of surveys and provide any suggested changes by Friday, July 17. They will then distribute the surveys to Village residents by the end of the month.

Mr. Frater explained that a fixed timeline does not make sense in light of the pandemic. MSA has developed a checklist to track progress on the Comprehensive Plan update.

The next step after the surveys is focus groups. Mr. Frater asked Commissioners to submit suggestions for two focus groups: 1) Community Identity and Change; and 2) Community Attachment and Involvement.

**Consider request of Lodgic at 2801 Marshall Court to extend open hours to include Sundays from 8:00 am to 9:00 pm as a minor amendment to the Specific Development Plan**

Mr. Frantz explained the General Development Plan (GDP) set basic parameters for the Lodgic project and the Specific Development Plan (SDP) dealt with the details like signage, lighting, etc. Hours of operation are in the SDP which at the time of approval did not include Sundays. The Plan Commission has the authority to decide if hours of operation is a minor amendment considered by the Commission only or a major amendment to be considered by the Board with a recommendation from the Plan Commission.

Mr. Benforado referred to an email received from Mattia Sulis, resident of Shackleton Square, suggesting the Board make the final decision and that any approval be on a limited basis related to the Forward Dane guidelines.

Margaret Ebeling, Manager of Lodgic Everyday Community, indicated they have received a good response from the community despite the restrictions of the Forward Dane plan. The full service restaurant has been well received. Their Saturday Brunch has been popular. They feel a Sunday Brunch and dinner option would benefit the Community and assist their business.

Michael Stiennon of Shackleton Square Condominiums expressed his concern about increased traffic. He feels Lodgic should not be given permission to be open for a full seven days until we know how traffic will be affected when things go back to normal.

Ms. Ebeling responded that traffic studies have showed that Sundays were the lowest traffic days of the week. They feel this off-peak Brunch and dinner offering won't significantly impact traffic in the area.

Mr. Wellensiek suggested the Commission consider the request a minor amendment to focus the discussion. Mr. Imes and Mr. Etmanczyk supported the minor amendment consideration. Further

discussion included a limit on the duration of the amendment and desire to support a new business in the area during a financially difficult time.

Mr. Wellensiek moved and Mr. Imes seconded a motion for the Plan Commission to consider the request as a minor amendment to the SDP and approve Sunday hours from 8:00 am to 9:00 pm for a period of 9 months, at which time Lodgic can request and the Commission can consider a permanent change.

Vote: 7-0 approved.

**Consider recommendation to proceed with an ordinance making revisions to the Village zoning code concerning accessory uses and structures to allow the keeping of bees**

Mr. Frantz explained the beekeeping text is similar to ordinances in the City of Madison and City of Middleton. Urban beekeeping is similar to keeping of chickens which is allowed by Village ordinance. The main issue is required flyaway barriers do not comply with the Village's fence code. Flyaway barriers must be at least 6' tall to prevent bees from flying at a level that may bother a neighbor or the public passing by.

Mike Slavney of Vandewalle explained how the code language was developed and answered questions from the Commissioners.

Ms. Remington suggested including a distance from parks in section 7(e).

Ms. Hartzell pointed out inconsistencies in the diagram provided with distances in the text. Mr. Slavney will fix the diagram.

Mr. Frantz added that a permit would be required, similar to keeping of chickens (Chapter 17 Licensing & Permits).

By consensus, the Commission directed staff to revise the text and develop an ordinance to its August meeting for a public hearing.

**Consider setting policy direction for staff to proceed with a draft ordinance on possible changes to the zoning code related to residential roof height limitations**

Mr. Benforado explained how staff found inconsistencies in the draft versions of the ordinance establishing residential roof height limitations related to shed roofs. It may have been a simple transcribing mistake when maximum roof height was set at 22' in 2006.

Mr. Frantz added that initial consideration of the ordinance in 2005 included a definition section that was later incorporated in the text of the 2006 ordinance.

Ms. Hartzell pointed out that there were inconsistencies with measurement of height in the various versions of ordinance L-2006-11.

Mr. Benforado reminded Commissioners that in 2006, the Village was more focused on floor area and bulk regulations than height limits.

By consensus, the Commission concluded that the 22' maximum height for a shed roof was a mistake.

Mr. Imes suggested 28' as a maximum height. Mr. Benforado suggested including language that would prohibit a 28' wall facing the street without an architectural feature or intersecting roof line that would break up the solid wall look.

Mr. Frantz indicated staff could develop some options for the draft language that the Commission could consider at its August meeting.

**Minutes: June 9, 2020**

Mr. Wellensiek moved and Ms. Hartzell seconded a motion to approve the June 9, 2020 minutes as presented.

Vote: 7-0 approved.

**Set Next Meeting Date**

The Plan Commission set its next meeting date of Wednesday, August 12, 2020 at 7:00 pm (due to the Partisan Primary Election on its regular meeting date).

**Adjourn**

The meeting was adjourned at 8:55 pm.

Respectfully submitted,

David Sykes

Administrative Services Manager/Deputy Clerk



July 28, 2020

*via email*

Mr. Karl Frantz  
Village of Shorewood Hills Administrator  
Shorewood Hills Village Hall  
810 Shorewood Boulevard  
Madison, WI 53705

**RE: WISCONSIN INSTITUTES FOR MEDICAL RESEARCH (WIMR) LOADING DOCK & NIH RESEARCH LAB RENOVATION– Letter of Intent  
UW-MADISON #1485-1972  
Interdisciplinary Research Center (IRC) General Development Plan (GDP) Approved April 25, 2005**

Dear Mr. Frantz,

Please consider this letter of intent and accompanying information as an official notification related to a proposed building addition at the Wisconsin Institutes of Medical Research (WIMR), located at 1111 Highland Avenue on the University of Wisconsin-Madison campus. The loading dock addition location and function are in alignment with the original 2005 Interdisciplinary Research Center (IRC) General Development Plan (GDP) and the Conditional Use permit (Community Facility District Zoning) that is in effect for this area until April 2025. All land is owned by the Board of Regents of the University of Wisconsin System, (Parcel ID 070916490807).

The loading dock addition (3,500 GSF) is an enabling project to the National Institute of Health (NIH) grant supported medical research renovation component of the project. The existing loading dock area is internal to the WIMR II Tower and will be renovated into medical research space. The addition will be a single-story loading dock facility adjacent to the renovated space and located directly south of and behind the Surgical Pathology Department (WIMR West Wedge) building. Service and fire access to this area will remain as they currently exist. There will be no increase in traffic related to this project as the existing functions and deliveries will remain the same.

The original Conditional Use approval noted the overall development was to be a phased approach to a multi-project development build-out over a twenty-year time frame based on research need and as funding became available. WIMR Towers I (2005) and II (2011) have been constructed however there is no current schedule for the completion of Tower III. As part of these three main structures there are lower level infill structures and facility service functions that continue the build-out process toward the south and west as development of the WIMR complex occurs. As the funding and research space need is confirmed, renovations and additions have been brought forth under the original Conditional Use approval and based on the approved General Development Plan. The loading dock addition project is a necessary component of this phased build-out development plan.

### Facilities Planning and Management

University of Wisconsin-Madison 30 N. Mills Street Madison, Wisconsin 53715-1211  
608/263-3000 [www.fpm.wisc.edu](http://www.fpm.wisc.edu)

**Project Schedule:**

UW-Madison Design Review Board:	July 21, 2020
Joint Campus Area Committee Meeting:	July 29, 2020
UW-Madison Design Review Board:	September 15, 2020
Bidding:	April 2021
Construction Start:	August 2021
Substantial Completion:	September 2022

**Estimated Project Cost:**

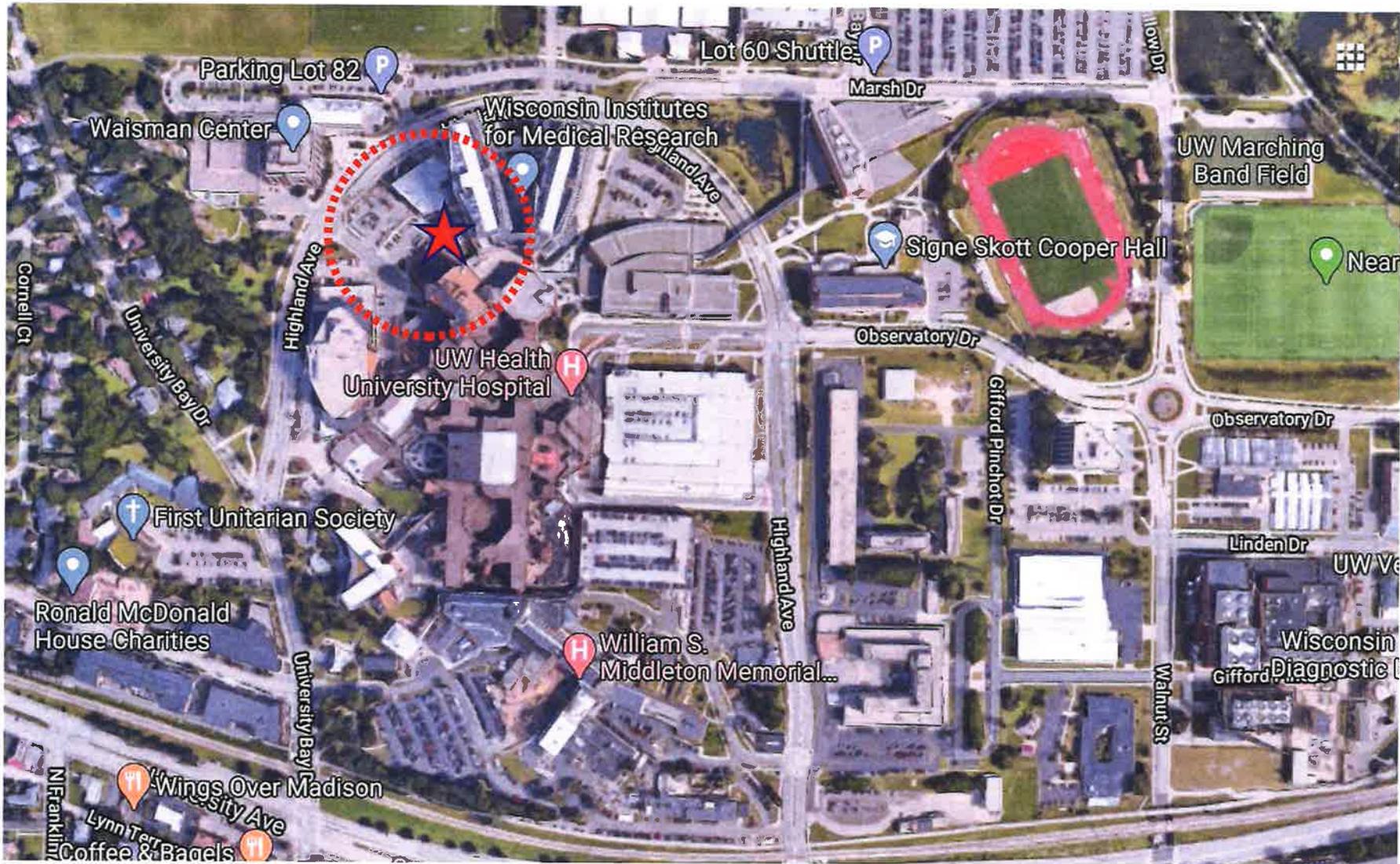
The total project cost estimate is \$4,100,000 with \$3,000,000 from NHI for the research facilities and \$1,100,000 of gifts for the loading dock facility.

Thank you,



Gary A. Brown, PLA, FASLA  
 Director, Campus Planning & Landscape Architecture  
 Facilities Planning & Management, University of Wisconsin-Madison

cc: Mike Slavney, Vandewalle & Associates, Village Planner  
 Cathy Weiss, University of Wisconsin System, Project Advocate  
 Mike Zimmerman, UW-Madison Project Manager  
 Mark Wells, UW-Madison School of Medicine & Public Health  
 Aaron Williams, UW-Madison Assistant Campus Planner



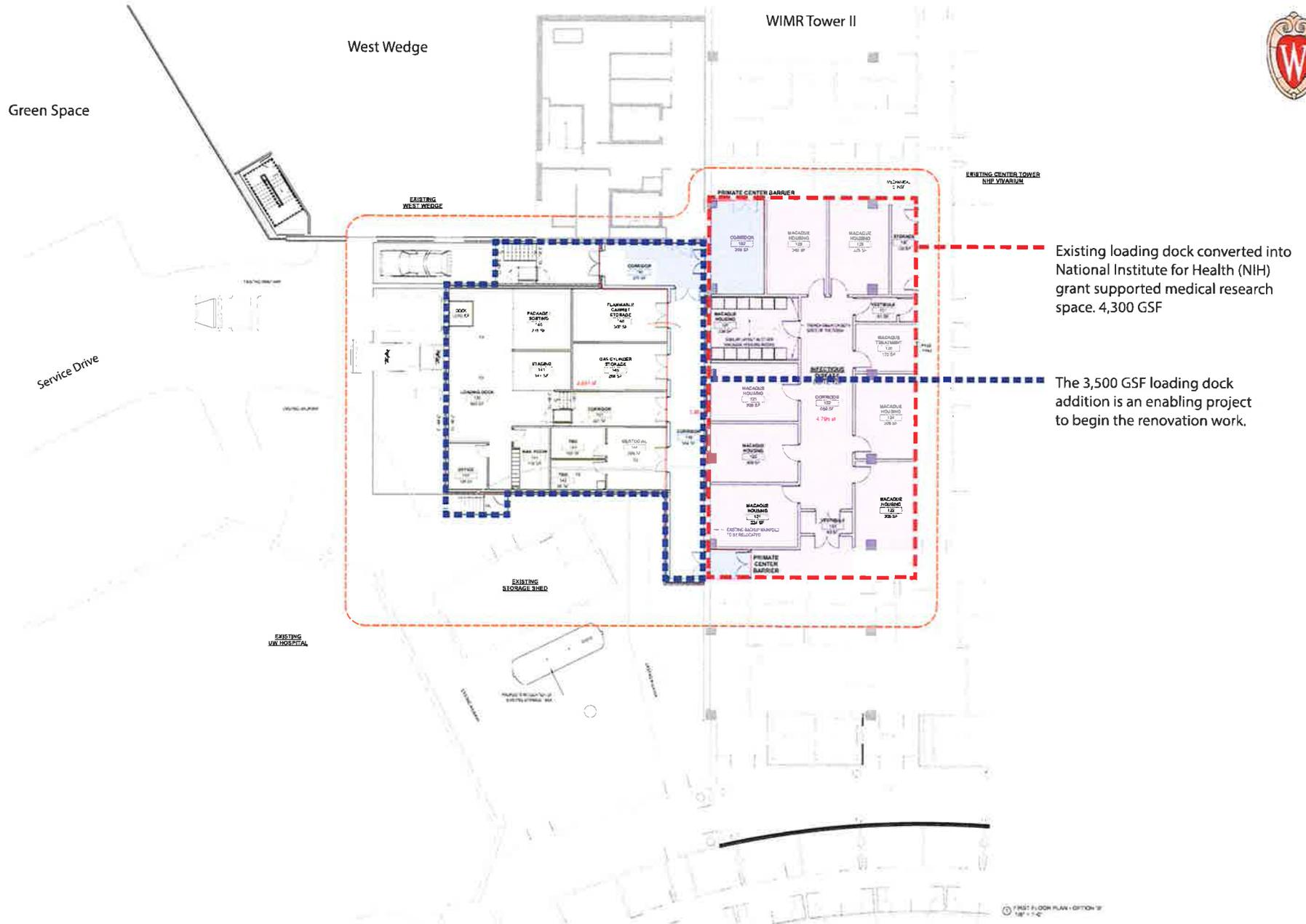
### CAMPUS LOCATION MAP

**1111 HIGHLAND AVENUE**  
WISCONSIN INSTITUTES FOR MEDICAL RESEARCH (WIMR) LOADING DOCK ADDITION  
University of Wisconsin-Madison Facilities Planning & Management  
PLANNING PROJECTS ACTIVE WIMR Dock, Patient Center Renovation 1485 1972132\_Zoning & DRB/VCSH Material Package



## SITE LOCATION MAP

**1111 HIGHLAND AVENUE**  
WISCONSIN INSTITUTES FOR MEDICAL RESEARCH (WIMR) LOADING DOCK ADDITION  
University of Wisconsin-Madison Facilities Planning & Management  
P:\MAJORPROJECTS\_ACTIVE\WIMR Dock\_Primate Center Renovation - 1485-1972\13\_Zoning & DRB\VC5H Material Package



**PROPOSED ADDITION/RENOVATION EXTENTS**

**1111 HIGHLAND AVENUE**  
**WISCONSIN INSTITUTES FOR MEDICAL RESEARCH (WIMR) LOADING DOCK ADDITION**  
 University of Wisconsin-Madison Facilities Planning & Management  
 P:\MAJORPROJECTS ACTIVE\WIMR Dock\_Primate Center Renovation - 1989-1922\F2\_Zoning & DBM\VOISH\Maternal Package

**ORDINANCE NO. L-2020-\_\_**

**VILLAGE OF SHOREWOOD HILLS  
DANE COUNTY, WISCONSIN**

**AN ORDINANCE AMENDING ARTICLE J, SUPPLEMENTAL REGULATIONS  
OF SEC. 10-1-100 OF THE VILLAGE OF SHOREWOOD HILLS ZONING CODE  
AND ADDING SECTION 17.06(9) ISSUANCE OF PERMIT FOR BEEKEEPING.**

The Village Board of the Village of Shorewood Hills, Dane County, Wisconsin, ordains as follows (*new text indicated in red, removed text indicated by strikeout*):

**Exhibit 1: Accessory Land Uses and Supplemental Regulations related to Beekeeping.**

**ARTICLE J, SUPPLEMENTAL REGULATIONS**

**ZONING CODE SEC. 10-1-100**

Figure 10-1-100(f): Accessory Land Uses								
Accessory Land Use	Zoning District				Permitted in Yard & Required Setback from Lot Lines:			Supplemental Regulations?*
	R-1 R-2 R-3	R-4	C-1 C-2 C-3	CF	Front	Side	Rear	
(1) ATM (automated teller machine)	-	-	P	P	Per Installation Plan.			Yes
(2) Day Care Center, Family	P	-	-	-	Not	0'	0'	Yes
(3) Farmer's Market / Farm Stand	C	C	C	C	Only within a parking lot			Yes
(4) Home Occupation	P	P	-	-	Must be entirely indoors.			Yes
(5) Outdoor Sales / Display	-	-	P	-	Per Site Plan.			Yes
(6) Keeping Chickens	P	-	-	-	Not	3'	3'	Yes
(7) Beekeeping	P	-	-	-	Not	3'	3'	Yes
<del>(7)</del> (8) Portable Storage Units	P	P	P	P	In Driveway	3'	3'	Yes
<del>(8)</del> (9) Temporary Structure for Storage of Construction Materials & Equipment	P	P	P	P	3'	3'	3'	Yes
<del>(9)</del> (10) Yard Sales / Garage Sales	P	P	-	-	3'	Not	Not	Yes

\* See Section 10-1-100(g) for the Supplemental Regulations for Accessory Land Uses.

**(g) Accessory Uses Supplemental Regulations.**

(1) ATM (automated teller machine).

- a. An installation location/plan will be reviewed and approved by the Zoning Administrator and Police Department for security measures.
- b. Other than ATMs associated with a bank drive-through facility, which must meet the setback requirements of the main structure, ATMs must be integrated into a building façade and may not be in a stand-alone structure.

(2) Day Care Center, Family.

- a. The day care home shall be the principal place of residence of the operator.
- b. No employees shall be permitted other than residents of the dwelling; however, temporary or substitute caregivers may be present periodically.

(3) Farmer's Market/Farm Stand.

- a. Within any residential district, farmer's market or farm stand shall be accessory to a non-residential use and located in the parking lot of such use.
- b. The hours of the farmer's market or farm stand shall be set as part of the Conditional Use Permit required under Article E. All ancillary materials related to the farmer's market or farm stand (such as tables, signs, pavilions, etc.) may not be set up more than one hour before the open of the market or stand, and shall be removed within one hour of the close of the market or stand.

(4) Home Occupation. Permits are not required to engage in home occupations or activities provided the following standards are met:

- a. A home occupation or activity shall be secondary and incidental to the primary residential use of a lot or housing unit;
- b. The activity cannot significantly alter the residential character of the dwelling unit, dwelling structure, or the lot;
- c. The activity must not unreasonably interfere with residential occupancy of other lots in the neighborhood;
- d. The activity must not create environmental, safety or health hazards such as noise, light, odors, vibrations, electrical emissions, or other fire or safety hazards that are noticeably out of character with those produced by normal residential occupancy.
- e. Traffic generated by the occupation or activity may not exceed that which is customary to residential occupancies in the neighborhood;
- f. Signage of the home occupation or activity will be governed by Article H;
- g. The lot and structure must contain adequate area to accommodate the occupation or activity without interfering with residential occupancy of other lots in the neighborhood.

(5) Outdoor Sales/Display.

- a. Shall only be permitted in conjunction with a permitted retail use or approved conditional use in the primary structure.
- b. The area designated for outdoor sales/display shall be shown on a site plan, which shall be reviewed and approved by the Plan Commission prior to initiation of sales/display.
- c. Temporary outdoor sales/display areas for special events or sales are permitted, provided that such an area is not in place for more than one (1) week at a time and does not occur more than fourteen (14) total days per year. The property owner or business owner shall acquire a temporary use permit from the Zoning Administrator.

(6) Keeping Chickens.

- a. Definitions. For purposes of this subsection, the following definitions shall apply.
  - (i) Chicken. A chicken shall mean the common domestic fowl of the subspecies *Gallus gallus domesticus*. This does not include other birds or domestic fowl such as ducks, geese, or turkeys.
  - (ii) Rooster. A male chicken that is six months old or older.
- b. Keeping of Chickens.
  - (i) No more than four chickens may be kept on a lot or parcel at any one time.
  - (ii) No roosters may be kept on any lot or parcel.
  - (iii) No chickens may be slaughtered on any lot or parcel.
  - (iv) Chicken coops shall be constructed in a workmanlike manner, be moisture-resistant and either raised up off the ground or placed on a hard surface such as concrete, patio block or gravel.
  - (v) Chicken coops and yards shall be constructed and maintained to reasonably prevent the collection of standing water, and shall be cleaned of hen droppings, uneaten feed, feathers and other waste daily or as is necessary to ensure that the coop and yard do not become a health, odor or other nuisance.
  - (vi) The enclosure shall be located in compliance with all of the following, and in the event of conflicting requirements the more restrictive shall apply:
    - a. The nearest point of the enclosure must be at least 25 feet away from any residential structure on another lot;
    - b. There must be a three-foot set-back from any side or rear yard;
    - c. The enclosure, and all parts of the enclosure, are prohibited in any front yard.

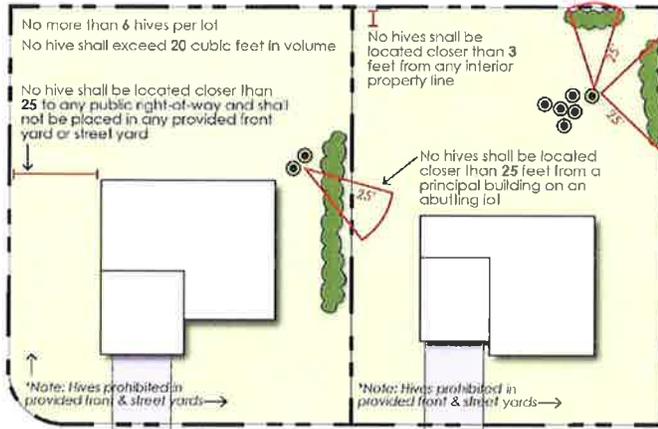
- (vii) In addition to compliance with the requirements of this section, no one shall keep chickens that cause any nuisance, unhealthy condition, create a public health threat or otherwise interfere with the normal use of property or enjoyment of life by humans or animals.
  - (viii) Nothing herein shall be interpreted to authorize the conduct of a business or commercial use on a residential property. No sales of eggs, chicks, or chickens, shall be made from a residential property unless specifically permitted pursuant to applicable zoning regulations.
- c. Public Health Requirements.
- (i) Chickens shall be kept and handled in a sanitary manner to prevent the spread of communicable diseases among birds or to humans.

(7) Beekeeping.

- a. No bees shall be intentionally kept and maintained other than honey bees.
- b. No hive shall exceed twenty (20) cubic feet in volume.
- c. No more than six (6) hives may be kept on a lot.
- d. No hive shall be located closer than three (3) feet from any property line of a lot in different ownership.
- e. No hive shall be located closer than ten (10) feet from a public right-of-way, park, or bike path or twenty-five (25) feet from a principal building on an abutting lot in different ownership.
- f. No hive shall be located within any provided front yard or street yard.
- g. An ever-present supply of water shall be provided for all hives.
- h. Flyway Barrier: A flyway barrier at least six (6) feet in height shall shield any part of a property line of a lot in different ownership that is within twenty-five (25) feet of a hive. The flyway barrier must effectively direct bees to fly up and over the barrier when flying in the direction of the barrier. The flyway barrier shall consist of a building or structure allowed by the municipal code, dense vegetation, or combination thereof, and it shall be positioned to transect both legs of a triangle extending from an apex at the hive to each end point of the part of the property line to be shielded.

**BEE KEEPING**  
Shorewood Hills, Wisconsin  
July 19, 2020

A flyway barrier shall shield any part of a property line that is within 25 feet of a hive. The flyway barrier shall consist of a dense vegetation and it shall be positioned to transect both legs of a triangle extending from an apex at the hive to each end point of the part of the property line to be shielded.



Revised 7/19/20  
**VANDEWALLE & ASSOCIATES, INC.**  
8-0020

**(7) (8) Portable Storage Units.**

- a. A maximum of two (2) portable storage units, not exceeding a cumulative gross floor area of two hundred fifty (250) square feet shall be allowed for up to ninety (90) consecutive days within a calendar year when part of an active building permit.
- b. When not part of an active building permit, such use is allowed for no more than sixty (60) days per calendar year.
- c. The portable storage unit(s) may not be located within the front or side yard setbacks unless located in a driveway.
- d. The property owner shall acquire a temporary use permit from the Zoning Administrator.

**(8) (9) Temporary Storage of Construction Materials and Equipment.** Buildings must be located on the same zoning lot as the project under construction and shall be removed within thirty (30) days following completion of construction.

**(9) (10) Yard Sales / Garage Sales.** A yard sale shall not exceed four (4) days in duration, and no more than one (1) sale shall be held in any three- (3) month period on any given lot.

**Exhibit 2: Adding section to permit Beekeeping.**

**17.06 Licensing of Dogs and Cats; Regulation of Animals.**

**(9) Issuance of Permit for Beekeeping.**

- (a) The fee for a permit to keep bees shall be set from time to time by resolution of the Village Board.
- (b) The permit shall be effective when issued and shall be for a term of three years.
- (c) Upon completion of the application form , payment of the permit fee, and approval by the Zoning Administrator, the clerk shall complete and issue to the applicant a permit to keep bees on the permitted premises.
- (d) All applicable provisions of the Village’s zoning regulations, including the provisions of sections 10-1-100, shall apply to beekeeping.

Subsequent sections of Chapter 17.06 will be renumbered.

This Ordinance shall take effect upon passage and publication pursuant to law.

*The above and foregoing resolution was duly adopted by the Village Board of the Village of Shorewood Hills at its meeting held on \_\_\_\_\_.*

APPROVED: \_\_\_\_\_  
David J. Benforado, Village President

ATTEST: \_\_\_\_\_  
Karla Endres, Village Clerk



---

**To:** Village of Shorewood Hills Plan Commission  
**From:** Matt Frater, Planner  
**Subject:** August Comprehensive Plan Update  
**Date:** August 11, 2020

---

Plan Commissioners;

Since our last monthly update, we have continued to move forward in the comprehensive planning process. The document data updates have been fully completed, text has been updated and adjusted to reflect new data and understanding, and the public engagement process has begun. The first survey and community mapping tool were released to the public with an update in the August edition of the Village Bulletin. Commission Chair and Village President Benforado promoted the materials through NextDoor, including to contiguous neighborhoods who may be users though not residents of the Village.

Preliminary analysis of survey responses to date include:

- » 41 total Survey Responses (approx. 4.1% of Village households)
  - 31 responses were collected July 27
  - 4 responses were collected on August 3rd
- » There have been no responses from persons under the age of 30
- » There have been 40 responses from owner households and 1 response from a renter household
- » 36 responses have been from Village households, and 5 from Madison households

Responses to the Community Mapping Tool to date have produced:

- » 7 responses on Ag & Natural Resources
- » 11 responses on Community Facilities
- » 7 responses on Economic Development
- » 9 responses on Transportation

Our target is to receive at least 100 survey responses from residents of the Village. A response rate that is equivalent to or greater than 10% of Village households is our internal threshold for results that are most impactful to planning direction. We are exploring alternative methods of promotion, and plan to push for a 2nd round of outreach in the next 2 weeks. This includes outreach to multi-unit apartment buildings within the Village, as well as renewed social media promotion. If Commissioners would like to assist in survey promotion, the links are included below. The Village Administrator has access to a promotional image that can and should be included in any promotional posts that aim to drive survey engagement.

- » [Community Survey](#) (1 of 2 planned)
  - Found at: [www.surveymonkey.com/r/2040input](http://www.surveymonkey.com/r/2040input)
- » [Community Mapping Tool](#) (1 of 2 planned)
  - Found at: <https://tinyurl.com/2040mapping>

## Draft New Roof Height Ordinance

Changes are in red

Any exterior wall with an uninterrupted height of more than 20 feet and less than 28 feet would need to go to the Plan Commission, regardless of roof form.

Any roofs exceeding their type-based height limits, and an uninterrupted wall of more than 28 feet, would simply be prohibited.

- (a) Maximum Height. In the R-1, R-2 and R-3 Districts, the vertical distance between any point on the roof and the point on the natural grade directly beneath it shall not exceed the following values.
- (1) A gable or hip roof with a pitch of 12:12 or steeper: 32 feet
  - (2) A gable or hip roof with a pitch of less than 12:12, or a gambrel roof: 30 feet
  - (3) A shed, flat or mansard roof: 22 **28 feet**
  - (4) **The maximum height of any exterior vertical wall plane shall be 28 feet. Any exterior vertical wall plane with a height between 20 and 28 feet shall provide an architectural feature or features designed to interrupt the uniform wall appearance. Examples of such features on said wall would include, but are not limited to: a change in exterior material, texture, or color; a roof plane that intersects said wall; a pattern of windows on the wall that is consistent between the ground floor and upper floors; or other exterior design approach acceptable to the Plan Commission."**
  - (5) Natural grade is defined as the grade determined by the survey required in section 15.10 of the Village code, titled "Permits and Site Surveys Required" in cases where that code section applies.