

The following is a recommendation by the Town of Stockton of DESIGN GUIDELINES FOR COMMERCIAL AND INDUSTRIAL ZONED AREAS in the Town of Stockton.

AUGUST 1997

The Town of Stockton is governed by Portage County Zoning Ordinance. The following are some of the design concepts the Town of Stockton would like to see in their industrial and commercial areas. The issues about lot size, side, rear yard setbacks, parking lot, height of structures and signs are all covered by Portage County Zoning Ordinance but the Town of Stockton may feel more restrictions are necessary.

PURPOSE:

The declared purpose of these restrictions is to allow a public meeting review of the site plan, insure proper use and development of each parcel in the commercial/industrial area of the Town of Stockton. To protect the environment; to guard against the erection of improper, unsuitable structures and uses; to maintain property values; to insure protection from incompatibility and unsightliness; to protect the health and safety of residents in the area and to attract quality firms and business to the Town of Stockton.

SITE PLAN REVIEW:

Prior of the construction or alternation of any buildings, additions, enclosures, fences, parking facilities, signs, storage yards, landscaped drainage area, or any other structures or permanent improvements on the site, ~~a professional drawn to scale detail of the site plans~~ for such building or improvements shall be submitted to the Town of Stockton Area Planning Committee. The committee shall review the site, existing and proposed structures, neighboring uses, well and septic locations, drainage area, utilization of landscaping and open space, parking areas, driveway locations, loading and unloading, road access, traffic generation and circulation, signage, and the proposed operation to ensure compatibility with town and county restrictions.

LANDSCAPING:

The site including undeveloped areas shall be graded, landscaped, planted and maintained with trees, shrubs, ground cover and appropriate natural landscaping materials, watered and maintained, including replacing any dead plant materials.

Landscaping shall relate to buildings and paved surfaces as to scale, massing, size, shape and color. At times of planting, vegetation shall be of sufficient size as to noticeably enhance the site. Tree whips and landscaping shrubs smaller than 18" at the time of planting are inappropriate as primary landscaping elements. Existing trees shall be preserved whenever possible and may be substituted for part of the required landscaping. Plant material shall be of hardy quality, preferably native of Wisconsin. Weedy or short-lived trees such as Poplar, Box Elder or Willow are not acceptable.

ARCHITECTURAL AND DESIGN CONTROLS:

On any main building erected, the front facade exclusive of windows or doors, shall be a minimum of 10% covered with decorative masonry. Common or standard concrete block shall not be considered sufficient for this purpose. Certain uses or types of building may not need to conform to this restriction.

ACCESSORY BUILDINGS:

Similar or compatible in construction to main building.

REFUSE AND STORAGE PLACEMENT:

All refuse and storage areas shall be to the side or rear of the building and not within the side or rear yard setback lines. No waste material or refuse may be dumped or permitted to remain on any part of the property outside the building. No storage of inoperative or wrecked vehicles shall be allowed.

SCREENING:

All open storage areas or refuse area shall have appropriate year round screening from all road and neighbors of a minimum of 6ft high in the form of a hedge, fence, planter, berm, dividers, appropriate shrubbery and trees or any combination.

NUISANCES:

No portion of the property shall be used in such a manner as to create a nuisance to adjacent sites or adjoining residential areas such as, but not limited to noise, vibrations, electro-mechanical and electro-magnetic disturbances and radiation, air and water contaminants and radiation, dust, smoke, odor, toxic or obnoxious emissions, radio-active liquids or solid waste, glare and heat and fire hazards.

MAINTENANCE REGULATIONS:

All property shall be planted, paved or otherwise improved and kept in a well-groomed fashion. All landscaped green areas shall be mowed regularly.

PROPERTY MAINTENANCE:

Should any landscaping improvements, such as grass, weeds or other shrubs and bushes or decorative materials, become overgrown the Town of Stockton may order that such area be trimmed, mowed or groomed within 5 days by written or verbal request. If, after 5 days have passed, the owner neglects to take such actions requested, the Town may enter the property and take such actions as are necessary, and assess such costs as a special assessment against the property.