

City of Plymouth Plan Commission

Members: Please notify us if you are unable to attend the meeting.

Chairman; Mayor Don Pohlman

Members:

Carole O'Malley

Jeremy Schellin

Greg Hildebrand

Ron Nicolaus

Randy Schwoerer

vacant

The City of Plymouth Plan Commission will have a meeting on Thursday, **March 7, 2024 at 6:00 PM in Room 305**, City Hall, and Plymouth, WI.

The agenda will be as follows:

- 1.) Approval of Minutes from February 1, 2024.
- 2.) **Site Plan Seeking approval:** 125 S. Highland Ave aka Plymouth High School. 10-foot x 18-foot baseball scoring booth. (Located about 150 feet SSE of the High School greenhouse) Ryan Rusch (enclosure)
- 3.) **Extraterritorial Survey Map** seeking approval: PART OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 29, T15N-R21E, TOWN OF PLYMOUTH, SHEBOYGAN COUNTY WISCONSIN. Aka: N5583 Oak Road (site driveway about 500 feet south of County Road Z on Oak Road, east side) Seeking to create 3 lots. Steve Laehn (enclosure)
- 4.) **Extraterritorial Survey Map** seeking approval: PART OF THE NW1/4 OF THE NW1/4 OF SECTION 25, T.15N., R.21E., TOWN OF PLYMOUTH, SHEBOYGAN COUNTY, WISCONSIN. Aka: W4785 County Road C (site driveway is about 1477 feet east of the intersection of State Highway 57, and County Road C, south side) One lot being created. Brett Becker (enclosure)
- 5.) **Ordinance Seeking Recommendation to City Council for approval:** An Ordinance Creating Sec 13-1-28 of the City of Plymouth, Wisconsin Zoning Code regarding creation of R-6 high density multi-family residential district. Blakeslee (enclosure)
- 6.) **Communication – Letters, E-mails, or reports Related to the Plan Commission** (Chairman, Secretary, Plan Commission Members, City of Plymouth Staff/Alderpersons)

It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information. No action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact City of Plymouth ADA Coordinator Leah Federwisch, located in the Plymouth Utilities office at 900 County Road PP, Plymouth, WI or call 920-893-3853

City of Plymouth
128 Smith St. – PO Box 107
Plymouth, WI 53073-0107



Telephone: (920) 893-3741
Facsimile: (920) 893-9590
e-mail: inspectorpete@plymouthgov.com

February 1, 2024

Members present: Chairman Don Pohlman, Carole O'Malley, Jeremy Schellin, Greg Hildebrand, Randy Schwoerer, Jim Droste, Ron Nicolaus.

Absent: None

Staff Present; Administrator Tim Blakeslee, Fire Chief Ryan Pafford

The Plan Commission meeting was called to order by Chairman Pohlman at 6:00.

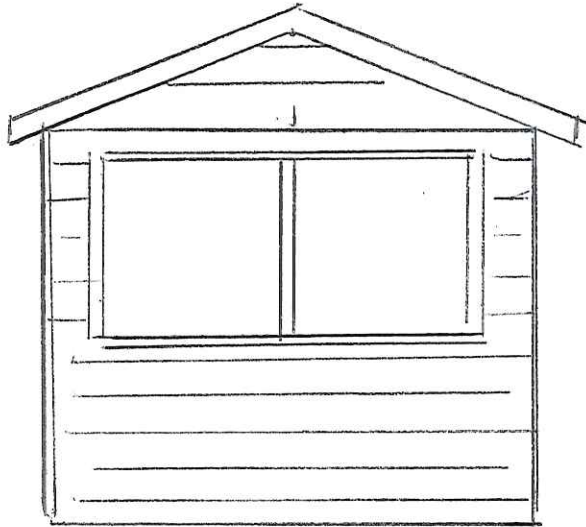
- 1.) Approval of Minutes from December 7, and December 29, 2023. Motion to approve both meeting minutes made by Schwoerer, and seconded by O'Malley. On the roll all voted aye to approve.
- 2.) **Extraterritorial Survey Map** seeking approval: PART OF THE SW ¼ OF THE SE ¼ OF SECTION 36, T15N R21E, TOWN OF PLYMOUTH, SHEBOYGAN COUNTY, WISCONSIN. W4668 Sumac Road, Plymouth. Owner Tom Schultz was present. Schultz stated [they] had purchased a 64 acre parcel. Two parcels were created at 5 acres each. The homestead, and an additional 5 acres. The balance would remain as farmland. This division is about 1 mile east of STH 57 on Sumac Road. Member Hildebrand made the motion to approve, with a second by Nicolaus. On the roll all voted yes to approve.
- 3.) **Sign placement seeking approval:** Per Sec 13-1-106(j) *A sign identifying a planned shopping center grouping may be permitted with the approval of the plan commission, and the commission may, in such case, modify the regulations applicable to the height, size, and location of such sign consistent with the spirit and intent of the regulations.* 2133 Eastern Ave., Fairfield Plaza. Lance McTrusty and Paul Butler from Bauer Sign, and Condo Association President Mike Schields were present. Paul Butler explained the situation and design to the Plan Commission members. Starting several years ago, permission was granted to move the Fairfield Plaza sign due to it's location interfering with the O'Reilly Auto build. The O'Reilly Auto site was subsequently parceled off, thus creating a non-conformance with a sign greater than 200 square feet per side, which was about how large the old Fairfield Plaza tenant sign was. A sign permit was issued for a smaller design that would have conformed to the smaller allowed sign square footage allowed for smaller parcels. Bauer sign had apparently reconstructed a larger sign, as initially intended. With the sign square footage being in the excess of what the Ordinance allowed, verified by the City Attorney, per Sec 13-1-106(j) allows the Plan Commission to approve a sign larger than allowed for a planned shopping mall. Member Schellin asked about the sign being built as being actually larger, as well questioning the smaller sign. Chairman Pohlman stated that the Plan Commission was to address the "final product" design. Motion to approve made by Schwoerer, and seconded by Nicolaus. On the roll all voted yes to approve the larger sign.

- 4.) **City Park Building Design seeking recommendation to City Council for approval.** A Maple "Sugar Shack" design being considered for construction at City Park. John Nelson representing the Plymouth Maple Syrup Association was present. The maple shack is intended to be utilized for making maple syrup from trees within the City. Plans are to construct the shack with Ash timbers, side with White Pine or Hemlock, and install a metal, standing seam roof. Construction of the shack will be performed by volunteers to include High School students in the industrial arts program. Motion to approve made by Hildebrand, and seconded by Schellin. On the roll all voted yes to approve.

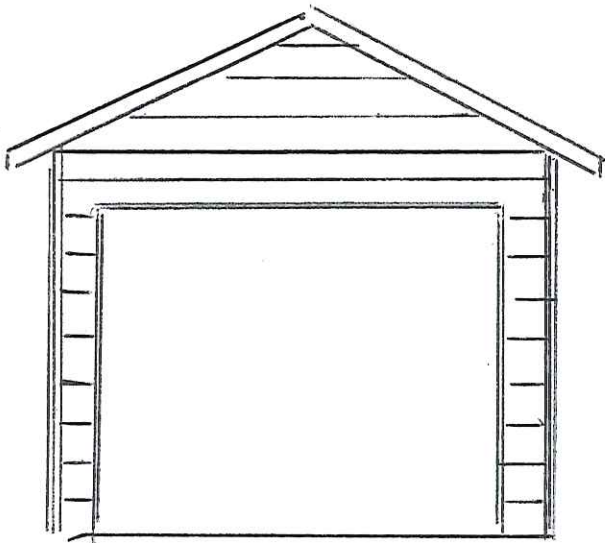
- 5.) **Communication – Letters, E-mails, or reports Related to the Plan Commission; No items were brought forward.**

Motion to adjourn by Nicolaus, seconded by O'Malley

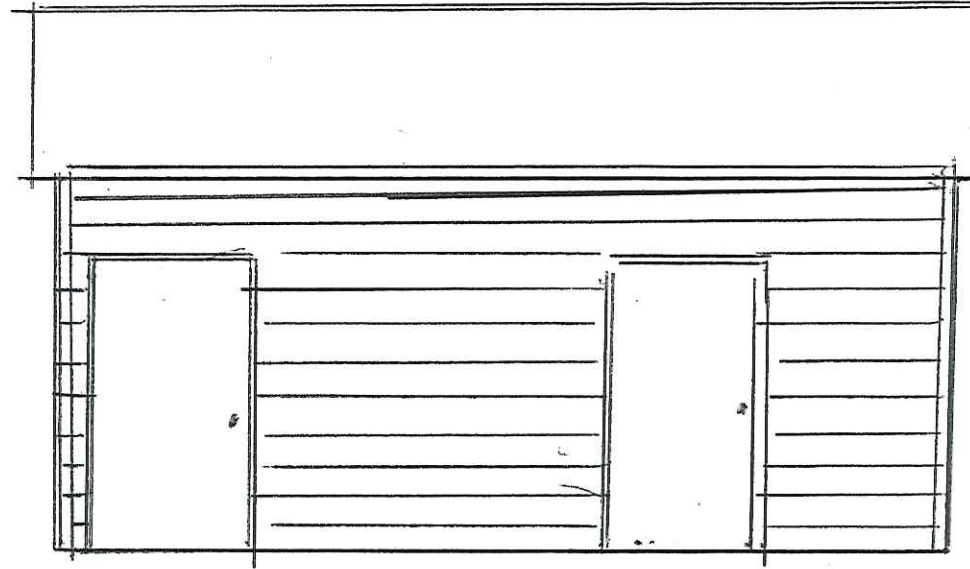
PITS SCORE BOOTH



SOUTH SIDE



NORTH SIDE



WEST SIDE

NOTE:

- EXTENDED TO MATCH EXISTING STORAGE BUILDING
- SAME BUILDING PARTICLES AS STORAGE BUILDING AS WELL

PHS SCOPE BOOTH

1/21/24

← NORTH

18'

8' W x 7' H OVERHEAD DOOR

10'

BUILDING NOTES

- WALLS 2x4 CONSTRUCTION
- 7/16 OSB WALL SHEATHING
- 1/2 ANCHOR BOLT 4' O/C
- TREATED BOTTOM PLATE
- DBL TOP PLATE
- TYVEK HOUSE WRAP
- SMART SIDE EXTERIOR
- 30YR SHINGLE (MATCH EXISTING)

ANGLE WINDOWS

SCISSERS x 2

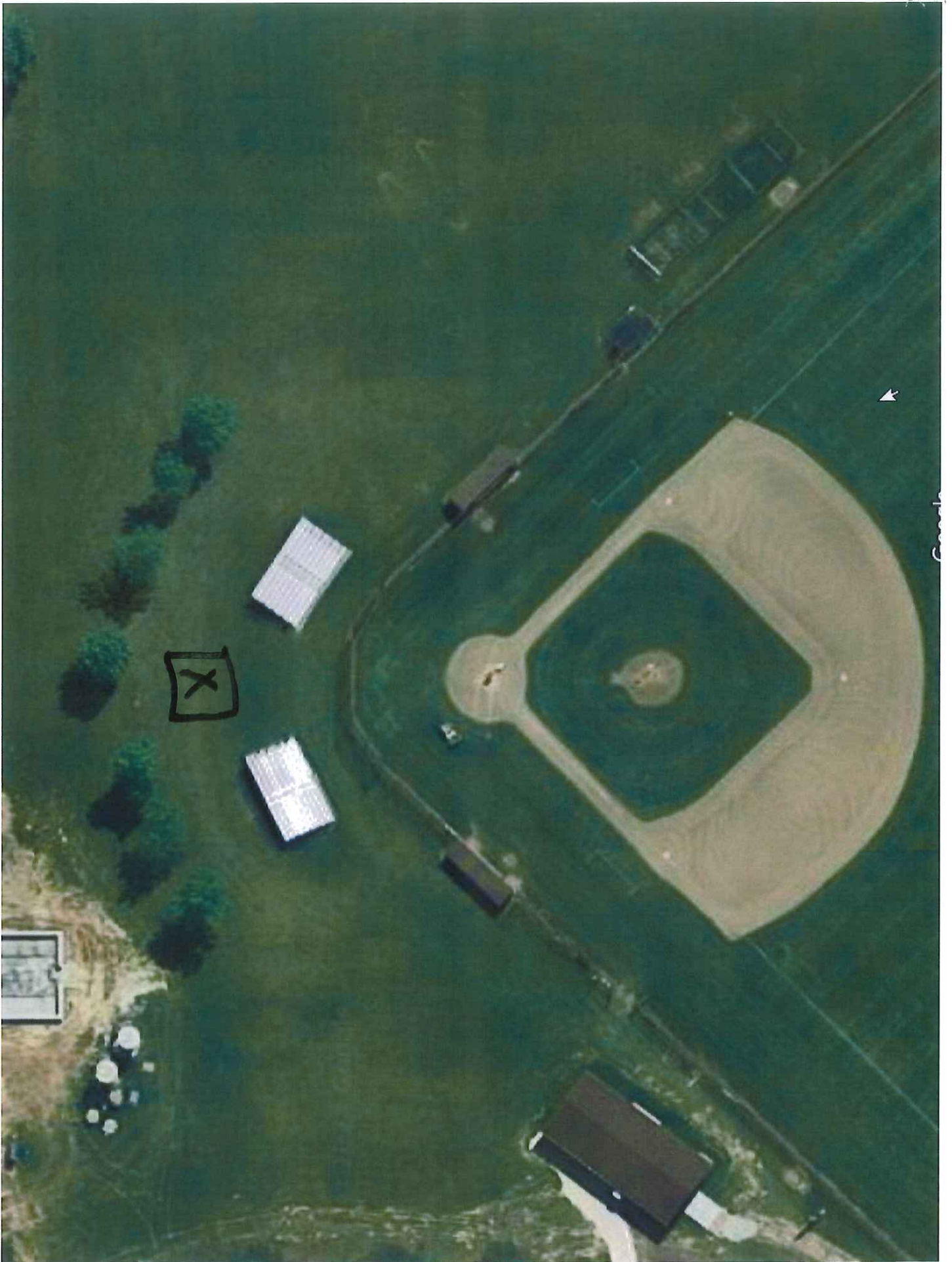
COUNTER

3/0 SERVICE DOOR

3/0 SERVICE DOOR

SLAB DETAIL →

- 12" x 12" GRADE BEAM w/ (2) 4's
- 6" x 6" WIRE MESH
- 4" SLAB / 1/2" ANCHOR BOLT 4' O/C



CERTIFIED SURVEY MAP

STATE OF WISCONSIN)

§

SHEBOYGAN COUNTY)

SURVEYOR'S CERTIFICATE OF COMPLIANCE

I, John M. DuMez, Wisconsin Professional Land Surveyor, hereby certify that under the direction of Steve Laehn, I have surveyed, divided, and mapped part of the Southwest ¼ of the Northeast ¼ of Section 29, T15N-R21E, Town of Plymouth, Sheboygan County, Wisconsin. The parcel is described as follows:

Commencing at the North Quarter corner of Section 29, T15N-R21E; thence along the west line of the Northeast ¼ of said Section 29, S00°11'08"W 1334.54 feet to the point of beginning; thence continuing along said west line, S00°11'08"W 1031.54 feet; thence S89°55'38"E (recorded as S89°51'W) 177.00 feet; thence S00°11'08"W (recorded as NORTH) 270.00 feet to the south line of the Southwest ¼ of the Northeast ¼ of said Section 29; thence S89°55'38"E 1145.36 feet to the southeast corner of the said Southwest ¼ of the Northeast ¼ of Section 29; thence N00°16'23"E 1300.92 feet; thence N89°54'02"W 1324.35 feet to the point of beginning.

SAID PARCEL CONTAINS 1674194 SQ. FT. (38.43 AC.) OF LAND AND IS SUBJECT TO UNRECORDED AND RECORDED EASEMENTS AND RESTRICTIONS.

I hereby certify that the map is a correct representation of all exterior boundaries of the land surveyed. I do further certify that I have fully complied with Section 236 of the Wisconsin Statutes, the Subdivision Ordinance of Sheboygan County and the Town of Plymouth Zoning Ordinance in surveying and mapping the same.

Dated this 29th day of January, 2024.

John M. DuMez
Wisconsin P.L.S S-2267

OWNER'S CERTIFICATE

As owner(s), I (we) hereby certify that I (we) caused the land described herein to be surveyed, divided, and mapped as represented on this Certified Survey Map. I (we) also certify that this Certified Survey Map is required to be submitted to the following for approval:

Town of Plymouth
City of Plymouth (extraterritorial jurisdiction)
Sheboygan County Planning Department

Steven D. Laehn

Shannon Miley Laehn

Dated this _____ day of _____, 20_____.

CERTIFICATE OF THE TOWN OF PLYMOUTH

This Certified Survey Map has been submitted to and approved by the Town of Plymouth.

- Town Chairperson

- Town Clerk

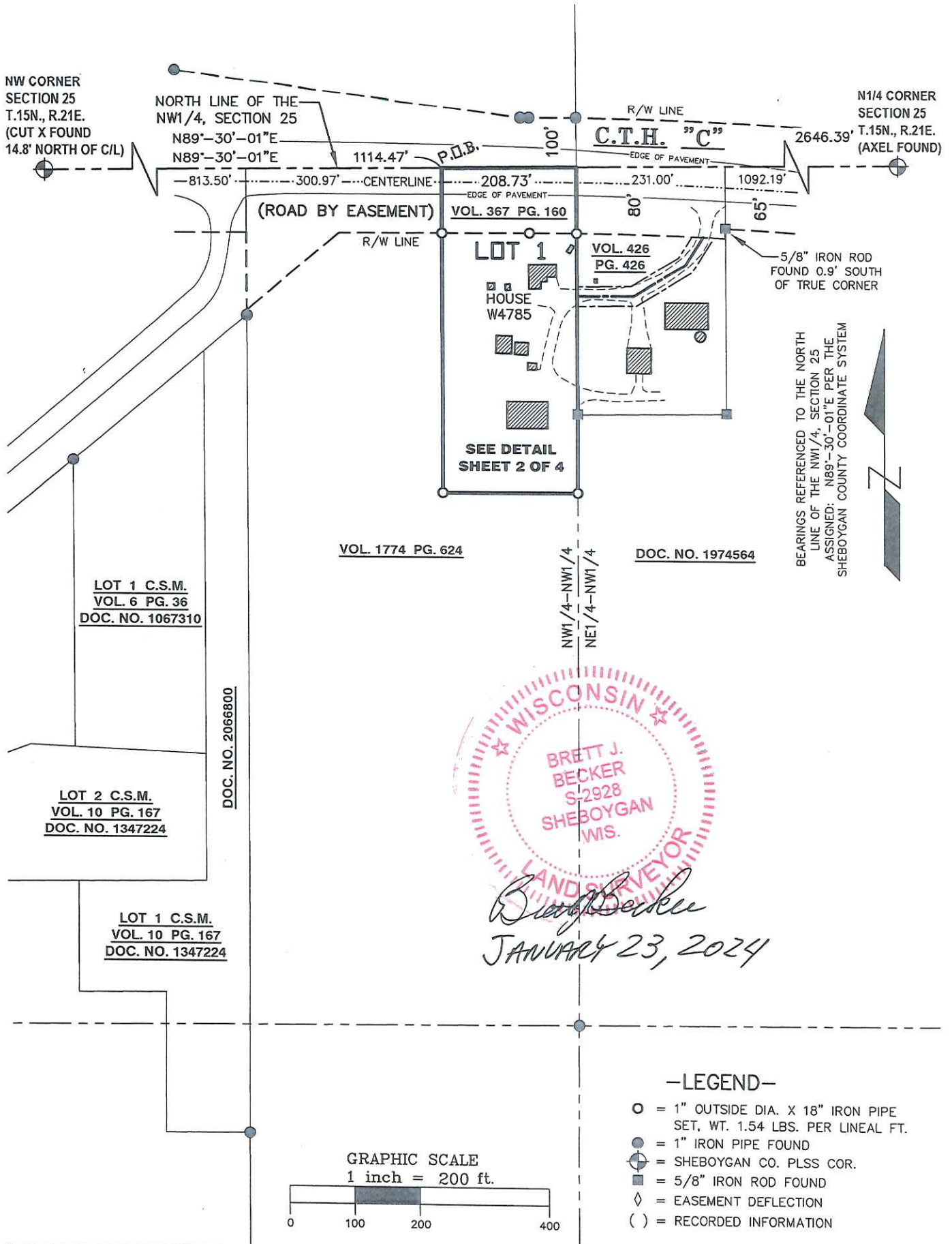
Dated this _____ day of _____, 20_____.

CERTIFICATE OF THE CITY OF PLYMOUTH (extraterritorial jurisdiction)

This Certified Survey Map has been submitted to and reviewed by the City of Plymouth.

CERTIFIED SURVEY MAP

PART OF THE NW1/4 OF THE NW1/4 OF SECTION 25,
T.15N., R.21E., TOWN OF PLYMOUTH,
SHEBOYGAN COUNTY, WISCONSIN



WISCONSIN
BRET J. BECKER
S-2928
SHEBOYGAN
WIS.
LAND SURVEYOR

Brett Becker
JANUARY 23, 2024

SURVEYED FOR:
JEFF KOHLMANN
5119 4TH ST E
BRADENTON, FL 34203

MERIDIAN
SURVEYING, LLC
2020 Madison Street Office: 920-993-0881
New Holstein, WI 53061 Fax: 920-273-6037

DRAWN BY: BJB	FIELD WORK DATE: 12-21-23
CHECKED BY: BB	FIELD BOOK: NOTES
JOB NO.: 15027	SHEET 1 OF 5

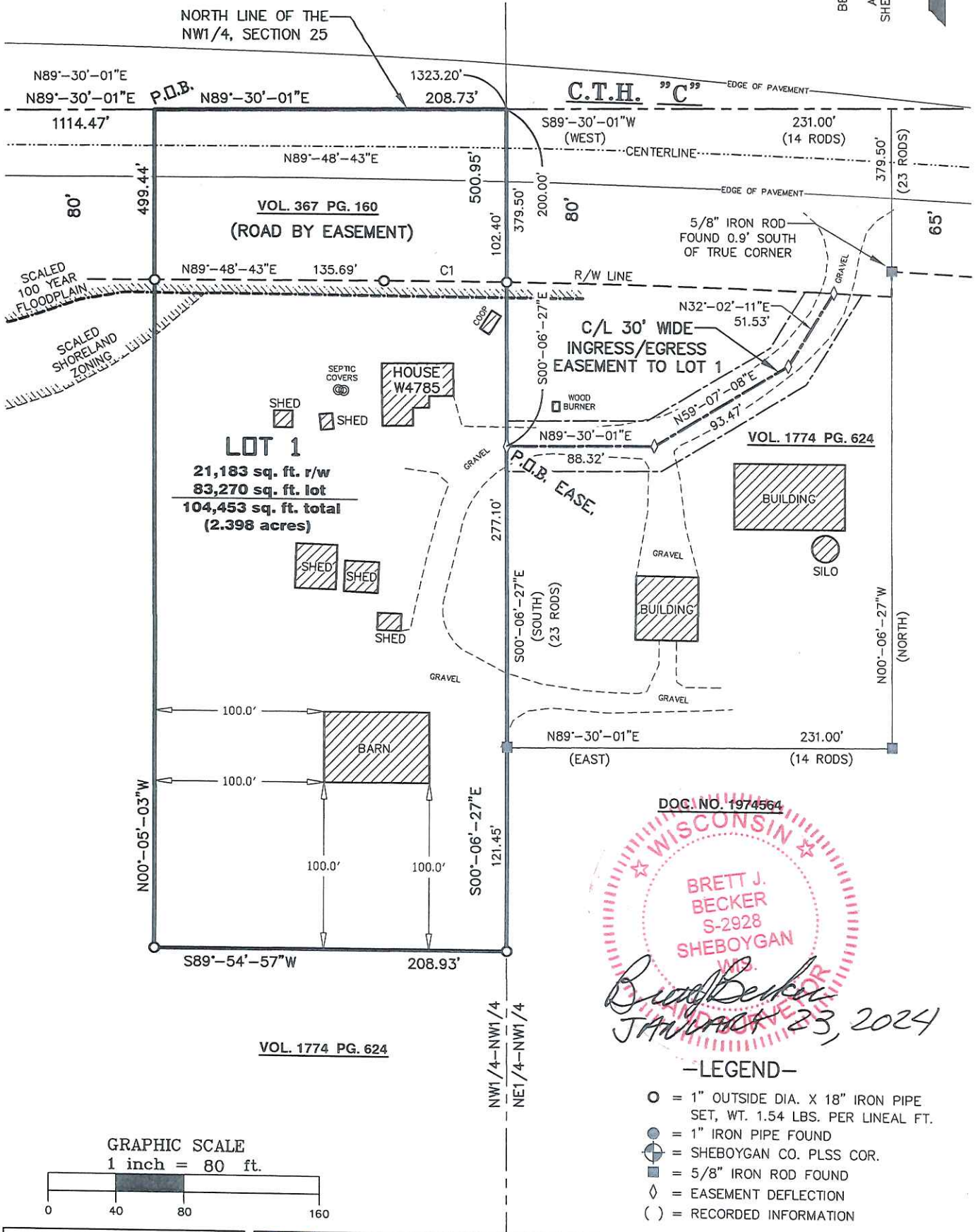
CERTIFIED SURVEY MAP

PART OF THE NW1/4 OF THE NW1/4 OF SECTION 25,
T.15N., R.21E., TOWN OF PLYMOUTH,
SHEBOYGAN COUNTY, WISCONSIN

BEARINGS REFERENCED TO THE NORTH
LINE OF THE NW1/4, SECTION 25
ASSIGNED: N89°-30'-01"E PER THE
SHEBOYGAN COUNTY COORDINATE SYSTEM



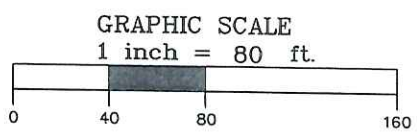
CURVE TABLE					
CURVE	RADIUS	CENT. ANG.	CHORD BEARING	CHORD	LENGTH
C1	5649.72'	000°-44'-28"	S89°-51'-36"E	73.07'	73.07'



DOC. NO. 1974564
 WISCONSIN
 BRETT J. BECKER
 S-2928
 SHEBOYGAN
 JAVIER 23, 2024

-LEGEND-

- = 1" OUTSIDE DIA. X 18" IRON PIPE SET, WT. 1.54 LBS. PER LINEAL FT.
- = 1" IRON PIPE FOUND
- ⊕ = SHEBOYGAN CO. PLSS COR.
- = 5/8" IRON ROD FOUND
- ◇ = EASEMENT DEFLECTION
- () = RECORDED INFORMATION



SURVEYED FOR:
JEFF KOHLMANN
5119 4TH ST E
BRADENTON, FL 34203

MERIDIAN
SURVEYING, LLC
 2020 Madison Street Office: 920-993-0881
 New Holstein, WI 53061 Fax: 920-273-6037

DRAWN BY: BJB	FIELD WORK DATE: 12-21-23
CHECKED BY: BB	FIELD BOOK: NOTES
JOB NO.: 15027	SHEET 2 OF 5

CERTIFIED SURVEY MAP
PART OF THE NW1/4 OF THE NW1/4 OF SECTION 25,
T.15N., R.21E., TOWN OF PLYMOUTH,
SHEBOYGAN COUNTY, WISCONSIN

Sheet 3 of 5

SURVEYOR'S CERTIFICATE

I, Brett J. Becker, Wisconsin Professional Land Surveyor of Meridian Surveying, LLC, certify that I have surveyed, divided, and mapped under the direction of Jeff Kohlmann, part of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Twenty-Five (25), Township Fifteen (15) North, Range Twenty-One (21) East, Town of Plymouth, Sheboygan County, Wisconsin containing 104,453 square feet (2.398 acres) of land and being described by:

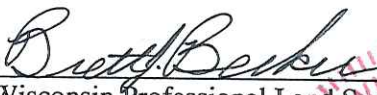
Commencing at the Northwest Corner of said Section 25; thence N89°-30'-01"E along the North line of the NW1/4 of said Section 25, a distance of 1114.47 feet to the point of beginning; thence continue N89°-30'-01"E along said North line, a distance of 208.73 feet to the East line of the NW1/4 of said NW1/4; thence S00°-06'-27"E along said East line, a distance of 500.95 feet; thence S89°-54'-57"W 208.93 feet; thence N00°-05'-03"W 499.44 feet to the point of beginning; being subject to any and all easements and restrictions of record.

Thirty (30) feet wide ingress/egress easement to Lot 1 being fifteen (15) feet each side of and parallel to the following described line: Commencing at the Northwest Corner of said Section 25; thence N89°-30'-01"E along the North line of the NW1/4 of said Section 25, a distance of 1323.20 feet to the East line of the NW1/4 of said NW1/4; thence S00°-06'-27"E along said East line, a distance of 200.00 feet to the point of beginning; thence N89°-30'-01"E 88.32 feet; thence N59°-07'-08"E 93.47 feet; thence N32°-02'-11"E 51.53 feet to the South right of way line C.T.H. "C" and the point of termination; being subject to any and all easements and restrictions of record. The side lot lines of said easement are to be shortened or elongated to terminate at said East line and said South right of way line.

That such is a correct representation of all exterior boundaries of the land surveyed.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes, the Land Subdivision Ordinance of Sheboygan County, and the Zoning Ordinances of the Town of Plymouth in surveying, dividing, and mapping the same.

Dated this 23RD day of JANUARY, 2024.


Wisconsin Professional Land Surveyor
Brett J. Becker, S-2928



CERTIFIED SURVEY MAP
PART OF THE NW1/4 OF THE NW1/4 OF SECTION 25,
T.15N., R.21E., TOWN OF PLYMOUTH,
SHEBOYGAN COUNTY, WISCONSIN

Sheet 4 of 5

OWNER'S CERTIFICATE

As owner(s), I (we) hereby certify that I (we) caused the land described on this map to be surveyed, divided, and mapped as represented on this map. I (we) also certify that this map is required by S. 236.34 to be submitted to the following for approval or objection: Sheboygan County Planning and Conservation Department and the Town of Plymouth.

Dated this _____ day of _____, 2024.

Jeffrey M. Kohlmann

Jay A. Kohlmann

Virginia L. Kohlmann



Dated this 23rd day of JANUARY, 2024.

Brett Becker
Wisconsin Professional Land Surveyor
Brett J. Becker, S-2928

CERTIFIED SURVEY MAP
PART OF THE NW1/4 OF THE NW1/4 OF SECTION 25,
T.15N., R.21E., TOWN OF PLYMOUTH,
SHEBOYGAN COUNTY, WISCONSIN

Sheet 5 of 5

CERTIFICATE OF PLANNING AGENCY

This Certified Survey Map has been reviewed and approved by the Sheboygan County Planning and Conservation Department.

Dated

Sheboygan County Planning and Conservation Department

TOWN BOARD CERTIFICATE

This Certified Survey Map has been reviewed and approved by the Town Board of the Town of Plymouth.

Dated this: _____ day of _____, 2024.

Town Chairman

Town Clerk

CITY PLANNING COMMISSION CERTIFICATE

By virtue of its extraterritorial rights, this Certified Survey Map has been reviewed and approved by the City of Plymouth.

Dated this _____ day of _____, 2024.

Mayor:

Dated this 23RD day of JANUARY, 2024.

Brett J. Becker
Wisconsin Professional Land Surveyor
Brett J. Becker, S-2928



City of Plymouth
128 Smith St. - P.O. Box 107
Plymouth, WI 53073-0107



Telephone: (920) 893-3745
Facsimile: (920) 893-0183
Web Site: plymouthgov.com

DATE: February 28, 2024
TO: Plan Commission
FROM: Tim Blakeslee, City Administrator/Utilities Manager
RE: Recommendation of Ordinance #3 to the Common Council creating Section 13-1-28 creating a High Density R6-Multi-Family Residential District

Background: The development of a Comprehensive Housing Strategy is one of the key initiatives as part of 2023-2026 City of Plymouth Strategic Plan. In addition, the 2022-2042 City of Plymouth Comprehensive Plan noted that over 1000 new housing units will be needed in the City in the next twenty years. Furthermore, the Ad-Hoc Housing Committee began meeting in early 2023 with the plan to help guide housing development in Plymouth over the next decade. The draft ordinance outlined below helps further both the implementation of the Comprehensive Plan and City of Plymouth Strategic Plan.

Over the past 10 months, the Ad-Hoc Housing Committee collected information regarding the needs, opportunities, and challenges of housing in Plymouth. At the meeting on February 22, the Housing Committee unanimously recommended the creation of an R6 zoning district in Chapter 13 to allow for the construction of multi-family residential buildings with more than 12 units. At the February 27 Committee of the Whole meeting, the consensus opinion was for staff to finalize an ordinance and present it to the Plan Commission for review and ultimate recommendation to the Common Council.

The current R4 zoning district permits the construction of multi-family residential buildings with a maximum of 12 units with 50% building coverage. R4 also requires 6,000 square feet of lot area per unit for the first two dwelling units and 4,000 square feet per unit for units 3 to 12. This equates to approximate density of ~5.00 du/acre. In conversations with developers and peer communities, a maximum of 12 units per building is a constraint for development in Plymouth. A comparison with peer communities is included as Attachment 1.

The potential creation of a new district does not rezone any property, it simply gives the Common Council the ability to do so should a request come forward in the future. The draft ordinance is included as Attachment 2. In summary, Staff proposes an R6 district include the following:

- Maximum of 28 units per building permitted, and a maximum of 56 units permitted per building with a conditional use permit.
- Minimum lot area per dwelling unit: 2,400 square feet (Density of ~9.00 du/acre). Minimum lot area per dwelling unit for Assisted living and nursing home facilities: 2,000 square feet (Density of ~10.00 du/acre).
- Maximum 50% building coverage per lot.
- Height: 3 stories permitted with 4 stories permitted with a conditional use permit

- A traffic impact analysis (TIA) be required for proposed developments that meet any of the following thresholds:
 - (1) Developments proposing 100 or more dwelling units;
 - (2) Development proposing buildings requiring conditional use approval
- Off-street parking of 1.5 per dwelling unit.
- Setbacks and frontages are slightly increased from the R4 district and are comparable with other peer communities.

Staff Recommendation: Recommend Ordinance #3 to the Common Council creating Section 13-1-28 creating a High Density R6-Multi-Family Residential District

Attachment:

- Comparable Community Density List
- Draft Ordinance No. 3 - R6 Zoning Code Amendment

Attachment 1: Local Comparable High-Density Residential Zoning

du/acre = Dwelling Units per Acres

Sheboygan

- Mixed Residential - 8: 50% building coverage max. 8.00 du/acre (duplexes, twins, flats)
- Urban Residential -12: 50% building coverage max. 12.00 du/acre for 2 or more bedroom units; 13.00 du/acre for one bedroom units; 14.00 du/acre for efficiencies

Sheboygan Falls

- R4 - Approval for over 4 units by conditional use (two 18-unit buildings recently constructed). 2,000-3000 square feet of clear space required based on the number of bedrooms. Not able to calculate du/acre based on code language.

New Holstein:

- "R-3" Multiple-Family Residential District High Density - Multifamily dwellings above nine units (9+) permitted by right. 75% lot coverage max (A minimum of 25% of new construction lots shall be maintained as an open landscaped space.) Not able to calculate du/acre based on code language.

Howards Grove:

- M Multiple Residence District- Five-unit or more multiple-family dwellings with conditional use with approved site plan. 40% lot area coverage max. Not able to calculate du/acre based on code language.

Kohler:

- 4-unit maximum building size. Not able to calculate du/acre based on code language.

Port Washington:

- RM-4: Multiple Family apartment houses not exceeding 36 units per structure nor more than 6 stories in height. 1500 square feet minimum lot area per dwelling unit. 66% building coverage max. ~19 du/acre

West Bend:

- RM-5 Multi-Family Residential District - The minimum lot area shall be 2900 square feet for each dwelling unit. 60% lot coverage max. ~9.00 du/acre

Grafton:

- Residential-14 Zoning District. 3,000 square feet per dwelling unit. 14.00 du/acre.
- Multi-Family Residential-20 Zoning District: 2,000 square feet per dwelling unit. 20.00 du/acre.

CITY OF PLYMOUTH
Ordinance No. _____ of 2024

**AN ORDINANCE CREATING SECTION 13-1-28 OF
THE CITY OF PLYMOUTH, WISCONSIN ZONING CODE REGARDING
HIGH DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT**

WHEREAS, on March 7, 2024 the Plan Commission reviewed the herein ordinance and has made its recommendation to the Council; and

WHEREAS, on _____, 2024 the Common Council held a public hearing on the proposed ordinance after a Class 2 notice of public hearing pursuant to Wis. Stat. § 62.23 was published in the Plymouth Review; and

WHEREAS, the proposed amendment is consistent with the City of Plymouth 2022-2042 Comprehensive Plan adopted October 25, 2022; and

WHEREAS, pursuant to Wis. Stat. § 62.23(7) the Common Council has determined that enacting an ordinance establishing the high density multi-family residential district to the Zoning Code will promote the health, safety, and general welfare of the community.

NOW, THEREFORE, the Common Council of the City of Plymouth, Wisconsin, does hereby ordain as follows:

Section 1. Creating Code. Section 13-1-28 of the City of Plymouth Zoning Code, is hereby created to read as follows:

"SEC.13-1-28 **R-6 HIGH DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT.**

(Master Plan Reference: Mixed Residential)

(a) Permitted Uses.

The R-6 high density multi-family residential district is intended to provide for larger building size and density for multi-family buildings ads than the R-4 multi-family residential district. The following uses are permitted:

- (1) Multiple-family dwellings.
- (2) Governmental buildings not detrimental to the character of the residential area, not including sewage plants, garbage incinerators, warehouses, garages, shops and junk or storage yards.
- (3) Telephone and utility buildings, exchanges and lines and transformer stations, excepting service garages and storage yards, and excepting microwave radio relay structures.

- (4) Residential garage and accessory buildings and accessory uses customarily incident to the above uses, provided that no such use generates traffic or noise that would create a public or private nuisance, subject to Section 13-1-140.

(b) Uses Not Requiring a Principal Building.

- (1) Public parks, playgrounds and recreational uses such as nature trails, golf courses, tennis courts, baseball facilities, nature facilities, soccer facilities, picnic grounds and other uses determined by the Plan Commission to be similar to such uses.

(c) Conditional Uses.

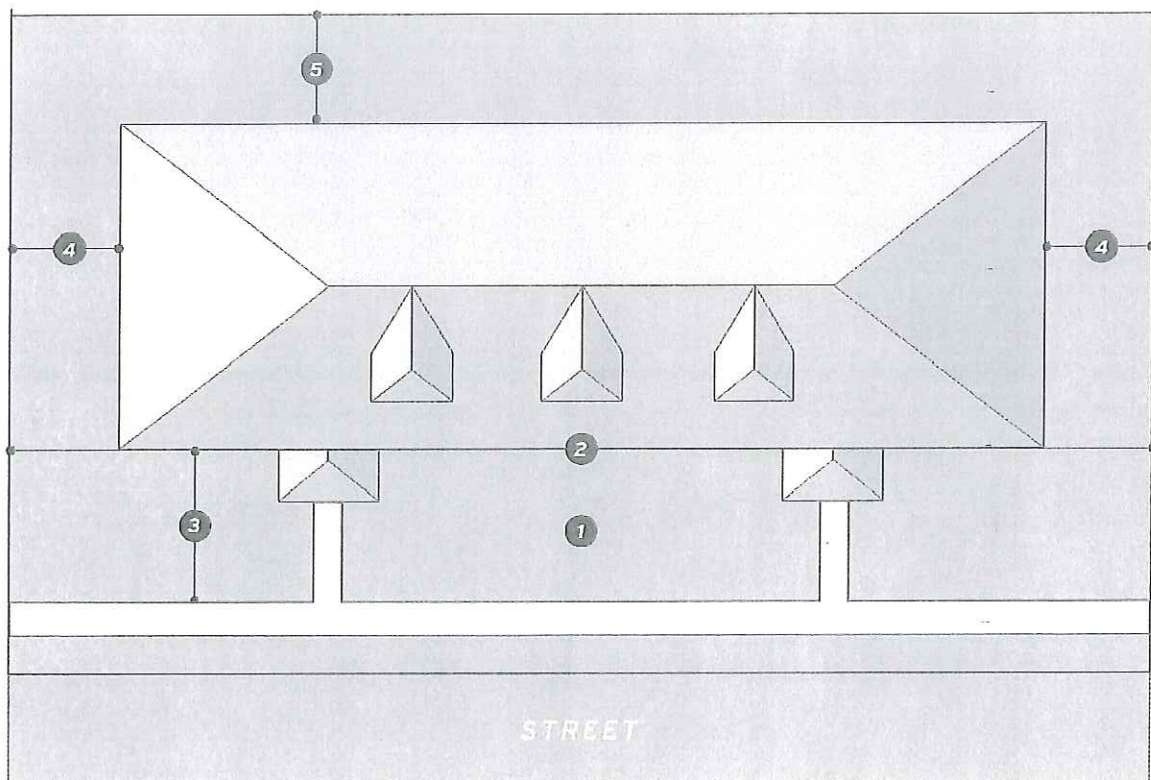
The following uses are conditional uses pursuant to Article E:

- (1) Assisted living facilities.
- (2) Nursing homes.
- (3) Multiple-family dwellings exceeding unit or height maximums outlined below.

(d) Yard Requirements for Permitted Principal and Conditional Uses within the R-6 District.

High Density Multi-Family Residential (R-6)	
Lot Size:	
<ul style="list-style-type: none"> • Minimum lot area (square feet): 31,200 for Multi-family dwellings. 26,000 for Assisted living and nursing home facilities 	
<ul style="list-style-type: none"> • Minimum lot area per dwelling unit (square feet): 2,400. Minimum lot area per dwelling unit for Assisted living and nursing home facilities (square feet): 2,000 	
<ul style="list-style-type: none"> • Multi-family residential dwellings permitted maximum is 28 dwelling units for each building structure located upon a lot or parcel. Multi-family residential dwellings permitted minimum is 13 dwelling units for each building structure located upon a lot or parcel. Multi-family residential dwellings with a conditional use permit maximum is 29 to 56 dwelling units located upon a lot or parcel. 	
<ul style="list-style-type: none"> • Multi-family residential maximum 56 dwelling units for each building structure. 	
Lot frontage (1)	60 feet
Minimum lot width at building line	100 feet
Maximum lot coverage of all buildings	50%
Yard Setbacks:	
Minimum front yard (3):	30 feet
Minimum rear (5):	25 feet

Rear yards adjoining or adjacent to R-1, R-2 or R-3 Districts	40 feet minimum
Minimum side	
Principal use (4):	10 feet
Side yards adjoining or adjacent to R-1, R-2 or R-3 Districts	15 feet minimum
Accessory use	5 feet
Accessory adjoining or adjacent to R-1, R-2 or R-3 Districts	10 feet minimum
Structure Height:	
Maximum Principal:	56 feet (buildings over 3 stories require conditional use, 4 story maximum)
Maximum Accessory	20 feet



(e) Building Requirements.

- (1) Minimum dwelling unit floor space.
 - a. Six hundred square feet per dwelling unit on any one (1) floor for a multi-family dwelling.
- (2) Multiple building placement. Each principal building on a single lot shall maintain the minimum front yard, rear yard and side yard requirement (except as noted in sub a. below) as established herein.

a. Interior side building setbacks apply only to end units (i.e. on non-attached side).

(3) Minimum principal building width is 24 feet.

(4) All commercial operations and activities of all uses shall be conducted wholly inside a building or structure, except as listed within this district.

(f) Off Street Parking Required.

(1) Residential. Notwithstanding Section 13-1-92, minimum 1.5 per dwelling unit.

(g) Tree Plantings.

All trees planted after February 1, 2004, shall be set back a minimum of six (6) feet from the public right-of-way line.

(h) A traffic impact analysis (TIA) is required for proposed developments that meet any of the following thresholds:

(1) Developments proposing 100 or more dwelling units;

(2) Development proposing buildings requiring conditional unit approval.”

Section 2. Renumbering. Existing Sections 13-1-28 through 13-1-37 are renumbered.

Section 3. Severability. Should any portion of this Ordinance or the affected Municipal Code Section be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder shall not be affected.

Section 4. Effective Date. This Ordinance shall take effect the day after publication.

Enacted on March _____, 2024.

CITY OF PLYMOUTH

DONALD O. POHLMAN, Mayor

Date: _____

CLERK'S CERTIFICATE OF ENACTMENT

I hereby certify that the foregoing Ordinance was duly enacted by the City of Plymouth Common Council and approved by the Mayor on the dates indicated above.

Dated: _____, 2024

ANNA VOIGT, City Clerk