
I-94 Corridor Neighborhood Plan

Town of Paris,
Kenosha County, WI

Adopted By Town of Paris Board
November 24, 2015

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Introduction and Overview

Plan Purpose

The Town of Paris, located in Kenosha County, borders Interstate 94. The I-94 Corridor continues to experience development pressure as a major connection between Milwaukee and Chicago. Within the Town of Paris, the land adjacent to the corridor remains largely undeveloped. The Town recognizes that thoughtful planning for the I-94 Corridor is essential for many reasons including, but not limited to:

- Establishing a boundary to the I-94 Corridor and development thereof;
- Ensuring the future uses within the corridor are both appropriate adjacent to a major interstate freeway and the rural land to the west;
- Establishing design standards to ensure high quality development in order to maximize visual character and property values
- Protecting agricultural uses and the rural character of the Town of Paris; and
- Creating additional and alternative tax base and revenue for the Town of Paris once the Pheasant Run Landfill ceases operation.

The I-94 Corridor Neighborhood Plan Area is shown on Map A.

Plan Application

The I-94 Corridor Neighborhood Plan is a component of the Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035. The I-94 Corridor Neighborhood Plan should be used to guide decision making as it relates to review of land use and development within the I-94 Corridor Neighborhood Plan Area in the Town of Paris. The following development requests shall be reviewed according to the provisions of this I-94 Corridor Neighborhood Plan:

1. Zoning district changes (i.e. rezone);
2. Minor land divisions and subdivisions; and
3. Substantial change of property use. A substantial change of property use for the purpose of the I-94 Corridor Neighborhood Plan is defined as a change to the configuration or use of the property that requires Site Plan Review or a Conditional Use Permit. Any such change or addition shall conform to the standards set forth in this plan to the greatest extent possible.

The continuances of the existing use, expansion of the existing use, or minor changes to the use of property are not subject to the provisions of the I-94 Corridor Neighborhood Plan. For example, a property with an existing home used for residential purposes may continue in perpetuity and is not subject to the provisions of the I-94 Corridor Neighborhood Plan. In addition, an existing business that expands operations and does not substantially change the use is not subject to the provisions of I-94 Corridor Neighborhood Plan.

Plan Amendment

All amendments to the I-94 Corridor Neighborhood Plan shall be in accordance with the procedures set forth in the Implementation Element of the Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035.

Planning Framework

In 1995, the Town of Paris adopted a Land Use Plan that focused on policies to preserve agricultural land while allowing limited residential in appropriate areas, and small nodes of commercial, industrial, and other development. Since then, the Town of Paris was a partner in the development of the Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035.

This “Smart Growth” Comprehensive Plan meets the State of Wisconsin requirements for Comprehensive Plans for the County and the local government partners including the Town of Paris. While the Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035 included development policies and future land use designations for the I-94 Corridor, due to recent development interests, the Town of Paris is re-evaluating the vision for the I-94 Corridor. In addition, since the

adoption of the Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035, the Town of Paris has established an Intergovernmental Cooperation Agreement with the City of Kenosha and Kenosha County for the development of a new distribution facility. The I-94 Corridor Neighborhood Plan will evaluate the future land uses surrounding the City Growth Area established by the Intergovernmental Cooperation Agreement.

The I-94 Corridor Neighborhood Plan will be adopted as a component of the Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035 for the Town of Paris.

Regional Context

The Town of Paris is located in north-central Kenosha County and shares a boundary with Racine County along its northern border. The Town of Paris is situated along the I-94 Corridor and has access to four interchanges along the eastern border. In addition, the Town of Paris is traversed by US 45 from I-94 to its west boundary. Map B illustrates the regional context for the Town of Paris. The corridor has experienced significant growth in the City of Kenosha which will likely continue in the future.

The I-94 Corridor serves as the major transportation connection between the City of Milwaukee, the City of Chicago, their surrounding suburbs, and all places in between including the Cities of Racine and Kenosha. The Town of Paris' location along the I-94 Corridor requires detailed, careful planning of the adjacent land uses and development policies to ensure the Town of Paris' goals are achieved.

Existing Conditions

Natural Features and Topography

Map C highlights the natural features and topography within the Town of Paris and the I-94 Corridor Neighborhood Plan Area. Topography in the I-94 Corridor Neighborhood Plan Area generally ranges from an elevation of about 720 to 760.

The I-94 Corridor Neighborhood Plan Area includes a few relatively small areas designated as primary and secondary environmental corridors, isolated natural resource areas, and areas of 100-year floodplain according to the Southeastern Wisconsin Regional Planning Commission (SEWRPC).

Where feasible, development should be located entirely outside of all environmentally sensitive areas to maintain a high level of environmental quality in the Town of Paris. Development that contains or appears to have environmentally sensitive areas should be field verified and staked for precise delineation of the environmentally sensitive areas on the property prior to development.

Adopted Land Use Plan and Zoning

Map E depicts the adopted land use plan for the Town of Paris and the I-94 Corridor. A map of the existing zoning for the Town of Paris and the I-94 Corridor can be found in the Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035. In general, land within the I-94 Corridor is used mainly for agricultural purposes with smaller areas designated for commercial, industrial, and residential (mostly located directly adjacent to I-94 Corridor). Current zoning within the corridor roughly matches the existing uses and would be amended to appropriate districts as described later in this I-94 Corridor Neighborhood Plan as future development occurs.

Existing Transportation Network

The existing transportation network is shown on Map D. The I-94 Corridor Neighborhood Plan Area has access to four of the seven interchanges within Kenosha County. In addition, a frontage road (West Frontage Road/120th Avenue) provides direct access to properties adjacent to I-94 for the I-94 Corridor Neighborhood Plan Area. Major highways within the I-94 Corridor Neighborhood Plan Area include STH 142 and CTH KR, E, N, K, MB, and UE.

Map D also includes Wisconsin Department of Transportation (WDOT) Annual Average Daily Traffic Count (AADT) for specific locations within the I-94 Corridor Neighborhood Plan Area. Interstate 94 within the I-94 Corridor Neighborhood Plan Area has an AADT of approximately 75,000.

Future Land Use Plan and Zoning

Future Land Use Plan Categories

Map E illustrates the future land use categories within the I-94 Corridor Neighborhood Plan Area. The future land use categories include:

- Commercial
- Government/Institutional
- Industrial/Manufacturing
- Mixed Use
- Office/Professional Services

The future land use pattern can be summarized as Commercial uses focused near the I-94 interchanges, with Office/Professional Services uses expanding to CTH MB on the north side of STH 142. Industrial/Manufacturing uses will occupy the spaces between the Commercial uses adjacent to I-94 and also west of 128th Avenue between CTH N and K. Mixed Use will be located east of CTH UE between STH 142 and CTH N recognizing the existing small-scale mixed use pattern. Mixed uses will also be located north of CTH K adjacent to the Village of Bristol.

The following is a description of the future land use categories:

- Commercial: the commercial land use category will allow for retail, service, and limited office uses.
- Government/Institutional: the government/institutional land use category will allow for governmental and institutional buildings and grounds for which the primary function involves administration, safety, assembly, or educational purposes. This includes public and private schools, government office, police and fire stations, libraries, cemeteries, religious institutions, hospitals, nursing homes, and similar facilities. Within the I-94 Corridor Neighborhood Plan Area, the WE Energies Substation (Parcel #45-4-221-134-0102) is the only parcel designed as government/institutional.
- Industrial/Manufacturing: the industrial/manufacturing land use category will allow for industrial uses within an enclosed structure focusing on manufacturing, production, assembly, and wholesaling of products. Office uses ancillary to the industrial/manufacturing use may be allowed since these uses provide direct services to the employees and customers. Warehousing uses ancillary to the industrial/manufacturing use shall not occupy more than 30% of the total gross floor area of such use, except that the user's storage of raw materials and finished products assembled or produced on site shall be exempt from this requirement.
- Mixed Use: the mixed use category will allow for a mix of single and two-family residential uses along with compatible, small scale retail, service, and office uses.
- Office/Professional: the office/ professional use category will allow for a variety of professional offices and services such as engineering, legal, financial management, insurance, software development, medical services, and other similar professional businesses and services.

The above mentioned future land uses shall be developed in an orderly, attractive manner as required by the I-94 Corridor Neighborhood Plan Design Standards (Appendix B).

Zoning Districts

The commercial, industrial/manufacturing, mixed use, and office/professional services uses shall be subject to the review and approval of the Town of Paris and shall be in compliance with the applicable provisions of the Kenosha County General Zoning and Shoreland/Floodplain Zoning Ordinance for the I-94 Corridor Neighborhood Plan Area. The zoning districts shall be limited to the following:

Commercial

- B-94: Interstate Highway 94 Special Use Business District
- B-3: Highway Business District
- B-4: Planned Business District

Industrial/Manufacturing

- B-94: Interstate Highway 94 Special Use Business District
- BP-1: Business Park District
- M-1: Limited Manufacturing District
- M-2: Heavy Manufacturing

Mixed Use

- R-3: Urban Single-Family District
- R-4: Urban Single-Family District
- R-5: Urban Single-Family District
- R-8: Urban Two-Family District
- B-1: Neighborhood Business District
- B-2: Community Business District

Office/Professional Services

- B-94: Interstate Highway 94 Special Use Business District
- B-3: Highway Business District
- BP-1: Business Park District

The specific types of uses allowed in the commercial, industrial/manufacturing, mixed use, and office/professional services land use designations shall be those uses listed as Principal Uses or Conditional Uses as set forth in Appendix A. Specific types of uses not listed in Appendix A as Principal Uses or Conditional Uses may be permitted as Principal Uses Unspecified or Conditional Uses Unspecified, subject to a pre-determination by the Town of Paris and official action thereafter.

Given the high-profile location of the I-94 Corridor Neighborhood Plan Area and the secondary effects identified in the Kenosha County General Zoning and Shoreland/Floodplain Zoning Ordinance (Section 12.22-6), the Town of Paris has determined that Adult Establishment uses are incompatible with the intent of the I-94 Corridor Neighborhood Plan and the health, safety and morals of the citizens of the Town of Paris.

Future Road Network

Map G shows the potential road network pattern in relation to the existing transportation network and future land use. Many of the potential road connections are based on Wisconsin Department of Transportation (WDOT) planned traffic signal locations on the West Frontage Road/120th Avenue. The potential road network pattern provides a broad framework for the general location of potential road connections. The exact location of the potential road connections may be revised as development occurs provided logical connections and land access patterns are maintained.

The potential road network pattern establishes a land access pattern that allows for the development of relatively large parcels. This does not preclude a more fine-grained road network pattern based on smaller development parcels as development occurs.

Any proposed new road locations and any proposed development with access onto STH 142 or the West Frontage Road/120th shall be reviewed by the Wisconsin Department of Transportation (WDOT) Development Review Team (DRT). It is the landowner/developer's responsibility to submit proposed plans to WDOT for review and approval.

Design Standards

The commercial, industrial/manufacturing, mixed use, and office/professional services uses shall comply with the I-94 Corridor Neighborhood Plan Design Standards (Appendix B) in addition to the provisions of the Kenosha County General Zoning and Shoreland/Floodplain Zoning Ordinance for the I-94 Corridor Neighborhood Plan Area. It is the intent of the I-94 Corridor Neighborhood Plan Design Standards to implement development in an orderly, attractive manner, with land uses consistent with a major transportation corridor and nearby existing growing industries. It is also the intent that development within the I-94 Corridor Neighborhood Plan Area will complement and not adversely affect the rural character of the Town of Paris.

Development Phasing

Development Phases

Map H shows the planned development phases for the I-94 Corridor Neighborhood Plan Area. The planned development phases match those described in the Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035 as follows:

- Phase 1: 0 to 5 years
- Phase 2: 6 to 15 years
- Phase 3: 16 to 25 years
- Phase 4: 26+ years

The following table shows the land available for each land use category by phase.

Future Land Use Category	Phase 1	Phase 2	Phase 3	Phase 4	Any Phase	Total
• Commercial	370.8	481.8	-	61.3	45.9	959.8
• Government/Institutional	8.8	-	-	-	-	8.8
• Industrial/Manufacturing	148.6	439.5	176.3	-	175.9	940.3
• Mixed Use	-	-	-	435.4	84.8	520.3
• Office/Professional	143.5	-	-	-	-	143.5
Total	671.7	921.3	176.3	496.7	306.6	2,572.6

Note: Acreages are based on Kenosha County GIS parcel data excluding environmental corridors, isolated natural resource areas, wetlands, surface water, and 100-year floodplain.

Sanitary Sewer and Water Utilities

At present, the Town of Paris does not have access to municipal sanitary sewer or water service. A small area within the Town of Paris, near the I-94/ STH 142 interchange, is within the Greater Kenosha Sewer Service Area.

Development within the I-94 Corridor Neighborhood Plan Area can occur without sanitary sewer and water service, but may be limited in terms of scale and use. The possibility of extending sanitary sewer and water service from an adjacent municipality into the Town exists. This may be achieved through an Intergovernmental Cooperative Agreement (IGA) and an amendment to the existing Greater Kenosha Sewer Service Area.

Any development within the I-94 Corridor Neighborhood Plan Area utilizing a Private Onsite Wastewater Treatment System (POWTS) and/or well will require an agreement with the Town of Paris that the developer, at its cost, will abandon such POWTS and connect to a municipal sanitary sewer and/or water services when such facilities are deemed available by the Town of Paris. The design of the POWTS and/or well, which shall require Town of Paris approval will need to facilitate future conversion of the infrastructure to a municipal system.

I-94 Corridor Neighborhood Plan

Planning Maps:

Map A: I-94 Corridor Neighborhood Plan Area

Map B: Regional Context

Map C: Natural Features and Topography

Map D: Existing Transportation Network




Map E: Adopted Land Use

Map F: Future Land Use

Map G: Potential Road Network

Map H: Development Phasing

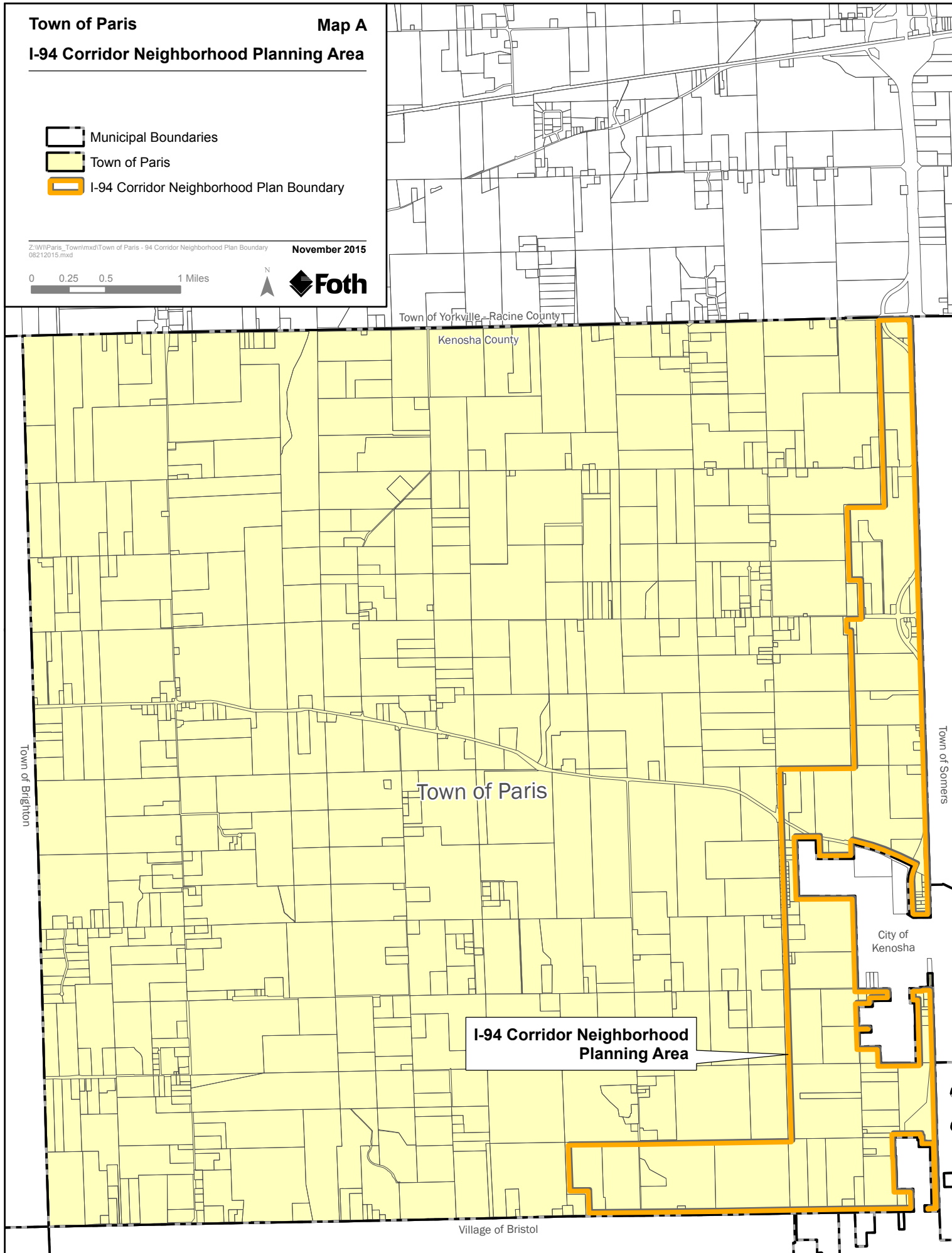
I-94 Corridor Neighborhood Planning Area

-  Municipal Boundaries
-  Town of Paris
-  I-94 Corridor Neighborhood Plan Boundary

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0 0.25 0.5 1 Miles



Town of Paris Regional Context

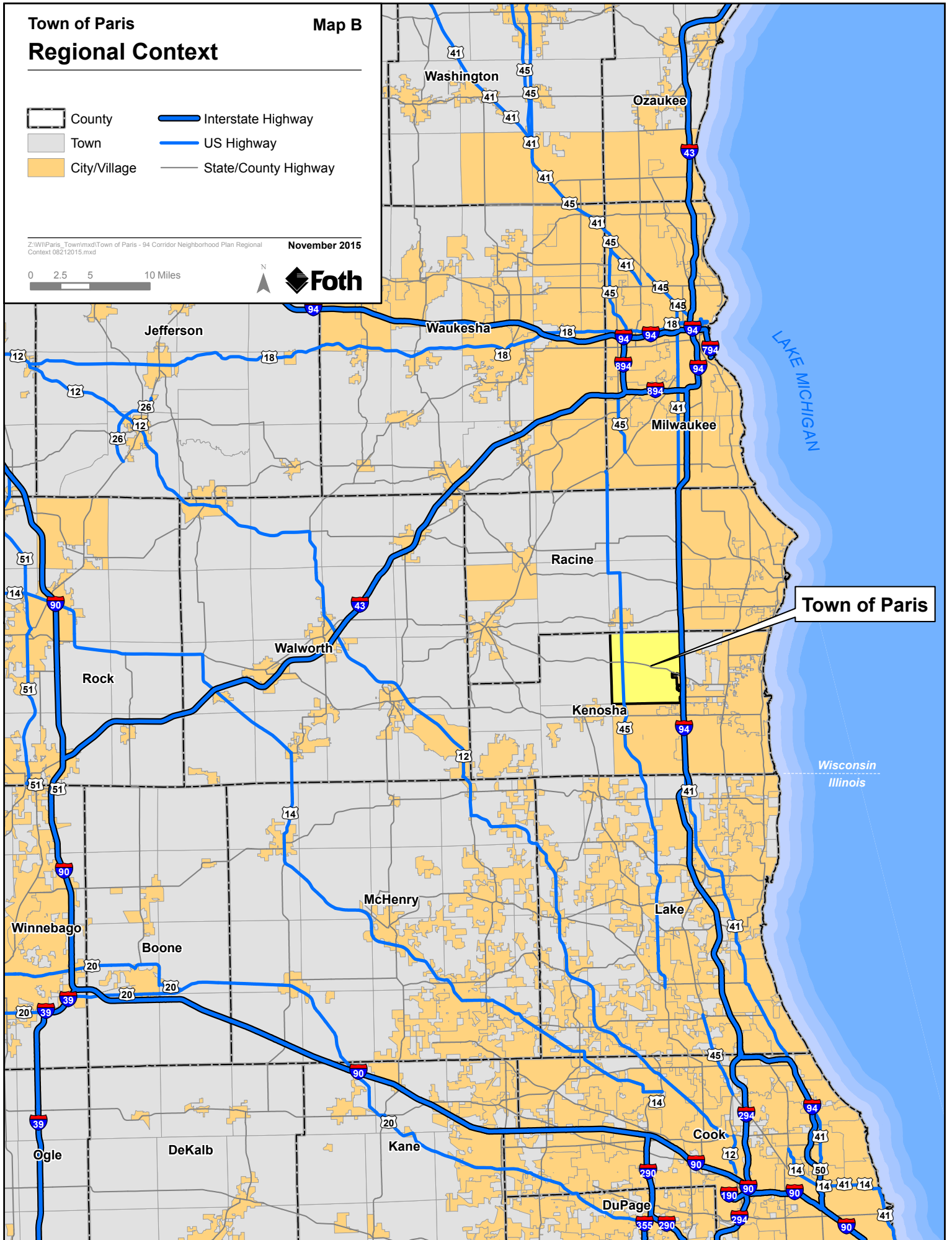
Map B

- County
- Town
- City/Village
- Interstate Highway
- US Highway
- State/County Highway

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0 2.5 5 10 Miles



Town of Paris

Map C

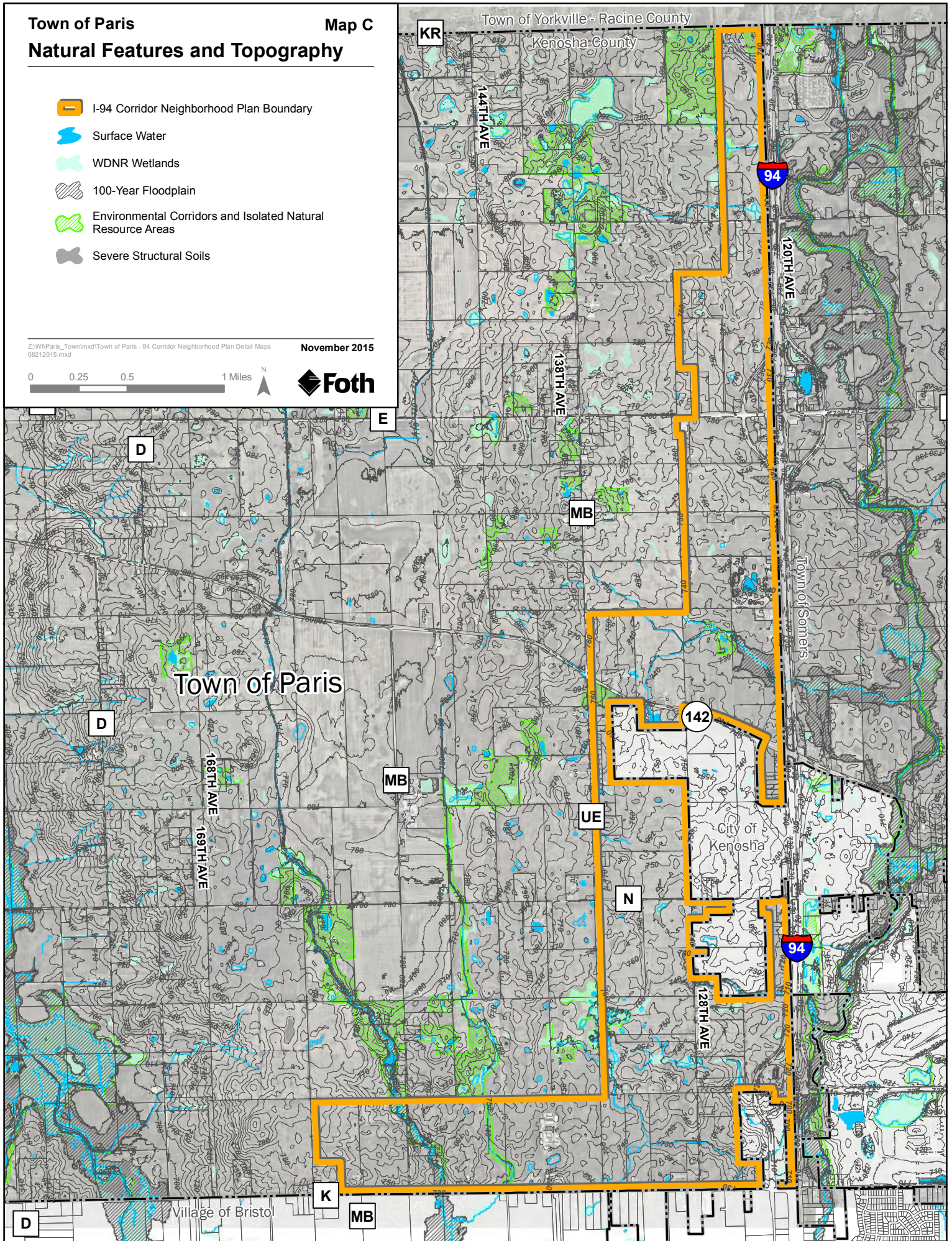
Natural Features and Topography

-  I-94 Corridor Neighborhood Plan Boundary
-  Surface Water
-  WDNR Wetlands
-  100-Year Floodplain
-  Environmental Corridors and Isolated Natural Resource Areas
-  Severe Structural Soils

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

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Town of Paris

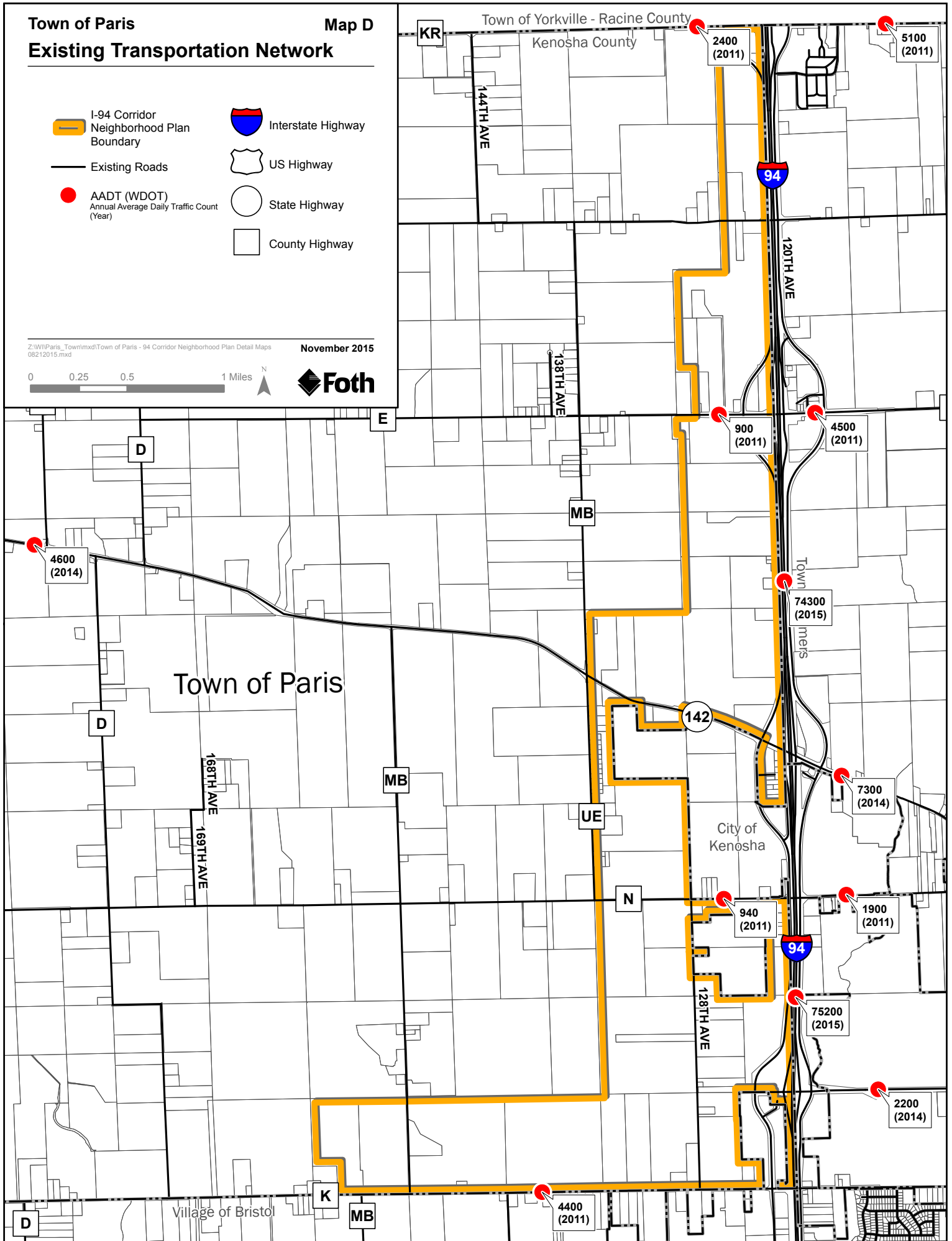
Map D

Existing Transportation Network

-  I-94 Corridor Neighborhood Plan Boundary
-  Existing Roads
-  AADT (WDOT) Annual Average Daily Traffic Count (Year)
-  Interstate Highway
-  US Highway
-  State Highway
-  County Highway

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Town of Paris

Map E



Adopted Land Use Plan

Adopted I-94 Corridor Land Use

-  Farmland Protection
-  General Agricultural and Open Land
-  Suburban-Density Residential
-  Commercial
-  Business/Industrial Park
-  Industrial
-  Governmental and Institutional

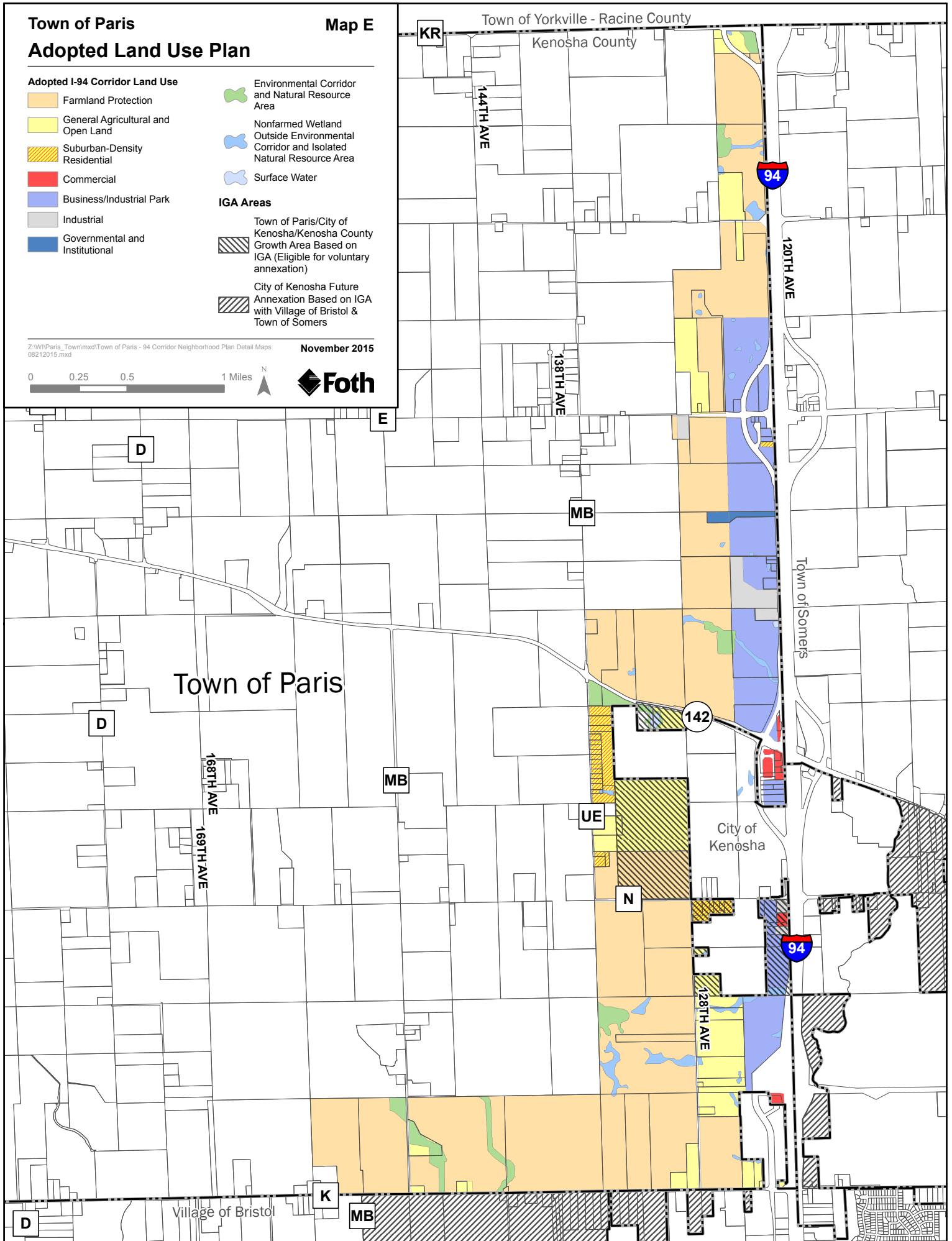
-  Environmental Corridor and Natural Resource Area
-  Nonfarmed Wetland Outside Environmental Corridor and Isolated Natural Resource Area
-  Surface Water

IGA Areas

-  Town of Paris/City of Kenosha/Kenosha County Growth Area Based on IGA (Eligible for voluntary annexation)
-  City of Kenosha Future Annexation Based on IGA with Village of Bristol & Town of Somers

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Town of Paris Future Land Use

Map F

Future I-94 Corridor Land Use

- Commercial
- Government/Institutional
- Industrial/Manufacturing
- Mixed Use
- Office/Professional Services

* Property located entirely within Isolated Natural Resource Area. An environmental assessment study is required prior to development.

IGA Areas

Town of Paris/City of Kenosha/Kenosha County Growth Area Based on IGA (Eligible for voluntary annexation)

City of Kenosha Future Annexation Based on IGA with Village of Bristol & Town of Somers

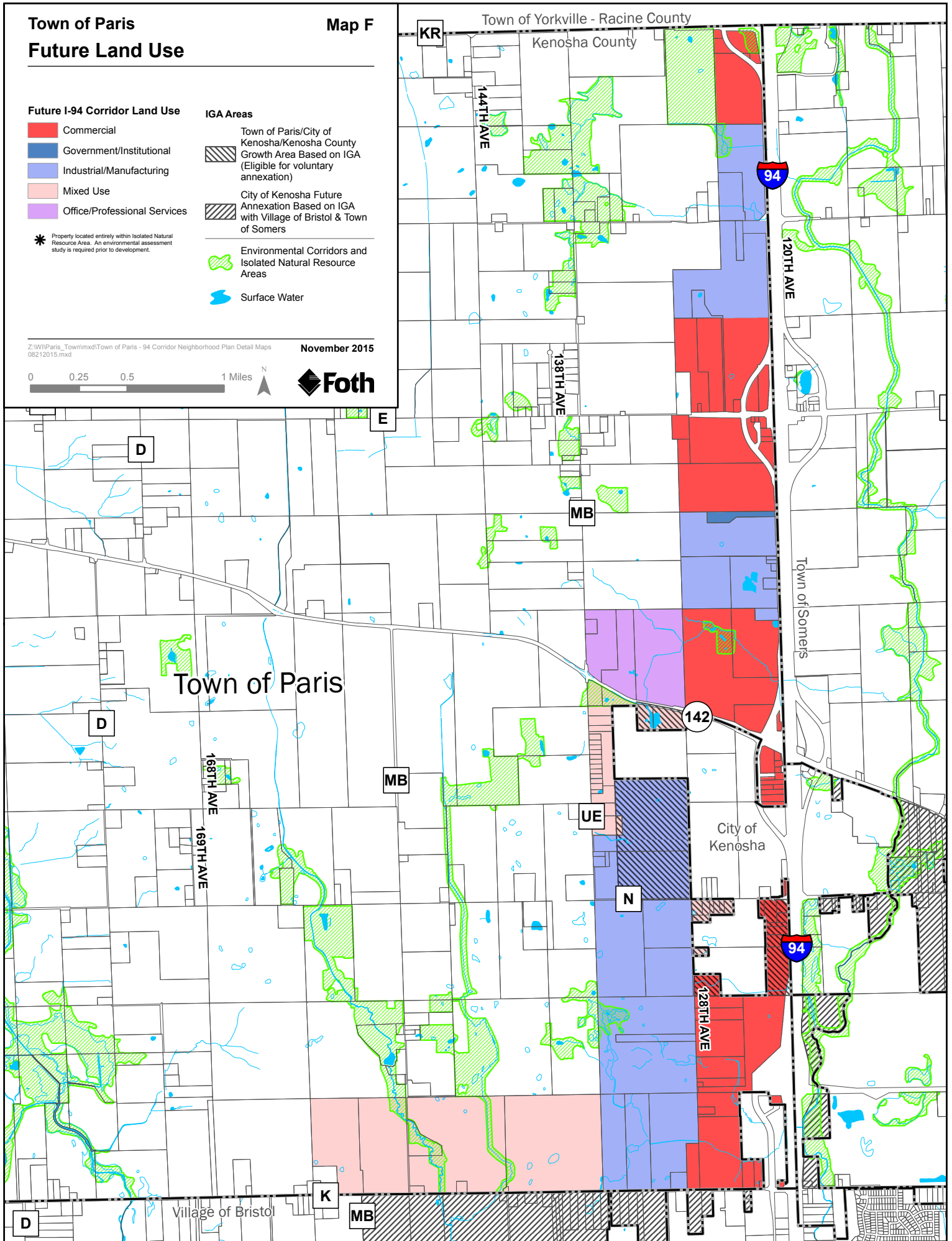
Environmental Corridors and Isolated Natural Resource Areas

Surface Water

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0 0.25 0.5 1 Miles



Town of Paris Potential Road Network

Map G

Future I-94 Corridor Land Use

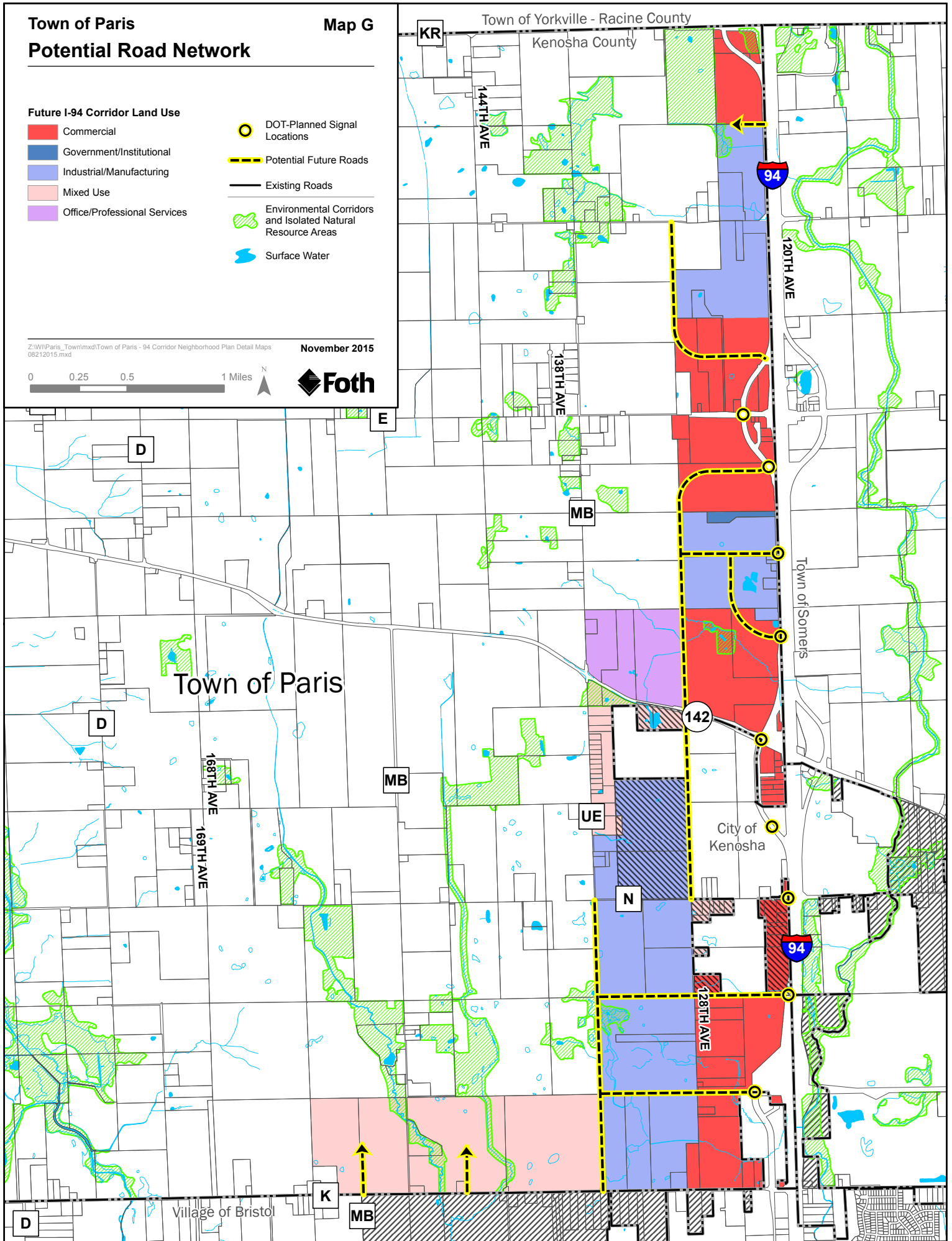
- Commercial
- Government/Institutional
- Industrial/Manufacturing
- Mixed Use
- Office/Professional Services

- DOT-Planned Signal Locations
- Potential Future Roads
- Existing Roads
- Environmental Corridors and Isolated Natural Resource Areas
- Surface Water

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Town of Paris Development Phasing

Map H

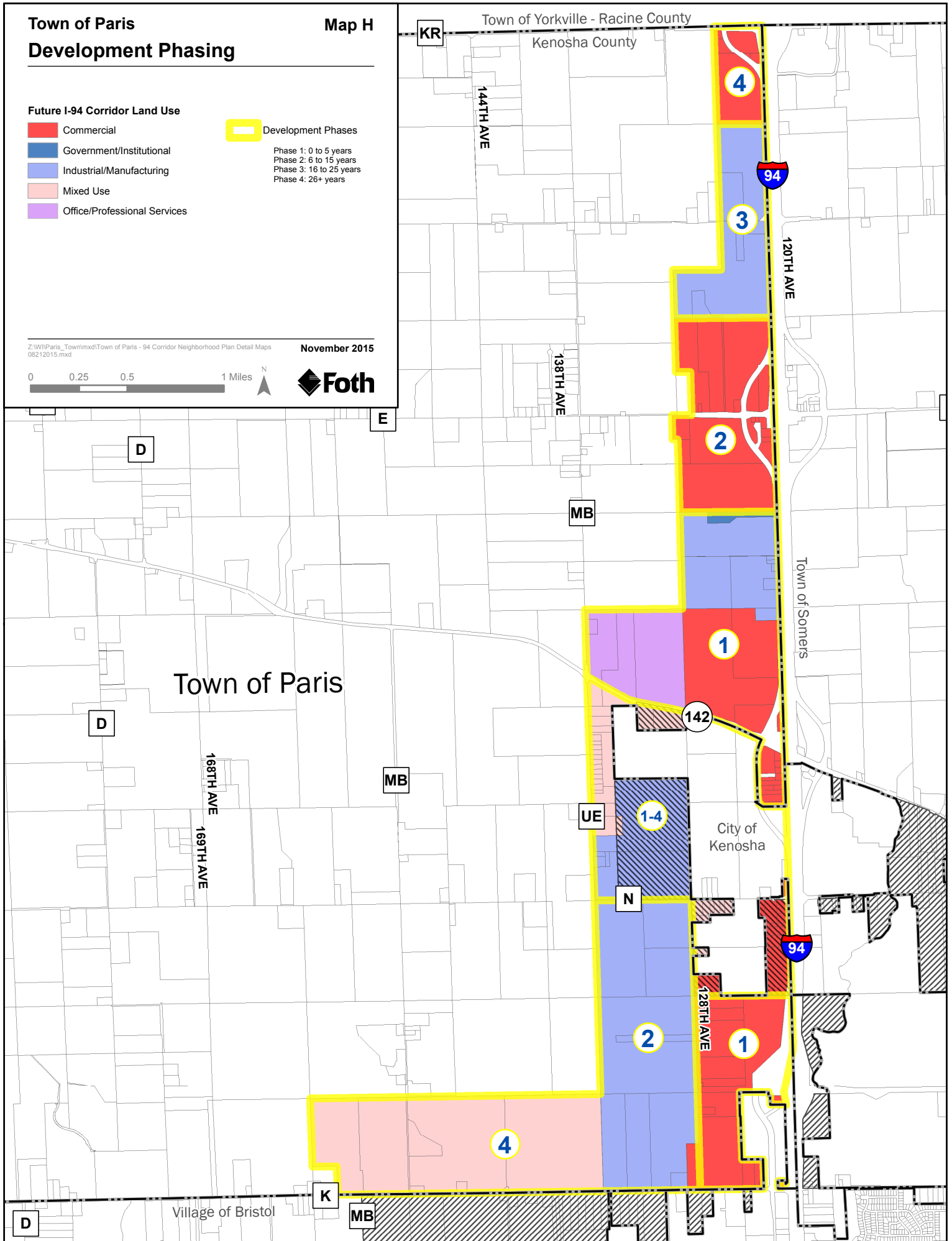
Future I-94 Corridor Land Use

- Commercial
- Government/Institutional
- Industrial/Manufacturing
- Mixed Use
- Office/Professional Services

- Development Phases
- Phase 1: 0 to 5 years
Phase 2: 6 to 15 years
Phase 3: 16 to 25 years
Phase 4: 26+ years

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I-94 Corridor Neighborhood Plan

Appendix A: Land Use & Zoning Matrix

B-94: Interstate Highway 94 Special Use District

	Commercial	Industrial / Manufacturing	Mixed Use	Office / Professional
Principal Uses				
• Banks and financial institutions	X			X
• Corporate headquarters		X		X
• Hotel	X			X
• Professional office	X			X
Conditional Uses				
• Outdoor dining, entertainment or recreation	X			
• Parking structure	X			X

BP-1: Business Park District

	Commercial	Industrial / Manufacturing	Mixed Use	Office / Professional
Principal Uses				
• Accounting, auditing, and bookkeeping services				X
• Architectural services				X
• Banks, savings and loan associations, and other financial institutions				X
• Business / light industrial incubators		X		
• Commercial bakeries and trade and contractor's offices		X		
• Computer programming and other software services				X
• Corporate headquarters, manufacturing offices, and sales and distribution centers		X		X
• Data processing				X
• Drafting services or quick reproduction services				X
• Food, beverage, milk processing, and soft drink bottling plants		X		
• General or clerical offices				X
• Laboratories (scientific, medical, chemical), applied physics, mechanical, electronic, biological, genetic or other similar experimental research, product development or testing facilities		X		
• Light manufacturing and assembling of electronic components, precision instruments and devices		X		

	Commercial	Industrial / Manufacturing	Mixed Use	Office / Professional
Principal Uses (continued)				
• Light manufacturing, assembling or packaging of products from previously prepared materials, such as cloths, plastic, paper, leather, precious or semiprecious metals or stones		X		
• Light industrial plants such as required for production of millwork, machine tools, paper containers, light metal fabrication, and similar small industries		X		
• Manufacturing and bottling of non-alcoholic beverages		X		
• Office / showrooms				X
• Office supplies				
• Packaging, processing and assembly of confections, cosmetics, electrical appliances, foods (except garbage, fish and fish products, meat and meat products), instruments, jewelry, tobacco and toiletries		X		
• Parking garages				X
• Printing, lithographing, blueprinting, photocopying, and publishing establishments		X		
• Processing or compounding and packaging of drugs and other medical and pharmaceutical products		X		
• Professional offices which include the following professional and semiprofessional occupations: accountants, architects, attorneys, dentists, engineers, insurance agents, medical clinics, real estate agents, personal or family counselors, chiropractors, physical therapists, physicians, public secretaries, surgeons, or any other offices or professions which are of the same general character as the foregoing, but specifically excludes veterinarians, veterinary hospitals, animal grooming salons, dog kennels, and funeral homes				X
• Research and development offices and testing laboratories				X
• Scientific or engineering school facilities or institutions				X
• Scientific and precision instruments		X		
• Telecommunication and call centers				X
• Testing center		X		
• Training schools for employment in the fields of industry or manufacturing		X		
• Travel agencies				X
• Vocational, trade, technical, or industrial schools				X
• Wholesalers and distributors		X		

B-1: Neighborhood Business District

	Commercial	Industrial / Manufacturing	Mixed Use	Office / Professional
Principal Uses				
• Bakeries	X			
• Barber shops and beauty shops	X		X	
• Dime stores and variety store	X			
• Drug stores	X			
• Dry cleaning and laundry establishments	X		X	
• Flower shops	X		X	
• Grocery stores and convenience stores	X			
• Hardware stores	X			
• Hobby stores	X		X	
• Insurance offices	X		X	X
• Liquor stores	X			
• Professional offices	X		X	X
• Real estate offices	X		X	X
• Restaurants	X			
• Shoe repair stores	X		X	
Conditional Uses				
• Gasoline service stations ¹	X			

Footnote:

¹ Gasoline service stations are permitted as a Conditional Use within the Commercial land use designations with the exception of the I-94/STH 142 commercial area.

B-2: Community Business District

	Commercial	Industrial / Manufacturing	Mixed Use	Office / Professional
Principal Uses				
• Antique and collectors stores	X			
• Appliance stores	X			
• Automotive and marine supply stores	X			

	Commercial	Industrial / Manufacturing	Mixed Use	Office / Professional
Principal Uses (continued)				
• Bakeries	X			
• Banks, credit unions and savings and loan associations	X			
• Bars	X			
• Barber shops and beauty shops	X		X	
• Bookstores	X			
• Business offices	X			
• Camera and photographic supply stores	X		X	
• Caterers	X		X	
• Clinics	X			
• Clothing and apparel stores	X			
• Commercial recreational facilities (indoor)	X			
• Confectioneries	X			
• Crockery stores	X			
• Delicatessens	X			
• Dental Clinics	X			
• Department stores	X			
• Drug Stores	X			
• Electrical supplies	X			
• Essential services	X		X	
• Financial institutions	X			
• Fish markets	X		X	
• Florists	X			
• Fruit stores	X			
• Funeral homes	X			
• Furniture and carpet stores	X			
• Furriers and Fur apparel	X			
• Gift stores	X		X	
• Grocery stores and convenience stores	X			
• Hardware stores	X			
• Heating supply stores	X			
• Hobby and craft shops	X			
• Hotels	X			
• Jewelry stores	X			
• Laundry and dry cleaning establishments not employing more than seven persons	X			
• Limited Adult Media Stores, as provided in section 12.22-6	X			
• Liquor stores	X			
• Meat markets	X			

	Commercial	Industrial / Manufacturing	Mixed Use	Office / Professional
Principal Uses (continued)				
• Medical clinics	X			
• Motels	X			
• Music stores	X			
• Newspaper and magazine stores and pressrooms	X			
• Office buildings	X			
• Office supply stores	X			
• Optical stores	X			
• Packaged beverage stores	X			
• Paint, glass and wallpaper stores	X			
• Personal service establishments	X			
• Pet shops	X			
• Plumbing supplies	X			
• Printing	X		X	
• Professional offices	X			
• Restaurants, including fast food and drive-in restaurants	X			
• Secondhand stores	X			
• Self-service laundries and dry cleaning establishments	X		X	
• Shoe stores and leather goods stores	X		X	
• Signs	X		X	
• Soda fountains	X			
• Sporting goods stores	X			
• Supermarkets	X			
• Tailor shops	X		X	
• Theaters	X			
• Tobacco shops	X		X	
• Union halls	X			
• Upholstery shops	X		X	
• Variety stores	X		X	
• Vegetable stores	X			
Conditional Uses				
• Animal hospitals, shelters and kennels and veterinary services	X			
• Gasoline service stations ¹	X			
• Restaurants with outdoor dining and entertainment	X			

Footnote:

¹ Gasoline service stations are permitted as a Conditional Use within the Commercial land use designations with the exception of the I-94/STH 142 commercial area.

B-3: Highway Business District

	Commercial	Industrial / Manufacturing	Mixed Use	Office / Professional
Principal Uses				
• Any principal use permitted in the B-1 Neighborhood Business District or B-2 Community Business District	See B-1 & B-2			
• Building supply stores	X			
• Commercial indoor recreation such as bowling alleys, skating rinks, athletic clubs, tennis and handball courts, swimming pools	X			
• Furniture/appliance sales and related warehousing	X			
• Garden supply stores	X			
• Health clubs	X			
• Motels and motor lodges	X			X
• Restaurants	X			
Conditional Uses				
• Gasoline service stations ¹	X			
• Restaurants with outdoor dining and entertainment	X			

Footnote:

¹ Gasoline service stations are permitted as a Conditional Use within the Commercial land use designations with the exception of the I-94/STH 142 commercial area.

B-4: Planned Business District

	Commercial	Industrial / Manufacturing	Mixed Use	Office / Professional
Principal Uses				
<ul style="list-style-type: none">Any principal use permitted in the B-1 Neighborhood Business District or B-2 Community Business District	See B-1, B-2, & B-4			
Conditional Uses				
<ul style="list-style-type: none">Gasoline service stations¹	X			

Footnote:

¹ Gasoline service stations are permitted as a Conditional Use within the Commercial land use designations with the exception of the I-94/STH 142 commercial area.

M-1: Limited Manufacturing District

	Commercial	Industrial / Manufacturing	Mixed Use	Office / Professional
Principal Uses				
• Apparel, findings and related products		X		
• Automatic temperature controls		X		
• Baked goods and bakery products		X		
• Belts		X		
• Blank books, loose-leaf binders and devices		X		
• Blending and preparing of flour		X		
• Books; publishing, printing and binding		X		
• Boot and shoe cut, stock and findings		X		
• Bottling and canning soft drinks and carbonated waters		X		
• Brooms and brushes		X		
• Candy and other confectionery products		X		
• Canning and curing seafood		X		
• Canning fruits, vegetables, preserves, jams and jellies		X		
• Canning specialty foods		X		
• Canvass products		X		
• Cereal preparations		X		
• Cigars and cigarettes		X		
• Coffee roasting and coffee products		X		
• Commercial storage, curing, drying, churning, processing and packaging of agricultural products		X		
• Contract sorting, grading and packaging services for fruits and vegetables		X		
• Corn, wet milling		X		
• Costume jewelry, costume novelties, buttons, and miscellaneous notions		X		
• Curtains and draperies		X		
• Dental equipment and supplies		X		
• Dress and work gloves		X		
• Drying and dehydrating fruits and vegetables		X		
• Electro typing and stereo typing		X		
• Engineering, laboratory, and scientific (other than chemical) and research instruments and associated equipment		X		
• Envelopes		X		
• Fabrics, broad and narrow woven		X		
• Felt goods		X		

	Commercial	Industrial / Manufacturing	Mixed Use	Office / Professional
Principal Uses (continued)				
• Flavor extracts and flavoring syrups		X		
• Flour and other grain mill products		X		
• Fluid milk processing		X		
• Footwear		X		
• Fresh or frozen fruits, fruit juices, vegetable and specialties		X		
• Fruit and vegetable pickling, vegetable sauces and seasoning, salad dressing preparation		X		
• Fur goods		X		
• Greeting cards		X		
• Handbags and other personal leather goods		X		
• Hats, caps and millinery		X		
• Household furniture and furnishings		X		
• Ice		X		
• Ice cream and frozen desserts		X		
• Industrial leather, belting and packing		X		
• Jeweler's findings and materials		X		
• Jewelry and precious metals		X		
• Knit goods		X		
• Lace goods		X		
• Lamps and lamp shades		X		
• Leather and sheep lined clothing		X		
• Leather gloves and mittens		X		
• Luggage		X		
• Macaroni, spaghetti, vermicelli and noodles		X		
• Malt liquors		X		
• Manifold business forms		X		
• Mechanical measuring and controlling instruments		X		
• Men's, youths and boys furnishings, work clothing and allied garments		X		
• Milling of rice, vegetable and soybean oil		X		
• Morticians' supplies		X		
• Motion picture production		X		
• Musical instruments and parts		X		
• Newspapers; publishing, and printing		X		
• Office furniture		X		

	Commercial	Industrial / Manufacturing	Mixed Use	Office / Professional
Principal Uses (continued)				
<ul style="list-style-type: none"> Office buildings, office parks, and ancillary uses, with or without space for principal or accessory manufacturing, assembly, repair or warehousing uses. Ancillary uses within office building or office parks include, but are not limited to: financial services such as banks, credit unions, savings and loan associations, and stock brokers; professional services such as medical, legal, and accounting services; personal services such as day care centers, dry cleaners, barbers and beauty shops; fast service printing and communication; foodservices such as restaurants and delicatessens; and convenience item retail stores. 		X		
<ul style="list-style-type: none"> Ophthalmic goods 		X		
<ul style="list-style-type: none"> Optical instruments and lenses 		X		
<ul style="list-style-type: none"> Orthopedic, prosthetic and surgical appliances and supplies 		X		
<ul style="list-style-type: none"> Paper, paperboard and cardboard, die cut 		X		
<ul style="list-style-type: none"> Paperboard and cardboard 		X		
<ul style="list-style-type: none"> Paperboard containers and boxes 		X		
<ul style="list-style-type: none"> Paper coating and glazing 		X		
<ul style="list-style-type: none"> Partitions, shelving, lockers and office and store fixtures 		X		
<ul style="list-style-type: none"> Pens, pencils, and other office and artists supplies 		X		
<ul style="list-style-type: none"> Periodicals; publishing and printing 		X		
<ul style="list-style-type: none"> Photoengraving and photographic equipment and supplies 		X		
<ul style="list-style-type: none"> Pleating, decorative and novelty stitching 		X		
<ul style="list-style-type: none"> Poultry and small game dressing and packing providing all operations shall be conducted 		X		
<ul style="list-style-type: none"> within an enclosed building 		X		
<ul style="list-style-type: none"> Preparation of cereals 		X		
<ul style="list-style-type: none"> Printing, commercial 		X		
<ul style="list-style-type: none"> Production of chocolate and cocoa 		X		
<ul style="list-style-type: none"> Production of condensed and evaporated milk 		X		
<ul style="list-style-type: none"> Production of creamery butter 		X		
<ul style="list-style-type: none"> Production of flour and other grain mill products 		X		
<ul style="list-style-type: none"> Production of frozen fruits, fruit juices, vegetables and other specialties 		X		
<ul style="list-style-type: none"> Production of natural and processed cheese 		X		
<ul style="list-style-type: none"> Production of wine, brandy, and brandy spirits 		X		
<ul style="list-style-type: none"> Raincoats and other waterproof outer garments 		X		
<ul style="list-style-type: none"> Robes and dressing gowns 		X		
<ul style="list-style-type: none"> Sanitary paper products 		X		
<ul style="list-style-type: none"> Sausages and other prepared meat products provided that all activities are conducted within an enclosed building 		X		
<ul style="list-style-type: none"> Seed and grain processing and preparation 		X		

	Commercial	Industrial / Manufacturing	Mixed Use	Office / Professional
Principal Uses (continued)				
• Signs and advertising displays		X		
• Sugar processing and production		X		
• Surgical and medical instruments and apparatus		X		
• Tobacco products		X		
• Toys, amusement, sporting and athletic goods		X		
• Typesetting		X		
• Umbrellas, parasols, and canes		X		
• Vegetable oil milling		X		
• Venetian blinds and shades		X		
• Wallpaper		X		
• Watches, clocks, clockwork operated devices, and parts		X		
• Wet milling of corn		X		
• Women's', misses, Jr. girls and infants furnishings, work and dress clothing and allied garments		X		
• Wood scouring, worsted combing and towing to top		X		
• Yarns and threads		X		
Conditional Uses				
• Malt production		X		
• Retail or wholesale sales of manufactured products on premises		X		

M-2: Limited Manufacturing District

	Commercial	Industrial / Manufacturing	Mixed Use	Office / Professional
Principal Uses				
• Any principal use permitted in the M-1 Limited Manufacturing District	See M-1			
• Aircraft and parts		X		
• Aluminum, primary production		X		
• Aluminum, rolling, drawing and extruding		X		
• Asphalt, felts and coating		X		
• Automobile manufacturing		X		
• Batteries		X		

	Commercial	Industrial / Manufacturing	Mixed Use	Office / Professional
Principal Uses (continued)				
• Bedding		X		
• Biological products		X		
• Blast furnaces, steel works, and the rolling of ferrous metals		X		
• Bleach		X		
• Bone		X		
• Bottling of alcoholic beverages		X		
• Brass works		X		
• Brick and structural clay tile		X		
• Candles		X		
• Canneries		X		
• Carbon black		X		
• Carpeting		X		
• Celluloid		X		
• Ceramic floor and wall tile		X		
• Charcoal		X		
• Clay refractories		X		
• Coding, engraving and allied services		X		
• Cold, rolled steel sheets, strips and burrs		X		
• Cold storage warehouses, commercial service facility		X		
• Communication equipment		X		
• Condensories		X		
• Construction and prefabrication of wood buildings and structures, mobile homes and construction of wooden containers		X		
• Construction, mining, and materials handling machinery and equipment		X		
• Copper, drawing and extruding		X		
• Copper, primary smelting and refining		X		
• Cordage		X		
• Creameries		X		
• Cutlery, hand tools, and general hardware		X		
• Dextrin		X		
• Disinfectant		X		
• Electrical lighting and wiring equipment		X		
• Electrical industrial apparatus		X		
• Electrical transmission and distribution equipment		X		
• Electro metallurgical products		X		
• Electronic components and accessories		X		

	Commercial	Industrial / Manufacturing	Mixed Use	Office / Professional
Principal Uses (continued)				
• Engines and turbines		X		
• Excelsior		X		
• Farm machinery and equipment		X		
• Feed Mills		X		
• Felt		X		
• Fire engines		X		
• Fine earthenware, table and kitchen articles		X		
• Flat glass		X		
• Food locker plants		X		
• Fur dressing and dying furs		X		
• Gelatin		X		
• Glass manufacturing		X		
• Glue and gelatin		X		
• Guns and related equipment		X		
• Gypsum products		X		
• Hair products		X		
• Heating apparatus and plumbing fixtures		X		
• Household appliances		X		
• Ice		X		
• Ink, printing		X		
• Lime		X		
• Lime products		X		
• Linoleum, asphalt-base and other hard surface floor coverings		X		
• Lithographing		X		
• Matches		X		
• Meat (frozen storage)		X		
• Metal cans		X		
• Metal products, fabricated structural		X		
• Metal stamping		X		
• Metal working machinery		X		
• Motor vehicles and motor vehicle equipment		X		
• Motorcycles, bicycles and parts		X		
• Musical and sound equipment		X		
• Non-ferrous metals, rolling, drawing and extruding		X		
• Non-ferrous wire, drawing and insulating		X		
• Office, computing and accounting machines		X		

	Commercial	Industrial / Manufacturing	Mixed Use	Office / Professional
Principal Uses (continued)				
• Oil cloth		X		
• Paper		X		
• Pea viners		X		
• Perfume, cosmetics and other toilet preparations		X		
• Pharmaceutical preparations		X		
• Plaster of paris		X		
• Polish		X		
• Porcelain electrical supplies		X		
• Potash		X		
• Pyroxylin		X		
• Radio and television receiving sets		X		
• Railroad equipment		X		
• Reclaiming rubber, metal, paper and other resources		X		
• Rope		X		
• Rubber products		X		
• Screw machine products and bolts, nuts, screws, rivets and washers		X		
• Service industry machines		X		
• Shoddy		X		
• Shoe and ramp blacking		X		
• Signaling and fire control equipment		X		
• Size		X		
• Soap and detergents		X		
• Special cleaning, polishing and sanitation preparations		X		
• Starch		X		
• Steel wire drawing, and steel rails and spikes		X		
• Sugar		X		
• Textiles		X		
• Tires and inner tubes		X		
• Tool and die making		X		
• Trade and contractor offices		X		
• Vitreous china plumbing fixtures, china, earthenware fittings and bathroom fixtures		X		
• Warehousing		X		
• Weaving		X		
• Wire products, fabrication		X		
• Wood pressing		X		

	Commercial	Industrial / Manufacturing	Mixed Use	Office / Professional
Conditional Uses				
• Any principal use permitted in the M-1 Limited Manufacturing District	See M-1			
• Chemicals determined to be non-toxic by the U.S. Environmental Protection Agency and the Kenosha County Office of Emergency Services		X		
• Concrete and asphalt batch plants		X ¹		
• Electrical and steam generating plants		X		
• Forges		X		
• Foundries		X		
• Insulating materials determined to be non-toxic by the U.S. Environmental Protection Agency and the Kenosha County Office of Emergency Services		X		
• Laboratories		X		
• Lacquer, paint, stain		X		
• Lubricating oils and grease		X		
• Outside storage and manufacturing		X		
• Plastic materials and synthetic resins, synthetic rubber, and synthetic and other man-made fibers and products		X		
• Power and heat generating plants		X		

Footnote:

¹ Concrete and asphalt batch plants are permitted as a Conditional Use within the Industrial/Manufacturing land use designations; however, are limited to Parcel #45-4-221-134-0400 and Parcel #45-4-221-241-0200.

R-3 and R-4 Urban Single-Family District

	Commercial	Industrial / Manufacturing	Mixed Use	Office / Professional
Principal Uses				
• Community living arrangements having a capacity of 8 or fewer persons and which shall be in conformance with all state statutory requirements			X	
• Essential Services			X	
• Foster family homes having less than 4 foster children and not exceeding 8 total occupants and are in conformance with all state statutory requirements			X	
• One single-family dwelling			X	
Conditional Uses				
• Bed and breakfast establishment			X	

R-5 Urban Single-Family District

	Commercial	Industrial / Manufacturing	Mixed Use	Office / Professional
Principal Uses				
• Community living arrangements having a capacity of 8 or fewer persons and which shall be in conformance with all state statutory requirements			X	
• Essential Services			X	
• Foster family homes having less than 4 foster children and not exceeding 8 total occupants and are in conformance with all state statutory requirements			X	
• One single-family dwelling			X	

R-8 Urban Two-Family District

	Commercial	Industrial / Manufacturing	Mixed Use	Office / Professional
Principal Uses				
• Community living arrangements having a capacity of 8 or fewer persons and which shall be in conformance with all state statutory requirements			X	
• Essential Services			X	
• One two-family dwelling			X	

I-94 Corridor Neighborhood Plan

Appendix B: Design Standards

Introduction

The commercial, government/institutional, industrial/manufacturing, mixed use, and office/professional services uses shall comply with the I-94 Corridor Neighborhood Plan Design Standards in addition to the provisions of the Kenosha County General Zoning and Shoreland/Floodplain Zoning Ordinance for the I-94 Corridor Neighborhood Plan area. It is the intent of the I-94 Corridor Neighborhood Plan Design Standards to implement developed in an orderly, attractive manner, with land uses consistent with a major transportation corridor and nearby existing growing industries. It is also the intent that development within the I-94 Corridor Neighborhood Plan area will complement and not adversely affect the rural character of the Town of Paris.

Word Usage and Definitions

Word Usage

For the purpose of these I-94 Corridor Neighborhood Plan Design Standards, certain words or phrases shall have meanings that either vary somewhat from their customary dictionary meanings or are intended to be interpreted to have a specific meaning. Words used in the present tense include the future. The word "person" includes a firm, association, partnership, trust, company, or corporation as well as an individual. The word "shall" is mandatory, the word "should" is advisory, and the word "may" is permissive. Any words not defined in this section shall be presumed to have their customary dictionary definition.

Definitions

1. *Berm.* A mound of earth typically located within a bufferyard to shield noise, lights, off- street parking areas, and/or nuisances.
2. *Bufferyard, Landscape.* An area of land within the boundaries of a lot, parcel, or site, generally adjacent to and parallel with the property line, either consisting of natural existing vegetation or using trees, shrubs, fences, walls, and/or earthen berms, or other visual and/or sound barriers designed to limit continuously the view and/or sound from the lot, parcel, site, or land use to adjacent lots, parcels, sites, or land uses. Landscape bufferyards are delineated graphically on the face of the Site Plan, Landscape Plan, Certified Survey Map (a delineated easement), Subdivision Plat (a delineated easement), or Condominium Plat (as a common element). Landscape bufferyards shall be counted towards the minimum open space and setback requirements set forth in these I-94 Corridor Neighborhood Plan Design Standards.
3. *Collector Street.* A street used, or intended to be used, to carry traffic from minor streets to the system of arterial streets including principal entrance streets to residential developments and/or activity/employment centers. Collector streets convey an average daily traffic (ADT) of between five hundred (500) and three thousand (3,000) vehicles.
4. *Cut-off.* The points at which all light rays emitted by a lamp, light source, or luminaire are completely eliminated (cut-off) at a specific angle above the ground.
5. *Cut-off Angle.* The angle formed by a line drawn from the direction of light rays at the light source and a line perpendicular to the ground from the light source above which no light is emitted.
6. *Cut-off Type Luminaire.* A luminaire with elements such as shields, reflectors, or refractor panels which direct and cut off the light at an angle that is less than ninety (90) degrees.
7. *dBA.* The A-weighting scale of sound measurement as expressed in decibels.
8. *Development.* Any man-made change to improved or unimproved real estate including, but not limited to, construction of or additions or substantial improvements to buildings, other structures, or accessory uses; mining; dredging; filling; grading; paving; excavation or drilling operations; or disposition of materials.

9. *Driveway.* Any vehicular access area which is neither a dedicated public alley nor a dedicated public street right-of-way.
10. *E.I.F.S.* Exterior insulation and finish systems which are multi-layered exterior wall systems used on buildings.
11. *Facade.* The elevation surface of a building.
12. *Fence.* A barrier of posts, wire, rails, boards, metal sheets, trees, shrub hedge, or other material which is a barrier, and used as a boundary or means of protection or confinement.
13. *Footcandle.* A unit of illumination produced on a surface, all points of which are one (1) foot from a uniform point source of one (1) candle.
14. *Frontage.* The smallest dimension of a lot or parcel abutting a public street measured along the street right-of-way line.
15. *Ground Sign.* A self-supporting sign resting on or supported by means of poles, standards, or any other type of base on the ground and not supported by, or attached to, a building.
16. *Impervious Surface.* Impervious surfaces are those which do not absorb water. Impervious surfaces consist of all buildings, parking areas, driveways, packed stone, roads, sidewalks, decks, and any areas of concrete or asphalt.
17. *Landscaping.* Living material, such as grass, groundcover, flowers, shrubs, vines, hedges, and trees; and nonliving durable material such as rocks, pebbles, sand, mulch, wood chips or bark, walls, and fences, but not including paving, buildings, decks, or roofed areas.
18. *Loading Area or Loading Dock.* A completely off-street space or berth located on a lot or parcel for the loading or unloading of freight carriers, having adequate ingress and egress to a public street or alley.
19. *Lot.* A parcel of land having frontage on a public street or other officially approved means of vehicular access, occupied or intended to be occupied by a principal structure or use and of sufficient size to meet minimum zoning requirements for use, width, frontage, area, yard, and open space provisions as set forth in these I-94 Neighborhood Plan Design Standards.
20. *Lot Area.* For the purposes of these I-94 Neighborhood Plan Design Standards, the area contained within the exterior, or peripheral, boundaries or lot lines of a lot excluding street and/or alley rights-of-way and excluding land under navigable bodies of water.
21. *Lot Width.* The width of a parcel of land as measured at the setback line.
22. *Luminaire.* A complete lighting unit consisting of a light source and all necessary mechanical, electrical, and decorative parts.
23. *Maximum Permitted Illumination.* The maximum illumination allowed as measured in footcandles at the lot or parcel line at ground level.
24. *Minimum Lot Size.* The smallest permitted lot size allowed by these I-94 Neighborhood Plan Design Standards.
25. *Open Space.* Land areas not occupied by buildings, structures, parking areas, paving, streets, driveways, or alleys. Open space shall not include upper floor decks and/or balconies. Open space includes vegetated/re-vegetated areas, wetlands, and stormwater detention/retention ponds.
26. *Pole.* A shaft or shaft(s) used for mounting a sign thereon and with a width, as measured when viewing the sign face display area, less than the sign width.
27. *Pole Sign.* Any sign which is supported by a pole or poles. (Also see definition of "Pole.")
28. *Roofline.* The top edge of a roof or building parapet, whichever is highest, excluding any cupolas, pylons, chimneys, or other minor projections.

29. *Screening*. A method of visually shielding or obscuring abutting or nearby structure(s) or use(s) from another by fencing, walls, earthen berms, or densely planted vegetation.
30. *Shrub*. A woody, perennial plant differing from a perennial herb in its persistent and woody stem(s) and less definitely from a tree in its lower stature and/or the general absence of a well-defined main stem.
31. *Storage, Outdoor*. The keeping of goods or materials, excluding junk, outside of a building, and which shall be considered as an accessory use, unless specifically indicated as a principal use under this document.
32. *Story*. That portion of a principal building included between the surface of any floor and the surface of the next floor above, of if there is no floor above, the space between the floor and the ceiling next above. A basement shall not be counted as a story.
33. *Street*. A public right-of-way providing primary access to abutting properties.
34. *Town Board*. The Town Board of the Town of Paris, Kenosha County, Wisconsin.
35. *Tree*. Any self-supporting, woody plant together with its root system, growing upon the earth usually with one (1) trunk, or a multi-stemmed trunk system, supporting a definitely formed crown.
36. *Tree, Canopy*. A tree whose leaves would occupy the upper level of a forest in a natural ecological situation. This type of tree is often referred to as a shade tree.
37. *Tree, Coniferous*. A tree which has needles and retains its foliage year-round.
38. *Tree, Understory*. A tree whose leaves would occupy the lower level of a forest in a natural ecological situation. This type of tree is often referred to as an ornamental tree.
39. *Use, Accessory*. A subordinate use on the same lot which is incidental and customary in connection with the principal use.
40. *Use, Principal*. The main use of land or building as distinguished from a subordinate or accessory use.
41. *Wall*. An upright surface of a building or structure (not including fences) serving to enclose, divide, support, or protect the building. Such upright surface shall be the furthest extension of the building's edges.
42. *Water Features*. Areas with a permanent pool of water including stormwater detention and/or retention areas.
43. *Zoning District*. As defined by the Kenosha County General Zoning and Shoreland/Floodplain Zoning Ordinance and its accompanying maps as amended.

General Provisions

Submission of Plans

For the purpose of promoting compatible development and stability of property values and to prevent impairment or depreciation of property values within the I-94 Corridor Neighborhood Plan Area, no building or improvement shall be erected, placed, or altered on any lot or parcel in the I-94 Corridor Neighborhood Plan Area until the plans for such building or improvement (including site plan, landscape plan, lighting plan, architectural plans, etc.) have been forwarded to the Town of Paris and Kenosha County for review and their consideration of the approval of said plans, approval of said plans with conditions, or the disapproval of said plans; and a Building Permit is issued by the Town of Paris. The development of the site shall be in substantial conformity with all such filed and approved plans.

Disapproval of Plans

The Town of Paris shall disapprove of plans submitted pursuant to these I-94 Corridor Neighborhood Plan Design Standards based on findings directed to one (1) or more of the following:

1. Incomplete Application. The application is incomplete in specified particulars or contains or reveals violations of these Corridor Neighborhood Plan Design Standards or other applicable regulations that the applicant has failed or refused to supply, correct, or comply with.
2. Inadequate Public Facilities and/or Stormwater Drainage/Erosion Problems.
 - a. The proposed use and development will not be served adequately by essential public facilities and services such as streets, public utilities including available public water supply system and available sanitary sewer, police and fire protection, refuse disposal, and other public facilities and utilities or the applicant will not provide adequately for such facilities. Where sanitary sewer and/or water services are not available, Private Onsite Wastewater Treatment Systems (POWTS) and/or wells may be installed on a temporary basis until public facilities are available. Any development within the I-94 Corridor Neighborhood Plan Area utilizing a POWTS and/or well will require an agreement with the Town of Paris that the developer, at its cost, will abandon such facilities and connect to a municipal sanitary sewer and/or water services when such facilities are deemed available by the Town. The design of the POWTS and/or well, which shall require Town of Paris approval, will need to facilitate future conversion of the infrastructure to a municipal system.
 - b. The proposed plans create unreasonable stormwater drainage or erosion problems or fail to fully and satisfactorily integrate the site into the overall existing and planned stormwater drainage system serving the Town of Paris.
3. Failure of Condition Precedent. The application is submitted in connection with the application concerning another site also located in the I-94 Corridor Neighborhood Plan Area the approval of which is a condition precedent to the necessity plan review, and the applicant has filed to secure approval of that application.

Approval of Plans

Approval of plans by the Town of Paris shall not authorize the establishment or extension of any use nor the development, construction, reconstruction, alteration, or moving of any building or structure, but shall merely authorize the preparation, filing, and processing of applications for any permits or approvals that may be required by the codes and ordinances of the Town of Paris and/or Kenosha County including, but not limited to, a Zoning Permit, Conditional Use Permit, Building Permit, or Occupancy Permit.

Limitations on Approved Plans

No plans approved by the Town of Paris shall be valid for a period longer than one (1) year unless a Building Permit is issued and construction has actually begun within that period and is thereafter diligently pursued to completion or unless a Zoning Permit, Conditional Use Permit, or Occupancy Permit is issued and a use commences within that period. The Town of Paris may grant time extensions up to one (1) year for each time extension granted.

Substantial Conformity with Approved Plans

The development of the site shall be in substantial conformity with the Town of Paris' approved plans.

Adjustments to Approved Plans

Adjustments to the approved plans during construction shall be considered as either minor adjustments or major adjustments based upon the following:

1. Minor Adjustments. During the construction of the site, the Town of Paris (as applicable) may authorize minor adjustments to the plans approved by the Town of Paris when such adjustments appear necessary in light of technical or engineering considerations first discovered during actual development. Such minor adjustments shall be limited to the following:
 - a. Altering Locations of Structures. Altering the location of any one (1) structure or group of structures by not more than ten (10) feet or one-fourth of the distance shown on the approved plans between such structure or

structures and any other structure or any vehicular circulation element or any boundary of the plan, whichever is less.

- b. Circulation. Altering the location of any circulation element (such as a driveway, sidewalks, etc.) by not more than ten (10) feet or one-fourth of the distance shown on the approved Site Plan between such circulation elements and any structure, whichever is less.
- c. Open Space. Altering the location of any open space by not more than twenty (20) feet with no overall reduction in the open space area provided.
- d. Landscaping. Altering the location or type (but not size or number) of landscaping elements.

Such minor adjustments shall be consistent with the intent and purpose of these I-94 Corridor Neighborhood Plan Design Standards and the plans as approved, shall be the minimum necessary to overcome the particular difficulty, and shall not be approved if they would result in a violation of any standard or requirement of these I-94 Corridor Neighborhood Plan Design Standards.

2. Major Adjustments. Any adjustment to a plan previously approved by the Town of Paris that is not specifically authorized by the preceding Paragraph 1 shall be considered a major adjustment and shall be granted only upon the approval of the Town of Paris.

Special Exception

Notwithstanding any other provision herein to the contrary, the Town of Paris may grant a special exception from strict compliance with the following referenced provisions of these I-94 Neighborhood Plan Design Standards if the Town of Paris determines that such special exception is not contrary to the interests of the public, that literal enforcement of these provisions would result in practical difficulties and that the granting of such a special exception is consistent with the spirit of these I-94 Neighborhood Plan Design Standards.

Enforcement

The enforcement of the design standards of these I-94 Corridor Neighborhood Plan Design Standards shall be by proceedings at law or equity against any person or persons violating or attempting to violate any design standard, to restrain violation, obtain substantial compliance, and recover any damages. Such proceedings may be commenced by the Town of Paris or Kenosha County.

Submittal Requirements

Required Site Plan and Related Drawings and Documents

A minimum of twelve (12) full size paper copies and one (1) electronic copy (in PDF file format) of each Site Plan and related drawing and document shall be submitted to the Town of Paris for its review and consideration and shall include the following:

1. *Scale and Name of Project.* Site Plan and related drawings drawn to a recognized engineering scale with the name of project noted.
2. *Names, Addresses, and Telephone Numbers of the Owners, Business, and Project Developer(s).* The names, addresses, and telephone numbers of the owners, business, and project developer(s) of the property noted on the Site Plan(s) and related drawings and documents.
3. *Architect and/or Engineer's Name and Address.* Architect and/or engineer's name and address noted on the Site Plan and related drawings.
4. *Date.* Date of Site Plan submittal with all dates of revision noted on the Site Plan and related drawings and documents.
5. *North Arrow.* A north arrow shall be noted on the Site Plan.

6. *Site Boundary.* The boundary line of the site with dimensions and bearings, indicated by a solid line, and the total land area encompassed by the site.
7. *Existing and/or Proposed Street Names.* Existing and proposed (if any) street names noted on the Site Plan.
8. *Existing and Proposed Public Street Rights-of-Way or Reservations.* Existing and proposed (if any) public street rights-of-way or reservations and widths with existing or proposed centerline elevations, pavement type, fire lanes, walks, curbs, gutters, culverts, etc. noted on the Site Plan.
9. *Pedestrian Sidewalks and Walkways.* The location of pedestrian sidewalks and walkways noted on the Site Plan.
10. *Off-Street Parking Spaces, Loading, Ingress and Egress, and Driveway Locations of Adjoining Properties.* The total number of off-street parking spaces, loading areas, driveways, curb cuts, and vehicular ingress and egress locations to the site noted on the Site Plan. If the proposed development abuts an existing or planned collector or arterial street or highway, as identified in the Town of Paris Comprehensive Plan or component thereof, all driveway locations of all adjoining properties within two hundred (200) feet of the site shall be graphically indicated and dimensioned (with distances and widths noted) on the Site Plan.
11. *Type, Size, and Location of All Structures and Signs.* The type, size, and location of all existing and proposed structures and signs noted on the Site Plan. This includes building dimensions, height and use, and signage dimensions and height.
12. *Nonresidential Uses.* Information on the type and amount of ancillary and proposed uses (buildings and land) noted on the Site Plan.
13. *Building and Yard Setbacks.* All building and yard setback lines shall be graphically noted on the Site Plan.
14. *Open Space.* All proposed open space areas and the proposed open space to total site area ratio shall be noted on the Site Plan.
15. *Proposed Sanitary Sewers, Storm Sewers, and Water Mains.* Existing and general location of proposed sanitary sewers, storm sewers (including direction of flow), water mains, and fire hydrants noted on the Site Plan. All locations for the proposed connections to such utilities shall be noted on the Site Plan.
16. *Easements.* The location of all existing and proposed easements on the site including natural resource protection and mitigation area easements, landscape easements, access easements, utility easements, and all other easements noted on the Site Plan.
17. *Existing and Proposed Topography and Site Grading Plan.* Existing and proposed topography shown at a contour interval of not more than two (2) feet at National Geodetic Vertical Datum of 1929 (mean sea level) noted on the Site Plan. A site grading plan shall also be submitted.
18. *Proposed Stormwater Management Facilities.* Stormwater management plan meeting the requirements of the Kenosha County Stormwater Management, Erosion Control, and Illicit Discharge Ordinance and regulations specific to the Des Plaines Watershed. In addition, all proposed development plans shall indicate the location of existing drainage patterns and farm drain tiles. Storm water management plans shall ensure that the removal or relocation of any drain tiles shall not adversely impact any farmland utilizing the existing drain tile, regardless of farm location.
19. *Landscape Plan.* A "Landscape Plan" (prepared by a State of Wisconsin registered Landscape Architect and indicating said Landscape Architect's Wisconsin registration number. All landscape plant materials to be installed on the lot or parcel (as required in these I-94 Corridor Neighborhood Plan Design Standards) shall be indicated on the "Landscape Plan" submitted showing the following information:
 - a. The location, extent, type, and size of all existing mature trees to be preserved or removed.
 - b. The location, extent, type (common name and scientific name for plant materials), and size of all proposed landscape plant materials located in all areas of the lot or parcel.

- c. A summary table affixed to the Landscape Plan indicating all types, numbers, and sizes of all plant materials proposed to be used.
- 20. *Architectural Plans, Elevations, Perspective Drawings and/or Sketches, and Sample Building Materials.* Architectural plans, color elevations, and color perspective drawings and/or sketches illustrating the design, character, materials (all labeled with the specific material clearly indicated with a written note), and dimensions of proposed structures (including the height of each building elevation) indicated and the location and placement of all auxiliary building equipment such as heating, ventilating, and/or air-conditioning equipment. Samples of exterior materials and their colors shall be provided. Building plans shall be prepared by a State of Wisconsin registered architect or State of Wisconsin registered engineer.
 - 21. *Outdoor Lighting Plan.* An Outdoor Lighting Plan indicating the location of each of the luminaire(s) proposed, mounting and/or installation height in feet, the overall illumination levels (in footcandles) and lighting uniformities on the site, and the illumination levels (in footcandles) at the property boundary lines of the lot or parcel. Said Lighting Plan shall indicate the location, type, and illumination level (in footcandles) of all outdoor lighting proposed to illuminate the site (including both wall-mounted and pole-mounted luminaires) and provide the manufacturer's catalog page, cut sheet, or photograph of the luminaire, including the mounting method, a graphic depiction of the luminaire lamp (or bulb) concealment, graphic depiction of light cutoff angles, and a photometric data test report of each of the proposed luminaires graphically showing the lighting distribution in all angles vertically and horizontally around the luminaire. The Outdoor Lighting Plan shall meet the Outdoor Lighting Standards set forth in these I-94 Corridor Neighborhood Plan Design Standards.
 - 22. *Fire Protection Plan Required for the Site and Building(s).* A Fire Protection Plan shall be submitted to the Town of Paris with the Site Plan application materials and said Fire protection Plan shall be reviewed by the Town of Paris Fire/Rescue Department.
 - 23. *Project Summary.* A written project summary including a description of the project's compatibility with the surrounding area, operational information (total number of employees per shift, hours of operation, etc.), building schedule, estimate of project value (including the value of all site improvement costs), and estimated tax impacts on the Town of Paris.
 - 24. *Schedule.* A development schedule shall be submitted indicating the following:
 - a. Project Phasing Plan. If the project is to be phased or staged, a project phasing, or staging, plan is required indicating when various areas, open space, and/or uses are planned to be developed with each phase or stage. The overall design of each stage shall be shown on the plan and through supporting graphic material.
 - b. Project Phase Dates and Timing of Development. The approximate dates for the beginning and completion of each development phase, or stage, shall be indicated.
 - 25. *Highway Access.* Copies of any letters of review or permits granted by applicable federal, State, or County regulatory agencies having jurisdiction over highway access, if applicable.
 - 26. *Permits.* Copies of any applicable permits issued by federal, state, county, and/or local agencies regarding the operation of the use.
 - 27. *Engineering Requirements and Specifications.* Engineering requirements and specifications are to be in conformance with the standards set forth by the Town of Paris.
 - 28. *Additional Data.* Additional data as may be required by the Town of Paris, which may include but not limited to fiscal, traffic, or environmental impact studies.

Design Standards

Dimensional Development Standards

The following dimensional development standards illustrated below shall be applicable to all lots located within the I-94 Corridor Neighborhood Plan Area.

Type of Standard	B-1	B-2	B-3	B-4	BP-1	B-94
Minimum Open Space Requirements						
• Minimum Open Space	25%	25%	25%	25%	35%	35%
Minimum Lot Requirements						
• Minimum Tract Size (SF/AC)	-	-	-	-	35	-
• Minimum Lot Area: Municipal Sewer System (SF/AC)	10,000	10,000	40,000	2 ¹	3	2.5
• Minimum Lot Area: Private Sewer System (SF/AC)	40,000	40,000	40,000	2 ¹	3	2.5
• Minimum Lot Width: Municipal Sewer System (FT)	75	75	150	200 ¹	150	150
• Minimum Lot Width: Private Sewer System (FT)	150	150	150	200 ¹	150	150
Minimum Setback Requirements						
• Minimum Street Yard Setback from Federal, State, or County Trunk Highways (FT)	65	65	65	65	65	65
• Minimum Street Yard Setback from Town Roads ²	30	30	30	30	40	30
• Minimum Side Yard Setback (FT)	15	10	15	45	40/50 ³	15/30/40 ⁴
• Minimum Rear Yard Setback (FT)	25	25	25	45	40/50 ³	15/30/40 ⁴
• Minimum Shore Yard Setback (FT)	75	75	75	75	75	75
Off-Street Parking, Loading and Driveway Setback Requirements						
• Minimum Street Yard Setback from Federal, State, or County Trunk Highways (FT)	20	20	20	20	20	20
• Minimum Street Yard Setback from Town Roads	20	20	20	20	20	20
• Minimum Side Yard Setback (FT)	10	10	10	10	10	10
• Minimum Rear Yard Setback (FT)	10	10	10	10	10	10
• Minimum Shore Yard Setback (FT)	75	75	75	75	75	75
Maximum Building Height						
• Principal Structure (FT)	35	35	35	60	60	100
• Accessory Structure (FT)	-	-	35	60	60	100

Footnote:

¹ The minimum lot area and lot width requirement for the B-4 District assumes groupings of shops and businesses.

² The Town of Paris may require increased setbacks on Town roads where necessary to achieve uniformity with surrounding development and/or limit the potential visual impact depending on the size of the proposed building(s) and type of business.

³ The minimum side yard and rear yard requirement for the BP-1 District is 40ft when the building is 35ft or less in height, and 50ft when the building is 35ft or greater.

⁴ The minimum side yard and rear yard requirement for the B-94 District is 15ft when the building is 35ft or less in height, 30ft when the building is 35ft to 74ft in height, and 40ft when the building is 75ft or greater.

Type of Standard	M-1	M-2	R-3	R-4	R-5	R-8
Minimum Open Space Requirements						
• Minimum Open Space	25%	25%	-	-	-	-
Minimum Lot Requirements						
• Minimum Tract Size (SF/AC)	-	-	-	-	-	-
• Minimum Lot Area: Municipal Sewer System (SF/AC)	10,000	40,000	20,000	15,000	10,000	20,000
• Minimum Lot Area: Private Sewer System (SF/AC)	40,000	40,000	-	-	-	-
• Minimum Lot Width: Municipal Sewer System (FT)	75	150	100	90	75	100
• Minimum Lot Width: Private Sewer System (FT)	150	150	-	-	-	-
Minimum Setback Requirements						
• Minimum Street Yard Setback from Federal, State, or County Trunk Highways (FT)	65	65	65	65	65	65
• Minimum Street Yard Setback from Town Roads ²	30	40	30	30	30	30
• Minimum Side Yard Setback (FT)	15	25	10	10	10	10
• Minimum Rear Yard Setback (FT)	25	25	25	25	25	25
• Minimum Shore Yard Setback (FT)	75	75	75	75	75	75
Off-Street Parking, Loading and Driveway Setback Requirements						
• Minimum Street Yard Setback from Federal, State, or County Trunk Highways (FT)	20	20	-	-	-	-
• Minimum Street Yard Setback from Town Roads	20	20	-	-	-	-
• Minimum Side Yard Setback (FT)	10	10	-	-	-	-
• Minimum Rear Yard Setback (FT)	10	10	-	-	-	-
• Minimum Shore Yard Setback (FT)	75	75	-	-	-	-
Maximum Building Height						
• Principal Structure (FT)	35	60	35	35	35	35
• Accessory Structure (FT)	35	60	15	15	15	15

Footnote:

² The Town of Paris may require increased setbacks on Town roads where necessary to achieve uniformity with surrounding development and/or limit the potential visual impact depending on the size of the proposed building(s) and type of business.

Architectural and Building Standards

In the consideration in the review, approval, or denial of the required architectural and building plans required to be submitted by these I-94 Corridor Neighborhood Plan Design Standards, the Town of Paris shall consider and evaluate the application on the following requirements:

1. *Public Building Entrances.*
 - a. Public entryways to the building shall be clearly defined and highly visible.
 - b. Two (2) or more of the following design features shall be incorporated into all public entryways to the building: canopies or porticos, roof or canopy overhangs, projections, peaked roof forms, arches, or distinct architectural details.
2. *Building Composition.* Building elevations shall be organized to define distinct base, middle, and top elements as follows:
 - a. Base. Depending on the height of the building the base may range from one half to one or more stories. The base of the building should be defined with horizontal elements such as a change in plane, change in materials, or a cornice. The building's base should be highly articulated with architectural features.

- b. Middle. The transition between the base and top of the building – the middle, should be emphasized through elements such as the use of contrasting materials, protrusions and recesses, window openings, and other elements.
 - c. Top. The top of the building should provide a distinct termination through elements such as pitched roofs with eaves, cornices, or a horizontal change in material(s).
- 3. *Building Scale.* Building scale and massing shall be consistent with that of neighboring buildings. This does not require that entire buildings need to be the same height or width, but that the components of adjacent buildings relate to one another in terms of scale. For example, a long building next to a relatively narrow building could be properly scaled through the use smaller building components that relate to width of the narrower building. A tall building next to a shorter building could be properly scaled through use of elements that create smaller components and roof lines that relate to the shorter building.
- 4. *Building Rhythm.* Building facades shall be articulated to establish a rhythm. In architectural terms, rhythm refers to the regular and harmonious repetition of vertical building elements. These patterns often reflect the building's structural bays and also provide scale by breaking the façade into smaller identifiable components. Rhythm should be established through changes in plane (to avoid long flat façades), but can also be expressed through the use of windows, roof line changes, material changes and ornamentation.
- 5. *Building Materials.* Building material selection for architectural design shall be based, in part, upon the prevailing material already used on existing buildings in the area and/or those building materials listed below as "encouraged" materials to be used. No building shall be permitted where any exposed facade is constructed or faced with a finished material that is aesthetically incompatible with other building facades in the area or which presents an unattractive appearance to the public and surrounding properties.
 - a. The use of the following building materials for exterior building facades shall be PROHIBITED on any building facade facing or viewable from a public street right- of-way:
 - i. Plain concrete or concrete block.
 - ii. Metal siding or corrugated metal building skins.
 - iii. Plywood, wood panel composite siding, and fiber cement siding, or vinyl siding material.
 - iv. Exterior Insulation and Finish Systems (E.I.F.S.).
 [NOTE: E.I.F.S. exterior coatings typically require periodic maintenance including the periodic application of exterior coatings in order to maintain their long-term appearance. If damaged by impacts and weathering (including the "wear and tear" when used in high use areas of a building, such as a heavily used entryway) both the foam plastic insulation and the thin synthetic coatings would require periodic maintenance in order to assure continuity of both durability and a quality, well maintained, appearance. E.I.F.S. systems that are installed at lower building levels (such as below 7 feet in height) may be subject to impact damage, wear and tear, and other damage due to its material composition and proximity to people.]
 - v. Imitation brick, stone (including cultured stone), or wood.
 - vi. Reflective glass which may pose a safety hazard or nuisance due to glare.
 - b. The use of the following building materials for exterior building facades is encouraged:
 - i. Full-size brick masonry and/or full-size brick masonry veneer.
 - ii. Natural stone or stone veneer.
 - iii. Decorative and split face concrete block masonry.

- iv. Decorative concrete, decorative concrete panels, decorative tilt up walls.
 - v. Architectural "Aluminum Composite Material" (ACM) panels that consist of a non-aluminum core bonded between two aluminum sheets.
 - 1. The aluminum panels can be coated with PVDF paints (paints that have extremely good gloss and color retention) or Polyester paint. ACM panels are frequently used for external cladding of buildings, for building insulation, and for signage. Despite its light weight, ACM panels are, typically, very rigid and strong.
 - 2. The core of ACM panels is commonly low density Polyethylene insulating material.
 - vi. Insulated metal panel technology
 - 1. Allowable only on buildings used in the food industry and then only on areas of the building where temperature controlled storage, such as cooler, freezer or food processing occurs.
 - 2. FM approved product examples include, but are not limited to, Metl-Span.
6. *Material Compatibility.* All sides of the exterior of buildings shall be of compatible materials, as determined by the Town of Paris, with equal design consideration and consistent architectural detailing of the building facades. No building shall be permitted where any exposed building facade is constructed or faced with a finished material which is aesthetically incompatible with other building facades in the area or which presents an unattractive appearance to the public and surrounding properties.
 7. *Colors.* Since the selection of building colors has a significant aesthetic and visual impact upon the public and neighboring properties, colors shall be selected in general harmony with the existing area or neighborhood buildings.
 8. *Corner Lot Building Elevations.* Buildings on corner lots shall continue the major front elevation design elements on each building elevation which faces a public street.
 9. *Singular Exterior Surface Material.* Building elevations clad with a singular exterior surface material shall provide some additional architectural design element(s) to break up the plane of the wall. This may be done by the addition of window(s), wall treatments, architectural protrusion/recessions, accent panels, color, or other architectural design treatments consistent with the principal building design.
 10. *Building Signage.* For signs placed on buildings and the ground, sign materials, forms, and designs shall be integral with the building architecture and shall comply with all signage requirements.
 11. *Related Building Elements.* Down spouts, roof ladders, and related elements shall be designed to be compatible with building architecture and shall function to avoid staining the building facades. These various elements shall be painted in order to blend with the building's architecture and complement the color scheme of the building's trim and detail.
 12. *Rear and/or Side Service Doors.* Rear and/or side service doors, including the color of such doors, shall complement the architecture of the building and contribute to its overall visual appearance.
 13. *Meters and Valves.* All utility meters, gas valves, etc. are to be painted in a color which blends with the architecture and color of the building. Water meter types shall be as required and specified by the Town of Paris.
 14. *Building Mechanical Equipment.* All rooftop equipment, antennas, and similar protrusions shall not be visible to a person standing on the ground in an area the public frequents. Parapet walls, individual screens, or building elements including penthouses shall be used to completely screen these elements from view. Any non-rooftop mechanical equipment shall be located on the side or rear of the building and fully screened from public view through use of building elements including accessory buildings or year-round opaque landscaping. Screening elements shall relate to the building's style of architecture as determined by the Town of Paris. Additional screening of building mechanical equipment may be required by the Town of Paris. The maximum permitted exterior sound

level of all mechanical equipment is sixty-five (65) dBA (A-weighting scale of sound measurement as expressed in decibels), but no more than fifty (50) dBA measured at any property line.

15. *Mechanical Penthouses or Accessory Buildings.* Where mechanical penthouses are installed, they shall be designed to blend into the building's architecture and shall not cause the building's total height to exceed the maximum height allowed. A penthouse shall NOT be counted as a story, provided that:
 - a. The penthouse is less than ten (10) feet in height;
 - b. The penthouse floor area covers less than twenty-five (25) percent of the total roof area; and
 - c. In the event that a ground-located mechanical accessory building is used, it shall be fully screened from view by a combination of earthen berms and coniferous trees or shrubs.

Site Design Standards

1. *Curb and Gutter.* Concrete curb and gutter meeting Town of Paris specifications shall be required for the perimeter of all pavement areas, off-street parking areas serving more than five (5) vehicles, landscape planting beds, and islands for landscaping contiguous to or within pavement areas. This requirement shall also apply to the expansion of any existing, off-street parking lot where the number of off-street parking spaces is increased by ten (10) or more spaces.
2. *Vehicular Circulation between Adjacent Properties.* Provision for circulation between adjacent uses, lots, and parcels shall be provided through coordinated land access driveways and access easements and/or jointly used off-street parking lots as may be required by the Town of Paris.
3. *Pedestrian and Bicycle Access.*
 - a. The development shall provide for safe pedestrian and bicycle access to all uses within the development, connections to existing and planned public pedestrian and bicycle facilities, and connections to adjacent properties as may be required by the Town of Paris.
 - b. Sidewalks shall be provided along the entire length of any building facade elevation containing a public entrance.
 - c. Internal pedestrian walkways shall be distinguished from vehicular driving surfaces through the use of brick pavers, stone pavers, or concrete.
 - d. The development shall provide secure, integrated bicycle parking and pedestrian furniture in appropriate quantities and location as may be required by the Town of Paris.
4. *Off-Street Parking.*
 - a. *Parking Lot Driveways and Off-Street Parking Aisles.* Parking lot driveways and parking aisles serving off-street parking spaces shall be a minimum of twenty-four (24) feet wide for two-way traffic and a minimum of twelve (12) feet wide for one-way traffic.
 - b. *Parking Spaces.* All off-street parking spaces shall meet the requirements of the provisions of Chapter 12 "Kenosha County General Zoning and Shoreland/Floodplain Zoning Ordinance" as amended. Additional parking may be required to be provided on each property by the Town of Paris. Any parking area for five or more vehicles shall have the aisles and spaces clearly marked.
 - c. *Construction of Pavement.* All parking lots shall be surfaced with bituminous concrete or porous paving material for stormwater management purposes uses best practices.
5. *Off-Street Parking Area Separation.* All off-street parking areas shall be separated from buildings with a combined pedestrian walkway and foundation planting area width of not less than fifteen (15) feet. The required foundation landscape planting area along the building shall be a minimum of ten (10) feet in width. The required walkway shall be a minimum of five (5) feet in width.

6. *On-Site Loading Docks, Loading Areas, and/or Building Service Areas.*

- a. Loading. There shall be space provided as necessary for on-site loading from trucks and trailers.
- b. Orientation and Location. No on-site loading dock, loading area, and/or building service area shall be located so as to face or front upon an abutting public street right-of-way (except as may be the case for a lot for which both the front and/or side or rear lot lines abut such public rights-of-way) or so as to be visible from said abutting public street rights-of-way (in the case of a lot for which both the front and/or side or rear lot lines abut such rights-of-way). All loading spaces shall be located in either the side or rear yard but not within any required side or rear yard setbacks unless said side yard is on a corner lot.
- c. Screening. On-site loading dock, loading area, and/or building service areas shall be screened from view from abutting residential properties and/or public street rights-of-way with either a wall or sight-proof fence and associated landscaping approved by the Town of Paris. All loading and unloading service area walls shall be constructed of masonry materials of a type and color which match the building to which they are accessory to and are compatible with the building architecture to which they are accessory to. All outdoor loading/unloading service area screening walls shall not be less than fifteen (15) feet in height.
- d. Sound. No truck shall be allowed to have its engine or other motorized equipment running (such as a refrigeration unit) which exceeds the maximum permitted exterior sound level of fifty (50) dBA (A-weighting scale of sound measurement as expressed in decibels and not to be exceeded more than 30 minutes out of 24 hours) as measured at the property line.
- e. Use of Public Street Right-of-Way for Loading/Unloading Prohibited. At no time shall any part of a truck or van be allowed to extend into the right-of-way of a public thoroughfare while the truck or van is being loaded or unloaded.
- f. Off-Street Loading Abutting Residential Development. On-site loading docks, loading areas, and/or building service areas shall not be closer than seventy-five (75) feet to a residential area. Where loading facilities face adjacent residential development, the loading area shall be screened from view by screening approved by the Town of Paris.
- g. Construction of On-Site Loading Dock, Loading Area, and/or Building Service Area Pavement. All on-site loading docks, loading areas, and/or building service areas shall be surfaced with bituminous concrete or Portland cement concrete extending to the public street pavement.

7. *Outdoor Storage Location and Screening Requirements.*

- a. Maximum Allowable Area for Outdoor Storage. No outdoor storage area shall exceed an area which is five (5) percent of the total gross floor area of the principal structure to which said outdoor storage is accessory to, or five thousand (5,000) square feet, whichever is less.
- b. Location of Outdoor Storage. An outdoor storage area shall not be allowed within any areas required to meet the minimum open space requirement and shall not occupy any off-street parking area or driveway area. All materials, products, or solid or liquid waste materials stored outside buildings shall be kept behind the required building setback line.
- c. Unscreened Outdoor Storage NOT Allowed. No portion of any lot shall be used for open or unscreened storage of any kind. Outdoor storage areas shall be screened from view of any public street right-of-way, public park or public open space area, and from the view from all residential areas. The screening and design requirements of all such areas shall consist of the following:
 - i. Solid walls or solid fences shall be a minimum of eight (8) feet in height and in no case shall be lower in height than the materials stored in the enclosed storage area. When a height exceeding eight (8) feet is required by the property owner, the approval of the Town of Paris is required. However, in no

case shall a solid wall exceed a height of fourteen (14) feet or solid fence (supported by poles) exceed a height of eight (8) feet.

- ii. An accessory permanent structure may be used to screen such storage areas. Access to such outdoor storage areas shall be through solid gates that shall be closed except when said outdoor storage area is in use for the transport of stored materials. All such outdoor storage areas shall provide a contiguous landscaped area surrounding said outdoor storage area. All such accessory permanent structures used for storage shall be subject to the architectural and building design standards of these I-94 Neighborhood Plan Design Standards.
- iii. All such outdoor storage areas shall provide a continuous landscape bufferyard on all of the edges of such outdoor storage area with a minimum width of fifteen (15) feet. The minimum number, types, and sizes of plant materials shall follow the landscape bufferyard requirements for off-street parking areas and shall be provided per one-hundred (100) linear feet of landscape bufferyard length and fraction thereof. Fractional plants resulting from this computation of required plant materials shall be rounded to the next whole number. Preserved existing plants (of the type indicated below) shall be credited towards these requirements on a one-for-one basis based upon plant type.
- d. Outdoor Storage Location in Required Open Space Area or Off- Street Parking Space or Driveway Prohibited. No outdoor storage shall be permitted in any required Open Space area or on any off-street parking space or driveway.

8. *Outdoor Trash Dumpster and Garbage Receptacles (Trash and Garbage Storage).* The following requirements shall be met for all outdoor trash dumpsters and garbage receptacles:

- a. Trash Dumpster and Garbage Receptacle Enclosures Required. All garbage cans, trash dumpsters, trash containers, and other garbage receptacles/storage devices situated on any property shall be closed containers with lids and shall be concealed or suitably screened from public view. Where such facilities are provided outside a building, they shall be screened by an enclosure consisting of sight-proof fencing (masonry) and coniferous landscaping materials of an adequate height (at the time of installation) to totally screen the trash storage areas from view from public rights-of-way and adjacent property.
- b. Unenclosed Storage of Trash or Waste Prohibited. No portion of the lot shall be used for open or unenclosed storage of trash or waste of any kind.
- c. Trash Dumpster and Garbage Receptacle Location in Off-Street Parking Space or Driveway Prohibited. No trash dumpster or other trash or garbage receptacle shall be permitted in any off-street parking space or driveway.
- d. Paved Slab Required. All trash dumpsters and garbage receptacles shall be placed upon a paved slab.
- e. Adequate Size to Accommodate Recycling Materials. All trash dumpster and garbage receptacle areas shall be of an adequate size to accommodate the storage of materials to be recycled.
- f. Materials of Enclosures. All outdoor trash dumpsters and garbage receptacle enclosures shall be constructed of masonry materials of a type and color which match the building to which they are accessory to.
- g. Maximum Height of Enclosure. All outdoor trash dumpsters and garbage receptacle enclosures shall be of a height necessary to completely visually screen the outdoor trash dumpsters and garbage receptacles which they enclose. In no case, however, shall such enclosures be higher than eight (8) feet or less than six (6) feet in height.

9. *Security Fencing and Cameras.* Lots may be fenced subject to the approval of the Town and the following terms and conditions:

- a. Type. Fences shall be of a metal fence (steel or aluminum) type and design (NOT including chain-link types of fence).
- b. Height. Fences shall not exceed 10 feet in height, including any security features along the top of the fence.
- c. Placement. Fences shall not be permitted in the front yard building setback area. Fences shall not be permitted in a side yard setback area facing a public street on a corner lot.
- d. Security Cameras. The installation of security cameras may be required at the discretion at the Town of Paris.

Landscape Standards

1. *Landscaping Required on Developed Lots.* Any area on a developed lot not devoted to structures or paved parking and circulation areas shall be landscaped.
2. *Preservation of Mature Trees.* Existing mature trees (based on individual species) should be preserved and incorporated within the site plan where possible. Preserved trees shall be credited toward meeting the requirements of item 13 (Other On-Site Landscape Plant Materials) within this section.
3. *Establishment of Landscaped Bufferyards.* Landscape bufferyards shall be required and generally located as follows:
 - a. Both the amount of land and the type and amount of plant material and/or structures specified for bufferyard requirements shall be designed to ameliorate existing or potential nuisances between certain adjacent land uses.
 - b. Bufferyards shall be required to separate different land use intensities from each other.
 - c. Bufferyards shall be located along the outer perimeter of a lot or parcel, and shall extend to the lot or parcel boundary line.
 - d. Bufferyards shall not be located on any portion of an existing dedicated public street right-of-way or within a public street reservation area.
 - e. Bufferyards shall be designed to ensure a desired visual character along public streets-- particularly collector and arterial streets and highways as well as minor streets.
4. *Containment of Landscape Areas.* All landscaped areas located within or adjacent to an off-street parking or loading area, or adjacent to a public street or sidewalk shall be designed to contain landscape materials and prevent vehicular encroachment through the use of continuous concrete curbing.
5. *Location of New Plant Material.* New vegetation shall be selected, planted, and maintained so that at maturity it will not interfere with utility lines, snow storage areas, vehicular parking, pedestrian circulation, traffic sight visibility at driveways and street intersections, and shall not cause damage and upheaval of sidewalks and pavement. Flowering vegetation is recommended for high visibility areas.
6. *Installation.*
 - a. Timing of Installation. Landscaping and watering devices shall be installed in accordance with the approved landscape plan.
 - b. Financial Surety for Landscaping Required When Landscaping Cannot be Installed
 - c. Prior to the Issuance of a Building Occupancy Permit.
 - i. If approved landscaping cannot be installed prior to the issuance of a Building Occupancy Permit or the commencement of operations, the lot or parcel owner, or his designee, shall provide to the Town of Paris an acceptable form of surety (as determined by the Town of Paris) accompanied by a complete estimate of the total cost of the approved landscaping improvements.

- ii. When it is determined by the Town of Paris that the landscaping and watering systems have been installed in accordance with the approved plans, the Town of Paris shall return the surety to the lot or parcel owner, or his designee.
- 7. *Prohibition of Other Uses in Required Landscaped Areas.* Off-street parking (except where vehicle overhang is permitted), loading areas, buildings, storage, and display of equipment or vehicles are not permitted in required landscaped areas.
- 8. *Restoration of Disturbed Areas.* Any areas disturbed by the landowner during construction shall be restored or caused to be restored by the landowner to the satisfaction of the Town of Paris and costs for said restoration paid by the landowner.
- 9. *Earthen Berms.* If an earthen berm is constructed, all grading, including berms and swales, shall be designed as an integral part of the grading and shall have smooth transitions between changes in slope. Berms shall be designed to have the top (vertical) elevation undulate and the side (horizontal) direction meander to create aesthetic appeal and natural forms. Berms shall not interrupt swale drainage. Berm slopes shall not be greater than the ratio of three to one (3:1) and the berm height shall not be greater than six (6) feet above the average of the base of berm elevations. The Town of Paris may allow the construction of berms to exceed the six (6) foot height to properly screen otherwise incompatible adjacent uses provided the berm is adequately landscaped to diminish the scale and visual impact. The construction of earthen berms along the perimeter line of properties shall not be construed to require berms in any area which lies within existing wetlands or floodplains. It is intended that any wetlands or shoreland wetlands located within bufferyard areas shall be retained and enhanced without additional landscaping.
- 10. *Minimum Plant Material Standards.* All landscape plant materials installed shall meet the following minimum plant material standards:
 - a. *Plant Material Suitability.* Plant materials shall be selected for type, size, and quality on the basis of suitability to climate, setting, and compatibility with other development plantings, character, and functions. All new landscape plant materials shall be grown in a nursery located in Plant Hardiness Zone 5b (as defined by the U.S. Department of Agriculture).
 - b. *Proper Drainage Required.* Proper drainage shall be required for all major plantings to ensure the establishment of a good root system and healthy growth.
 - c. *Use of Artificial Plants Prohibited.* No artificial plants of any type, size, or color shall be allowed to be within the landscaped area and/or around and on the building within the lot or parcel.
- 11. *Landscape Bufferyard Requirements between Off-Street Parking Areas and Public Street Rights-of-Way.* Landscape bufferyards with a minimum width of thirty (30) feet are required between all off-street parking areas and public street rights-of-way. The following minimum number, types, and sizes of plant materials shall be provided per one-hundred (100) linear feet of landscape bufferyard length and fraction thereof. Fractional plants resulting from this computation of required plant materials shall be rounded to the next whole number. Preserved existing plants shall be credited towards these requirements on a one-for-one basis based upon plant type.

Type of Plants Required	Minimum Quantity Required Per 100 Feet of Bufferyard Length	Minimum Size Required at Time of Installation
Canopy/Shade Trees	2	3 inch (dbh) diameter at breast height
Understory Trees	4	2 inch (dbh) diameter at breast height
Coniferous Trees	4	6 feet tall
Shrubs	10	2 feet tall

12. *Landscape Island Planting Areas in Parking Lots and Elimination of Potential Driving Hazard.* If landscape islands are provided in a parking lot area and to ensure that landscape materials do not constitute a potential driving hazard, trees used to landscape parking islands shall have a minimum clear trunk height of six (6) feet; mature shrubs, groundcover, or other landscaping material shall not exceed three (3) feet in height. No coniferous trees shall be planted within landscape island planting areas located in parking lots. The landscaped area within these planting island areas may be used to satisfy, to the extent provided under the following paragraph below, landscaping requirements.
13. *Other On-Site Landscape Plant Materials.* The following minimum number, types, and sizes of plant materials shall be provided per one (1) acre of site area, or fraction thereof, (excluding site area occupied by impervious surface areas (building roof and paved areas), stormwater detention/retention areas, and required landscape bufferyard areas). Fractional plants resulting from this computation of required plant materials shall be rounded to the next whole number. Preserved, existing plants shall be credited towards these requirements on a one-for-one basis based upon plant type.

Type of Plants Required	Minimum Quantity Required Per One (1) Acre of Land or Fraction Thereof	Minimum Size Required at Time of Installation
Canopy/Shade Trees	4	3 inch (dbh) diameter at breast height
Understory Trees	4	2 inch (dbh) diameter at breast height
Coniferous Trees	4	6 feet tall
Shrubs	24	18 inches tall

14. *Building Foundation Landscaping Required.* Building foundation landscaping for all building frontages facing public streets is required. Building foundation landscaping shall be placed in a landscape bed no less than ten (10) feet in width along the facade of the building. Building foundation landscape plant materials shall count towards the required on-site landscape plant materials.

Outdoor Lighting Standards

1. All outdoor lighting (including both pole-mounted luminaires and wall-mounted luminaires) shall be limited to full cutoff and fully shielded luminaires. The maximum permitted illumination, as measured at the property line, shall be 0.5 footcandles (measured from surrounding grade to the bottom of the luminaire). The average maximum permitted illumination for an intended use on the property shall be two (2.0) footcandles (measured from surrounding grade to the bottom of the luminaire). Higher footcandle levels may be allowed by the Town of Paris. [Note: These standards do not address illumination levels which may be required by the Town of Paris for the

adequate lighting of public street rights-of-way or other public areas. The above stated standards represent maximum permitted illumination levels on private property.]

2. *Maximum Permitted Luminaire Height.* The maximum permitted luminaire height shall be twenty- eight (28) feet as measured from surrounding grade to the bottom of the luminaire. [Note: This standard does not address luminaire height which may be required by the Town of Paris for the adequate lighting of public street rights-of-way. It represents maximum permitted luminaire height on private property.]
3. *Additional Lighting Regulations.* Notwithstanding any other provision of these I-94 Corridor Neighborhood Plan Design Standards to the contrary:
 - a. Exterior lighting shall not cause unnecessary or disabling glare to aircraft, motorists, and/or pedestrians and all reasonable means shall be taken to prevent the emission of light onto neighboring properties.
 - b. Exterior lights shall not flicker, flash, pulsate, nor impair vision on public streets, right-of- ways or adjacent properties.
 - c. Exterior lighting shall be located, oriented and shielded and of an intensity so as to illuminate only the building or lot without adversely affecting activity on adjacent buildings, lots, or traffic on streets or roadways. Light sources, or luminaries, shall not be located within landscaped bufferyard areas except on pedestrian walkways.
 - d. Exterior lighting shall not output more than 2,000 lumens (equivalent to 150-watt incandescent bulb), unless approved by the Town of Paris.
 - e. The lighting plan should be designed so the majority of lights are easily extinguished at the close of business, preferably via a timer. Any lights that remain on overnight should be for security purposes only.

Sign Standards

No signs other than company and product identification and directional signs are permitted. Drawings indicating the type, location, and placement of all signs shall be submitted to the Town of Paris and approved by the Town of Paris. Signs located in the I-94 Corridor Neighborhood Plan Area shall meet those requirements set forth below.

1. *Wall Signs.* Wall signs placed against the exterior walls of buildings shall not extend more than twelve (12) inches outside of a building wall surface and shall not exceed a total of one-hundred and fifty (150) square feet in area for any one (1) premise. In a multi-tenant building, each tenant may share a portion of the maximum total of one-hundred and fifty (150) square feet of wall signage. On a corner lot, each exterior wall facing a public street may share a portion of the maximum total of one hundred fifty (150) square feet of wall signage. Signage copy shall be limited to business(es) name(s) and logo(s). No wall sign shall extend above the roof or building parapet line. Projecting signs are allowed provided that they extend no more than three (3) feet from the building face, have a minimum clearance of eight (8) feet from the ground below, and all faces of the projecting sign count toward the maximum area requirement.
2. *Ground Signs.* One (1) ground sign is permitted per lot. Pole signs are NOT permitted. Ground signs shall not exceed fifty (50) square feet in area on one side and shall not exceed a total of one hundred (100) square feet in area on all sides for any one (1) premise, and shall not exceed six (6) feet in height. When earthen berms are used at the base of said ground signs, the earthen berms shall count towards the maximum permissible sign height. Ground signs shall be set back from any existing or planned public street right-of-way a minimum distance of fifteen (15) feet. Signage copy shall be limited to business(es) name(s) and logo(s). For signs placed on the ground, sign materials, forms, and designs shall be integral with the building architecture and shall comply with all signage requirements.
3. *Required Landscaping at Base of Ground Signs.* All ground signs (not including on-site directional ground signs) shall provide a landscaped area with natural plant material groundcover and other landscape plantings located at the base of said ground sign equal in area to the area of the face of the sign. When earthen berms are used as part of said

landscaping, the earthen berms shall maintain a side slope of four to one (4:1) with a maximum berm height of three (3) feet above adjacent surrounding grade. When earthen berms are used, earthen berms shall count towards the maximum permissible sign height.

4. *On-Site Directional Ground Signs.* On-site directional signage may be allowed giving directions to areas such as employee or visitor parking and shipping or loading zones. The maximum size of directional ground signs shall not exceed three (3) square feet in area on each side. Maximum height shall be forty-eight (48) inches. The prohibition of pole signs notwithstanding, on-site traffic directional signs and parking signs may be pole signs.
5. *Temporary Construction Signs and Real Estate Sales/Lease Signs.* Temporary construction signs and real estate sales and/or lease signs shall be permitted and shall not exceed thirty-two (32) square feet in sign area.
6. *Prohibited Signs.* Specifically prohibited signs include projecting signs, billboards, pole signs, roof signs, pylon signs, electronic and video signs, flashing or moving signs or beacons, bench signs, trailer signs, banner signs on poles or buildings, vehicle signs, balloons, inflatable advertising devices, inflatable signs, and pennants except that electronic signs may be allowed for retail uses on a case-by-case basis as approved by the Town of Paris.
7. *Signage Lighting.* No sign shall be internally illuminated except for individual letters and logos. Any sign illuminated by external spotlights shall have the spotlights fully shielded so that they are not visible from public streets or adjoining property.

Management and Maintenance Standards

The high quality image established through the planning, design, and construction of the I-94 Corridor Neighborhood Plan Area shall be carried through into the maintenance of the buildings and landscape areas. Compliance with these maintenance standards shall be monitored and regulated as necessary by the Town of Paris.

1. *Garbage and Trash Pick-Up.* All papers, trash, debris, and unsightly items shall be picked up and disposed of from all areas of the lot or parcel at all times.
2. *Parking Lot Restriping.* All parking lot striping shall be kept in good condition and restriped by the landowner when necessary in order to clearly delineate all required parking spaces and driveways.
3. *Replacement of Burned Out Outdoor Lights/Luminaires.* Any burned out outdoor lights/luminaires located on-site shall be replaced by the landowner within five (5) days of burning out.
4. *Replacement of Broken Landscape and Building Accessory Features.* Any broken landscape and building accessory features shall be repaired or replaced by the landowner within thirty (30) days of such breakage.
5. *Property and Grounds Appearance.* All paved parking lots, driveways, loading docks, service areas, and other paved areas shall be kept in a clean and neat condition, free of all trash and debris. Sweeping of these areas shall be as necessary to avoid sediment build-up and debris collection along curbs and/or wheel stops. Topsoil, mulch, etc. lost from washouts and grade failures shall be replaced and/or reconstructed in a timely fashion as may be determined by the Town of Paris.
6. *Building Appearance.* The exterior surfaces of all buildings, structures, and pavements shall be maintained in a clean, safe, and attractive condition.
7. *Tree, Shrub, Ground Cover, Snow Removal/Storage, and Stormwater Facility Maintenance.* The landowner shall be responsible for providing, protecting, and maintaining all landscaping in a healthy and growing condition, replacing it immediately when necessary with the same type, size, and quantity, and keeping it free of refuse and debris in compliance with the approved Landscape Plan and the following:
 - a. *Trees.* Those trees that have overextended, dead, or unsightly branches, shall be pruned and trimmed only as necessary to maintain their natural form. Trees shall not be topped, "hat-racked," "lolly popped," pollarded, sheared, or pruned in any manner which alters the natural growth habit of the tree unless such pruning is to achieve a particular design intent. Trees shall be pruned to maintain a central leader and to remove branches

which form narrow crotches. Trees shall be pruned to develop permanent scaffold branches which have a radial orientation and do not overlay one another. Lower branches of trees shall be removed for adequate clearance of vehicles and pedestrians.

- b. Shrubs and Groundcovers. Shrubs shall be pruned and trimmed to remove winter kill and wind damage, etc., and to create a uniformly dense plant. Shrubs shall be selectively thinned and tipped back annually. All shrubs and ground covers shall be pruned and trimmed only as necessary to maintain a natural form. Ground covers shall be pruned to prevent overtaking of shrub planting.
 - c. Plant Replacement and Replanting. Any plant material(s) included in an approved landscaping plan that do not survive a plant establishment period of two (2) years after installation shall be replaced with plant material(s) of the same or like species of equal size or landscape value within the next planting season, but in any event, within six (6) months of the plant's demise.
 - d. Mulch Beds. Mulch beds shall be maintained in a clean and neat condition with a minimum of two (2) inch coverage over all planting beds and tree wells. Restored mulch beds shall match that of the initial installation.
 - e. Weed Control. All planting areas and lawn areas shall be weeded as necessary to maintain a clean and weed-free condition.
 - f. Snow Removal and Storage. Snow on lots or parcels shall be removed in a timely fashion during periods of snow fall and shall not be allowed to accumulate to more than five (5) inches during any single twenty-four (24) hour period. All snow so removed shall be stored on the lot/parcel from which it is removed, or hauled away to an off-site location, but shall not be stored in any required off-street parking space.
 - g. Maintenance of Stormwater Detention/Retention Areas. All stormwater detention/retention areas shall be maintained in a condition acceptable to the Town of Paris. Wet bottom detention ponds shall provide settling capabilities for all stormwater discharge from the property. All stormwater control systems and wetland areas shall be maintained by landowner unless maintenance of such stormwater control systems or wetland areas is accepted by the Town of Paris or some other public body or environmental organization. No building shall be occupied on the property until the stormwater control system serving the property has been completed and is in working order.
 - h. Responsibility for Maintenance. Maintenance of all landscaping shall be the responsibility of the owner, lessee, heirs, assigns, agent, owners' association, or other liable entity of the lot or parcel and shall consist of regular watering, pruning, mowing, fertilizing, and architectural features. This shall include the maintenance of approved landscaping which may be located within an abutting public street right-of-way. The owner or liable entity controlling any private premises shall at all times maintain the premises free of litter and weeds.
- 8. *Fencing Maintenance.* All fences shall be maintained in good condition, including painting as required.
 - 9. *Outdoor Storage Area Maintenance Required.* Walls, fencing, and landscaping for outdoor storage areas shall be maintained in clean and neat appearing condition and kept litter-free. Walls and fences must be kept painted or have such other finish so as to provide a good appearance. Wire or chain-link fence is not acceptable for this purpose.
 - 10. *Trash Dumpster and Garbage Receptacle Maintenance Required.* Fencing and landscaping for such areas shall be maintained in clean and neat appearing condition and kept litter-free. All garbage cans, trash containers, and other garbage receptacles/storage devices shall be emptied and the contents thereof properly disposed of not less than once every seven (7) days.
 - 11. *Sign Maintenance.* The owner of any sign shall keep it in good maintenance and repair which includes restoring, repainting, or replacement of a worn or damaged legally existing sign to its original condition; and shall maintain the premises on which the sign is erected in a clean, sanitary, and inoffensive condition, free and clear of obnoxious substances, rubbish, and weeds.

Additional Standards

1. *Utility Control.* All utilities, including all electric power, gas, telephone, water, and storm and sanitary sewers shall be underground. The location of the utility shall be subject to approval by the Town of Paris.
2. *Drainage Control.* No land shall be developed and no use shall be permitted that result in flooding, erosion, or sedimentation onto adjacent properties. All runoff shall be properly channeled into a storm drain, watercourse, storage area, or other storm water management facility.
3. *Cooperation for Easements.* All owners and occupants of parcels within the I-94 Corridor Neighborhood Plan Area shall cooperate with the Town of Paris, SBP and other owners and occupants within said I-94 Corridor Neighborhood Plan Area in the planning and granting of all necessary and reasonable easements for gas, electric, telephone, sewer, water, access roads, railway spurs, and loading tracks to the extent that such easements do not interfere with the existing uses of the land or unduly restrict future use or development. Nothing contained in this section shall be deemed to require the purchaser to grant any specific easement, nor grant easements or rights-of-way, without reasonable compensation therefore.
4. *Inspections.* All premises in the I-94 Corridor Neighborhood Plan Area shall be allowed full access to the premises by Town of Paris and Kenosha County enforcement officials in order to conduct inspections.