

## LEGISLATIVE COMMITTEE

A meeting of the Legislative Committee was called to order by Chair Coenen on Monday, June 5, 2023 at 7:13 P.M.

Members present: Coenen (Via Zoom), Moore, and Schell.

Absent & Excused: Eggleston.

Also present: Mayor Penterman, Ald. DeCoster, Kilgas, Antoine, Thiele, Attorney Davidson, DPW/Eng. Neumeier, Planner Stephenson, Street Sup. Van Gompel and interested citizens.

Motion by Moore, seconded by Schell to excuse the absent member.

All members present voted aye.

Motion carried.

### 1. Correspondence - None.

### 2. Discussion Topics.

#### a. Ordinance Repealing and Replacing Section 17.21 CBD Central Business District.

Planner Stephenson stated that Staff is proposing removing Central Business District and replacing it with Business District. Central Business District is currently not in use on any property, nor does it appear on our official City zoning map. The new district would be a hybrid of industrial and commercial uses but disallows many of the harsher uses in the existing industrial district. Uses like ministorage and chemical manufacturers, among others, would not be allowed within the new district.

As the City looks to expand northward and along Highway 41. We need to be cognizant of the need for industrial land but also the need to ensure that the value of adjacent uses is not affected by industrial growth. No existing land within the City is intended for this district, rather annexations adjacent to our industrial parks and commercial centers may benefit from the flexibility of this new zone. The Central Land Company, looking to build two large facilities adjacent to Commerce Crossing, will be requesting to rezone to Business District. No other rezones are planned at this time.

Motion by Moore, seconded by Schell to recommend approval of the proposed ordinance, repealing and replacing section 17.21 Central Business District with Section 17.21 Business District to the Common Council.

All members present voted aye.

Motion carried.

### 3. Adjourn.

Motion by Moore, seconded by Schell to adjourn.

All members present voted aye.

Motion carried.

Meeting adjourned at 7:18 p.m.

Sally Kenney, Clerk