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**CITY OF ALGOMA
COUNTY OF KEWAUNEE
STATE OF WISCONSIN**

**COMMON COUNCIL
ORDINANCE NO. 817**

**AN ORDINANCE AMENDING SECTION 18.06 OF THE CODE OF ORDINANCES OF
THE CITY OF ALGOMA, WISCONSIN RELATING TO STORAGE STRUCTURES AS
A CONDITIONAL USE IN R-2 ZONES**

WHEREAS, the City of Algoma has received numerous inquiries relating to the desire by individuals to construct storage structures prior to dwellings on vacant parcels within the City; and

WHEREAS, The City of Algoma Plan Commission heard feedback from property owners and discussed this desire at their meetings held on May 23, 2019 and June 27, 2019; and

WHEREAS, The Plan Commission directed the City Clerk to draft a sample ordinance to allow for storage buildings prior to a dwelling as a conditional use in R-2 zoning; and

WHEREAS, The Plan Commission met on July 25, 2019 and recommends that the Code of Ordinances be updated to allow for storage buildings prior to a dwelling as a conditional use in R-2 zoning;

NOW, THEREFORE BE IT RESOLVED, that the Common Council of the City of Algoma does ordain as follows:

- I. Section 18.06 Supplementary Zone Regulations for Certain Permitted Uses of the City of Algoma Code of Ordinances is amended to add:

(5) Conditional Uses in R-2 Zoning Districts

1. Storage building constructed prior to a dwelling
 - a. The location of the storage building on the lot shall not preclude a dwelling or other permitted principal building from being added to the lot at a later date.
 - b. Storage building shall only be used for the personal storage needs of the property owner. The building shall not be rented or leased and, in addition, shall not be used to store items associated with a commercial use.
 - c. The building shall comply with the requirements for accessory buildings as defined in the municipal code and residential zoning tables.
 - d. The property owner shall submit a written plan for the subsequent construction of a dwelling or other permitted principal building on the lot.

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e. The construction of the principal permitted use must commence within five years of the completion of the storage structure or seven years from the issuance of the conditional use permit, whichever comes first.

ADOPTED BY ORDER OF THE COMMON COUNCIL AT A REGULAR MEETING THEREOF ON THE 7th DAY OF October, 2019 BY A VOTE OF 8 FOR AND 0 OPPOSED.

Approved: Wayne R. Schmidt
Wayne R. Schmidt,
Mayor of the City of Algoma

Attest: Jamie Jackson
Jamie Jackson,
Clerk of the City of Algoma

Date Adopted: 10/7/19
Date Published: 10/9/19
Date Effective: 10/9/19