

GENERAL DEVELOPMENT PLAN

GATEWAY WEST BUSINESS PARK

Amended February 12, 2019

General Purpose

The purpose of this General Development Plan is to provide for development of a moderate amenity business park allowing such uses as warehousing, distribution centers, industrial sales or service, light manufacturing and production, and related compatible uses. These provisions are intended for the protection from incompatible, unsightly, or nuisance uses which will serve to maintain property values and attract firms consistent with the Gateway West Business Park Plan. The provisions of this plan are as provided in Chapter 18.10 of the City's Zoning Code. The administration of these provisions is further stated in said chapter.

I. Development Review Process

The review process for development within this business park is established in Section 18.10.030 of the Zoning Ordinance.

- A. General Development Plan – This General Development Plan provides the restrictions for the development of this property as required by the provisions of Section 18.10.030 of the Zoning Ordinance.
- B. Final Implementation Plan – Prior to development of any property within this area, a site plan as required by Section 18.10.030 of the Zoning Ordinance must be submitted for Plan Commission consideration. Such site plan must be in compliance with these provisions.

II. Permitted Uses

Those uses permitted in the Gateway West Business Park are the following as defined in Section 18.06.040 of the City Zoning Ordinance:

- A. Warehouse and Distribution
- B. Industrial Services
- C. Industrial Products Sales
- D. Light Manufacturing and Production\

III. Conditional Uses

The following conditional uses are permitted in the Gateway West Business Park, only upon the granting of a conditional use permit by the City Plan Commission in accordance with Chapter 18.35 of the City Zoning Ordinance, or as amended.

- A. Public and quasi-public uses such as utilities, transportation or communication.
- B. Office activities as defined in Section 18.05.040 B. (It is the intent of this provision to allow certain office activities associated to or compatible with the

permitted uses listed herein. Such activities may include contractor's offices, research and development facilities, testing laboratories and other similar facilities. This should not include professional offices or medical facilities.)

- C. Any use involving an outdoor storage yard for materials used in production or equipment that is over 200 square feet in size.

IV. Yard Setbacks

Minimum setback from STH 124 and N. Clairemont Avenue is 50 feet. Minimum side yard shall be 10 feet, minimum rear yard shall be 20 feet, and a minimum front yard shall be 25 feet. Structures such as fences may be allowed in side or rear yards; however, shall be prohibited in the front yard. Signs shall be permitted in the required front yard as provided herein.

V. Building Design

Exterior walls of buildings may be of steel, masonry, wood or similar building materials. Rooftop equipment should be screened from view from the front yard street.

VI. Non-building Site Elements

All operations shall be carried on within fully enclosed buildings and no outside activities shall be carried on except storage of materials used in, or resulting from, an on-site manufacturing operation, the parking of motor vehicles and the loading or unloading of motor vehicles.

Materials, supplies, or products stored outside are to be surrounded by a masonry wall, opaque fence or suitable screen approved as part of the site plan.

All walks, parking areas, driveways, and loading zones shall be paved and storage yards may be constructed of a dust-free, all-weather surface which would prevent dust and erosion.

VII. Access

Access to lots is prohibited from STH 124 and N. Clairemont Avenue. Access from Truax Boulevard or local streets shall be approved as part of the site plan review.

VIII. Parking

Parking may be permitted in front or side yards, facing streets, not closer than 10 feet from the street right-of-way. The number, size, dimensions and layout of parking spaces shall be as provided in Chapter 18.25 of the Zoning Ordinance.

The width and location of all driveways/curb cuts shall be as approved by the site plan consistent with Section 18.10.060 E. of the Zoning Ordinance.

IX. Landscaping and Open Space

Landscaping consisting of lawn, trees, shrubs, flowers, etc., shall be completed by the owners

At least 10 percent of all parcels shall be set aside, maintained as landscaped open space areas, and located where visible from the adjacent public street(s). In general, front yard areas should be landscaped other than driveways and parking. A minimum of 10 feet between public right-of-way and paved areas shall be landscaped.

X. Screening of External Activities

All exterior activities shall be screened as provided in Section 18.10.060 H. of the Zoning Ordinance.

All parcels abutting exterior lot lines of this business park shall be provided with solid effective screening as provided in Section 18.20.170 of the Zoning Ordinance to protect any planned or existing non-business use. Such screening shall be indicated on the approved site plan.

XI. Use of Lot 1

The use of Lot 1 is restricted to facilities involving no outdoor storage or truck traffic. Any use of this lot shall be reviewed as a conditional use permit by the Plan Commission to assure compatibility with adjacent residential uses. Office use is an example of an appropriate use of the lot since such use has little outside activities.

XII. Fences

No fence may project beyond the building line (extended) facing the street. Materials may include wire mesh, brick, decorative masonry or wood a maximum of 6 feet in height unless otherwise approved on the site plan. Fences must be kept in good repair and wood must be kept painted or stained. Fences screening stored materials shall be opaque.

Provisions must be made for access by Fire Department apparatus to all sides of any building.

XIII. Signs

One freestanding, monument type sign per principal building shall be allowed. The total size of the freestanding sign shall not exceed 70 square feet. Maximum height of all monument signs permitted shall not exceed 6 feet above ground level. These signs must be set back a minimum of 15 feet from street rights-of-way. For principal buildings that have more than one business tenant, the maximum size shall not exceed 150 square feet. Maximum height shall not exceed 15 feet. These signs must be setback a minimum of 15 feet from street right-of-way and are subject to the approval of a sign plan in 16.16.070 A5.

Wall signs shall not exceed 10 percent of the wall area in which the sign is placed or 250 square feet (whichever is less).

Identification signs with a maximum 60 square feet in area shall be permitted at major entrances to the park.

Except as provided above, the sign provisions of the Eau Claire Zoning Ordinance (Title 18) and Sign Code (Chapter 16.16) shall apply to all signs used in the Gateway West Business Park.

XIV. Utilities

All electric and telephone utilities must be placed underground.

XV. Lighting

Lighting shall be in accordance with Section 18.10.060 F. of the Zoning Ordinance.

XVI. Drainage Systems

No one shall in any way disturb the functioning of the man-made or natural drainage system of Gateway West Business Park in any manner, except with the express, written permission of the City Engineer.

All portions of any lot shall be designed, graded, constructed and maintained so as to properly discharge storm water runoff, as set forth on the approved site plan.

XVII. Maintenance of NSP Corridor

The NSP Corridor is subject to the easement restriction for such area, a copy of which is on file in the Department of Community Development. The property owner shall maintain such areas in terms of weeds, trash and other materials as required by city code.

XVIII. Maintenance of Vacant Land

All vacant lots or land shall be maintained by the property owner in terms of weeds, trash and other materials as required by city code.

XIX. Private Wells

Wells for outside watering and industrial use may be approved within the standards developed by the State of Wisconsin and the City of Eau Claire.

XX. Industrial Waste into Sanitary Sewers

Industrial pretreatment of effluents from their source will be required, in accordance with uses and standards established by the City of Eau Claire, in conformance with the Clean Water Act and regulations of the Wisconsin Department of Natural Resources and the Environmental Protection Agency.

No industrial process shall be permitted that would discharge industrial wastes into the City's sewage treatment system at a rate or a composition beyond the capacity of the system to treat it satisfactorily.

XXI. Start of Construction

The owner shall, within 12 months of the date of lot(s) purchase, commence construction and shall have the same ready for occupancy for an allowed use within 24 months of the date of said lot(s) purchase, unless a formal extension is requested of and granted by the Gateway West Business Park Corporation. If there is no extension granted or no construction commences, Gateway reserves the right to repurchase the land at its original cost, plus the cost of any subsequent improvements.

XXII. Resale of Vacant Land/Options

In the event any purchaser of land from the Gateway West Business Park Corporation elects to sell any unimproved portion thereof, the same shall first be offered for sale in writing, to the Gateway West Business Park Corporation, at the price per acre paid for such by purchaser, together with the cost of any improvements and closing costs paid for by the purchaser. Gateway shall have 30 days to notify the owner of its intent to repurchase the property.

Gateway shall have 60 days from date of receipt of such offer to accept or reject the same, unless an extension of time may be mutually agreed upon and set forth in writing. Acceptance or rejection of such offer shall be indicated in writing by Gateway.

If the Gateway West Business Park Corporation fails to act on such offer of sale within 60 days from receipt thereof or rejects said offer, purchaser may then sell said lands to any person, firm or corporation and Gateway shall have no further interest therein, except that any use of the said lands by any subsequent purchaser shall be subject to applicable city codes and this General Development Plan, ordinances, restrictions and regulations of the city, as amended, relating to the use of said premises.

XXIII. Amendment and Ownership

Each lot shall be conveyed subject to the above standards, all of which are to run with the land and shall be binding on all parties and all persons claiming them. Amendment of these standards are provided in Section 18.10.040 C. of the City Zoning Code upon approval by the City Council after review by the City Plan Commission.