

GENERAL DEVELOPMENT PLAN

GATEWAY NORTHWEST BUSINESS PARK – PHASE II Amended April 2005

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 Northwest Business Park Plan – Phase II. 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 Northwest 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 Northwest 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 facilities.)
- C. Restaurants.
- D. Vehicle Services.
- E. 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 County Highway T 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.

Quality design is encouraged. Bright, primary colors should be avoided unless they are an integral part of the architectural design, or can be justified on the basis of a company's image or logo.

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 from County Line Road 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 and tenants at the time of occupancy, or commencing at the next growing season.

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. Fences

Fences are permitted, provided that no fence shall extend into the 25-foot setback from the street (or, in the case of N. Clairemont Avenue/Highway T, the 50-foot setback from the street). Any fencing protruding beyond the building line facing the street shall provide for landscaping to soften the appearance of the fencing. Unless an opaque or solid screen is otherwise required to shield materials stored outside, coated wire mesh fencing is preferred. No fencing shall exceed six feet in height unless otherwise permitted by the site plan. Fences must be kept in good repair and wood fences should be kept stained or painted. Provisions must be made for access by Fire Department apparatus to all sides of any building.

XII. Signs

One freestanding, monument type sign per business 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. Wall signs shall not exceed 10 percent of the wall area in which the sign is placed or 250 square feet (whichever is less). Provisions of the Eau Claire Zoning Ordinance and Sign Code shall apply to all signs used in the Gateway Northwest

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

XIII. Utilities

All electric and telephone utilities must be placed underground.

XIV. Lighting

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

XV. Drainage Systems

No one shall in any way disturb the functioning of the man-made or natural drainage system of Gateway Northwest 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.

XVI. 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.

XVII. 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.

XVIII. 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.

XIX. 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.

XX. 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 is 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.