

VILLAGE OF DENMARK
PUBLIC HEARING BEFORE PLAN COMMISSION MEETING
TUESDAY, APRIL 21, 2026 4:30 P.M.
N WALL STREET, DENMARK, WI 54208

Public hearing

I. Public hearing Number 1

Proposed amendments to the Village Zoning Ordinance

The Zoning Ordinance regulates the use of land and divides the Village into several different zoning districts, as represented on the Village of Denmark Zoning Map. The proposed amendments to the Zoning Ordinance are as follows:

- Amend Section 315-56.C of the zoning ordinance establishing standards for Efficiency/Studio multi-family units located within a Multi-family dwelling in the R4 Multifamily Residential District (hereafter, R-4 District).
- Amend Section 315-56.C of the zoning ordinance to establish a Minimum Size of 300 square feet for an Efficiency/Studio' multi-family unit located within a multifamily dwelling in the R-4 District.
- Amend Section 315-56.C of the zoning ordinance, reducing the Minimum Size of a One-Bedroom multi-family unit located within a multi-family dwelling in the R-4 District from 750 square feet to 400 square feet.
- Amend Section 315-56.C of the zoning ordinance, reducing the Minimum Size of a Two-Bedroom multi-family unit located within a multi-family dwelling in the R-4 District from 850 square feet to 700 square feet.
- Amend Section 315-56.C of the zoning ordinance, changing the Maximum Area of a Detached garage in the R-4 District from 1,200 square feet to None, but cumulative ground floor area of all detached garages shall not exceed ground floor area of the associated Principal Structure.
- Amend Section 315-56.C of the zoning ordinance, establishing a Maximum Number of Stalls in a Detached garage in the R-4 District as One per dwelling unit.
- Amend Section 315-56.C of the zoning ordinance, establishing a Maximum Area per Stall in a Detached Garage in the R-4 District as 308 square feet.
- Amend Section 315-56.C of the zoning ordinance, establishing a Minimum Roof Pitch for a Detached Garage in the R-4 District as 308 square feet.

- Create Section 315-123.R of the zoning ordinance to read as follows: Planting requirements for landscape island as established above shall be in addition to the 'District-Specific Design Criteria' requirements of Article VIII Landscaping of this chapter.
- Amend Section 315-172.A of the zoning ordinance changing the word Site to Landscape.
- Amend Section 315-172.A(4) of the zoning ordinance to read as follows: The location and description of all existing plant materials to be retained on the site.
- Amend Section 315-172.A(5) of the zoning ordinance to read as follows: A Plant Schedule which includes the following:
 - (a) Code or key designation for each proposed species.
 - (b) Botanical name and common name of each proposed species.
 - (c) Identification of each species by the following categories:
 - 1. Canopy Tree, Evergreen Tree, Ornamental Tree, Medium to Tall Shrub, or Low Shrub.
 - 2. Native species, as applicable. Native species shall not include cultivars or nativars.
 - 3. Salt tolerance, if plantings are proposed in areas adjacent to street and road rights-of-way, parking lots, or driving areas.
 - (d) Planting quantity.
 - 1. Total number of proposed plantings, entire site.
 - 2. Total number of proposed plantings by species, entire site.
 - 3. Total number of proposed plantings by species, within each yard. See Yard Type Illustration in Article XIV Definitions.
 - (e) Maximum height at maturity.
- Create Section 315-172.B of the zoning ordinance to read as follows: Relationship to Site Plan.
 - (1) The Landscape Plan shall be an integral component of the site plan, generally represented as a separate sheet (or sheets) within the Site Plan packet.
 - (2) The requirements presented in this Article are in addition to any parking, screening, or buffering requirements established elsewhere in this Chapter.
- Amend Section 315-173.A(3) of the zoning ordinance to read as follows: Street Adjacent Planting. Trees or shrubs that are planted in areas adjacent to street and road rights-of-way, parking lots, or driving areas shall be moderately tolerant of both salt spray and salt absorbed into the soil.
- Amend Sections 315-175.A(2), 315-175.B(2), 315-175.C(2), and 315-175.D(2) of the zoning ordinance to include the following: Landscaping shall not be concentrated in any particular section of the yard unless so required due to site limitations.

- Amend Sections 315-175.A(3), 315-175.B(3), 315-175.C(3), and 315-175.D(3) of the zoning ordinance changing the word evergreen to evergreen tree.
- Amend Section 315-300.C of the zoning ordinance to incorporate the following definitions:
 - Apartment. A self-contained living unit within a larger building or complex designed for tenant occupancy.
 - Apartment, Efficiency/Studio. A self-contained unit within a larger building or complex designed for tenant occupancy consisting of a single room for living, sleeping, and eating, with a separate bathroom.
 - Apartment, One Bedroom. A self-contained unit within a larger building or complex designed for tenant occupancy and intended for use by one family or household consisting of a kitchen, bathroom, living room, and one separate room designed for sleeping.
 - Apartment, Multiple Bedroom. A self-contained unit within a larger building or complex designed for tenant occupancy and intended for use by one family or household consisting of a kitchen, bathroom, living room, and two or more separate rooms designed for sleeping.
 - Cultivar. A plant variety that has been produced in cultivation by selective breeding or similar techniques.
 - Household. Any individual or group of individuals who are living together as one economic unit for whom residential energy is customarily purchased in common or who make undesignated payments for energy in the form of rent
 - Nativar. A cultivar of a native species with traits that result from human selection.
 - Native Species. A plant that naturally evolved in Wisconsin, adapted to its specific climate, soils, and ecosystems, forming part of the local balance of nature, providing essential habitat for wildlife like pollinators and birds, and generally requiring less water, fertilizer, or pesticides once established.

II. Public Hearing Number 2

Conditional Use Permit to host a Mobile Food Establishment (taco truck) at 619 DePere Road

As per Section 315-52.C(3) of the Village of Denmark Zoning Ordinance, '*Mobile food establishments, with an approved license*' is a Conditional Use in the B-2 General Commercial District.

III. Close Public Hearing

MEETING NOTICE
PLAN COMMISSION MEETING
TUESDAY, APRIL 21, 2026
IMMEDIATELY FOLLOWING PUBLIC HEARINGS

1. Call to Order
2. Roll Call
3. Approval of Minutes from March 17, 2026
4. Zoning Administrator Report
5. Discussion/action on an application for Minor Land Division to divide Tax Parcel Number ND-481, located at 6043 Pepper Road in the Town of New Denmark, the proposed land division, if approved, will result in the creation of Lot1, a 2.69-acre lot hosting the Principal Structure
6. Discussion/action on an application for Conditional Use Permit for Tax Key Number VD97-45-1, located at 619 DePere Road in the Village of Denmark proposing to renew a previously issued Conditional Use Permit for a mobile food establishment (food truck)
7. Discussion/action on an application for Site Plan Review – Nonresidential for Tax Key Number VD-91-15, located at 105 Pine Street in the Village of Denmark necessitated by the proposal to construct/install a 13,600 square foot “Dry fertilizer building” ***(Second post Plan Commission United Co-Op site plan)***
8. Discussion/action on proposed amendments to the Village Zoning Ordinance, Chapter 315 of the Village of Denmark Municipal Code
9. Adjourn

Accommodation Notice

Any person requiring special accommodation who wishes to attend this meeting should contact (The Village Hall 920-863-6400) at least 48 hours in advance.

NOTE: It is possible that members of and a possible quorum of members of other governmental bodies of the municipality may be in attendance at the above noticed meeting to gather information; no action will be taken by any governmental body at the above noticed meeting other than the governmental body specifically referred to above in this notice.