

§ 295-21. M-1 Manufacturing/Industrial District.

A.

Purpose and characteristics. The M-1 Manufacturing/Industrial District is intended to provide for the orderly development of manufacturing, fabrication or other similar industrial operations which are appropriate to rural surroundings and not requiring public sewer or water service, nor high-weight-capacity highways, and which, on the basis of actual physical and operational characteristics, would not be detrimental to the surrounding area or to the Town as a whole by reason of smoke, noise, dust, odor, traffic, physical appearance or other similar factors.

Accordingly, the M-1 Manufacturing/Industrial District establishes such regulatory controls as will reasonably ensure the compatibility of manufacturing development with surrounding areas. All uses in this District must meet all applicable State of Wisconsin industrial standards.

B.

Permitted uses.

(1)

Agriculture.

(2)

Automotive body repairs.

(3)

Commercial bakeries.

(4)

Commercial greenhouses.

(5)

Distributors.

(6)

Farm machinery.

(7)

Truck repair facilities and truck or trailer parking.

(8)

Laboratories.

(9)

Machine shops.

(10)

Manufacture and bottling of beverages.

(11)

Painting.

(12)

Printing and/or publishing.

(13)

Storage and sale of machinery and equipment.

(14)

Trade and contractors' offices.

(15)

Warehousing for manufacturing, fabrication, packaging, and assembly of products from furs, glass, leather, metals, paper, plaster, plastics, textiles, and wood.

(16)

Warehousing for manufacturing, fabrication, processing, packaging, and packing of confections, cosmetics, electrical appliances, electronic devices, food, instruments, jewelry, pharmaceuticals, tobacco, and toiletries, essential services, or similar uses.

C.

Conditional uses.[1]

(1)

Disposal and recycle areas.

(2)

Farms operated for the disposal of sewage, rubbish or offal.

(3)

Mineral extraction, quarrying (see § 295-41).

(4)

Oil and coal refineries.

(5)

Sewage treatment facilities.

(6)

Utilities.

(7)

Veterinarian services.[2]

[2]

Editor's Note: Original Sec. 13-1-45(c)(9) of the 2004 Code, Airports, which immediately followed this subsection, was repealed at time of adoption of Code (see Ch. 1, General Provisions, Art. II).

(8)

Governmental and cultural uses (see § 295-40).

(9)

Public passenger transportation terminals (see § 295-40).

(10)

Dog kennels and horse boarding.

(11)

Duly licensed adult-oriented establishments.

[Added at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]

[1]

Editor's Note: Original Sec. 13-1-45(c)(1) of the 2004 Code, regarding airports and landing fields, which immediately followed this subsection, was repealed at time of adoption of Code (see Ch. 1, General Provisions, Art. II).

D.

M-1 site regulations.

(1)

Lot width: minimum 200 feet.

(2)

Lot area: minimum three acres.

(3)

Building area: minimum none.

(4)

Building height: maximum 50 feet.

(5)

Setbacks.

(a)

Street: 100 feet from center line.

(b)

Side: 25 feet.

(c)

Back: 50 feet.

E.

Plans and specifications to be submitted to Plan Commission. The builder of any building hereafter erected or structurally altered in the M-1 Manufacturing/Industrial District shall, before a building permit is issued, present detailed plans and specifications of the proposed structure to the Plan Commission, who will approve said plans only after determining that the proposed building will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or traffic congestion, or otherwise endanger the public health or safety, or substantially diminish or impair property values within the Town. The Plan Commission review of the plans and specifications shall be concerned with such items as general site layout and building design, vehicular ingress and egress, off-street parking, loading and unloading and landscape planting plans.

F.

Drainage and on-site stormwater management. The following standards shall apply to all development:

(1)

Sewerage facilities for development may consist of any system meeting the requirements of the Wisconsin Department of Safety and Professional Services for private sewerage systems and the Wisconsin Department of Natural Resources for public sewerage systems. Acceptable systems may include:

(a)

Private, individual on-site systems serving a single lot.

(b)

Public, community systems consisting of dispersed community systems shared by two or more dwellings or centralized systems serving the entire development.

(2)

Drainage of on-site stormwater shall not be in excess of the stormwater which existed before the development.

(3)

Adequate stormwater management shall be provided on site, i.e., detention or retention ponds.