

ARTICLE VII. INDUSTRIAL DISTRICTS

SECTION 30-28 M-1 LIGHT INDUSTRIAL DISTRICT

(A) Permitted Uses

- (1) Any use permitted in the C-3 Central Commercial District except hotels, motels, dwellings and any other residential uses.
- (2) Blacksmithing and tinsmithing, machine shop
- (3) Enameling and painting
- (4) Knitting mill and the manufacture of products from finished fabric.
- (5) Laboratory-experimental or testing
- (6) Manufacture and bottling of beverages
- (7) Manufacture of articles made from previously prepared materials such as: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stone, shell, textiles, wax, wire, yarns and the like.
- (8) Manufacture of cigars, cigarettes and smoking tobacco
- (9) Manufacture of goods from plastic
- (10) Manufacture of musical instruments, toys, novelties, rubber or metal stamps, and other small, molded rubber products, fabrication and repair of electric or neon signs or other commercial advertising structures and light sheet metal products.
- (11) Manufacture of products from paper, but not manufacture of paper or pulp.
- (12) Manufacture of products from wood, except the manufacture of paper pulp and plastics.
- (13) Manufacture of sporting goods, home and office appliances and supplies.
- (14) Manufacture of water heating and treatment equipment.
- (15) Repair and assembly of vehicles, including the repair and storage of automotive accessories, except the wrecking of motor-propelled vehicles.
- (16) Service industry, such as a laundry, cleaning and dyeing establishment or similar use.
- (17) Contractor's yards, except the storage of wrecked and dismantled vehicles, junk, explosives, or inflammable gases or liquids in bulk quantities.
- (18) The manufacture, compounding, processing, packaging or treatment of the following goods, materials and products: bakery goods, candy, cosmetics, pharmaceuticals, toiletries and food products except the following: meat products, sauerkraut, cabbage by-products, vinegar, yeast and the rendering of fats and oils.

- (19) Truck or transfer terminal, freight house, or bus garage and repair shop.
- (20) Wholesale or distributing establishment or warehouse or wholesale market.
- (21) Other uses of a similar character to the above uses and no more objectionable by reason of the emission of odor, dust, smoke, gas, fumes, noise or vibration.
- (22) Such accessory uses and the open storage of any materials, other than those associated with auto wrecking, junk yards, and similar storage of salvage operations, as are customary in connection with the foregoing uses.
- (23) Conditional Uses
- Automobile service facility
 - Day care center
 - Extraction of sand, gravel, and other raw materials
 - Flea market
 - Hotel/motel directional signs
 - Mental or psychiatric hospital
 - Oil drilling, development, and refining operations
 - Public utility structure
 - Restaurant with drive-up or drive-thru
 - Vocational school

An application for a conditional use permit shall not be approved unless it complies with the conditions and standards set forth in Section 30-11 Conditional Use Permits.

(B) Standards

The following standards shall apply to development undertaken in this district, unless modified by the application of provisions in Section 30-33 Planned Development Districts, or unless more restrictive standards apply per Section 30-35 Additional Standards and exceptions.

(1) Principal Structures

- (a) Height: No restrictions unless required by other provisions of this Chapter.
- (b) Front Yard Setback: Twenty-five (25) feet minimum. The front yard shall be entirely devoted to landscaping, except for necessary paving of driveways and sidewalks to reach parking and loading areas inside or rear yards.
- (c) Side Yard Setback: Ten (10) feet minimum.
- (d) Rear Yard Setback: Twenty-five (25) feet minimum.

(2) Accessory Structures

- (a) Front Yard Setback: Sixty (60) feet minimum.
- (b) Accessory structures shall not be located less than ten (10) feet behind the principal structure.

- (c) Side Yard Setback: Ten (10) feet minimum.
- (d) Rear Yard Setback: Twenty-five (25) feet minimum.
- (3) Off-Street Parking: In accordance with Section 30-36 Off-Street Parking and Loading Facilities.
- (4) Open storage of any materials, other than those associated with auto wrecking, junk yards, and similar storage of salvage operations, are allowed in areas surrounded, at minimum, by a solid fence not less than six (6) feet in height.
- (5) Existing Uses and Structures: Uses and structures in this District that were conforming prior to the effective date of this Ordinance will remain conforming upon adoption of this Ordinance. New standards effective upon adoption of this Ordinance shall be applied to building additions/expansions and new development under building permits issued after the effective date of this Ordinance.

SECTION 30-29 M-2 CENTRAL INDUSTRIAL DISTRICT

(A) Permitted Uses

(1) Uses permitted in the M-1 Light Industrial District unless otherwise provided in this Chapter.

(2) Conditional Uses

- Any conditional use identified in the M-1 Light Industrial District unless otherwise provided in this Chapter.
- Any outright permitted use or conditional use allowed in the M-3 General Industrial District that is not otherwise allowed as an outright permitted use in the M-1 Light Industrial District.

An application for a conditional use permit shall not be approved unless it complies with the conditions and standards set forth in Section 30-11 Conditional Use Permits.

(B) Standards - All Structures

The following standards shall apply to development undertaken in this district, unless modified by the application of provisions in Section 30-33 Planned Development District, or unless more restrictive standards apply per Section 30-35 Additional Standards and Exceptions.

- (1) Front Yard Setback: None required, except when parts of a block are in a residential district, the minimum setback is twenty-five (25) feet.
- (2) Side Yard Setback: None required. If provided where not required, a five (5) foot minimum setback is required.
- (3) Rear Yard Setback: None required.
- (4) Lot Width: None required for uses permitted in the M-1 Light Industrial District. One hundred fifty (150) foot minimum for M-3 General Industrial District uses.
- (5) Lot Size: None required for uses permitted in the M-1 Light Industrial District. One (1) acre minimum for M-3 General Industrial District uses.
- (6) Corner Lots: A ten (10) foot setback must be provided along all streets where the block frontage is divided among districts with setback requirements. Otherwise, no setback is required.
- (7) Vision Clearance: None required.
- (8) Off-Street Parking: In accordance with Section 30-36 Off-Street Parking and Loading Facilities.

SECTION 30-30 M-3 GENERAL INDUSTRIAL DISTRICT**(A) Permitted Uses**

- (1) Uses permitted in the M-1 Light Industrial District, unless otherwise provided in this Chapter.
- (2) The open storage of any materials, other than those associated with auto wrecking, junk yards, and similar storage of salvage operations.
- (3) Structures or land may be used for any purpose, except the following:
 - (a) Residential, educational, or institutional uses.
 - (b) Uses in conflict with any laws of the State of Wisconsin or any Ordinances of the City governing nuisances.

(4) Conditional Uses:

- Acid manufacture
- Asphalt/concrete batch plant
- Automobile service facility
- Cement, lime, gypsum, or plaster of paris manufacture
- Day care center
- Explosive manufacture or storage
- Extraction of sand, gravel, and other raw materials
- Fat rendering
- Fertilizer manufacture
- Garbage, rubbish, offal or dead animal reduction or dumping
- Glue manufacture
- Hotel/motel directional signs
- Junk yard
- Land-based, outdoor motor vehicle racing or test tracks. Motor vehicle as defined in Section 340.01(35), Wis. Stats., including snowmobiles.
- Oil drilling, development, and refining operations
- Petroleum refining
- Public utility structure
- Railroad yard
- Restaurant with drive-up or drive-thru
- Slaughterhouse
- Smelting of tin, copper, zinc, or iron ores
- Stockyard
- Tannery
- Vocational school

An application for a conditional use permit shall not be approved unless it complies with the conditions and standards set forth in Section 30-11 Conditional Use Permits.

(B) Standards - All Structures

The following standards shall apply to development undertaken in this district, unless modified by the application of provisions in Section 30-33 Planned Development Districts, or unless more restrictive standards apply per Section 30-35 Additional Standards and Exceptions.

- (1) Front Yard Setback: Thirty (30) feet minimum.
- (2) Side Yard Setback: Twenty (20) feet minimum, except when adjacent to a residential district/use, the minimum setback is fifty (50) feet.
- (3) Rear Yard Setback: Twenty-five (25) feet minimum, except when adjacent to a residential district/use, the minimum setback is fifty (50) feet.
- (4) Lot Width: One hundred fifty (150) feet minimum.
- (5) Lot Size: One (1) acre minimum.
- (6) Off-Street Parking: In accordance with Section 30-36 Off-Street Parking and Loading Facilities.
- (7) The open storage of any materials, other than those associated with auto wrecking, junk yards, and similar storage of salvage operations, are allowed in areas surrounded, at minimum, by a solid fence not less than six (6) feet in height.
- (8) Existing Uses and Structures: Uses and structures in this District that were conforming prior to the effective date of this Ordinance will remain conforming upon adoption of this Ordinance. New standards effective upon adoption of this Ordinance shall be applied to building additions/expansions and new development under building permits issued after the effective date of this Ordinance.