

## 7.19 IND INDUSTRIAL DISTRICT

**Purpose.** This district is intended primarily for manufacturing and closely related uses. It is intended to preserve such lands for the functions of industrial activity, wholesaling, warehousing and distribution. To allow maximum latitude for operations, performance standards are applied at district boundaries. It is further the intent of this district that it be so located in relation to major thoroughfares that resulting traffic generated by industrial activity will not be channeled through residential area.

### (1) **Permitted Principal Uses and Structures.**

- (a) Wholesaling, warehouse, storage or distribution establishments (except bulk storage of flammable liquids) and uses of a similar nature.
- (b) Printing and publishing.
- (c) Agricultural-related uses including feedmills and co-ops.
- (d) Service establishments catering to commercial and industrial uses including business machine services, linen supply, freight movers, communication services, canteen services and uses of a similar nature.
- (e) Light manufacturing uses including bottling, packaging, laboratories and uses of a similar nature.
- (f) Manufacturing uses including production, processing, cleaning, testing and the distribution of materials and goods except wrecking yards, fertilizer and chemical manufacturing and canneries or slaughterhouses.
- (g) Building contractor with storage yard.
- (h) Transportation terminals.

(2) **Permitted Accessory Uses and Structures.**

- (a) Uses and structures customarily accessory and clearly incidental to permissible principal uses and structures.
- (b) Outside storage of materials and products provided such storage shall be behind the front building face line, 20 feet from the side lot line and 25 feet from the rear lot line and shall be surrounded by a fence 75% or more opaque and not more than 10 feet in height or a screening approved by the Town preventing a view from any other property or public right-of-way and shall be at least 200 feet from residential and 100 feet from commercial districts unless otherwise approved by the Planning Commission.
- (c) Temporary storage of waste materials and trash provided such material/trash shall be enclosed by a fence of solid material not less than 6 ft. in height.
- (d) Public Utility installations not requiring a "certificate of public convenience and necessity" issued by Wisconsin PSC.

(3) **Special Exception Uses and Structures.**

**All special exception uses are subject to the landscape buffer requirements. Setbacks to be determined by Town Board in special use permit process, but not less than setbacks established in zone.**

- (a) Bulk storage of flammable liquids.
- (b) Fertilizer and chemical manufacture.
- (c) Canneries and slaughterhouses.
- (d) Automobile wrecking or salvage yards and junk yards provided such use shall not be located closer than 200 ft. to any property zoned residential, and no portion of the lot within 25 ft. of a public street or highway shall be used for any purpose other than off street parking for employees or patrons.
- (e) Sanitary landfills and energy recovery systems.

- (f) Communication towers - See 7.09.
- (g) Automobile, boat, construction and farm implement sales, service and repair.
- (h) Planned Unit Developments (PUD).
- (i) Public utility installations requiring a "certificate of public convenience and necessity" issued by Wisconsin PSC.

**(4) Dimensional Requirements.**

- (a) Lot area Minimum 16,000 square feet
- (b) Lot width Minimum 100 feet
- (c) Front yard Town Road - Minimum 37 feet  
County or State Road - 55 feet
- (d) Rear yard Minimum 25 feet
- (e) Side yards Minimum 20 feet

Provided there are no rear or side yard requirements when a railroad right-of-way abuts at the side or the rear of the property line affected. Any required side or rear yard adjacent to a residential district boundary shall be subject to a landscape buffer.

- (f) Lot coverage Maximum 50 %
- (g) Height Maximum 50 feet unless approved by the Planning Commission.

For every two (2) feet in height above 50 ft or 4 stories, the width or depth of yards adjacent to exterior lot lines shall be increased one (1) foot. A site plan under Section 7.25 is required.

For buildings 2,000 square feet or larger in area, a site plan in accordance with Section 7.25 must be submitted and approved by the Planning Commission prior to obtaining a building permit or commencing any site grading. For buildings smaller than 2,000 square

feet, a site plan must be approved by the Building Inspector prior to obtaining a building permit or commencing any site grading.

**(b) Accessory Structures.**

**For buildings 150 square feet in area or smaller:**

- (1) Front yard            Town Road - Minimum 37 feet  
                                 County or State Road - 55 feet
- (2) Rear yard             Minimum 6 feet
- (3) Side yards            Minimum 6 feet
- (4) Height                Maximum 15 feet
- (5) Lot coverage        See 7.05 (3)
- (6) No building shall be located within 12 feet of any other building.

**For buildings 151 to 750 square feet in area:**

- (1) Front yard            Town Road - Minimum 37 feet  
                                 County or State Road - 55 feet
- (2) Rear yard             Minimum 12 feet
- (3) Side yards            Minimum 12 feet
- (4) Height                Maximum 20 feet
- (5) Lot coverage        See 7.05 (3)
- (6) No building shall be located within 12 feet of any other building.

Accessory buildings larger than 750 square feet shall meet all requirements of other principal uses and structures.

**(5) Performance Standards - Industrial Developments.**

It is the intent to use performance standards for the regulation of industrial uses to facilitate a more objective and equitable basis for control and to insure that the community is adequately protected from potential hazardous and nuisance-like effects.

**(a) Noise.**

- (1)** No activity in an Industrial district shall produce a sound level outside the district boundary that exceeds the following sound level measured by a sound level meter and associated octave band filter:

<u>Octave Band Frequency (Cycles Per Second)</u>	<u>Sound Level (Decibels)</u>
0 to 75	79
75 to 150	74
150 to 300	66
300 to 600	59
600 to 1200	53
1200 to 2400	47
2400 to 4800	41
above 4800	39

- (2)** No other activity in any other district shall produce a sound level outside its premises that exceeds the following:

<u>Octave Band Frequency (Cycles Per Second)</u>	<u>Sound Level (Decibels)</u>
0 to 75	72
75 to 150	67

150 to 300	59
300 to 600	52
600 to 1200	46
1200 to 2400	40
2400 to 4800	34
above 4800	32

- (3) All noise shall be so muffled or otherwise controlled as not to become objectionable due to intermittence, duration, beat frequency, impulse character, periodic character or shrillness.

(b) **Vibration.**

- (1) No operation or activity shall transmit any physical vibration perception threshold of an individual at or beyond the property line of the source. Vibration perception threshold means the minimum ground - or structure-borne vibrational motion necessary to cause a normal person to be aware of the vibration by such direct means as, but not limited to, sensation by touch or visual observation of moving objects.
- (2) Vibrations not directly under the control of the property user and vibrations from temporary construction or maintenance activities shall be exempt from the above standard.

- (c) **External Lighting.** No operation or activity shall produce any intense glare or lighting with the source directly visible beyond an Industrial District's boundaries.

- (d) **Odor.** No operation or activity shall emit any substance or combination of substances in such quantities that create an objectionable odor as defined in Chapter NR 154.18, Wis. Admin. Code.

- (e) **Particulate Emissions.** No operation or activity shall emit into the ambient air from any direct or portable source any matter that will affect visibility in excess of the limitations established in Chapter NR 154.11, Wis. Admin. Code.
  - (f) **Visible Emissions.** No operation of activity shall emit into the ambient air from any direct or portable source any matter that will affect visibility in excess of the limitations established in Chapter NR 154.11(6), Wis. Admin. Code.
  - (g) **Hazardous Pollutants.** No operation or activity shall emit any hazardous substances in such a quantity, concentration or duration as to be injurious to human health or property, and all emissions of hazardous substances shall not exceed the limitations established in Chapter NR 445, Wisconsin Administrative Code.
- (6) **Administrations.** Determinations necessary for the administration and enforcement of these standards range from those which can be made by a reasonable person using normal senses and no mechanical equipment, to those requiring substantial technical competence and complex equipment. It is the intent of this ordinance that the methods to be used in determining compliance shall be the responsibility of the Building Inspector and Administrator subject to the following procedures:
- (a) **Approval of Building Permits.** Prior to approving a zoning permit for any industrial use or any change thereof, the Building Inspector and Administrator shall have received from the applicant evidence or assurance that the proposed use or changing use will satisfy the air quality, vibration and exterior lighting standards of this ordinance.
  - (b) **Violation of Standards.** Whenever the Building Inspector or Administrator have reason to believe the air quality, vibration and exterior lighting standards of this ordinance have been violated, written notice shall be made by certified mail to the person or persons responsible for the alleged violation. Such

notices shall describe the alleged violation and shall require an answer or correction of the alleged violation within 30 days. Failure to reply or correct the alleged violation within 30 days may cause lawful action to be taken to cause correction as provided in this ordinance or referral of the alleged violation to the Wisconsin Department of Natural Resources.

- (7) **Off-Street Parking Requirements.** - See Section 7.06
- (8) **Permitted Accessory Signs.** - See Section 7.07
- (9) **Landscaping Requirements.** - See Section 7.08