

# **I-1 GENERAL INDUSTRIAL**

The I-1 General Industrial District is not confined to any one neighborhood but is designed to accommodate those industrial activities which, by their character, should be relatively remote from residential and business development and found not to be obnoxious, unhealthful or offensive by reason of the potential emission and transmission of noise, vibration, smoke, dust, odors, toxic or noxious matter, or glare or heat. Businesses may range from small in scale to large in size.

Industrial Business land uses should be avoided in productive, agricultural soil areas and in floodplains, wetlands, and other environmentally sensitive lands. They should not adversely impact adjacent land uses. Density should be controlled in order to decrease the need for sewer and water. Location should be emphasized on the main travel corridors of the town in order to take advantage of existing traffic patterns and to maintain the high quality/ physical conditions of the town roads.

## **A. GENERAL REQUIREMENTS**

Uses permitted in I-1 General Industrial are subject to the following conditions:

1. Dwelling units and rooming units are not permitted, except as the residence of the owner or operator of a business on the premises.
2. All business, servicing, or processing, within three hundred (300) feet of Residential or Agricultural Zones shall be conducted within completely enclosed buildings.
3. All storage within three hundred (300) feet of Residential or Agriculture Zones – except of motor vehicles in operable condition – shall be within completely enclosed buildings or effectively screened by shrubbery or a solid wall or fence (including solid entrance and exit gates) not less than six (6) feet nor more than eight (8) feet in height.

## **B. CONDITIONAL USES**

1. Abrasive manufacturing.
2. Accessory uses, incidental to, and on the same lot as the principal use.
3. Airports and commercial heliports, including aircraft landing fields, runways, flight strips, and flying schools, together with hangers, terminal buildings, and other auxiliary facilities.
4. Artificial lakes/artificial ponds
5. Asphalt plant.
6. Auto wrecking yard.
7. Bakeries.
8. Bedding manufacturing.
9. Bottling companies.
10. Boot and shoe manufacturing.
11. Brick and structural clay products manufacturing.
12. Building materials sales and storage.
13. Cable television installations.
14. Carpet manufacturing.
15. Cartage facilities.
16. Cloth products manufacturing.

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17. Contractors, architects, and engineering offices, shops and yards.
18. Cosmetic production.
19. Earth excavation exclusive of artificial lakes.
20. Electronic and scientific precision instrument manufacturing.
21. Electroplating.
22. Feed mills.
23. Feed and seed sales.
24. Fire stations, police stations, post offices and other governmental facilities.
25. Food manufacture, packaging and processing.
26. Freight terminals.
27. Glass products and production and sales.
28. Grain storage and processing.
29. Graphite products manufacturing.
30. Greenhouses, wholesale.
31. Heavy machinery production.
32. Laboratories, research and testing
33. Laundries.
34. Light machinery products – appliances, business machines, etc.
35. Lithographing.
36. Lodges and offices of labor organizations.
37. Machine shop.
38. Metal stamping.
39. Musical instruments manufacturing.
40. Off-premise signs greater than three (300) square feet in size and less than five hundred one (501) square feet in size.
41. Orthopedic, and medical appliance manufacturing.
42. Paint products manufacturing.
43. Paper products manufacturing.
44. Parking lots, other than accessory, and subject to the provision of **Off-Street Parking and Loading Requirements**.
45. Petroleum products storage or processing.
46. Plastics manufacturing.
47. Printing and publishing establishments.
48. Public utility and service uses.
49. Rope, cord, and twine manufacturing.
50. Rubber processing and manufacturing.
51. Sign manufacturing.
52. Sporting goods manufacturing.
53. Steel manufacturing.
54. Telecommunication antennas and towers.
55. Trade schools.
56. Warehouses.
57. Wastewater treatment plants, municipal.
58. Wearing apparel manufacturing.
59. Welding shop.
60. Wind energy system- Small.
61. Woodworking and wood products.
62. Any use allowed in B-1 Community Business.

## **C. LOT REQUIREMENTS**

1. Area – one (1) acre minimum
2. Zoning lot frontage – one hundred (100) continuous feet minimum.

## **D. HEIGHT REGULATIONS**

Principal structures – sixty (60) feet maximum, except as provided by **General Provisions**, Subsection E, Height Regulations.

## **E. BUILDING SETBACKS**

1. Front yard, corner side yard, and rear yard, when it abuts on a street, shall have a setback in accordance with those prescribed in the Brown County Highway Setback Ordinance. However, in no case shall front yard or corner side yard be less than twenty-five (25) feet from the street right-of-way.
2. Side yard shall have a minimum setback of twenty-five (25) feet.
3. Rear yard when not abutting on a street shall have a minimum setback of twenty-five (25) feet.
4. Where a side or rear lot line in I-1 General Industrial coincides with a side or rear lot line in an adjacent Residential or Agricultural Zone, and a residential structure is located within one hundred (100) feet of I-1 General Industrial, a yard shall be provided along such side or rear lot line not less than thirty (30) feet in depth and shall contain landscaping and planting suitable to provide an effective screen.

## **F. ACCESSORY BUILDINGS**

All accessory buildings hereinafter constructed in I-1 General Industrial shall meet the districts requirements and those identified in **General Provisions**, Subsection C, Building and Uses.

## **G. PARKING**

Parking shall conform to requirements as set forth in **Off-Street Parking and Loading Requirements**.

## **H. SIGNS**

Signs shall be regulated as set forth in **Regulation of Signs**.

## **I. OTHER REQUIREMENTS**

No use shall be established, maintained, or conducted in I-1 General Industrial that causes any of the following:

1. Dissemination of excessive noise, vibration, odor, dust, smoke, observation of gas or fumes, or other atmospheric pollutants beyond the boundaries of the immediate site of the building in which such use is conducted.
2. Hazard of fire or explosion or other physical hazard to any person, building or vegetation.
3. A harmful discharge of waste material.

## **J. ASPHALT PLANT REQUIREMENTS**

1. Site plan approved by Glenmore Town Board.
2. The entire plant site area within property boundaries, including roadways, shall be paved.
3. Stack height shall be no less than sixty (60) feet above ground level or as regulated by DNR.
4. Plant operation hours as agreed upon by all parties involved.
5. The Town of Glenmore shall be notified of major changes in the asphalt plant operations. (Maintenance not included.) Major changes would then be required to be discussed at a Town Board meeting prior to implementation.
6. Hold harmless agreement.
7. Plant must meet all DNR requirements. If the Town of Glenmore conditions are more restrictive, then they shall apply.
8. All documents must be signed by applicant.
8. Prepare a Malfunction Prevention and Abatement Plan to address emergency response in case of uncontained spill causing potential contamination of the aquifer.
10. If asphalt plant is sold, new owners must come before the Town Board for a review and possible change of conditions.

## **K. ASPHALT PLANT SETBACKS**

1. If abutting agricultural property line, setback shall be twenty-five (25) feet.
2. Any other dwellings setback shall be determined by the Glenmore Town Board under conditional use.
3. A minimum of one hundred (100) feet setback from road/street right of way.

AN ORDINANCE REZONING PROPERTY LOCATED AT \_\_\_\_\_  
IN THE TOWN OF GLENMORE, BROWN COUNTY, WISCONSIN,  
FROM A-1 AGRICULTURE TO I-1 GENERAL INDUSTRIAL

WHEREAS, the Town Clerk has published a notice of public hearing regarding such proposed zoning change and a public hearing has been held at the Glenmore Community Center whereupon the Town Board has heard all interested persons.

NOW THEREFORE, the Town Board of the Town of Glenmore, Brown County, Wisconsin, does ordain as follows:

Section 1. That provided the following conditions are met, the property located at:

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Will be rezoned from A-1 to I-1. This rezoning will only occur under the following conditions:

- (a) That the owner of this property must obtain a building permit and commence building on the property within 2 years from the date of adoption of this ordinance stated below. "Commence building" will be determined by the Town Zoning Administrator.

In the event that this condition is not met, this land shall remain in its present zone, A-1, and this ordinance shall be null and void. Once this condition is met, the property is rezoned to the I-1 zone.

Section 2. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed.

Section 3. This ordinance shall take effect upon its adoption and proper posting.

Approved and adopted this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

\_\_\_\_\_  
Town Chairman

ATTEST:

\_\_\_\_\_  
Town Clerk

**H-5 Updated 03/02/2020**