

**CITY OF STANLEY
ORDINANCE 2024-004**

**AN ORDINANCE AMENDING NONRESIDENTIAL ZONING DISTRICTS'
PERMITTED ACCESSORY USES AND CONDITIONAL USES REGARDING SOLAR
ARRAYS**

NOW THEREFORE, be it ordained by the Common Council of the City of Stanley, in the State of Wisconsin, as follows:

SECTION 1: **AMENDMENT** “13-1-47 C-1 Conservancy District” of the City of Stanley Municipal Code is hereby *amended* as follows:

A M E N D M E N T

13-1-47 C-1 Conservancy District

- (a) **Purpose.** The purpose of the C-1 Conservancy District is to preserve, protect, and maintain the natural environment and character of areas exhibiting significant natural resource features which contribute to the productive, recreational, or aesthetic value of the community.
- (b) **Permitted Uses.** The following are permitted uses in the C-1 District:
 - (1) Preservation and/or controlled use of existing: trees, shrubs and plants; prairie grasses; wildlife habitat and nesting areas; wetlands and drainage ways; floodplains and shorelands.
 - (2) Forest and game management.
 - (3) Hunting, fishing and hiking.
 - (4) Utilities.
 - (5) Class 2 collocation of a new mobile service facility on an existing support structure without substantial modification, per Section 13-1-182.
 - (6) Non-residential buildings used solely in conjunction with the raising of water, fowl or fish.
 - (7) Recreation related structures not requiring basements.
 - (8) Harvesting of wild crops such as: marsh hay, ferns, moss, watercress, wild rice, berries, fruits; seeds; sustained yield forestry; or raising of wildlife.
 - (9) Preservation of areas of scenic, historic or scientific value.
 - (10) Soil and water conservation programs,
 - (11) Public and semi-public open space uses such as: parks, hiking trails, ski trails, bridle paths, fishing ponds, picnic areas, greenways, and wildlife preserves.
- (c) **Permitted Accessory Uses.** The following are permitted accessory uses in the C-1 District:
 - (1) Ground-mounted solar energy collection systems.
 - (2) Roof- or wall-mounted solar energy collection systems.
 - (3) Canopy-mounted solar energy collection systems.

(d) **Conditional Uses.** The following are conditional uses in the C-1 District:

- (1) Dams, flowages, ponds, and water storage and water pumping facilities.
- (2) Power plants deriving their power from the flow of water, and transmission lines and other facilities accessory thereto.
- (3) Utilities such as, but not restricted to telephone, telegraph, power, or other transmission lines.
- (4) Cranberry bogs.
- (5) Animal hospitals, shelters and kennels.
- (6) Archery and firearm ranges, sports fields and skating rinks.
- (7) Land restoration, flowage, ponds.
- (8) Golf courses and clubs.
- (9) Ski hills and trails.
- (10) Marinas.
- (11) Recreation camps.
- (12) Public and private campgrounds.
- (13) Riding stables.
- (14) Sewage disposal plants.
- (15) Governmental, cultural and public buildings or uses.
- (16) Siting and construction of any new mobile support structure and/or facility or a Class 1 collocation of a new mobile service facility on an existing support structure, per Section 13-1-182.
- (17) Hunting and fishing clubs.
- (18) Professional home offices.
- (19) Farm structures.
- (20) Any building construction incidental to a permitted use.
- (21) Any filling, dredging, stream channel modification, or earthmoving involving more than one thousand (1,000) square yards in area.
- (22) Agricultural cropping, and grazing with confining fences.

(e) **Area, Height and Yard Requirements.**

(1) ***Lot.***

- a. Area: Minimum one (1) acre.
- b. Width: Minimum one hundred fifty (150) feet.

(2) ***Building Height.*** Maximum thirty-five (35) feet.

(3) ***Other Structures Height.*** Maximum one-half (1/2) the distance from the structures nearest lot line.

(4) ***Yards.***

- a. Street Minimum forty (40) feet.
- b. Rear: Minimum twenty (20) feet.
- c. Side: Minimum twenty (20) feet except structures used for the housing of shelters of animals must be one hundred (100) feet from lot lines.

SECTION 2: **AMENDMENT** “13-1-48 B-1 Central Business District” of the City of Stanley Municipal Code is hereby *amended* as follows:

AMENDMENT

13-1-48 B-1 Central Business District

- (a) **Purpose.** The B-1 Central Business District is intended to provide a traditional downtown area for the business, financial, professional, and commercial needs of the community, especially those which can be most suitably located in compact and centrally located business districts. The B-1 District is intended to:
- (1) Provide for present and future commercial activities within the traditional core business area of the City;
 - (2) Accommodate community service functions, public and quasi-public land-use needs, at a central location;
 - (3) Permit residential units above established businesses in accordance with City building codes and zoning requirements;
 - (4) Protect the commercial character of the District by prohibiting the incursion of incompatible land use.
- (b) **Permitted Uses.** The following are permitted uses in the B-1 District (The Standard Industrial Classification (SIC) number is shown in [] below):
- (1) Paint, glass and wallpaper stores. [523]
 - (2) Hardware stores. [525]
 - (3) Variety stores, general merchandise stores. [53]
 - (4) General grocery stores, supermarkets, fruit and vegetable stores, delicatessens, meat and fish stores and miscellaneous food stores. [54]
 - (5) Candy, nut or confectionery stores. [544]
 - (6) Dairy products stores, including ice cream stores. [545]
 - (7) Retail bakeries, including those which produce some or all of the products sold on the premises, but not including establishments which manufacture bakery products primarily for sale through outlets located elsewhere or through home service delivery. [546]
 - (8) Clothing and shoe stores. [56]
 - (9) Furniture, home furnishings, floor covering and upholstery shops/stores. [57]
 - (10) Restaurants, lunch rooms and other eating places, except drive-in type establishments. [5812]
 - (11) Taverns, bars and other drinking places as licensed by Common Council. [5813]
 - (12) Drug stores and pharmacies. [591]
 - (13) Liquor stores. [592]
 - (14) Antique stores and secondhand stores. [593]
 - (15) Sporting goods stores and bicycle shops. [5941]
 - (16) Bookstores, not including adult books. [5942]
 - (17) Stationery stores. [5943]
 - (18) Jewelry and clock stores. [5944]
 - (19) Camera and photographic supply stores. [5946]
 - (20) Gift, novelty and souvenir shops. [5947]
 - (21) Florist shops. [5992]
 - (22) Mini-warehouses. [5993]

- (23) News dealers and newsstands. [5994]
- (24) Wholesale merchandise establishments, only for retail items listed above; e.g., #19 would allow wholesale camera sales.
- (25) Banks and other financial institutions. [60-62]
- (26) Offices of insurance companies, agents, brokers and service representatives. [63-64]
- (27) Offices of real estate agents, brokers, managers and title companies. [65-67]
- (28) Miscellaneous business offices.
- (29) Heating, electrical, and plumbing supplies (provided all material storage is inside a building); construction contractor offices.
- (30) Retail laundry and dry cleaning outlets, including coin-operated laundries and dry cleaning establishments, commonly called laundromats and launderettes. Tailor shops, dressmakers' shops, and garment repair shops, but not garment pressing establishments, hand laundries, or hat cleaning and blocking establishments. [721]
- (31) Photographic studios and commercial photography establishments. [722]
- (32) Barbershops, beauty shops and hairdressers. [723-4]
- (33) Shoe repair shops and shoe shine parlors. [725]
- (34) Trade and contractor's offices (office only).
- (35) Advertising agencies, consumer credit reporting, news agencies, employment agencies. [731-2, 735-6]
- (36) Duplicating, blueprinting, photocopying, addressing, mailing, mailing list and stenographic services; small print shops. [733]
- (37) Computer services. [737]
- (38) Commercial parking lots and parking garages. [752]
- (39) Watch, clock and jewelry repair services. [763]
- (40) Motion picture theaters, not including drive-in theaters. [7832]
- (41) Miscellaneous retail stores. [5999]
- (42) Offices/clinics of physicians and surgeons, dentists and dental surgeons, osteopathic physicians, optometrists, massage therapists, counselors and chiropractors, but not veterinarian's offices. [801-4]
- (43) Law offices. [811]
- (44) The offices, meeting places, churches, and premises of professional membership associations; civic, social, and fraternal associations; business associations, labor unions and similar labor organizations; political organizations; religious organizations; charitable organizations; or other non-profit membership organizations. [86]
- (45) Engineering and architectural firms or consultants. [891-3]
- (46) Accounting, auditing and bookkeeping firms or services. [8721]
- (47) Professional, scientific, or educational firms, agencies, offices, or services, but not research laboratories or manufacturing operations. [899]
- (48) The offices of governmental agencies and post offices. [91-92, 431]
- (49) Public transportation passenger stations, but not vehicle storage lots or garages. [411-14]
- (50) Telephone and internet service providers. [481-2]

- (51) Day care centers; public and private schools. [481-2]
- (52) Class 2 collocation of a new mobile service facility on an existing support structure without substantial modification, per Section 13-1-182.

- (53) Bowling alleys.
- (54) Existing residential developments, including dwelling units above established businesses, provided they comply with the City Building Codes and the basic provisions of the R-3 Residential Zoning District as set forth herein.

(c) Permitted Accessory Uses. The following are permitted accessory uses in the B-1 District:

- (1) Ground-mounted solar energy collection systems.
- (2) Roof- or wall-mounted solar energy collection systems.
- (3) Canopy-mounted solar energy collection systems.

- (d) Conditional Uses.** The following are permitted as conditional uses in the B-1 District; provided that no nuisance shall be afforded to the public through noise, the discharge of exhaust gases from motor-driven equipment, unpleasant odors, smoke, steam, harmful vapors, obnoxious materials, unsightly conditions, obstruction of passage on the public street or sidewalk, or other conditions generally regarded as nuisances; and provided that where operations necessary or incident to the proper performance of these services or occupations would tend to afford such nuisances, areas, facilities, barriers, or other devices shall be provided in such a manner that the public is effectively protected from any and all such nuisances. These uses shall be subject to the consideration of the Common Council with regard to such matters.

- (1) Miscellaneous repair shops and related services. [769]
- (2) Garment pressing establishments, hand laundries, hat cleaning and blocking shops and coin-operated clothing cleaning establishments. [721]
- (3) Establishments engaged in the publishing and printing of newspapers, periodicals or books. (2711]
- (4) Dwelling units as a secondary use, provided that no dwelling shall be permitted below the second floor and business uses are not permitted on any floor above the ground floor, except in those buildings or structures where dwelling units are not established.
- (5) Farm supplies, wholesale trade. [5191]
- (6) Establishments engaged in the retail sale of automobiles, trailers, mobile homes, or campers. [551-2, 556]
- (7) Stores for the sale and installation of tires, batteries, mufflers or other automotive accessories. [553]
- (8) Gasoline service stations (gas stations); provided, further, that all gasoline pumps, storage tanks and accessory equipment must be located at least thirty (30) feet from any existing or officially proposed street line. [5541]
- (9) Establishments engaged in the daily or extended-term rental or leasing of house trailers, mobile homes or campers. [703]
- (10) Establishments engaged in daily or extended-term rental or leasing of passenger automobiles, limousines or trucks, without drivers, or of truck trailers or utility trailers. [751]
- (11) Establishments for the washing, cleaning or polishing of automobiles,

including self-service car washes. [754]

(12) Hotels, motor hotels, motels, tourist courts, tourist rooms, etc. [70]

(13) Farm implement sales.

(14) Mini-warehouses and regular non-industrial warehouses. [5993]

(15) Outdoor sports facilities or beer gardens at licensed premises (see Section 7-2-19).

(16) Animal hospitals; pet shops (excluding kennels).

(17) Undertaking and funeral establishments.

(18) Public facilities and uses including governmental, cultural, public buildings or uses, such as fire and police stations, community centers, libraries, public emergency shellers, parks, playgrounds and museums.

(19) Light assembly in conjunction with a retail business.

(20) Veterinary clinics and hospitals.

(21) Siting and construction of any new mobile support structure and/or facility or a Class 1 collocation of a new mobile service facility on an existing support structure, per Section 13-1-182.

(e) **Prohibited Uses.** The following uses are prohibited in the B-1 District:

(1) Sale and temporary housing of livestock.

(2) Bulk sale and storage of grain, fertilizer and petroleum products.

(3) Sale and outside storage of metals, minerals, stone, scrap and waste materials, except in small quantities as part of the stock of a permitted conditional use.

(f) **Lot, Yard and Building Requirements.**

(1) **Lot Width.** Minimum sixty (60) feet, or building width plus required side yards.

(2) **Lot Area.** Minimum two thousand five hundred (2,500) square feet for new sites; no minimum for existing parcels.

(3) **Principal Building.**

a. Street Yard: Minimum - none.

b. Side Yard: Minimum ten (10) feet if sideyard is necessary to be compatible with neighborhood; otherwise none.

c. Rear Yard: Minimum twenty-five (25) feet if rear yard is necessary to be compatible with neighborhood; otherwise none. The rear yard shall only be used for parking and unloading.

Note: Pre-existing structures may be nonconforming. In blocks in the B-1 District which are already developed, the dimensional requirements of this Chapter can be modified if in the opinion of the Zoning Board of Appeals, such action would be in keeping with the purpose of this Code where a practical difficulty or hardship would result from a literal enforcement of the requirements.

(4) **Building Height.** Maximum forty-five (45) feet.

(5) **Minimum Floor Area.** As required to serve business needs.

(6) **Alley Setback.** Minimum fifteen (15) feet.

(g) **Other Development Regulations.** For new structures in the B-1 District:

(1) A site development plan, prepared in accordance with Section 13-1-224, shall be submitted before a permit can be granted for any expanded or all new use in this District.

- (2) No outdoor storage of any material shall be permitted in this District except within enclosed containers or properly screened, as determined by the Common Council.
- (3) No lighting shall be permitted which would excessively glare from this District onto any street right-of-way or onto any adjacent property.

SECTION 3: **AMENDMENT** “13-1-49 B-2 Highway Business District” of the City of Stanley Municipal Code is hereby *amended* as follows:

AMENDMENT

13-1-49 B-2 Highway Business District

- (a) **Purpose.** The B-2 Highway Commercial District is intended to provide for the orderly and attractive grouping at appropriate locations along principal highway routes, of those businesses and customer services which are logically related to and dependent upon highway traffic, or which are specifically designated to serve the needs of such traffic.
- (b) **Permitted Uses.** The following are permitted uses in the B-2 District:
 - (1) Retirement and nursing homes.
 - (2) Lodges and fraternal uses.
 - (3) Governmental, cultural, and public buildings or uses, such as fire and police stations, community centers, libraries, public emergency shelters, parks, playgrounds and museums.
 - (4) Class 2 collocation of a new mobile service facility on an existing support structure without substantial modification, per Section 13-1-182.
 - (5) Restaurants, lunch rooms and other dining places, not including drive-in establishments.
 - (6) Retail shops and stores.
 - (7) General grocery stores.
 - (8) Parcel delivery facilities.
 - (9) Nursery and garden centers.
 - (10) Open space uses such as: agricultural crops and grazing, parks, parking lots, recreational facilities, greenways and similar such open space uses.
- (c) **Permitted Accessory Uses.** The following are permitted accessory uses in the B-2 District:
 - (1) Ground-mounted solar energy collection systems.
 - (2) Roof- or wall-mounted solar energy collection systems.
 - (3) Canopy-mounted solar energy collection systems.
- (d) **Conditional Uses.** The following are conditional uses in the B-2 District:
 - (1) Amusement activities.

- (2) Automobile and truck retail services.
- (3) Automobile repair, tire and fuel services.
- (4) Bars and taverns.
- (5) Multi-family and condominium residences not exceeding sixteen (16) dwelling units per building.
- (6) Gift, novelty and souvenir sales.
- (7) Hotels, motels and tourist courts.
- (8) Night clubs, dance halls and taverns.
- (9) Restaurants.
- (10) Sales, service and installation of tires, batteries and accessories.
- (11) Residential dwelling units.
- (12) Animal hospital, shelters and kennels.
- (13) Clinics.
- (14) Public assembly uses.
- (15) Commercial recreation facilities.
- (16) Off-season storage facilities.
- (17) Lodges and fraternal buildings.
- (18) Nursing homes.
- (19) Nursery and children day care centers.
- (20) Retirement homes.
- (21) Drive-in food and beverage establishments.
- (22) Drive-banks.
- (23) Drive-in theaters.
- (24) Vehicle sales and service.
- (25) Public parking lots.
- (26) Sewage disposal plants.
- (27) Utilities; siting and construction of any new mobile support structure and/or facility or a Class 1 collocation of a new mobile service facility on an existing support structure, per Section 13-1-182.
- (28) Mobile home sales.
- (29) Log stacks are a conditional accessory use in the B-2 District, provided that they are located a minimum of sixty (60) from the center of adjacent public road right-of-ways.
- (30) Other uses listed as conditional uses in the B-1 District.
- (31) Gasoline service stations, provided that all gasoline pumps, storage tanks, and accessory equipment shall be located a minimum of thirty (30) feet from any existing or officially proposed street line, or as required by the Wisconsin Administrative Code, whichever is more restrictive.
- (32) Government, cultural, and public buildings or uses, such as fire, ambulance or emergency medical services stations, community centers, libraries, public emergency shelters, parks, playgrounds and museums.
- (33) Schools and churches.
- (34) Mobile home sales.
- (35) Seasonal roadside stands for the sale of farm produce only.
- (36) Establishments or facilities for the sale, rental, service, repair, testing, demonstration or other use of motorcycles, motorized bicycles, snowmobiles,

all-terrain vehicles, motorboats, other watercraft, or any other motorized vehicles and components.

(37) Wholesale merchandise establishments.

(38) Miniwarehouses.

(39) Motor carrier facilities.

(40) Commercial establishments selling used, secondhand, or reconditioned merchandise (junk yards excluded).

(41) Commercial sales and services requiring outdoor storage yards; truck terminals; and transshipment depots.

(42) Light assembly in conjunction with a retail business.

(43) Light industrial uses in conjunction with a retail business.

(44) Other uses similar to or customarily incidental to any of the above uses.

(e) **Prohibited Uses.** The following uses are prohibited in the B-2 District:

(1) Sale and temporary housing of livestock.

(2) Bulk sale and storage of grain, fertilizer and petroleum products.

(3) Sale and outside storage of metals, minerals, stone, scrap and waste materials, except in small quantities as part of the stock of a permitted conditional use.

(f) **Area, Height and Yard Requirements.**

(1) ***Lot.***

a. Building Area: Twenty thousand (20,000) square feet.

b. Width: Minimum seventy-five (75) feet.

(2) ***Building Height.*** Maximum thirty-five (35) feet.

(3) ***Yards.***

a. Street: Minimum sixty (60) feet (may include parking).

b. Rear: Minimum twenty-five (25) feet.

c. Side: Minimum ten (10) feet each side.

SECTION 4: AMENDMENT “13-1-50 B-3 Extensive Commercial District”
of the City of Stanley Municipal Code is hereby *amended* as follows:

A M E N D M E N T

13-1-50 B-3 Extensive Commercial District

(a) **Purpose.** The B-3 Extensive Commercial District is intended to provide a suitable location for those business and commercial activities which require a large area of land, or for which it is desirable that they be located an appropriate distance from other activities and uses. For some, but not all, of these land uses, it may also be appropriate that they be located adjacent to a highway or other major thoroughfare.

(b) **Permitted Uses.** The following are permitted uses in the B-3 District:

(1) Establishments for the sale or storage of lumber or other building materials.

- (2) Construction firms and construction equipment storage.
- (3) Dealers in plumbing, heating, and air conditioning equipment.
- (4) Farm equipment dealers and dealers in power garden equipment.
- (5) Hay, grain and feed stores.
- (6) Greenhouses and nurseries.

- (7) Farm and garden supply stores.
- (8) Dealers in fuel, wood, coal, liquefied petroleum gas, or ice.
- (9) Equipment rental and leasing services (establishments which rent or lease construction equipment, floor maintenance equipment, ladders, scaffolds, tools, chairs or other types of furniture, or other types of machines or equipment).
- (10) Bowling alleys.
- (11) Skating rinks.
- (12) Commercial sports clubs, athletic fields, arenas or similar facilities.
- (13) Golf courses (public).
- (14) Drive-in theaters.
- (15) Amusement parks.
- (16) Research and testing laboratories.
- (17) Class 2 collocation of a new mobile service facility on an existing support structure without substantial modification, per Section 13-1-182.

(c) Permitted Accessory Uses. The following are permitted accessory uses in the B-3 District:

- (1) Ground-mounted solar energy collection systems.
- (2) Roof- or wall-mounted solar energy collection systems.
- (3) Canopy-mounted solar energy collection systems.

(d) Conditional Uses. The following are conditional uses in the B-3 District, subject to consideration of the creation of nuisance conditions affecting the public or the users of nearby areas, traffic or health hazards, or other such factors:

- (1) All conditional uses in the B-1 Central Business District.
- (2) All permitted uses in the B-2 Highway Business District.
- (3) All conditional uses in the B-2 Highway Business District.
- (4) Veterinarian offices and facilities, and boarding facilities for domestic animals.
- (5) Riding stables and riding schools.
- (6) Establishments primarily engaged in renting refrigerated space for the storage of food products, including facilities for processing, preparing or packaging food for such storage.
- (7) Stockyards or any establishment providing public facilities for receiving, shipping, loading, weighing or feeding livestock temporarily either pending sale or while in transit.
- (8) Travel trailer parks, specifically parcels of land in which two (2) or more spaces are occupied, or intended for occupancy, by travel trailers or campers, and for transient dwelling purposes only. This use shall conform with all City or County ordinances regulating travel trailers and travel trailer parks; Ch. H78, Wis. Adm. Code regulating campgrounds and camping resorts; and to applicable Shoreland-Wetland Zoning ordinances adopted pursuant to Section

59.971, Wis. Stats.

- (9) Utilities; siting and construction of any new mobile support structure and/or facility or a Class 1 collocation of a new mobile service facility on an existing support structure, per Section 13-1-182.

(e) **Height and Area Requirements.**

(1) ***Lot Size.***

- a. Area Width: Three hundred (300) feet.
- b. Minimum Area: As required.

(2) ***Building.***

- a. Maximum Height: Forty-five (45) feet.
- b. Maximum Floor Area: As required.

(3) ***Yards.***

- a. Minimum Street Yard Setback: Fifty (50) feet [seventy-five (75) feet if parking is permitted in the front yard]; parking may be permitted as a conditional use in street yards.
- b. Minimum Side Yard: Ten (10) feet.
- c. Minimum Rear Yard: Fifty (50) feet.

SECTION 5: AMENDMENT “13-1-51 B-4 Business Park District” of the City of Stanley Municipal Code is hereby *amended* as follows:

A M E N D M E N T

13-1-51 B-4 Business Park District

- (a) **Purpose.** The B-4 Business Park District is established to provide an aesthetically attractive working environment exclusively for and conducive to the development and protection of offices, non-nuisance type manufacturing operations and research and development institutions. The essential purpose of this District, is to achieve development, which is an asset to the owners, neighbors and the City, and to promote and maintain desirable economic development in a dedicated business park setting.
- (b) **Permitted Uses.** The following are permitted uses in the B-4 District (The Standard Industrial Classification (SIC) number is shown in [] below):
 - (1) State-classified manufacturing operations. [20, 23-28, 30, 32-39]
 - (2) Warehousing or distribution operations, not including predominantly retail sales to customers on site. [50-51]
 - (3) Offices of construction firms, shops, display rooms and enclosed storage. [15-17]
 - (4) Laboratories, research, development and testing, and manufacturing and fabrication in conjunction with such research and development and operations. [8071, 8731-34]
 - (5) Service uses, including computer and data processing services, miscellaneous

business services, offices (business and professional) and communication services. [73]

- (6) Class 2 collocation of a new mobile service facility on an existing support structure without substantial modification, per Section 13-1-182. [48]

(c) Permitted Accessory Uses. The following are permitted accessory uses in the B-4 District:

(1) Ground-mounted solar energy collection systems.

(2) Roof- or wall-mounted solar energy collection systems.

(3) Canopy-mounted solar energy collection systems.

- (d) Conditional Uses.** The following are conditional uses in the B-4 District (The Standard Industrial Classification (SIC) number is shown in [] below):

- (1) Public utilities and public services. [49]
- (2) Conference centers and hotel facilities. [701]
- (3) Ancillary retail sales and service operations that serve employees within the business park.
- (4) Wind energy systems per Section 13-1-181.
- (5) Siting and construction of any new mobile support structure and/or facility or a Class 1 collocation of a new mobile service facility on an existing support structure, per Section 13-1-182.

(e) Lot, Yard and Building Requirements.

- (1) ***Lot Frontage.*** Minimum one hundred (100) feet
- (2) ***Lot Area.*** Minimum twenty-one thousand seven hundred eighty (21,780) square feet.
- (3) ***Street Yard.*** Minimum twenty-five (25) feet.
- (4) ***Side Yard.*** Minimum fifteen (15) feet.
- (5) ***Rear Yard.*** Minimum thirty (30) feet.
- (6) ***Building Height.*** Maximum thirty-five (35) feet.

*Requirements may be modified by conditional use permit.

- (f) Other Requirements.** Uses permitted and conditional in the B-4 District are subject to the following requirements:

- (1) No building or improvement shall be erected, placed or altered on any lands in the B-6 District until the plans for such building or improvement including site, landscaping and building plan and specifications, have been approved by the Common Council. The Common Council shall review and approve, approve conditionally or disapprove such plans with respect to conformity with deed restrictions and protective covenants placed on the land in the B-4 District. The deed restriction and protective covenants must be approved by the Common Council. The approved deed restriction and protective covenants must be recorded on the land prior to rezoning to the B-4 District.
- (2) Design standards in the B-4 District shall include as a minimum the following standards:
 - a. All uses shall comply with City performance standards for air pollution, fire and explosive hazards, glare and heat, liquid or solid wastes, noise and vibration, odors, radioactivity and electrical disturbances and refuse.
 - b. All business, servicing or processing, except off-street parking and

- loading and outside storage areas regulated by restrictive covenants, shall be conducted within completely enclosed buildings.
- c. The building coverage on any zoning lot shall not exceed fifty-five percent (55%), nor be less than twenty-five percent (25%).
- d. All areas not covered by buildings or parking lots shall be landscaped subject to detail requirements of restrictive covenants.
- e. All zoning lots abutting residentially zoned districts shall be screened.

SECTION 6: **AMENDMENT** “13-1-52 I-1 Industrial District” of the City of Stanley Municipal Code is hereby *amended* as follows:

A M E N D M E N T

13-1-52 I-1 Industrial District

- (a) **Purpose.** The I-1 District is intended to provide an area for manufacturing, marketing, and industrial and heavy agribusiness activities not located in a planned B-4 District business park setting. It is also intended to provide an area for a variety of uses which require relatively large installations, facilities or land areas, or which would create or tend to create conditions of public or private nuisance, hazard, or other undesirable conditions, or which for these or other reasons may require special safeguards, equipment, processes, barriers, or other forms of protection, including spatial distance, in order to reduce, eliminate, or shield the public from such conditions.
- (b) **Permitted Uses.** The following uses are permitted uses in the I-1 District (The Standard Industrial Classification (SIC) number is shown in [] below):
 - (1) All commercial activities permitted in the B-1, B-2, B-3 and B-4 Districts.
 - (2) Mini warehouses.
 - (3) Building construction contractors. [15-17]
 - (4) Food locker plants.
 - (5) Offices.
 - (6) Class 2 collocation of a new mobile service facility on an existing support structure without substantial modification, per Section 13-1-182.
 - (7) Packaging, processing, production, warehousing or wholesaling of products, without open storage from: agricultural crops and produce, furs and leathers, glass, metals, paper, plastic, textiles, wood and related materials of local origin.
 - (8) Manufacture, packaging or warehousing, without open storage of products, such as: appliances, confections, cosmetics, electronic devices, instruments, jewelry, toiletries or pharmaceuticals.
 - (9) Service industries without open storage, such as:
 - a. Bakeries.
 - b. Breweries.
 - c. Bottling of beverages.
 - d. Commercial cleaners.

- e. Food pantries.
- f. Greenhouses.
- g. Laboratories.
- h. Machine shops.
- i. Painting.
- j. Printing and publishing.
- k. Storage and sale of lumber and related construction materials.

(10) Open space uses, such as:

- a. Agricultural crops and grazing.
- b. Parks.
- c. Parking lots.
- d. Recreational facilities.
- e. Greenways and open space uses.

(c) Permitted Accessory Uses. The following are permitted accessory uses in the I-1 District:

- (1) Ground-mounted solar energy collection systems.
- (2) Roof- or wall-mounted solar energy collection systems.
- (3) Canopy-mounted solar energy collection systems.

(d) Conditional Uses. The following are conditional uses pursuant to Article E within the I-1 District. Such use shall be subject to the consideration of the Common Council and Plan Commission with regard to such matters as the creation of nuisance conditions for the public or for the users of nearby areas, the creation of traffic hazards, the creation of health hazards, or other factors:

- (1) Manufacturing establishments, usually described as factories, mills or plants, in which raw materials are transformed into finished products, and establishments engaged in assembling component parts of manufactured products. [20, 23-28, 30, 32-39]
- (2) Other industrial or commercial activities which possess the special problem characteristics described above relating to the creation of hazards or nuisance conditions.
- (3) The outdoor storage of industrial products, machinery, equipment, or other materials associated with a permitted or conditional use, provided that such storage be enclosed by a City-approved suitable fence or other manner of screening. Includes outdoor storage and manufacturing areas such as recycling facilities, scrap yards, salvage yards, wrecking or demolition yards; [50, 51]
- (4) Railroads, including rights-of-way, railroad yards, and structures normally incident to the operation of railroads, including station houses, platforms, and signal towers, but not including warehouses owned by companies other than railroad companies or road terminal companies.
- (5) Wholesale establishments and warehouses. [50-51]
- (6) Highway passenger and motor freight transportation. [41-42]
- (7) Commercial service facilities such as: fueling stations, garages, automotive repair shops, truck terminals, transshipment depots, provided such services are related to the industrial district users and/or employees.

(8) *Light Industry and Service Uses.*

- a. Automotive servicing and body repair.
- b. Automotive upholstery.
- c. Cleaning, pressing, dyeing.
- d. Commercial bakeries.
- e. Commercial greenhouses.
- f. Distributors.
- g. Printing and publishing.
- h. Trade and contractor's facilities.
- i. Painting services.
- j. Retail sales and service facilities such as retail and surplus outlet stores, and restaurants and food service facilities when established in conjunction with a permitted manufacturing or processing facility.
- k. Recreation vehicle, boat and miscellaneous storage.

(9) *Public Facilities and Uses.*

- a. Governmental, cultural and public buildings or uses, such as fire and police stations, community centers, libraries, public emergency shelters, sewage treatment plants, pumping stations, public utilities facilities, parks, playgrounds and museums.
- b. Schools and churches.
- c. Airports, airstrips and landing fields.

(10) *Agriculture Related Industry and Service Uses.*

- a. Production of natural and processed cheese.
- b. Production of shortening, table oils, margarine and other edible fats and oils.
- c. Production of condensed and evaporated milk.
- d. Wet milling of com.
- e. Production of creamery butter.
- f. Drying and dehydrating fruits and vegetables.
- g. Preparation of feeds for animal and fowl.
- h. Creameries and dairies.
- i. Production of flour and other grain mill products; blending and preparing of flour.
- j. Fluid milk processing.
- k. Production of frozen fruits, fruit juices, vegetables and other specialties.
- l. Fruit and vegetable sauces and seasoning, and salad dressing preparation.
- m. Poultry and small game dressing and packing providing that all operations be conducted within an enclosed building.
- n. Production of sausages and other meat products providing that all operations be conducted within an enclosed building.
- o. Corn shelling, hay baling and threshing services.
- p. Grist mill services.
- q. Horticultural services.
- r. Canning of fruits, vegetables, preserves, jams and jellies.

- s. Canning of specialty foods.
- t. Grain elevators and bulk storage of feed grains.
- u. Fertilizer production, sales, storage, mixing and blending.
- v. Sales or maintenance of farm implements and related equipment.
- w. Animal hospitals, shelters and kennels.
- x. Veterinarian services.
- y. Portable sawmills.

(11) Wind energy systems per Section 13-1-181.

(12) Siting and construction of any new mobile support structure and/or facility or a Class 1 collocation of a new mobile service facility on an existing support structure, per Section 13-1-182.

(13) Adult entertainment establishments under an AEO Adult Entertainment Overlay District classification per the requirements of Section 13-1-59 and also meeting the standards of Title 11, Chapter 7, whichever is most restrictive.

(14) Solar Farms.

(e) **Prohibited Uses.** The following are prohibited uses in the I-1 District:

- (1) Specifically excluded from this designation and expressly prohibited is any use or business which is dangerous or which would create a public nuisance.
- (2) All residential uses are expressly prohibited.
- (3) Also specifically excluded and expressly prohibited is any use or business involving garbage removal or the slaughter of animals or poultry.

(f) **Lot, Yard and Building Requirements.**

(1) ***Lot Size.***

- a. Minimum Width: One hundred (100) feet.
- b. Minimum Area: Ten thousand (10,000) sq. ft.

(2) ***Building.***

- a. Maximum Height: Forty-five (45) feet.
- b. Minimum Floor Area: As required.

(3) ***Yards.***

- a. Minimum Street Yard: Thirty (30) feet.
- b. Minimum Side Yard: Twenty (20) feet.
- c. Minimum Rear Yard: Twenty (20) feet.

(4) ***Required Buffer Strips in Industrial Districts.*** Where an Industrial District abuts a Residential District, there shall be provided along any rear, side or front line, coincidental with any industrial-residential boundary, a City-approved buffer strip not less than forty (40) feet in width as measured at right angles to said lot line. Plant materials at least six (6) feet in height of such variety and growth habits as to provide a year-round, effective visual screen when viewed from the Residential District shall be planted in the exterior twenty-five (25) feet abutting the Residential District. If the required planting screen is set back from the industrial-residential boundary, the portion of the buffer strip facing the Residential District shall be attractively maintained. Fencing may be used in lieu of planting materials to provide said screening. The City-approved fencing shall be not less than four (4) nor more than eight (8) feet in height, and shall be of such materials as to effectively screen the

industrial area. The exterior twenty-five (25) feet of the buffer strip shall not be devoted to the parking of vehicles or storage of any material or accessory uses. The interior fifteen (15) feet may be devoted to parking of vehicles.

SECTION 7: **AMENDMENT** “13-1-53 P-1 Public Facilities District” of the City of Stanley Municipal Code is hereby *amended* as follows:

AMENDMENT

13-1-53 P-1 Public Facilities District

- (a) **Purpose.** The P-1 Public Facilities District is characterized by parks and outdoor recreation for large groups of people, golf courses, schools and utilities. It is also intended to identify, delineate and reserve properties set forth in the City Comprehensive Plan as essential to future recreational, institutional, and/or governmental development within the community.
- (b) **Permitted Uses.** The following are permitted uses in the P-1 District:
 - (1) Public parks, playfields, playgrounds and related recreational uses; arboretums; wildlife preserves; community centers; libraries; government offices; museums; police, fire and emergency services stations.
 - (2) Public, parochial and private elementary and secondary schools, including pre-schools, provided all principal structures and uses are a minimum of fifty (50) feet from any lot line.
 - (3) Utilities; Class 2 collocation of any new mobile service facility on an existing support structure without substantial modification, per Section 13-1-182.
 - (4) Churches.
- (c) **Permitted Accessory Uses.** The following are permitted accessory uses in the P-1 District:
 - (1) Ground-mounted solar energy collection systems.
 - (2) Roof- or wall-mounted solar energy collection systems.
 - (3) Canopy-mounted solar energy collection systems.
- (d) **Conditional Uses.** The following are conditional uses in the P-1 District:
 - (1) Archery or firearms ranges; golf courses; gymnasiums; riding academies; music or dance halls; stadiums; public swimming pools; botanical gardens.
 - (2) Water supply or wastewater treatment facilities; utility services and facilities; recycling operations and facilities; public transportation terminals; cemeteries and crematories; penal and/or correctional facilities; sanatoriums; religious, charitable and/or related facilities.
 - (3) Tourist camps.
 - (4) Siting and construction of any new mobile support structure and/or facility or a Class 1 collocation of a new mobile service facility on an existing support structure, per Section 13-1-182.
- (e) **Lot, Building and Yard Requirements.**
 - (1) ***Lot Size.***

- a. Minimum Width: One hundred (100) feet or building width plus required setbacks.
 - b. Minimum Area: Ground floor area plus yards and parking spaces.
- (2) **Building.**
 - a. Maximum Height: Thirty-five (35) feet.
 - b. Floor Area: As required to serve needs.
- (3) **Yards.**
 - a. Minimum: Twenty (20) feet for all setbacks.

SECTION 8: AMENDMENT “13-1-54 IN-1 Institutional District” of the City of Stanley Municipal Code is hereby *amended* as follows:

A M E N D M E N T

13-1-54 IN-1 Institutional District

- (a) **Purpose.** The IN-1 Institutional District is intended to provide an area for the location and development of county, state or federal institutions which do not adversely affect the surrounding neighborhood.
- (b) **Permitted Uses.** The following are permitted uses in the IN-1 District:
 - (1) Correctional institutions.
 - (2) Utilities; Class 2 collocation of any new mobile service facility on an existing support structure without substantial modification, per Section 13-1-182.
- (c) **Permitted Accessory Uses. The following are permitted accessory uses in the IN-1 District:**
 - (1) Ground-mounted solar energy collection systems.
 - (2) Roof- or wall-mounted solar energy collection systems.
 - (3) Canopy-mounted solar energy collection systems.
- (d) **Conditional Uses.** The following are conditional uses in the IN-1 District:
 - (1) Siting and construction of any new mobile support structure and/or facility or a Class 1 collocation of a new mobile service facility on an existing support structure, per Section 13-1-182.
- (e) **Lot, Building and Yard Requirements.**
 - (1) **Lot Size.**
 - a. Minimum Width: Two hundred (200) feet or building width plus required setbacks.
 - b. Minimum Area: Five (5) acres.
 - (2) **Building.**
 - a. Maximum Height: Sixty-five (65) feet.

- b. Floor Area: As required to serve needs.
- (3) ***Yards.***
 - a. Street Yard Minimum: One hundred (100) feet.
 - b. Rear Yard Minimum: Twenty-five (25) feet.
 - c. Side Yard Minimum: Twenty-five (25) feet.

SECTION 9: AMENDMENT “13-1-55 UT-1 Urban Transitional District” of the City of Stanley Municipal Code is hereby *amended* as follows:

A M E N D M E N T

13-1-55 UT-1 Urban Transitional District

- (a) **Purpose.** The UT-1 Urban Transitional District is intended to prevent premature development at urban densities on otherwise suitable land which is not served by streets, utilities and community facilities at the time of designation. The District also permits limited agricultural activity on land within the City limits.
- (b) **Permitted Uses.** The following are permitted uses in the UT-1 District:
 - (1) Public parks, playfields, playgrounds and related recreational uses; arboretums; wildlife preserves; community centers; libraries; government offices; museums; police, fire and emergency services stations.
 - (2) Public, parochial and private elementary and secondary schools, including pre-schools, provided all principal structures and uses are a minimum of fifty (50) feet from any lot line.
 - (3) Utilities; Class 2 collocation of any new mobile service facility on an existing support structure without substantial modification, per Section 13-1-182.
 - (4) Horticulture and forestry activities.
 - (5) Home occupations and professional home offices. These are permitted both in existing dwellings and in dwellings constructed as conditional uses hereafter.
 - (6) Parks, forest preserves and recreational areas when publicly owned and operated.
- (c) **Permitted Accessory Uses.** The following are permitted accessory uses in the UT-1 District:
 - (1) Ground-mounted solar energy collection systems.
 - (2) Roof- or wall-mounted solar energy collection systems.
 - (3) Canopy-mounted solar energy collection systems.
- (d) **Conditional Uses.** The following are conditional uses in the UT-1 District:
 - (1) One-family detached dwellings.
 - (2) Schools: elementary, secondary and post-secondary.
 - (3) Churches and places of public worship.
 - (4) Sheltered care housing for elderly persons.
 - (5) Rest homes and nursing homes.

- (6) Hospitals, sanitoriums and clinics.
 - (7) Funeral homes and crematoriums.
 - (8) Cemeteries and mausoleums.
 - (9) Golf courses.
 - (10) Private nonprofit clubs and lodges.
 - (11) Wholesale nursery operations.
 - (12) Sale of goods produced on the premises, provided that only temporary stands and existing buildings are used for selling.
 - (13) Public service uses, including filtration plants, pumping stations, water reservoirs, sewage treatment plants, garbage incinerators, sanitary landfills, garages and shops, storage yards, and police and fire stations.
 - (14) Publicly regulated utility installations, including telephone exchanges, telephone service garages and shops, and electric substations and booster stations.
 - (15) Animal husbandry.
 - (16) Archery or firearms ranges; golf courses; gymnasiums; riding academies; music or dance halls; stadiums; public swimming pools; botanical gardens.
 - (17) Siting and construction of any new mobile support structure and/or facility or a Class 1 collocation of a new mobile service facility on an existing support structure, per Section 13-1-182.
- (e) **Lot, Building and Yard Requirements.**
- (1) ***Lot Size.***
 - a. Minimum Width: Three hundred (300) feet or building width plus required setbacks.
 - b. Minimum Area: Ground (5) acres.
 - (2) ***Building.***
 - a. Maximum Height: Thirty-five (35) feet.
 - (3) ***Yards.***
 - a. Street Yard Minimum: Thirty (30) feet.
 - b. Rear Yard Minimum: Twenty-five (25) feet.
 - c. Side Yard Minimum: Twenty-five (25) feet.

SECTION 10: **AMENDMENT** “13-1-56 A-1 Agricultural District (Limited Livestock)” of the City of Stanley Municipal Code is hereby *amended* as follows:

A M E N D M E N T

13-1-56 A-1 Agricultural District (Limited Livestock)

- (a) **Purpose.** The A-1 Agricultural District is intended to provide for the continuation of

general non-livestock or limited livestock farming and related uses in those areas of the City of Stanley that are not yet committed to urban development. It is further intended for this District to protect lands contained therein from urban development until their orderly transition into urban-oriented districts is required.

(b) **Permitted Uses.** The following are permitted uses in the A-1 District:

- (1) General non-livestock farming, including crop-raising agriculture, floriculture, forestry, grazing, hay, orchards, truck farming and viticulture (grape growing).
- (2) General livestock farming with one hundred (100) or fewer livestock units.
- (3) Forestry, grazing, nurseries, orchards, and truck farming.
- (4) Harvesting of wild crops and management of wildlife including nonresidential buildings used solely in conjunction with such activity.
- (5) In-season roadside stands for the sale of farm products produced on the premises, and up to two (2) unlighted signs not larger than eight (8) square feet each advertising such sale.
- (6) Customary home occupations.
- (7) One (1) and two (2) family farm residences and a single mobile home, but only when occupied by owners and/or persons engaged in farming activities on the farm on which it is located.
- (8) Woodlots and tree farms.
- (9) Production of forest crops, including tree plantations.
- (10) Class 2 collocation of a new mobile service facility on an existing support structure without substantial modification, per Section 13-1-182.

(c) **Permitted Accessory Uses.** The following are permitted accessory uses in the A-1 District:

- (1) Attached or detached private garages and carports accessory to permitted or permitted accessory uses.
- (2) General farm buildings including barns, silos, sheds, storage bins and including not more than one (1) roadside stand for the sale of farm products produced on the premises. Any such stand shall conform to the setback, sign and other provisions of this Chapter.
- (3) One (1) farm dwelling. The only residences allowed as permitted uses on newly established parcels are those to be occupied by a person who or a family at least one (1) member of which earns a substantial part of his or her livelihood from farm operations on the parcel or is related to the operator of the larger farm parcel from which the new parcel is taken. Preexisting residences located in areas subject to zoning under this Section which do not conform to this paragraph may be continued in residential use. The minimum parcel size to establish a residence or a farm operation is thirty-five (35) acres. No structure or improvement may be built on the land unless consistent with agricultural uses.
- (4) Private garages and parking space.
- (5) Private swimming pool and tennis court.
- (6) Home occupations and professional home offices per Section 13-1-93.
- (7) Signs as regulated by the City.
- (8) Buildings temporarily located for purposes of constructing on the premises for

a period not to exceed time necessary for such constructing.

- (9) Gardening and other horticultural uses where no sale of products is conducted on the premises.

(10) Ground-mounted solar energy collection systems.

(11) Roof- or wall-mounted solar energy collection systems.

(12) Canopy-mounted solar energy collection systems.

- (d) **Conditional Uses.** The following are conditional uses in the A-1 District (The Standard Industrial Classification (SIC) number is shown in [] below):

- (1) Airports, airstrips and landing fields provided that the site is not less than twenty (20) acres.
- (2) Housing for farm laborers and seasonal or migratory farm workers.
- (3) Transmitting towers, receiving towers, relay and microwave towers without broadcast facilities or studios; siting and construction of any new mobile support structure and/or facility or a Class 1 collocation of a new mobile service facility on an existing support structure, per Section 13-1-182.
- (4) Utilities.
- (5) Veterinary clinics, provided that no structure or animal enclosure shall be located closer than one hundred fifty (150) feet to a property boundary. [074, 075]
- (6) Public and parochial schools, provided no building shall be located within fifty (50) feet of any lot line.
- (7) Churches, including those related structures located on the same site which are an integral part of the church proper, convents or homes for persons related to a religious function on the same site, provided no more than ten (10) persons shall reside on the site and no building shall be located within fifty (50) feet of any lot line.
- (8) Golf courses, country clubs, tennis clubs or public swimming pools serving more than one (1) family. The principal structure for any of the above listed uses shall be one hundred (100) feet or more from any abutting lot in a Residential District, and accessory structures shall be a minimum of fifty (50) feet from any lot line.
- (9) Essential service structures, including but not limited to buildings such as telephone exchange stations, booster or pressure-regulating stations, wells, pumping stations, elevated tanks, lift stations and electrical power substations, provided no building shall be located within ten (10) feet from any lot line of an abutting lot in a Residential District. Prior to granting such permit, it shall be found that the architectural design of service structures is compatible to the neighborhood in which it is to be located and thus will promote the general welfare.
- (10) Hospitals for human care, sanitariums, rest homes, and nursing homes, provided that all structures, except fences, shall be located one hundred (100) feet or more from the lot line of any abutting lot in a Residential District.
- (11) Cemeteries.
- (12) Kennels, greenhouses and other agricultural uses that may cause noxious

odors or noise, or create health or sanitation hazards.

(13) Campgrounds, tourist camps and travel trailer parks, subject to the provisions of this Chapter and the Wisconsin Administrative Code.

(14) Trap or skeet shooting facilities, target ranges, gun clubs, shooting preserves.

(15) Solar farms.

(e) Lot, Yard and Building Requirements.

(1) ***Lot Frontage.*** Minimum two hundred (200) feet.

(2) ***Lot Area.*** Minimum two (2) acres.

(3) ***Principal Building.***

a. Front Yard: Minimum eighty (80) feet.

b. Side Yards: Minimum fifty (50) feet.

c. Rear Yard: Minimum fifty (50) feet.

(4) ***Accessory Building.***

a. Street Yard: Minimum eighty (80) feet.

b. Side Yards: Minimum forty-five (45) feet.

c. Rear Yard: Minimum forty-five (45) feet.

d. Building Height: Maximum fifty (50) feet.

SECTION 11: AMENDMENT “13-1-57 A-2 Agriculture Enterprise District” of the City of Stanley Municipal Code is hereby *amended* as follows:

A M E N D M E N T

13-1-57 A-2 Agriculture Enterprise District

(a) Purpose.

(1) The A-2 Agriculture Enterprise District is intended to preserve and promote a full range of agricultural uses, secure land for livestock production and other agricultural uses that may be more intensive than crop production, strengthen agriculture's contribution to the City of Stanley's taxbase, support valued-added and other activities closely allied to the agriculture industry, and prevent the conversion of land identified as a valuable agricultural resource to uses that are not consistent with agriculture. The A-2 District's uses and regulations are intended to implement Comprehensive Plan goals by permitting livestock and other intensive agricultural uses in areas where conditions are best suited to these agricultural pursuits, and discouraging residential development to avoid potential land use conflicts. Due to the more intensive nature of uses allowed, the A-2 District is not intended to be applied near moderately to densely populated areas, and it is not intended to accommodate residential uses as principal uses. The A-2 District is also intended to be compatible with any "exclusive agricultural" land use designation in the City Comprehensive Plan or pursuant to Chapter 91, Wis. Stats.

- (2) The standards of Sec. 93.90, Wis. Stats. (Livestock Facility Siting Law), and ATCP, Wis. Adm. Code are adopted and incorporated herein by reference.

(b) **Permitted Uses.** The following are permitted uses in the A-2 District without any further noticed approval to or from the City of Stanley:

- (1) Agriculture uses, including livestock facilities under five hundred (500) units.
- (2) One (1) agricultural-related residence.
- (3) Value-added agriculture.
- (4) Roadside stands.
- (5) Agricultural research facilities.
- (6) Commercial stables.
- (7) Home occupations and professional home offices per Section 13-1-93.
- (8) Siting and construction of any new mobile support structure and/or facility or a Class 1 collocation of a new mobile service facility on an existing support structure, per Section 13-1-182.
- (9) Other agriculturally-related structures and improvements.

(c) **Permitted Accessory Uses.** The following are permitted accessory uses in the A-2 District:

- (1) Ground-mounted solar energy collection systems.
- (2) Roof- or wall-mounted solar energy collection systems.
- (3) Canopy-mounted solar energy collection systems.

(d) **Conditional Uses.** The following uses may be allowed as conditional uses in the A-2 District if reviewed and approved in accordance with the standards in Article E of this Chapter:

- (1) Livestock facilities over five hundred (500) animal units.
- (2) Agricultural sales and service.
- (3) Agricultural grain and commodity storage.
- (4) Commercial communications and wind energy towers.
- (5) Mineral extraction and mining complying with all regulatory requirements.
- (6) Agricultural packing and processing.
- (7) Siting and construction of any new mobile support structure and/or facility or a Class 1 collocation of a new mobile service facility on an existing support structure, per Section 13-1-182.

(8) Solar farms.

(e) **Minimum Parcel Area.**

- (1) No building, structure or use shall be established on any parcel less than forty (40) acres.
- (2) The minimum lot size may be permitted to be reduced by action of the Common Council to twenty (20) acres for agricultural buildings and structures if required for biosecurity or other legitimate research- or operation-related reasons.

(f) **Property Line Setbacks.**

- (1) Except as provided for waste storage structures, livestock structures shall be located a minimum of one hundred (100) feet from a property line if the livestock facility will have fewer than one thousand (1,000) animal units, and two hundred (200) feet from a property line if the livestock facility will have

one thousand (1,000) or more animal units.

- (2) This setback requirement does not prevent the use or expansion of a livestock structure that was located within the setback area prior to the original effective date of this setback requirement, except that a structure may not be expanded closer to a property line.
- (3) Any residence in an A-2 District shall conform to the property line setback requirements of the A-1 District.

(g) Public Right-of-Way Setbacks.

- (1) Except as provided for waste storage structures, livestock structures shall be located a minimum of one hundred (100) feet from a public right-of-way if the livestock facility will have fewer than one thousand (1,000) animal units, and one hundred fifty feet (150) feet from a public right-of-way if the livestock facility will have one thousand (1,000) or more animal units.
- (2) This setback requirement does not prevent the use or expansion of a livestock structure that was located within the setback area prior to the original effective date of this setback requirement, except that a structure may not be expanded closer to the public right-of-way.
- (3) Any residence in the A-2 District shall conform to the right-of-way setback requirements of the A-1 District.

(h) Waste Storage Structure.

- (1) A new waste storage structure shall not be located within three hundred and fifty (350) feet of a property line, or within three hundred and fifty (350) feet of the nearest point of any public road right-of-way.
- (2) A single new waste storage structure may be constructed closer to the property line or public road right-of-way if a new structure is:
 - a. Located on the same tax parcel as a waste storage structure in existence before May 1, 2006.
 - b. No larger than the existing structure.
 - c. No further than fifty (50) feet from the existing structure.
 - d. No closer to the road or property line than the existing structure.
- (3) This setback requirement does not apply to existing waste storage structures, except that an existing structure within three hundred and fifty (350) feet of a property line or road right-of-way may not expand toward that property line or road right-of-way.

- (i) Setbacks for Navigable Waters and Wetlands.** A livestock facility shall comply with setback and related requirements in any applicable shoreland or wetland zoning ordinances enacted within the scope of authority granted under Sections 59.692, 61.351 or 62.231, Wis. Stats.

[**Note:** Essentially all navigable waters are now protected by ordinances that require building setbacks of seventy-five (75) feet or more].

- (j) Setbacks for Floodplains.** A livestock facility shall comply with setback and related requirements in any applicable floodplain zoning ordinance that is enacted within the scope of statutory authority under Section 87.30, Wis. Stats.
- (k) Setbacks for Wells.** All wells located within a livestock facility shall comply with the

requirements of Chapters NR 811 and NR 812, Wis. Adm. Code. New or substantially altered livestock structures shall be separated from existing wells by the distances required in Chapters NR 811 and NR 812, Wis. Adm. Code, regardless of whether the livestock facility operator owns the land on which the wells are located. A livestock structure in existence on May 1, 2006 may be altered as long as the alteration does not reduce the distance between the livestock structure and an existing well.

- (l) **Compliance with State Runoff Requirements.** Livestock operations under this Section shall comply with state runoff regulations prescribed in NR 151 and ATP 50, Wis. Adm. Code.

State Law Reference: Sec. 93.90, Wis. Stats.; ATP 50 and 51, Wis. Adm. Code; NR 151, Wis. Adm. Code.

SECTION 12: **AMENDMENT** “13-1-58 A-3 Exclusive Agricultural District” of the City of Stanley Municipal Code is hereby *amended* as follows:

AMENDMENT

13-1-58 A-3 Exclusive Agricultural District

(a) Purpose.

- (1) The A-3 Exclusive Agricultural District is intended for farm operations and farming practices designed to:
 - a. Preserve agricultural land for food and fiber production.
 - b. Maintain a viable agricultural base to support processing and service industries.
 - c. Preserve productive farms by preventing land use conflicts between incompatible uses and controlling public service costs.
 - d. Reduce costs for providing services to scattered non-farm uses.
 - e. Control and direct urbanization.
 - f. Promote conservation practices and reduce soil loss.
 - g. Prevent conflicts between incompatible land uses.
 - h. Implement provisions of the County Farmland Preservation Plan as adopted and periodically revised.
 - i. Comply with provisions of the Farmland Preservation Law so as to permit eligible landowners to receive tax credits pursuant to Section 71.09(11), Wis. Stats.
- (2) The A-3 District is generally intended to apply to lands in productive farm operations including: lands historically exhibiting good crop yields or are capable of such yields; lands which have demonstrated to be productive for dairying, livestock production and grazing; other lands which are integral parts of such farm operations; land used for production of specialty crops such as mint, sod, fruits and vegetables; and lands which are capable of productive use through economically feasible improvements such as irrigation.

(b) **Permitted Uses.** The following are permitted uses in the A-3 District:

- (1) Agriculture and supporting facilities.
- (2) Aquaculture.
- (3) Dairying.
- (4) Floriculture.
- (5) Forestry.
- (6) General farming.
- (7) Grazing.
- (8) Greenhouses.
- (9) Hatcheries.
- (10) Horticulture.
- (11) Livestock raising.
- (12) Nurseries.
- (13) Orchards.
- (14) Paddocks.
- (15) Pastures.
- (16) Poultry raising.
- (17) Stables.
- (18) Truck farming.
- (19) Viticulture.
- (20) Utility services as defined in Section 10.01(81), Wis. Stats., and small-scale electric generating stations not requiring approval under Section 196.941, Wis. Stats.
- (21) Class 2 collocation of a new mobile service facility on an existing support structure without substantial modification.
- (22) Roadside stands.
- (23) Structures and improvements that are consistent with agricultural uses.

(c) **Permitted Accessory Uses.** The following are permitted accessory uses in the A-3 District:

- (1) Ground-mounted solar energy collection systems.
- (2) Roof- or wall-mounted solar energy collection systems.
- (3) Canopy-mounted solar energy collection systems.

(d) **Conditional Uses.** The following are conditional uses in the A-3 District:

- (1) Siting and construction of any new mobile support structure and/or facility or a Class 1 collocation of a new mobile service facility on an existing support structure, per Section 13-1-182.
- (2) Cemeteries, community parks, and public recreation areas.
- (3) Public and semi-public buildings.
- (4) Single-family residences provided they are located on tracts of five (5) acres or more and that soils analysis indicates suitability for private sewer and water systems.
- (5) Fur farms, kennels, insect-breeding facilities, greenhouses, and other agricultural uses that may cause noxious odors or noise, or create health or sanitation hazards are permitted, provided that written permission be obtained

from the Common Council, following a recommendation from the Plan Commission, pursuant to the procedures prescribed for zoning amendments in this Chapter.

- (6) Trap or skeet shooting facilities, target ranges, gun clubs, shooting preserves.
- (7) Riding stables, riding schools.
- (8) Solar farms.

(e) **Farm Size.**

- (1) **Frontage:** Minimum one hundred (100) feet.
- (2) **Area:** Minimum thirty-five (35) acres.

(f) **Building Height.** Maximum thirty-five (35) feet on residential structures (no maximum on other farm structures).

(g) **Yard Setbacks.**

- (1) **Street Yard.** Minimum fifty (50) feet.
- (2) **Rear Yard.** Minimum fifty (50) feet.
- (3) **Side Yard.** Minimum twenty (20) feet on each side.

SECTION 13: AMENDMENT “13-1-59 SP-1 Special Purpose District” of the City of Stanley Municipal Code is hereby *amended* as follows:

A M E N D M E N T

13-1-59 SP-1 Special Purpose District

- (a) **Purpose.** The SP-1 District is intended to provide for uses which present special problems, hazards or other circumstances with regard to the use of land. Included are those uses of land which require exceptionally large land parcels; those which afford very severe hazards of health, safety or other aspects of the general public welfare; those for which it is inappropriate or undesirable to have more than one (1) instance of a given land use within one community or governmental jurisdiction.

(b) **Permitted Uses.**

- (1) Class 2 collocation of a new mobile service facility on an existing support structure without substantial modification.

(c) **Permitted Accessory Uses. The following are permitted accessory uses in the SP-1 District:**

- (1) Ground-mounted solar energy collection systems.
- (2) Roof- or wall-mounted solar energy collection systems.
- (3) Canopy-mounted solar energy collection systems.

- (d) **Conditional Uses.** The following are permitted as conditional uses within the SP-1 District. All such uses shall be subject to the consideration and recommendation of the Plan Commission to the Common Council with regard to such matters as the creation of nuisance conditions for the public or for users of nearby areas, the creation of hazards to public health, safety or other factors affecting the general welfare:

- (1) Siting and construction of any new mobile support structure and/or facility or a Class 1 collocation of a new mobile service facility on an existing support

structure, per Section 13-1-182.

- (2) Facilities for the production, processing or storage of concrete, blacktop, asphalt, or other paving or road-surfacing materials.
- (3) Aircraft landing fields, hangers, or accessory structures.
- (4) Refuse disposal sites, dumping grounds, sanitary landfill operations, junkyards, or similar uses; with the specific provision that setbacks, screening, protective fencing, or some combination of these be provided in a manner adequate to protect the general public from any and all nuisances, hazards, or other harmful conditions. Screening shall be approved by the Zoning Administrator.

(e) **Setbacks.** Within the SP-1 District, the following standards shall apply:

(1) ***Building.***

- a. Maximum Height: None.

(2) ***Yards.***

- a. Minimum Street Yard Setback: Fifty (50) feet.
- b. Minimum Rear Yard Setback: Fifty (50) feet.
- c. Minimum Side Yard Setback:
 1. Principal Building: Twenty (20) feet on each side.
 2. Accessory Buildings: Twenty (20) feet on each side.

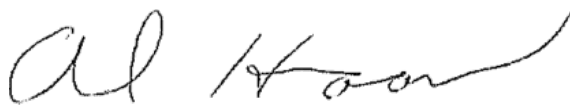
SECTION 14: **SEVERABILITY CLAUSE** Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 15: **EFFECTIVE DATE** This Ordinance shall be in full force and effect from 02/19/2024 and after the required approval and publication according to law.

PASSED AND ADOPTED BY THE CITY OF STANLEY COMMON COUNCIL
FEBRUARY 19, 2024.

Attest

Presiding Officer



Al Haas, Mayor, City of Stanley



Nicole Pilgrim, Administrator-

Clerk/Treasurer, City of Stanley

