



## ORDINANCE 2020-04

### AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE MUNICIPAL CODE OF THE VILLAGE OF HOBART, BROWN COUNTY, WISCONSIN (ARTICLE XXIV – I-2 INDUSTRIAL PARK DISTRICT) AND CREATING ARTICLE XXXIV (I-3 AIRPORT INDUSTRIAL DISTRICT)

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**Purpose:** The purpose of this Ordinance is to amend the current Zoning Code to create a new zoning district (I-3 Airport Industrial District) to address development in and around Austin Straubel Airport, and, as a result of that creation, amend the I-2 Industrial Park District zoning.

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The Village Board of the Village of Hobart, Brown County, Wisconsin, does ordain as follows:

**Section 1:** Article XXIV (I-2 Industrial Park District) of Chapter 295, Zoning, of the Code of the Village of Hobart, is hereby amended to read as follows:

§ 295-269. Purpose. The purpose of the Industrial Park District is to provide for the placement of those industrial and commercial establishments in an attractive low-density setting compatible with residential uses in adjoining areas.

§ 295-270. Permitted uses. The following uses are permitted in the I-2 District:

- Bottling company
- Brick and structural clay products manufacturing
- Dairy processing plants for cheese and milk
- Food processing establishments
- Health and medical institutions
- Hotels and motels
- Sign manufacture
- Stone products manufacture
- Woodworking and wood products

§ 295-271. Permitted accessory uses. The following are permitted accessory uses in the I-2 District:

- A. Satellite dish antennas less than 38 inches in diameter.
- B. Restaurants, drugstores, barber shops, located in an office building and accessible to the public only through the lobby; no advertising or display for the accessory use should be visible from outside the building.
- C. Uses incidental to and on the same zoning lot as the principal use.
- D. Telephone and public utility installations, and cable television installations.

§ 295-272. Conditional uses. The following are conditional uses in the I-2 District:

- A. Adult establishments to include: adult book houses, adult body painting studios, adult bookstores, adult cabarets, adult massage parlors, adult mini-motion-picture

- theater, adult modeling studios, adult motion-picture theater, adult motion-picture theater (outdoor), adult novelty shops, and tattoo parlors and body piercing.
- B. Air, motor, railroad, and water freight terminals.
- C. Asphalt products manufacture.
- D. Assembly plants.
- E. Auto wrecking yards.
- F. Freight yards, terminals, and transshipment depots (motor trucks).
- G. Heavy machinery production.
- H. Paint products manufacture.
- I. Paper products manufacturing.
- J. Petroleum products, storage, processing, and sales.
- K. Planned industrial unit development.
- L. Plastic manufacturing.
- M. Recycling dropoff centers.
- N. Sewage treatment plants.
- O. Storage, warehousing and mini warehousing.
- P. Public utility and service uses, and civic buildings as follows:
  - (1) Substations.
  - (2) Fire stations.
  - (3) Gas regulator stations.
  - (4) Police stations, public works facilities.
  - (5) Railroad right-of-way but not including railroad yards and shops, other than for passenger purposes.
  - (6) Telephone exchanges, transmission equipment buildings and microwave relay towers.

§ 295-273. Lot requirements per use.

A. Area: 40,000 square feet minimum.

B. Zoning lot frontage: 120 feet minimum.

§ 295-274. Height regulations.

Principal structures: 60 feet maximum, except as provided by § 295-13, Height regulations.

§ 295-275. Building setbacks.

	<b>Principal Structure</b>	<b>Accessory Building</b>	<b>Driveways</b>
<b>Front yard</b>	40 feet minimum from right-of-way	40 feet minimum from right-of-way	10 feet from property line
<b>Side yard</b>	15 feet minimum	15 feet minimum	10 feet from property line
<b>Rear yard</b>	20 feet minimum	20 feet minimum	10 feet from property line
<b>Corner lot</b>	40 feet minimum from right-of-way	40 feet minimum from right-of-way	75 feet from center line of intersection

§ 295-276. Accessory building. All accessory buildings hereinafter constructed in the I-2 District shall meet the district requirements and those identified in § 295-11, Building and uses.

§ 295-277. Parking. Parking shall conform to the requirements as set forth in Article XXVIII, Off-Street Parking Requirements.

§ 295-278. Signs. Signs shall be regulated as set forth in § 295-361, Regulation of signs.

§ 295-279. Other requirements.

A. Structures and buildings allowed in the I-2 Industrial Park District shall meet the regulations of this district and the other articles of this chapter, as determined by the Village Zoning Administrator/Building Inspector and approved by the Site Review Committee.

B. All business, services, and storage (except for motor vehicles in operable condition) shall be conducted within a completely enclosed structure.

C. The parking or storage of operable motor vehicles, if not within an enclosed building structure, shall be effectively screened by shrubbery, or solid wall or fence if not less than six feet. Walls and fence shall not exceed eight feet in height.

D. Any use found and determined by the Village Planning and Zoning Commission to be incompatible with the purpose of the I-2 District may be prohibited by the Village Board, including but not limited to outdoor wood burners/solid-fuel heating devices. [Amended 1-6-2015 by Ord. No. 01-2015]

E. A detailed landscaping plan, showing placement of shrubbery, trees and other vegetative plantings, shall be submitted to the Village Board for approval prior to the issuance of a building permit to insure appropriateness and compatibility with adjoining development.

F. Absent a permit for a special occasion, businesses may not be open to the public between the hours of 2:30 a.m. and 6:00 a.m. This provision does not apply to emergency type facilities.

**Section 2:** Article XXIV (I-3 Airport Industrial District) of Chapter 295, Zoning, of the Code of the Village of Hobart, is hereby created to read as follows:

§ 295-365. Purpose. The purpose of the I-3: Airport Industrial District is to facilitate economic development for airport-compatible uses of industrial and commercial developments desiring locations in close proximity to air transportation while protecting the health and property of the public in association with the safe operation of the airport.

§ 295-366. Permitted uses. The following uses are permitted in the I-3 District:

- Airport
- Airport terminal
- Aircraft hanger
- Airport maintenance facility
- Aircraft parts, sales, and maintenance
- Flight training facilities and clubs (pilot training, skydiving)
- Passenger terminal, surface transportation
- Automobile rental
- Gasoline filling station
- Taxicab service
- Carwash or auto detailing (full and self-service)
- Hotel or motel
- Government office
- Post office
- Business office
- Data processing or storage center
- Research and development facilities
- Printing and publishing
- Bottling facility
- Dairy processing plants for cheese and milk

Food processing establishments Health and medical institutions  
 Sign manufacturing facility  
 Cold storage facility  
 Parcel services  
 Truck or freight terminal  
 Warehousing and distribution facilities  
 Emergency services station (fire, EMS, Police)  
 Government public works facilities  
 Parking lot  
 Parking structure  
 Crops

§ 295-367. Permitted accessory uses. The following are permitted accessory uses in the I-3 District:

- A. Satellite dish antennas less than 38 inches in diameter.
- B. Restaurants, drugstores, barber shops, located in an office building and accessible to the public only through the lobby; no advertising or display for the accessory use should be visible from outside the building.
- C. Telephone and public utility installations, and cable television installations.

§ 295-368. Conditional uses. The following are conditional uses in the I-3 District:

- A. Assembly plants
- B. Heavy machinery production
- C. Paint products manufacture
- D. Paper products manufacturing
- E. Petroleum products, storage, processing, and sales
- F. Planned industrial unit development
- G. Plastic manufacturing
- H. Self-storage and mini warehousing
- I. Public utility and service uses, and civic buildings as follows:
  - 1. Substations
  - 2. Gas regulator stations
  - 3. Police stations, public works facilities
  - 4. Railroad right-of-way but not including railroad yards and shops, other than for passenger purposes
  - 5. Telephone exchanges, transmission equipment buildings and microwave relay towers

§ 295-369. Lot requirements per use.

- A. Area: 40,000 square feet minimum.
- B. Zoning lot frontage: 120 feet minimum.

§ 295-370. Height regulations.

Principal structures: 60 feet maximum, except as provided by § 295-13, Height regulations.

§ 295- 371. Building setbacks.

	<b>Principal Structure</b>	<b>Accessory Building</b>	<b>Driveways</b>
<b>Front yard</b>	40 feet minimum from right-of-way	40 feet minimum from right-of-way	10 feet from property line
<b>Side yard</b>	15 feet minimum	15 feet minimum	10 feet from property line

<b>Rear yard</b>	20 feet minimum	20 feet minimum	10 feet from property line
<b>Corner lot</b>	40 feet minimum from right-of-way	40 feet minimum from right-of-way	75 feet from center line of intersection

§ 295-372. Parking. Parking shall conform to the requirements as set forth in Article XXVIII, Off-Street Parking Requirements.

§ 295- 373. Signs. Signs shall be regulated as set forth in § 295-361, Regulation of signs.

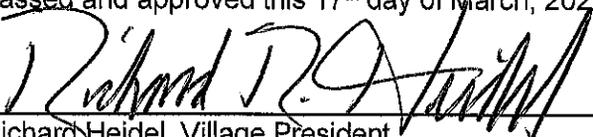
§ 295- 374. Other requirements.

A. Structures and buildings allowed in the I-3 Airport Industrial District shall meet the regulations of this district and the other articles of this chapter, as determined by the Village Zoning Administrator/Building Inspector and approved by the Site Review Committee.

**Section 3:** Any Ordinance or parts thereof, inconsistent herewith are hereby repealed.

**Section 4.** This Ordinance shall be published as required by law after passage by the Village Board.

Passed and approved this 17<sup>th</sup> day of March, 2020.

  
 Richard Heidel, Village President

Attest:

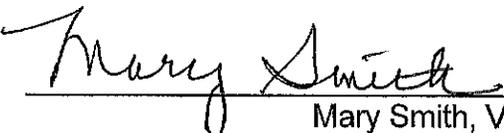
  
 Aaron Kramer, Village Administrator

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I, Mary Smith, am the duly qualified and acting Village Clerk of the Village of Hobart, Brown County, Wisconsin. I hereby certify that the aforementioned is a true and exact reproduction of the original ordinance or resolution adopted by the Village Board.

IN WITNESS WHEREOF, I have executed this Certificate in my official capacity on March 17<sup>th</sup> 2020.

(Seal)

  
 Mary Smith, Village Clerk