

SECTION 13 PLAN COMMISSION APPROVAL

13.01 BUILDING SITE AND OPERATIONAL PLANS

Where required: In the case of certain uses, as determined by the Zoning Administrator, the character of which could have substantial adverse impact on surrounding property values or public highway facilities by reason of the arrangement of structures and related uses on the land including the total appearance of said arrangement or by arrangement of access from public streets to off-street parking and loading facilities, or where specifically directed in this ordinance, it will be required as a qualifying condition to their permissibility to submit for approval by the Plan Commission their proposed building site and operational plans.

13.02 USE BY RIGHT.

Use by Right Not Infringed: Such required approval shall be limited solely to reasonable compliance with design, locational and operational requirements and shall not involve the basic permissibility of the use where such use is permitted as a "permitted use".

13.03 ACCEPTABILITY CRITERIA.

In determining the acceptability of the building, site or operational plans, the Plan Commission shall take into consideration the following factors as well as any others it deems related:

- a. The general design and appearance of any structures in terms of generally accepted standards of good taste, particularly in terms of the relationship and effect upon surrounding properties and compliance with Section 2 of this Chapter.
- b. The relationship of structures and uses to each other and to the site, with particular consideration of traffic flow, access, screening of parking and storage areas and general appearance.
- c. The character of the operation in terms of its impact upon traffic facilities, sewage disposal, water supply and environmental character with particular consideration of the control of any possible noise, dust, odor or other undesirable operating characteristic, including compliance with the Performance Standards of Section 14.

13.04 FORM OF SUBMITTAL.

- a. Before issuing an Occupancy and Building Permit, the Zoning Administrator shall submit the necessary building, site and operational plans to the Plan Commission for its consideration. Such plans shall be in reasonable detail to enable the Commission to properly evaluate them, and shall specifically include the following:
 - (1.) A site plan of the property accurately dimensioned showing the location of all existing and proposed structures and use area.
 - (2.) Name of project
 - (3.) Owner's and/or developer's name and address.
 - (4.) Architect and/or engineer's name and address.
 - (5.) Date of plan submittal.
 - (6.) Existing topography shown at a contour interval not less than two (2)feet, (or where not readily available elevations at appropriate locations).
 - (7.) Proposed changes in topography.

- (8.) The characteristics of soils related to contemplated uses.
 - (9.) The type, size, location and dimensions of all structures including fences and walls.
 - (10.) Location and number of parking, loading and storage areas.
 - (11.) Primary building materials used in construction of all structures.
 - (12.) Height of building(s).
 - (13.) Location and size of existing and proposed sanitary sewers, septic tanks and disposal fields, holding tanks, storm sewers and water mains.
 - (14.) Location of proposed solid waste (refuse) storage area.
 - (15.) Location of pedestrian sidewalks and walkways.
 - (16.) Existing and proposed public right-of-way widths.
 - (17.) Location, type, height and intensity of proposed lighting.
 - (18.) Location of existing trees, and extent and type of proposed plantings including type and extent of erosion control.
 - (19.) A graphic delineation of any planned development staging.
 - (20.) Architectural plans, elevations, and perspective drawings and sketches illustrating the design and character of proposed structures.
 - (21.) Any other site or use information, such as 100 year interval flood lines, which will assist the Plan Commission in making a determination and recommendation on the proposal.
- b. In addition, operations plan data to be submitted with all plan review applications shall include at least the following:
- (1.) Specific use of site and building(s).
 - (2.) Hours of operations.
 - (3.) Number of full and part time employees.
 - (4.) Estimate of daily truck and auto trips to the site.
 - (5.) Type of materials and equipment to be stored on site.
 - (6.) Method of handling solid and liquid waste disposal.
 - (7.) Method of exterior maintenance (site and buildings).
 - (8.) Method of site and building security other than local police.
 - (9.) Copies of all special use permits issued by state or county agencies.
 - (10.) Any other information which will assist the Plan Commission in making a determination and recommendation of the proposal.

SECTION 14 PERFORMANCE STANDARDS.

14.01 COMPLIANCE.

The performance standards enumerated below are designated to limit, restrict and prohibit the effects of uses permitted by this Ordinance outside their premises. The use of all structures, lands, air and water shall hereafter, in addition to complying with the use, site and sanitary regulations contained in this Ordinance, shall comply with the following performance standards.

14.02 AIR POLLUTION.

No activity shall be permitted which emits air pollutants in excess of the standards permitted by Federal, State and County laws, regulations and ordinances.

14.03 FIRE AND EXPLOSIVE HAZARDS.

All activities involving the manufacturing, utilization, processing or storage of inflammable and explosive materials shall be provided with adequate safety devices against the hazard of fire and explosion and with fire-fighting and fire-suppression equipment and devices that are standard in the industry. All materials that range from active to intense burning shall be manufactured, utilized, processed, and stored only in compliance with State of Wisconsin administrative code standards.

14.04 GLARE AND HEAT.

No activity shall emit glare or heat that is visible or measurable outside the premises, except activities in the industrial district which may emit sky reflected glare which shall not be visible at ground level outside the premises.

14.05 WATER QUALITY PROTECTION.

No activity shall locate, store, discharge or permit the discharge of any treated, untreated or inadequately treated liquid, gaseous or solid materials of such nature, quantity, obnoxiousness, toxicity or temperature that might run off, seep, percolate or wash into surface or subsurface waters so as to contaminate, pollute or harm such waters or cause nuisances such as objectionable shore deposits, floating or submerged debris, oil or scum, color, odor, taste or unsightliness or be harmful to human, animal, plant or aquatic life. In addition, no activity shall withdraw water or discharge any liquid, gaseous, or solid materials so as to exceed or contribute toward the exceeding of the standards set forth in the Wisconsin Administrative Code.

14.06 NOISE.

- a. No activity in an M-1 Industrial District shall produce a sound level outside the property boundary that exceeds the following sound level measured by a sound level meter and associated octave band filter:

Octave Band Frequency (Cycles per second)	Sound Level Decibels
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
4800 and above	39

- b. No other activity in any other district shall produce a sound level outside its premises that exceeds the following:

<i>Octave Band Frequency (Cycles per second)</i>	<i>Sound Level Decibels</i>
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
4800 and above	32

- c. 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.

14.07 ODORS.

No activity shall emit any odorous matter of such nature or quantity as to be offensive, obnoxious or unhealthful outside their premises.

14.08 RADIOACTIVITY AND ELECTRICAL DISTURBANCES.

No activity shall emit radioactivity or electrical disturbances outside its premises that are dangerous or adversely affect the use of neighboring premises including radio and television receiver operation.

14.09 VIBRATION.

No activity in any district shall emit vibrations which are discernible without instruments outside its premises. No activity in any district shall emit vibrations which exceed the following displacement measured with a three-component measuring system:

<i>Frequency (Cycles per second)</i>	<i>Outside the Premises</i>
0 to <10	.0020
10 to <20	.0010
20 to <30	.0006
30 to <40	.0004
40 to <50	.0003
50 & over	.0002