

STATE OF WISCONSIN

WAUKESHA COUNTY

VILLAGE OF ELM GROVE

CHAPTER 335-25
OF THE VILLAGE OF ELM GROVE CODE OF ORDINANCES
M-1 LIMITED MANUFACTURING DISTRICT, ARTICLE III ZONING DISTRICTS

THE VILLAGE BOARD OF THE VILLAGE OF ELM GROVE DO ORDAIN AS FOLLOWS:

Section 1: §335-25 M-1 Limited Manufacturing District of the Village of Elm Grove Code of Ordinances is hereby amended by the ~~deletion~~ of text and the addition of underlined text.

The M-1 Manufacturing District is intended to provide for manufacturing, industrial and related uses of a limited nature and size in situations where such uses are not located in basic industrial groupings and where the relative proximity to other uses requires more restrictive regulation.

A. Permitted Uses.

(1) Indoor storage and warehouse facility.

A. B. Conditional uses. Processing, manufacturing and/or storage of the following, provided that the Plan Commission, in approving or disapproving proposed locations for uses under this subsection, shall give due consideration to the character and suitability for development of the neighborhood in which any such use is proposed to be located, and shall also base its decision on such evidence as may be presented to the Plan Commission regarding those attributes of the proposed use, such as increased traffic on the public streets, heavy vehicular traffic and the emission of noise, smoke, dust or dirt, odorous or noxious gases and the like, that would be detrimental to such character and such suitability for development.

- (1) Dairies and bottling plants.
- (2) Dry cleaners and dyeing establishments.
- (3) Laundries.
- (4) Printing and publishing.
- (5) Wholesaling and distributors.
- (6) Any similar use, subject to the approval of the Plan Commission.
- (7) Adult-oriented establishments.
- (8) Garages for storage of vehicles used in conjunction with the operation of an industry.
- (9) Off-street parking and loading areas.
- (10) Office, storage, power supply and other uses normally auxiliary to the principal industrial operations.
- (11) Restaurants and delicatessens to serve industrial workers.
- (12) Experimental, testing and research laboratories.

(13) Factory outlets.

(14) Millwork.

(15) Service facilities for in-factory day-care services to employees, provided that all state and federally imposed standards for day-care facilities are complied with.

(16) Utilities.

(17) Wireless communication antennas.

~~B.~~ C. Lot area and width. Lots in the M-1 District shall have a minimum of 20,000 square feet in area and shall be not less than 50 feet in width at the front building line.

~~G.~~ D. Building height and area. No structure or parts of a structure shall exceed 45 feet in height or two stories. Accessory structures shall not exceed 10 feet in height.

~~D.~~ E. Yards (principal and/or accessory structures).

(1) There shall be a minimum building setback of 50 feet from each abutting street right-of-way.

(2) There shall be a side yard setback on each side of the principal structure not less than 30 feet in width.

(3) There shall be a rear yard setback of not less than 30 feet.

~~E.~~ F. Maximum impervious surface: 80% of lot area.

~~F.~~ G. Maximum building footprint area: 60% of lot area.

~~G.~~ H. Plan of operation required. (Refer to § [335-85](#).)

Section 2: If any section, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remainder of such ordinance.

Section 3: This ordinance shall take effect and be in full force upon passage.

Passed and approved this 26th day of May 2009

VILLAGE OF ELM GROVE

Neil H. Palmer, Village President

Mary S. Stredni, Village Clerk