

ORDINANCE NO. 07.2017

**ORDINANCE ADOPTING TEXT AMNDMENTS TO THE
TOWN OF POLK ZONING ORDINANCE**

The Town Board of the Town of Polk, does hereby ordain to amend Sections 3.08 and 3.09 of the Zoning Ordinance Title X of the Municipal Code of the Town of Polk, Washington County, Wisconsin, as identified in Exhibit A and summarized as follows:

SECTION 1. Regulations for mini-warehouses as a permitted use in B-1 Business District prior to August 8, 2017;

SECTION 2. Regulations for mini-warehouses as a permitted use in the M-1 Industrial District prior to August 8, 2017;

SECTION 3. Regulations for mini-warehouses as a conditional use in M-1 Industrial District after August 7, 2017;

SECTION 5. This Ordinance shall take effect upon passage by a majority vote of the full membership of the Town Board and publication or posting as required by law.

ADOPTED this 8th day of August, 2017.

Albert J. Schulteis
Town Chair

Ayes 3 Noes 0 Absent 0

Published/Posted: 8/9/17

Attest: Mark Degutz
Town Clerk

EXHIBIT A ORDINANCE 07.2017

Present Zoning text:

3.08 B-1 BUSINESS DISTRICT

This district is intended to provide for the orderly and attractive grouping at appropriate locations of retail establishments serving the Town.

(1) Permitted Uses: A building or premise shall be used only for the following purposes:

(A) Retail establishments such as:

- (1) through (32)
- (33) Mini-warehouses
- (34) through (57).

Requested Zoning Text Change:

3.08 B-1 BUSINESS DISTRICT

This district is intended to provide for the orderly and attractive grouping at appropriate locations of retail establishments serving the Town.

(1) Permitted Uses: A building or premise shall be used only for the following purposes:

(A) Retail establishments such as:

- (1) through (32)
- ~~(33) Mini-warehouses~~

Renumber (34) through (57) as (33) through 56.

(F) Mini-warehouses lawfully established prior to August 8, 2017, provided no perishable, flammable, hazardous, or explosive materials are stored and no sale of merchandise is conducted.

Current Zoning Text:

3.09 M-1 INDUSTRIAL DISTRICT

This District is intended to provide for manufacturing and related uses at appropriate locations within the Town.

(1) Permitted Uses: A building or premise shall be used only for the following purposes:

(A) Automotive body repairs.

Through

- (U) Agriculture, general farming, pasturage, and cash cropping.
- (V) Other uses deemed similar by the Town Plan Commission.

(2) Conditional Uses: In addition to the above permitted uses, the following uses may be permitted by the Town Board after review and public hearing:

- (A) Freight yards, freight terminals, and trans-shipment depots.
- (B) Breweries.
- (C) Crematories

- (D) Residential Quarters of the owner, proprietor, commercial tenant, employee, or caretaker as a secondary use.
- (E) Ready mix plants
- (F) Mobile Service Facilities, subject to the provisions of Section 4.07 of this Title.

Requested Zoning Text Change:

3.09 M-1 INDUSTRIAL DISTRICT

This District is intended to provide for manufacturing and related uses at appropriate locations within the Town.

(1) Permitted Uses: A building or premise shall be used only for the following purposes:

(A) Automotive body repairs.

Through

(U) Agriculture, general farming, pasturage, and cash cropping.

(V) ~~Other uses deemed similar by the Town Plan Commission~~ Mini-warehouses lawfully established prior to August 8, 2017, provided no perishable, flammable, hazardous, or explosive materials are stored and no sale of merchandise is conducted.

~~(W) Other uses deemed similar by the Town Plan Commission.~~

2) Conditional Uses: In addition to the above permitted uses, the following uses may be permitted by the Town Board after review and public hearing:

(A) Freight yards, freight terminals, and trans-shipment depots.

(B) Breweries.

(C) Crematories

(D) Residential Quarters of the owner, proprietor, commercial tenant, employee, or caretaker as a secondary use.

(E) Ready mix plants

(F) Mobile Service Facilities, subject to the provisions of Section 4.07 of this Title.

(G) Mini-warehouses lawfully established after August 7, 2017 provided no perishable, flammable, hazardous, or explosive materials are stored; no sale of merchandise is conducted .