

**SHEBOYGAN COUNTY    ORDINANCE NO. 18 (2007/08)**

Re:    **Amending Chapter 72 Allowing Light Industry in Shoreland District**

**WHEREAS**, Section 72.10 of the Sheboygan County Shoreland Ordinance allows certain conditional uses, and

**WHEREAS**, the Resources Committee has determined that allowing light industry as a conditional use within the Shoreland District would promote the general welfare of Sheboygan County, and

**WHEREAS**, the Resources Committee held a public hearing on February 28, 2008, on the proposed amendment as set forth below and gave notice to the Wisconsin Department of Natural Resources as required by Section 72.28(3) of the Code;

**NOW, THEREFORE**, the County Board of Supervisors of the County of Sheboygan does ordain as follows:

Section 1.    **Amending Section 72.10(4)**. Section 72.10(4) of the Sheboygan County Code of Ordinances is hereby amended by adding a new Subsection (p) and relettering the remaining Subsections accordingly:

- (p)    Light Industry, provided that the following conditions shall apply in addition to any other conditions that may be established by the Resources Committee:
  - 1.    Only previously existing structures or other developments may be converted to light industrial uses.
  - 2.    The underlying municipal zoning is industrial or commercial.
  - 3.    All structures over one thousand (1,000) square feet in area shall be set back at least one hundred feet (100') from the ordinary high water mark (OHWM) of navigable waters.
  - 4.    All parking lots, support and accessory facilities, and other impervious surfaces that, in the aggregate, exceed five thousand (5,000) square feet in area shall be set back at least one hundred feet (100') from the ordinary high water mark (OHWM) of navigable waters.
  - 5.    Stormwater management and erosion control plans for the site shall be required and implemented. The plans and implementation shall be reviewed and approved by the Sheboygan County Land and Water Conservation Department (LWCD) for existing developments in which parking lots, support and accessory facilities, and other impervious surfaces, in the aggregate, exceed ten thousand (10,000) square feet in area. The plans and their implementation shall be based on Best Management Practices (BMPs) and shall be designed and installed to handle the largest storm event possible considering the physical constraints of the existing property prior to the planning and construction of additional impervious

surfaces. The plans shall discourage direct stormwater discharge to the navigable waters, or shall provide for adequate detention/retention or pretreatment. In addition, the plans shall include an "Operation and Maintenance Plan" that establishes monitoring and maintenance requirements for the BMPs to ensure the BMPs will operate as designed and thereby protect the waters of the state. BMPs shall be constructed prior to the start of the industrial/manufacturing operation pending soil and weather conditions.

6. Outdoor storage of raw materials, finished products, and waste materials/process by-products shall be prohibited or otherwise screened from view and covered to prevent off-site migration via wind or water.
7. The storage, processing, or manufacture of any materials which are hazardous, explosive, or otherwise injurious to humans, animals, vegetation, ground, and surface waters shall be prohibited.
8. Motor vehicle service and repair facilities shall be prohibited.

Section 2. **Amending Section 72.27.** Section 72.27 of the Sheboygan County Code of Ordinances is hereby amended by adding new Subsections (8) and (55) and renumbering the remaining Subsections accordingly:

- (8) **BEST MANAGEMENT PRACTICES (BMPs).** The Stormwater Management Technical Standards as defined by the Wisconsin Department of Natural Resources currently posted at <http://dnr.wi.gov/runoff/stormwater/techstds.htm>, and any subsequent amendments thereto.
- (55) **LIGHT INDUSTRY.** Manufacturing which uses predominantly previously prepared materials, finished products, or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales and distribution of such products. Light industry does not include basic industrial processing and manufacturing of raw or extracted material and storage of or manufacturing processes using flammable, explosive, offensive, or otherwise potentially hazardous materials.

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Section 3. **Effective Date**. The herein Ordinance shall take effect upon enactment.

Respectfully submitted this 18th day of March, 2008.

**RESOURCES COMMITTEE**

*Keith Abler*

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Keith Abler, Chairperson

*Harold H. Riemer*

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Harold H. Riemer, Vice-Chairperson

*Michael S. Ogea*

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Michael S. Ogea, Secretary

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David C. Cary

ENACTED 4.8.2008

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