

(14) Storage Yards (*Letter (d) below amended, Ordinance No. 21-O1000, adopted 3/16/21*)

- (a) Applicant shall submit a detailed site plan, which shall be subject to review and approval of the Zoning Administrator and the use is prohibited unless and until approval is granted.
- (b) Applicant shall submit a Fire and Emergency Plan, which shall be subject to review and approval of the Zoning Administrator and the use is prohibited unless and until approval is granted.
- (c) Applicant shall submit a hazardous material handling and control plan, which shall be subject to review and approval of the Zoning Administrator and the use is prohibited unless and until approval is granted.
- (d) All items shall be stored a minimum of 35' from the property line. The Common Council has the authority to reduce the setback to 5' from the property line under appropriate conditions based on the storage yard screening, type of product being stored, and general operations of the storage yard business. In no case shall items be stacked or stored greater than 12' in height within 35' of the property lines.
- (e) There shall be no stacking of items higher than 20' from grade elevation.
- (f) Property shall be fenced with a minimum 8' fence or provide a berming and landscaping plan, which shall be subject to review and approval of the Zoning Administrator and the use is prohibited unless and until approval is granted.
- (g) Applicant shall submit a road cleaning plan, which shall be subject to review and approval of the Zoning Administrator and the use is prohibited unless and until approval is granted.
- (h) Security cameras shall be installed as required by the City Police Department.
- (i) Shall comply with all other Zoning, Fire, Building, Engineering, Utility and other Municipal Ordinances, and all applicable laws.

(15) Tower / antenna of any Height (Not in public R-O-W) (*Repealed and Recreated Ordinance No. 20-O980, adopted 7/7/20*)

- (a) All towers or antennas shall meet and conform to all current standards listed in the Wisconsin State Statutes §66.0404 that regulate Mobile tower siting regulations. Towers and Antenna of any height shall also conform with all other applicable State, Federal and Local requirements.
- (b) Shall comply with all other Zoning, Fire, Building, Engineering, Utility and other Municipal Ordinances, and all applicable laws.
- (c) Limitations upon Authority. The City review and action in the matter shall be subject to the limitations imposed by Wisconsin Statutes Sections 66.0404(4) and 66.0414, as applicable. In the event the applicant believes the City has exceeded its authority in this regard, the applicant shall notify the Plan Commission in writing and the Plan Commission reserves the right to reconsider the matter, to ensure that applicable laws are followed.

- (d) Conditional use status shall not be granted to communication towers unless the tower is located so that there is sufficient radius of clear land around the tower so that its collapse shall be completely contained on the property, subject to the following. Except as provided in Subsection (f), below, if an applicant provides the City with engineering certification showing that the tower is designed to collapse within a smaller area than the radius equal to the height of the tower, the smaller area shall be used unless the City has and provides to the applicant substantial evidence that the engineering certification is flawed.
- (e) Aesthetic Requirements. All users of the City right-of-way shall comply with the following aesthetic standards:
- (a) In areas where facilities are currently nonexistent or underground, undergrounding is required.
 - (b) No new above ground structures, including co-locations on existing structures, shall be placed within 500 feet of historic structures or historic districts designated by the National Register of Historic Places in Wisconsin or listed on the State Register of Historic Places. The 500-foot separation is waived for installations that are completely concealed from view, or are not visible from locations where the historic structure can be observed.
 - (c) Attachments to existing structures shall be designed to be flush with the existing structure as much as can reasonably be done, shall be a color that matches the existing structure and shall be the smallest size possible to reasonably accommodate the intended purpose. If the structure to which the attachment is made changes color due to repainting, resurfacing or other means, the attachment shall be modified to match the new color.
 - (d) Any party objecting to the requirements of this Subsection (e) shall have an opportunity to demonstrate that the requirement constitutes an effective prohibition in violation of State or Federal law, in an appeal made pursuant to Section 17.810 of this Code.
- (f) Setback. Any tower that is constructed on or adjacent to a parcel of land on or adjacent to which single-family residential use is permitted shall be setback from every lot line of a parcel for which single-family residential use is permitted by a distance that equals or exceeds the height of the tower.