

#### 4.13 Special Purpose District (SP)

##### (1) Purpose and Intent of Special Purpose District (SP)

The purpose of this district is to provide a means of obtaining the goals and objectives of the Town's Smart Growth Comprehensive Plan. The SP District is intended to provide for those uses which create, or could present special problems, hazards or other circumstances with regard to the use of land. This District is to include those uses of land which require large expanses of land; those which afford hazards to health, safety, or other aspects of the general welfare; and those for which it is desirable to have a limited number of a given land use within the community. All such uses shall be conditional uses and subject to the consideration and approval of the Planning and Zoning Committee. The Planning and Zoning Committee may require special facilities as a condition of approval such as, but not limited to fences, trees, shrubbery, barriers and other applicable material to protect the general public, the aesthetics of the area, or the immediate environment.

##### (2) Conditional Uses

A conditional use in this District is to permit the following uses only after public hearing and approval of the Planning and Zoning Committee in accordance with the provisions of Section 5 of this Ordinance.

(A) Refuse disposal sites, dumping grounds, sanitary landfill operations, or similar uses; with the specific provision that setbacks, screening, protective fencing, or some combination of these be provided in a manner adequate to protect the general public from any and all nuisances, hazards or other harmful conditions.

(B) Facilities for the production, mining, processing or storage of concrete, blacktop, asphalt, or other pavings or road surfacing or building material provided said facilities comply with the provisions of the Town of Rock Mining Ordinance.

(C) Airports open to the public, heliports, hangars, or accessory structures.

(D) Cemeteries when they comply with the provisions of Section 157.06 of the Wisconsin Statutes.

(E) Race Tracks.

(F) Sewerage treatment facilities and garbage incinerators.

(G) Junkyards and automobile salvage yards.

(H) Sand and gravel operations provided said operations comply with the provisions of the Town of Rock Mining Ordinance.

(I) A temporary mobile office to be used by a business or manufacturing concern located in the Town of Rock during the expansion or remodeling of its existing business or manufacturing premises within the Town of Rock. The temporary mobile office shall be

located in conjunction with its existing business or manufacturing premises within the Town of Rock and shall be used for only such period as shall be authorized by the Planning and Zoning Committee of the Town of Rock, which period shall not exceed 24 months.

(J) Garage, warehouse, and office facilities for use in concrete construction which are not inconsistent with the purpose and intent of the Special Purpose District.

(K) Storage and maintenance of excavating and grounds keeping equipment and machinery, provided all maintenance to said machinery and equipment is done within an enclosed building. *(Amended by Ordinance 2018-01)*

(L) Storage, warehousing, welding, fabrication and office facilities used in connection with the agricultural and construction industries so as long as said use is consistent with the purpose and intent of the Special Purpose District. *(Added by Ordinance 2017-3)*

(3) Requirements For Conditional Uses

(A) Minimum Lot Area ----- 5 acres

(B) Minimum Front Yard Setback ----- 50 feet

(C) Minimum Side Yard Setback ----- 20 feet

(D) Minimum Rear Yard Setback ----- 25 feet

(E) All front yard setbacks are also subject to Section 10.1 of this Ordinance for setbacks on arterial, collector, and local roads.

(F) If on-site production, mining or processing operations are not carried out continuously for one year at any location, the same shall be considered to have been abandoned and, prior to any further excavation or processing, a new permit shall be required.