

Date: November 22, 2016  
To: Wisconsin Rapids Planning Commission  
From: Tim Schwecke, AICP  
Subject: Wisconsin Rapids zoning code rewrite project

**CIVITEK**  
**CONSULTING**

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At our meeting on November 21, 2016, we started reviewing the land-use matrix and made good progress. As part of that discussion, we talked about the need for a new zoning district for mobile home parks and the potential of dropping the M-3 district.

We'll continue reviewing the land-use matrix at our upcoming meeting on December 21, 2016 and will start with 11.08.

As we continue to work through the matrix and other related parts of the code, we'll craft the core part of the zoning code which involves the base zoning districts, permitted land uses, review procedures, and supplemental standards.

The land-use matrix is attached for your convenience.



**Exhibit 7-1. Land-use matrix**

1	Agriculture	Special Standards	Secondary Review	Zoning District													
				RR	R-1	R-2	R-3	B-1	B-2	B-3	B-4	B-5	M-1	M-2	M-3	C-1	
1.01	Agriculture, crop	11.07.231	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-
1.02	Agriculture, general	11.07.232	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-
1.03	Agriculture-support services	11.07.233	ZP	C	-	-	-	-	-	-	-	-	-	-	-	-	-
1.04	Aquaculture	11.07.234	AR,SP,PO,ZP	C	-	-	-	-	-	-	-	-	C	C	-	C	-
1.05	Greenhouse	11.07.235	SP,PO,ZP	C	-	-	-	-	C	-	-	-	C	C	-	-	-
<b>2 Resource-Based Uses</b>																	
2.01	Dam	11.07.241	SP,PO,ZP	C	-	-	-	-	-	-	-	-	-	-	-	-	C
2.02	Forestry	11.07.242	-	P	P	P	P	P	P	-	-	-	P	P	P	P	P
2.03	Nonmetallic mine	11.07.243	SP,PO,ZP	C	C	-	-	-	-	-	-	-	C	C	C	-	-
<b>3 Residential</b>																	
3.01	Mixed-use housing	11.07.251	AR,SP,ZP	-	-	-	-	P	C	-	-	-	-	-	-	-	-
3.02	Mobile home park	11.07.252	SP,ZP	C	C	C	-	-	-	-	-	-	-	-	-	-	-
3.02	Multi-family, 2 units	11.07.253	ZP	-	-	P	P	-	-	-	-	-	-	-	-	-	-
3.03	Multi-family, 3 to 8 units	11.07.254	AR,SP,ZP	-	-	-	P	-	-	-	-	-	-	-	-	-	-
3.04	Multi-family, 9 or more units	11.07.255	AR,SP,ZP	-	-	-	C	-	-	-	-	-	-	-	-	-	-
3.05	Single-family dwelling	11.07.256	ZP	P	P	P	-	-	-	-	-	-	-	-	-	-	-
3.06	Townhouse, 3 to 8 units	11.07.257	AR,SP,ZP	-	-	-	P	-	-	-	-	-	-	-	-	-	-
3.07	Townhouse, 9 or more units	11.07.258	AR,SP,ZP	-	-	-	C	-	-	-	-	-	-	-	-	-	-
3.08	Twin home	11.07.259	ZP	-	-	P	P	-	-	-	-	-	-	-	-	-	-
<b>4 Special Care Facilities</b>																	
4.01	Adult family home	11.07.271	ZP	P	P	P	P	-	-	-	-	-	-	-	-	-	-
4.02	Community living arrangement, 8 or fewer residents [1]	11.07.272	ZP	P	P	P	P	-	-	-	-	-	-	-	-	-	-
4.03	Community living arrangement, 9 to 15 residents [1]	11.07.273	AR,SP,ZP	C	-	C	P	-	-	-	-	-	-	-	-	-	-
4.04	Foster home and treatment foster home [2]	11.07.274	ZP	P	P	P	P	-	-	-	-	-	-	-	-	-	-
4.05	Group day care center	11.07.275	AR,SP,PO,ZP	-	-	C	C	C	P	-	-	-	C	-	-	C	-
4.06	Group day care center (company)	11.07.276	AR,SP,PO,ZP	-	-	-	-	C	P	-	-	-	C	C	C	C	-
4.07	Hospice care center	11.07.277	AR,SP,ZP	C	-	C	C	C	C	-	-	-	-	-	-	-	-
4.08	Nursing home	11.07.278	AR,SP,ZP	-	-	C	C	C	P	-	-	-	-	-	-	-	-
4.09	Retirement home (assisted living)	11.07.279	AR,SP,ZP	C	-	C	C	C	C	-	-	-	-	-	-	-	-
4.10	Temporary residential shelter	11.07.280	AR,SP,ZP	-	-	C	C	C	C	-	-	-	-	-	-	-	-
<b>5 Group Accommodations</b>																	
5.01	Boarding house	11.07.291	AR,SP,ZP	-	-	-	C	-	-	-	-	-	-	-	-	-	-
5.02	Campground	11.07.292	SP,PO,ZP	C	-	-	-	-	-	-	-	-	-	-	-	-	C
5.03	Group recreation camp	11.07.293	SP,PO,ZP	C	-	-	-	-	-	-	-	-	-	-	-	-	C
5.04	Overnight lodging	11.07.294	AR,SP,ZP	-	-	-	-	P	P	-	-	-	C	-	-	-	-
5.05	Resort	11.07.295	AR,SP,PO,ZP	C	-	-	-	-	-	-	-	-	-	-	-	-	C
5.06	Tourist rooming house	11.07.296	AR,SP,ZP	C	C	C	C	-	-	-	-	-	-	-	-	-	-

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Exhibit 7-1. Land-use matrix - continued

	Special Standards	Secondary Review	Zoning District														
			RR	R-1	R-2	R-3	B-1	B-2	B-3	B-4	B-5	M-1	M-2	M-3	C-1		
<b>6 Food and Beverage Sales</b>																	
6.01	Brewpub	11.07.301	AR,SP,PO,ZP	-	-	-	-	P	P								
6.02	Restaurant	11.07.302	AR,SP,PO,ZP	-	-	-	-	P	P								
6.03	Tavern	11.07.303	AR,SP,PO,ZP	-	-	-	-	P	P								
<b>7 Vehicle Rental, Sales, and Service</b>																	
7.01	Heavy vehicle sales and service	11.07.311	AR,SP,PO,ZP	-	-	-	-	-	C						C	C	-
7.02	Truck-trailer rental establishment	11.07.312	AR,SP,PO,ZP	-	-	-	-	-	C						C	-	-
7.03	Vehicle fuel station	11.07.313	AR,SP,PO,ZP	-	-	-	-	C	P						C	-	-
7.04	Vehicle repair shop	11.07.314	AR,SP,PO,ZP	-	-	-	-	-	C						P	-	-
7.05	Vehicle sales and rental	11.07.315	AR,SP,PO,ZP	-	-	-	-	-	P						C	-	-
7.06	Vehicle service shop	11.07.316	AR,SP,PO,ZP	-	-	-	-	-	P						P	-	-
7.07	Vehicle storage yard	11.07.317	SP,PO,ZP	-	-	-	-	-	-						C	C	-
<b>8 General Sales</b>																	
8.01	Outdoor sales	11.07.321	AR,SP,PO,ZP	-	-	-	-	-	C						C	C	-
8.02	Retail sales, 10,000 sq ft or less	11.07.322	AR,SP,PO,ZP	-	-	-	-	P	P						P	-	-
8.03	Retail sales, 10,001 to 40,000 sq ft	11.07.323	AR,SP,PO,ZP	-	-	-	-	C	P						P	-	-
8.04	Retail sales, more than 40,000 sq ft	11.07.324	AR,SP,PO,ZP	-	-	-	-	C	C						C	-	-
<b>9 General Services</b>																	
9.01	Administrative services	11.07.331	AR,SP,PO,ZP	-	-	-	-	P	P						P	-	-
9.02	Adult-oriented establishment	11.07.332	AR,SP,PO,ZP	-	-	-	-	-	-						C	C	-
9.03	Body-piercing establishment	11.07.333	AR,SP,PO,ZP	-	-	-	-	P	P						-	-	-
9.04	Commercial kennel	11.07.334	AR,SP,PO,ZP	C	-	-	-	-	C						C	C	-
9.05	Commercial stable	11.07.335	AR,SP,PO,ZP	C	-	-	-	-	-						-	-	C
9.06	Equipment rental, large	11.07.336	AR,SP,PO,ZP	-	-	-	-	-	-						P	P	-
9.07	Equipment rental, small	11.07.337	AR,SP,PO,ZP	-	-	-	-	C	P						C	-	-
9.08	Financial services	11.07.338	AR,SP,PO,ZP	-	-	-	-	P	P						P	-	-
9.09	Funeral home	11.07.339	AR,SP,PO,ZP	-	-	-	-	P	P						-	-	-
9.10	General repair	11.07.340	AR,SP,PO,ZP	-	-	-	-	C	P						-	-	-
9.11	General services	11.07.341	AR,SP,PO,ZP	-	-	-	-	P	P						-	-	-
9.12	Health care center	11.07.342	AR,SP,PO,ZP	-	-	-	-	C	C						P	-	-
9.13	Health care clinic	11.07.343	AR,SP,PO,ZP	-	-	-	-	C	P						P	-	-
9.14	Instructional services	11.07.344	AR,SP,PO,ZP	-	-	-	-	P	P						-	-	-
9.15	Landscape business	11.07.345	AR,SP,PO,ZP	-	-	-	-	-	C						P	C	-
9.16	Professional services	11.07.346	AR,SP,PO,ZP	-	-	-	-	P	P						P	-	C
9.17	Tattoo establishment	11.07.347	AR,SP,PO,ZP	-	-	-	-	P	P						-	-	-
9.18	Veterinary clinic, general	11.07.348	AR,SP,PO,ZP	C	-	-	-	-	C						-	C	C
9.19	Veterinary clinic, small animal	11.07.349	AR,SP,PO,ZP	C	-	-	-	P	P						-	C	C

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Exhibit 7-1. Land-use matrix – continued

		Special Standards	Secondary Review	Zoning District														
				RR	R-1	R-2	R-3	B-1	B-2	B-3	B-4	B-5	M-1	M-2	M-3	C-1		
<b>10 Recreation and Entertainment</b>																		
10.01	Driving range	11.07.361	AR,SP,PO,ZP	C	-	-	-	-	-	-	-	-	-	-	-	-	-	C
10.02	Golf course	11.07.362	AR,SP,PO,ZP	C	-	-	-	-	-	-	-	-	-	-	-	-	-	C
10.03	Indoor entertainment	11.07.363	AR,SP,PO,ZP	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-
10.04	Indoor recreation	11.07.364	AR,SP,PO,ZP	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-
10.05	Indoor shooting range	11.07.365	AR,SP,PO,ZP	C	-	-	-	C	C	-	-	-	-	-	-	-	-	-
10.06	Outdoor entertainment	11.07.366	AR,SP,PO,ZP	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-
10.07	Outdoor recreation	11.07.367	AR,SP,PO,ZP	C	-	-	-	-	C	-	-	-	-	C	C	-	-	C
<b>11 Government &amp; Community Services</b>																		
11.01	Administrative government center	11.07.381	AR,SP,PO,ZP	-	-	C	-	C	P	-	-	P	C	-	P	-	-	-
11.02	Animal shelter	11.07.382	AR,SP,PO,ZP	C	-	-	-	-	-	-	-	-	P	C	-	-	-	-
11.03	Cemetery	11.07.383	AR,SP,PO,ZP	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-
11.04	Civic use facility	11.07.384	AR,SP,PO,ZP	C	-	C	-	C	P	-	-	C	-	-	-	-	-	-
11.05	Community center	11.07.385	AR,SP,PO,ZP	C	C	C	C	P	P	-	-	C	-	-	-	-	-	-
11.06	Community cultural facility	11.07.386	AR,SP,PO,ZP	C	C	C	-	C	C	-	-	C	-	-	-	-	-	-
11.07	Community garden	11.07.387	SP,ZP	P	C	C	C	C	C	-	-	C	P	P	P	P	P	P
11.08	Educational facility, post-secondary	11.07.388	AR,SP,PO,ZP	-	-	-	-	C	C	-	-	C	C	-	C	-	-	-
11.09	Educational facility, pre-K through 12	11.07.389	AR,SP,PO,ZP	C	C	C	-	-	C	-	-	-	-	-	-	-	-	-
11.10	Maintenance garage	11.07.390	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-
11.11	Park	11.07.391	AR,SP,PO,ZP	P	P	P	P	P	P	-	-	P	C	C	C	C	P	P
11.12	Public safety facility	11.07.392	AR,SP,PO,ZP	C	-	-	-	C	P	-	-	C	P	C	C	-	-	-
11.13	Recreation trail	11.07.393	-	C	C	C	C	C	C	-	-	C	C	C	C	C	C	C
11.14	Worship facility	11.07.394	AR,SP,PO,ZP	C	C	C	C	C	P	-	-	C	-	-	-	-	-	-
<b>12 Telecommunications and Utilities</b>																		
12.01	Radio broadcast facility	11.07.411	AR,SP,PO,ZP	C	C	-	-	-	-	-	-	-	C	C	C	-	-	-
12.02	Solar power plant	11.07.412	SP,ZP	C	C	-	-	-	-	-	-	C	C	P	C	C	C	C
12.03	Stormwater management facility	11.07.413	-	P	P	P	P	P	P	-	-	P	P	P	P	P	P	P
12.04	Telecommunication collocation (class 1)	11.07.414	ZP	WT	WT	WT	WT	WT	WT	-	-	WT	WT	WT	WT	WT	WT	WT
12.05	Telecommunication collocation (class 2)	11.07.415	ZP	P	P	P	P	P	P	-	-	P	P	P	P	P	P	P
12.06	Telecommunication tower	11.07.416	SP,PO,ZP	WT	WT	WT	WT	WT	WT	-	-	WT	WT	WT	WT	WT	WT	WT
12.07	Utility installation, major	11.07.417	SP,PO,ZP	C	C	C	C	C	C	-	-	C	C	C	C	C	C	C
12.08	Utility installation, minor	11.07.418	ZP	P	P	P	P	P	P	-	-	P	P	P	P	P	P	P
12.09	Utility maintenance yard	11.07.419	AR,SP,PO,ZP	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-
<b>13 Transportation</b>																		
13.01	Airport	11.07.431	AR,SP,PO,ZP	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-
13.02	Bus storage facility	11.07.432	AR,SP,PO,ZP	C	-	-	-	C	C	-	-	-	C	C	-	-	-	-
13.04	Mass transit terminal	11.07.433	AR,SP,PO,ZP	-	-	-	-	C	P	-	-	C	-	-	C	-	-	-
13.06	Off-site parking lot	11.07.434	SP,ZP	-	-	-	-	C	P	-	-	C	-	-	C	-	-	-
13.05	Park-and-ride lot	11.07.435	SP,PO,ZP	C	-	-	-	C	P	-	-	C	C	C	C	-	-	-

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**Exhibit 7-1. Land-use matrix**

				Zoning District												
		Special Standards	Secondary Review	RR	R-1	R-2	R-3	B-1	B-2	B-3	B-4	B-5	M-1	M-2	M-3	C-1
<b>14 General Storage</b>																
13.06	Railroad	11.07.436	-	C	C	C	C	C	C			C	C	C	C	C
<b>14 General Storage</b>																
14.01	Boat and RV yard	11.07.451	AR,SP,PO,ZP	C	-	-	-	-	-			-	C	P	-	-
14.02	Bulk fuel storage	11.07.452	AR,SP,PO,ZP	-	-	-	-	-	-			-	C	P	-	-
14.03	Indoor boat storage	11.07.453	AR,SP,PO,ZP	-	-	-	-	-	-			-	P	C	C	-
14.04	Personal storage facility	11.07.454	AR,SP,PO,ZP	-	-	-	-	-	-			-	P	C	C	-
14.05	Truck terminal	11.07.455	AR,SP,PO,ZP	-	-	-	-	-	-			-	C	P	C	-
14.06	Warehouse	11.07.456	AR,SP,PO,ZP	-	-	-	-	-	-			-	P	P	P	-
<b>15 Industrial and Manufacturing</b>																
15.01	Artisan shop	11.07.471	AR,SP,PO,ZP	-	-	-	-	P	P			-	C	-	C	-
15.02	Construction equipment repair	11.07.472	AR,SP,PO,ZP	-	-	-	-	-	-			-	P	P	-	-
15.03	Construction equipment sales and service	11.07.473	AR,SP,PO,ZP	-	-	-	-	-	-			-	P	P	-	-
15.04	Contractor yard	11.07.474	AR,SP,PO,ZP	-	-	-	-	-	-			-	C	P	C	-
15.05	Manufacturing	11.07.475	AR,SP,PO,ZP	-	-	-	-	-	-			-	P	P	P	-
15.06	Salvage yard	11.07.476	AR,SP,PO,ZP	-	-	-	-	-	-			-	-	C	-	-
<b>16 Solid Waste</b>																
16.01	Composting facility	11.07.491	AR,SP,PO,ZP	C	-	-	-	-	-			-	C	C	-	-
16.02	Recycling center	11.07.492	AR,SP,PO,ZP	-	-	-	-	-	-			-	C	C	C	-
16.03	Solid waste transfer station	11.07.493	AR,SP,PO,ZP	-	-	-	-	-	-			-	C	C	C	-
<b>17 Accessory Uses</b>																
17.01	Accessory dwelling unit (ADU)	11.07.521	SP,ZP	C	C	C	C	-	-			-	-	-	-	-
17.02	Adult family home	11.07.522	ZP	P	P	P	P	-	-			-	-	-	-	-
17.03	Amateur radio and/or citizens band antenna	11.07.523	ZP	P	P	P	P	P	P			P	P	P	P	-
17.04	Bed and breakfast	11.07.524	SP,PO,ZP	C	C	C	C	-	-			-	-	-	-	-
17.05	Boat dock	11.07.525	-	P	P	P	P	P	P			P	P	P	P	P
17.06	Boathouse	11.07.526	ZP	P	P	P	P	P	P			P	P	P	P	P
17.07	Exterior communication device	11.07.527	-	P	P	P	P	P	P			P	P	P	P	P
17.08	Family day care home	11.07.528	ZP	P	P	P	P	-	-			-	-	-	-	-
17.09	Fence	11.07.529	-	P	P	P	P	P	P			P	P	P	P	P
17.10	Firewood storage	11.07.530	-	P	P	P	-	-	-			-	P	P	-	-
17.11	Foster home and treatment foster home [1]	11.07.531	ZP	P	P	P	P	-	-			-	-	-	-	-
17.12	Garage, nonresidential	11.07.532	AR,ZP	C	C	C	C	C	P			P	P	P	P	-
17.13	Garage, residential	11.07.533	ZP	P	P	P	P	-	-			-	-	-	-	-
17.14	Greenhouse	11.07.534	ZP	P	P	P	P	-	-			-	-	-	-	-
17.15	Home occupation, major	11.07.535	SP,PO,ZP	C	C	C	C	-	-			-	-	-	-	-

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**Exhibit 7-1. Land-use matrix**

	Special Standards	Secondary Review	Zoning District																
			RR	R-1	R-2	R-3	B-1	B-2	B-3	B-4	B-5	M-1	M-2	M-3	C-1				
<b>17 Accessory Uses - continued</b>																			
17.16 Home occupation, minor	11.07.536	ZP	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-
17.17 Household livestock	11.07.537	ZP	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C
17.18 Kennel, hobby	11.07.538	SP,PO,ZP	C	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-
17.19 Light industrial use incidental to sales/service	11.07.539	SP,PO,ZP	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-
17.20 Outdoor food and beverage service	11.07.540	SP,PO,ZP	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-
17.21 Play structure	11.07.541	-	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-
17.22 Pond	11.07.542	SP,ZP	P	P	P	P	-	-	-	-	-	P	-	-	-	-	-	-	P
17.23 Retaining wall	11.07.543	ZP	P	P	P	P	P	P	-	-	-	P	P	P	P	P	P	P	P
17.24 Sales incidental to industrial use	11.07.544	SP,PO,ZP	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
17.25 Service window, drive-up	11.07.545	SP,PO,ZP	-	-	-	-	-	C	P	-	-	-	-	-	-	-	-	-	-
17.26 Service window, walk-up	11.07.546	SP,PO,ZP	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-
17.27 Solar energy system, building-mounted	11.07.547	ZP	P	P	P	P	P	P	-	-	-	P	P	P	P	P	P	P	P
17.28 Solar energy system, ground-mounted	11.07.548	SP,ZP	P	P	P	P	P	P	-	-	-	P	P	P	P	P	P	P	P
17.29 Storage container	11.07.549	SP	-	-	-	-	-	-	C	-	-	C	-	-	-	-	-	-	-
17.30 Swimming pool	11.07.550	ZP	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-
17.31 Utility cabinet	11.07.551	ZP	P	P	P	P	P	P	-	-	-	P	P	P	P	P	P	P	P
17.32 Work/live dwelling unit	11.07.552	SP,ZP	-	-	-	-	-	P	C	-	-	-	-	-	-	-	-	-	-
17.33 Yard shed	11.07.553	ZP	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>18 Temporary Uses</b>																			
18.01 Contractor's office	11.07.601	SP,ZP	-	P	P	P	-	P	-	-	-	P	P	P	P	-	-	-	-
18.02 Earth materials stockpile	11.07.602	SP,PO,ZP	P	P	P	P	-	P	-	-	-	P	P	P	P	-	-	-	-
18.03 Farmers market [3]	11.07.603	SP,PO,ZP	C	-	-	-	-	P	P	-	-	C	-	-	-	-	-	-	-
18.04 Farm stand, off-site	11.07.604	ZP	C	-	-	-	-	C	P	-	-	C	-	-	-	-	-	-	-
18.05 Farm stand, on-site	11.07.605	ZP	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
18.06 Model home	11.07.606	PO,ZP	-	C	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-
18.07 Off-site construction yard	11.07.607	SP,PO,ZP	C	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
18.08 Party tent	11.07.608	-	P	P	P	P	P	P	-	-	-	P	P	P	P	P	P	P	P
18.09 Portable storage container	11.07.609	-	P	P	P	P	P	P	-	-	-	P	P	P	P	P	P	P	P
18.10 Seasonal product sales	11.07.610	ZP	C	-	-	-	-	-	C	-	-	C	C	-	-	-	-	-	-
18.11 Sidewalk café	11.07.611	ZP	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-
18.12 Special event, major	11.07.612	SP,PO,ZP	C	C	C	C	C	C	-	-	-	C	C	C	C	C	C	C	C
18.13 Special event, minor	11.07.613	ZP	P	P	P	P	P	P	-	-	-	P	P	P	P	P	P	P	P
18.14 Wind test tower	11.07.614	ZP	P	P	P	P	P	P	-	-	-	P	P	P	P	P	P	P	P
18.15 Yard sale	11.07.615	-	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-

**Zoning Districts**

RR Rural Residential; R-1 Single-Family Residential; R-2 Mixed Residential; R-3 Multi-Family Residential ; B-1 Downtown Commercial; B-2 Highway Commercial; B-3 Exclusive Office Commercial; B-4 Central Mixed Use Commercial; B-5 Mixed Use Commercial; M-1 General Industrial; M-2 Open Storage Industrial; M-3 Industrial Park; C-1 Conservancy

**Key for Land Uses**

"-" indicates that the use is not permitted in the zoning district.  
 "C" indicates that the use is permitted in the zoning district as a conditional use. In addition, secondary review procedures may apply as indicated in the matrix.

"P" indicates that the use is permitted in the zoning district by right subject to secondary review procedures as indicated in the matrix.  
"WT" indicates that the use is subject to the special review standards and procedures for Wireless Telecommunication Facilities.

**Key for Secondary Review**

"AR" indicates a building plan is required.  
"PO" indicates a plan of operation is required.  
"SP" indicates a site plan is required.  
"ZP" indicates a zoning permit is required.

When a use is allowed as a conditional use, the reviewing authority may require submission and approval of a building plan, site plan, and/or plan of operation even when not otherwise required.

**Notes:**

1. Refer to s. 11.07.46 that describes the extent to which the city may control the establishment of community living arrangements.
2. A foster home that is owned, operated, or contracted for by the state of Wisconsin or a county department, is not subject to this chapter pursuant to 63 Atty. Gen. 34. All other foster homes and treatment foster homes shall comply with this chapter.
3. In addition to the zoning districts listed, this use may occur with a governmental or institutional use (e.g., school or church) as a permitted use).