

12.23-4 M-4 SANITARY LANDFILL AND HAZARDOUS WASTE DISPOSAL DISTRICT (8/20/91)

(a) Primary Purpose and Characteristics

The purpose of the M-4 Sanitary Landfill and Hazardous Waste Disposal District is to regulate land uses associated with the handling of materials that may be hazardous or harmful to public health and to the environment. These include micro-organism cultures, pesticides, biological products, infectious agents, and other toxic and hazardous substances. In order to provide for assurance, accountability, monitoring, and proper review of site operations and conditions involved in the handling of hazardous and potentially hazardous wastes, the M-4 Sanitary Landfill and Hazardous Waste Disposal District is created. This district is also intended to provide for the protection of the public, public safety, public welfare, health and convenience resulting from discharge of hazardous materials into the environment. All new structures and uses and changes or additions to existing structures and uses shall be in compliance with the site plan review requirements of this ordinance (See Section 12.08-2). (8/6/02)

It is recognized that it is neither possible nor practical to list all of the principal and accessory uses that are hazardous, in fact, or potentially hazardous. Accordingly, the following list of principal, accessory, and conditional uses is illustrative only. Any individual aggrieved by the failure to list a particular use may file a petition with the Kenosha County Department of Planning and Development pursuant to Section 12.35 of this Ordinance for a determination as to the similarity or dissimilarity of any use.

(b) Principal Uses

No principal use shall be permitted as a matter of right in the M-4 Sanitary Landfill and Hazardous Waste Disposal District.

(c) Conditional Uses

- 1 Sanitary landfills operated in accordance with the provisions of Chapters NR 500 through NR 551 of the Wisconsin Administrative Code and amendments thereto
- 2 Manufacture of substances where EPA certified priority pollutants such as Naphthalene, Phenols, and Polychlorinated Biphenyls (PCB's) may be a byproduct of such operation
- 3 Hazardous waste warehousing and transfer stations
- 4 Garbage incineration or waste reduction
- 5 Large wind energy system
- 6 Medical waste incineration or waste processing
- 7 Recycling centers and warehousing of recovered resources

(d) Lot Area and Width

- 1 Lots shall have a minimum area of 10 acres, and
- 2 Lots shall have a frontage of not less than 660 feet in width

(e) Building Height

- 1 No building or parts of a building shall exceed 60 feet in height

(f) Yards

- 1 Street Yard - not less than 200 feet from the right-of-way of all Federal, State, and County Trunk highways, and the right-of-way of all other roads (8/6/02)
- 2 Shore Yard - not less than 200 feet from the ordinary high water mark of any navigable water

- 3 Side Yard - not less than 200 feet to an adjacent property line
- 4 Rear Yard - not less than 200 feet to an adjacent property line

(g) Authorized Sanitary Sewer Systems

- 1 Public sanitary sewer
- 2 On-side soil absorption sewage disposal system
- 3 Holding tank on lots of record created prior to July 1, 1980