

**CITY OF JEFFERSON  
PROPOSED ORDINANCE #13-23**

**AN ORDINANCE TO AMEND SECTION 300-2.51 (MI) MEDIUM INDUSTRIAL  
ZONING DISTRICT**

The Common Council, of the City of Jefferson, Wisconsin hereby ordains as follows:

Section 1. 300-2.51 (MI) Medium Industrial Zoning District

- A.** Intent. This district is intended to permit mid-scale to large-scale industrial and office development at an intensity which is consistent with economic development objectives and compatible with adjacent residential and commercial development. The primary distinguishing feature of this district is that it is geared toward indoor industrial activities with some raw materials or finished products stored outside. This district tends to be heavy, but not typically a nuisance for adjoining properties.
- B.** Principal uses permitted by right. Refer to Article **III** for detailed definitions and requirements for each of the following land uses.

- (1) Office.
- (2) Personal or professional service.
- (3) Outdoor display.
- (4) Artisan production shop.
- (5) Commercial kitchen.
- (6) Indoor maintenance service.
- (7) Vehicle service and repair.
- (8) Outdoor open space institutional.
- (9) Passive outdoor recreation.
- (10) Essential services.
- (11) Light industrial.
- (12) Indoor storage and wholesaling.
- (13) **Indoor food production and processing.**

- C.** Principal uses permitted as conditional use. Refer to Article **III** for detailed definitions and requirements for each of the following land uses.

- (1) Active outdoor recreation.
- (2) Large-scale public services and utilities.
- (3) Production greenhouse.
- (4) Indoor food cultivation and farming.
- (5) **Indoor food production and processing.**
- (6) Personal storage facility.
- (7) Outdoor storage and wholesaling.
- (8) Transit center.
- (9) Distribution center.
- (10) Off-site parking lot.
- (11) Off-site structured parking.
- (12) Communication tower.
- (13) Cultivation.
- (14) Community Garden.

Section 2. Except as stated herein, all other provisions of 300-2.51 are hereby affirmed and shall be in full force and effect.

Section 3. This ordinance shall be effective on the date after its enactment and publication of this ordinance as required by law.

**First Reading: October 3, 2023**  
**Second Reading: October 17, 2023**  
**Passed By a Vote of 7 to 0**

**PUBLISH ASAP**  
**NOT IN LEGAL SECTION**  
**NEED AFFIDAVIT**