



Meeting Date: 3/10/2014
Agenda Item: 2. b) and 5.c)

STAFF REPORT

REPORT FOR: Chairman White and Plan Commissioners

REPORT PREPARER: Jennifer Higgins, Director of Planning & Development

ITEM DESCRIPTION: Open a hearing to receive public reaction to consider an Ordinance to Amend Section 94.174 Zoning district numerical regulations.

And

Discussion and recommendation from Director of Planning & Development to approve *An Ordinance to Amend Section 94.174 Zoning district numerical regulations*, and forward to the Board of Trustees for their consideration.

STAFF'S COMMENT: This action item is being presented to the Plan Commission to consider the Director of Planning & Development's recommendation that the following motion be approved: "The Plan Commission recommends approval of An Ordinance to Amend Section 94.174 Zoning district numerical regulations, per the specifications, conditions and limitation of the submitted staff report."

ACTION ITEM: Ordinance Resolution Motion File

DATE OF REPORT: Sun, March 2, 2014

DATE OF MEETING: Mon, March 10, 2014

FISCAL SUMMARY:

Budget Line Item: _____
 Budget Line Item: _____
 Budgeted Expenditure: _____
 Budgeted Revenue: _____

STATUTORY REFERENCE:

Wisconsin Statue: Chapters 61, 62 & 66
 Administrative Code: _____
 Municipal Code: Chapter 94
 Judicial Ruling: _____

Policy Question / Issue:

Should the Plan Commission recommend the proposed Ordinance Amendment to the Village Board for approval as submitted by staff?

Background and Recommendation following Staff Review:

The current code has a greenspace requirement of approximately 33%. This is hard for some properites to meet, especially redevelopment projects or gas station projects like The Store which is on this agenda also. The ordinance is being changed because in the past, Village staff were instructed under the previous administrator to use a 25% greenspace to 75% impervious area regulation, especially in the Business & Tech Park, when approving projects. In the new code update, we will be proposing to drop the greenspace requirement to 20% in some commercial districts (ie Industrial zoned parcels). Some districts may require higher greenspace requirements than 25% but that is still up for discussion. To be consistent to previous practice at this time, staff is requesting the ordinance be changed to 25% at this time. Again, this has been past practice to use and will help the site plan approvals of The Store and Lincoln Contractors.

It is my recommendation, as the Director of Planning & Development, the Plan Commission approves the proposed changes to Sec. 94.174 and forwards a positive recommendation to the Village Board of Trustees on the proposed ordinance amendment.

Policy Alternatives:

- 1) Refer request back to staff for additional study/review.
- 2) Deny the request.

Future Deliverables:

- 1) Ordinance Amendment adopted by Village Board and published in the Wausau Daily Herald

Additional Items:

- 1) Notice of Public Hearing
- 2) Sec. 94.174 Zoning District Numerical Regulations Chart.
- 3) [Ordinance to Amend Section 94.174 Zoning district numerical regulations](#) Application Materials - available online at <http://www.westonwi.gov/421/Public-Hearing-Notices>



**VILLAGE OF WESTON
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Village of Weston Plan Commission on Monday, March 10, 2014, at 6:00 p.m., to consider an ordinance to amend Section 94.174 *Zoning district numerical regulations*.

Beginning February 25, 2014, the proposed ordinance changes will be available for public inspection in the office of the Village Clerk. The new ordinances are also available on the Village of Weston website located at <http://westonwi.gov/421/Public-Hearing-Notices>.

Written testimony may be forwarded to the Village of Weston Plan Commission, Valerie Parker, Plan Commission Secretary, 5500 Schofield Avenue, Weston, WI 54476, or e-mailed to vparker@westonwi.gov, **by noon on the day of the public hearing**. All interested persons will be given an opportunity to be heard. Any person with questions or planning to attend needing special accommodations in order to participate should call Valerie Parker, Administrative Specialist, Planning and Development Department, at 715-241-2607.

Dated this 24th day of February, 2014

Sherry L. Weinkauff
Village Clerk

Published as a legal ad in the Wausau Daily Herald on Tuesday, February 25, 2014, and Monday, March 3, 2014.

Village of Weston - District Regulations
Sec. 94.174. Zoning district numerical regulations.

Revised March 10, 2014
 Published

Section	Map Symbol	District Name	Lot Size		Density			Green Space			Setback f and g		Setback Street Yard	Building Location Side Yard (g)			Rear Yard (g)		Height (feet)		F.A.R. floor area to land area ratio Maximum Permitted	Floor Area			
			Minimum Total Lot Area in Square Feet	Minimum Width In Feet	Minimum Land Area Per Dwelling in Square Feet or by Bedrooms	One Bedroom	Two Bedrooms	Three Bedrooms	Minimum Area Per Building in Square Feet or by Bedrooms	Minimum Street Yard, Feet	Minimum Corner Yard Feet	Minimum Parking Lot (n) Feet	Principal Bldg. Drive Side	Minimum in Length Principal Bldg. Other Side	Parking and Accessory(h) Building	Minimum in Feet Principal Building	Accessory Building	Principal Building	Accessory Structure	Minimum Required Floor Area in Square Feet Per Building(j) or by Bedrooms (k)		One Bedroom	Two Bedrooms	Three Bedrooms	
Basic Holding District																							per square foot		
94.175	AG	Agriculture	870,000 (nominal 20 acres)	600	870,000			700,000			50	50		20	20	15	40	20	30	20; Farm 85	5%	1,000	1,100	1,200	
94.176	RR -10	Rural Residential, 10 acres	435,000 (nominal 10 acres)	300	435,000			350,000			50	50		20	20	15	40	20	30	20; Farm 85	10%	1,000	1,100	1,200	
94.176.1	RR	Rural Residential	120,000	200	120,000			90,000			50	50		20	20	15	40	20	30	20; Farm 85	10%	1,000	1,100	1,200	
Basic Development and Conservation Districts																									
94.177	S/R	Suburban/residence	40,000	150	40,000			28,000			50	50		20	15	8	40	8	30	20; Farm 50	20%	1,000	1,200	1,400	
94.178	R-E	Residential estate	25,000	120	25,000			14,000			40	40		20	15	8	40	8	30	20	25%	1,000	1,200	1,400	
94.179	R-1	Residential single-family	15,000	100	15,000			10,000			30	30		12	8	8	25	8	30	20	25%	1,000	1,100	1,200	
94.180	R-2	Residential single-family	10,000	80	10,000			5,000			30	25		12	8	8	25	8	30	20	25%	800	900	1,000	
94.181	RTF	Residential two-family	15,000	100	7,500			4,000			30	30		12	12/0-d	8	25	8	30	20	25%	700	800	950	
94.182	R-3	Residential multiple-family, garden apartments	15,000	100	3,200	3,600	4,000	1,500	1,750	2,000	30	30		25^	15/0-d	8^	40	10	30	20	40%	650	700	900	
94.183	R-4	Residential multiple family, apartments	20,000 if 1:1 undg. parking:	120	(2,500, 2,000)	(3,000, 2,500)	(3,300, 2,700)	(1,000, 750)	(1,250, 750)	(1,250, 750)	30	30		25^	15/0-d 1 or 2 Fam. use RTF	8^	40	10	30	20	60%	500	700	850	
94.184	R-5	Residential manufactured/mobile home park	6,000	50	6,000			3,500			25	25		25	10	10	20	8	15	20	20%	540	650	850	
For every 3,000 sq.ft. of lot area																							per square foot		
94.185	B-1	Neighborhood convenience retail and service	a	a	3,000			1,000			30	30	15	25/0-d	10/0-d	10	40/0-d	10	30	20	35%	500	700	850	
94.186	B-2	Community retail and service	a	a	3,000			1,000 750			30	30	15	30/0-d	15/0-d	10	40/0-d	10	40	20	40%	500	700	850	
94.187	B-3	General commercial	a	a	3,000			1,000 750			30	30	15	30/0-d	15/0-d	10	40/0-d, m	10	40	20	40%	500	700	850	
94.188	B-4	Office	a	a	3,000			1,000			30	30	15	30/0-d	15/0-d	10	40/0-d	10	30	20	35%	500	700	850	
94.189	B-P	Business Park	a	a	3,000			1,000			30	30	15	30/0-d	15/0-d	10	40/0-d	10	40	20-a	40%	500	700	850	
94.190	LMD	Light manufacturing and distribution	a	a	3,000			1,000 750			40	40	15	40/0-d	25/0-d	10	50/0-d	15	40	20	35%	500	700	850	
94.190.1	M-1	Manufacturing and warehousing	a	a	3,000			1,000 750			50	50	25	50/0-d	25/0-d	10	20/0-d	20	60	60	50%	500	700	850	
94.191	WPD	Wetland protection district	-	-	-			-			-	-		-	-	-	-	-	-	20	-	-	-		
94.192	PUL	Public or utility lands	a	a	a			1,000			30-f	30-f		40	25	30	50	20	a	20	35%	500	700	850	
94.192.1	TND	Traditional Neighborhood Development	See district for regulations.																						
94.192.2	MBD	Mountain Bay Development	See district for regulations.																						
Overlay Districts																									
94.193	OCR	Commercial recreation overlay	b	b	b			b			c	c		c	c	c	c	c	b	b	a&c	b	b	b	
94.194	OIP	Institutional and public service overlay	c	b	b			b			c	c		c	c	c	c	c	a	b	a&c	b	b	b	
94.195	OPD	Planned development project overlay	See Section 94.147 for most requirements.		See Section 94.147 for most requirements.														c	c	c	c	c	c	
94.196	OAH	Airport height overlay	b	b	b			b			b	b		b	b	b	b	b	(See district regulations)	c	b	b	b		
94.197	OWC	Woodlands conservation overlay	b	b	c			c			c	c		c	c	c	c	c	b	b	a&c	b	b	b	
94.198	OWP	Wellhead protection overlay	b	b	b			b			b	b		b	b	b	b	b	b	b	b	b	b	b	
94.199	OME	Mineral extraction overlay	See district for all regulations.		See district for all regulations.														(See district regulations)	b	b	b	b		
94.200	OFP	Floodplain overlay	a&c	a&c	a&c			b			b	b		b	b	b	a&c	a&c	b	b	a&c	c	c	c	
94.223 et seq.	OCS	County shoreland jurisdiction	a&b	a&b	a&c			a&b			a&b	a&b		a&b	a&b	a&b	a&c	a&c	b	b	a&c	c	c	c	
For further information consult section:			94.126(c)1-4		94.126(d)			94.126(e)			94.125(b)			94.125(c)			94.125(c)		94.125		94.127(b)(2)		94.127(b)		

Footnotes:

- See section 94.175(B)2
- d- If common wall construction approved, see Section 94.134 et seq.
- e- Farm building yards must at least equal building height, see section 94.128(e)
- f- Greater setback required in some cases, see section 94.125(b)(2), (5)
- g- First two feet of eave overhang exempted, section 94.125(b)(3)(c)
- h- Minimum parking lot landscaping area, see section 94.153(a)(4)
- j- If no basement of at least 200 square feet/unit add 100 square feet/DU
- k- May substitute for 400 square feet, an attached garage of at least 400 square feet, if 1, 100 square feet or more required
- m - 20 feet if abutting lot with B-1, B-2, B-3, B-4, or M-1 Zoning
- n - See Sec. 94.135(e)

Valerie Parker

From: Wehner, Kelley <KWEHNER@Wausau.Gannett.com>
Sent: Monday, February 24, 2014 11:50 AM
To: Valerie Parker
Subject: RE: Additional Public Hearing Notice to be Published

Hi Valerie – I have the below mentioned notice set to run on the 25th and the 3rd. Thanks much for sending – Kelley

Kelley Wehner

Regional Preprint Coordinator
Daily Herald Media | Stevens Point Media
News Herald Media | Rapids Tribune Media
800 Scott St., Wausau, WI 54403
Ph. (715) 845-0712 | Fax (715) 842-7462
kwehner@wdhprint.com



From: Valerie Parker [mailto:vparker@westonwi.gov]
Sent: Monday, February 24, 2014 11:01 AM
To: Wehner, Kelley
Cc: Jennifer Higgins; Sherry Weinkauff; Jessica Trautman
Subject: Additional Public Hearing Notice to be Published
Importance: High

02/24/14

Hi Kelley,

Would it at all be possible to have the attached hearing notice published, as a legal ad in the Wausau Daily Herald, in tomorrow's (02/25/14) paper, and then with the second insertion being on Monday, March 3rd?

Please let me know as soon as you can. If tomorrow is too soon, we could probably then have this start on Wednesday, Feb. 26th.

Thanks,

Valerie Parker
Administrative Specialist
Planning & Development Department
Village of Weston
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Weston, WI 54476
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FX: (715) 359-6117
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