



VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN

ORDINANCE NO. 16-025

AN ORDINANCE AMENDING CHAPTER 94 ZONING, SECTION 94.3.04, FIGURE 3.04 ALLOWABLE USES IN RURAL, OPEN SPACE AND RESIDENTIAL ZONING DISTRICTS, SECTION 94.3.05, FIGURE 3.05 ALLOWABLE USES IN NON-RESIDENTIAL AND MIXED USE ZONING DISTRICTS AND SECTION 94.4.08(1) LIGHT INDUSTRIAL.

WHEREAS, the Village of Weston is authorized to prepare, amend and adopt a zoning ordinance under Wis. Stats. §§ 62.23 and 61.35; and

WHEREAS, the Village adopted a new Chapter 94 in March 2015, to serve as the Village's general zoning ordinance and the Village's extraterritorial zoning ordinance for the portions of the Town of Weston defined as the extraterritorial zoning area; and

WHEREAS, Village Staff has requested an amendment to the zoning ordinance in preparation of the update to the Village Tax Incremental Financing District Plan rewrite and to correct a deficiency staff has found with the treatment of the Community Living Arrangement Land Use Type within the INT Zoning District; and

WHEREAS, the Plan Commission has recommended enactment of the Zoning Ordinance amendments set forth below, for applicability within the Village limits; and

WHEREAS, the Joint Town and Village Extraterritorial Zoning Committee has recommended enactment of the Zoning Ordinance amendments set forth below, for applicability within the Extraterritorial Zoning limits of the Town of Weston; and

WHEREAS, the Joint Village and Town of Weston Extraterritorial Zoning Committee and Village Plan Commission have held a joint public hearing on this ordinance on May 9, 2016, in compliance with Wis. Stat. § 62.23, and following such hearing the Board considered public comments and the recommendation of the Village Plan Commission and Joint Village and Town of Weston Extraterritorial Zoning Committee; and

WHEREAS, the Village Board finds the proposed amendment is reasonable, consistent with the Village Comprehensive Plan, and in the public interest;

NOW, THEREFORE, the Village Board of Weston, Marathon County, Wisconsin, do ordain as follows:

SECTION 1: Section 94.3.04, Figure 3.04 of the Village of Weston Zoning Ordinance entitled *Allowable Uses in Rural, Open Space and Residential Zoning Districts* is hereby amended to provide as follows:

P = Permitted Use		C = Conditional Use		T = Temporary Use		Empty Cell = Prohibited Use		
Land Use Category (#) Land Use Type		Zoning District (see key at end of figure)						
		INT	B-1	B-2	B-3	BP	LI	GI
(2)	Agricultural-Related Use			C	P	C	P	P
(3)	Community Garden	P	P	P	P	C	C	C
(4)	On-site Agricultural Retail							
Institutional and Recreational Land Uses (see Section 94.4.04 for descriptions/standards for each use)								
(1)	Passive Outdoor Public Recreation	P	P	P	P	P	P	P
(2)	Active Outdoor Public Recreation	P	C	P	P	P	P	P
(3)	Indoor Institutional—General	P	P	P	P		C	C
(4)	Indoor Institutional—Intensive	P	C	C	P			
(5)	Outdoor Institutional	P	C	C	C	C	C	C
(6)	Public Service or Utility	P	P	P	P	P	P	P
(7)	Institutional Residential	P	C	C	C	C	C	C
(8)	Community Living Arrangement (1-8)		C					
(9)	Community Living Arrangement (9-15)	C	C	C		C		
(10)	Community Living Arrangement (16+)	P	C	C		C		
Commercial Land Uses (see Section 94.4.05 for descriptions and standards for each land use)								
(1)	Office	C	P	P	P	P	P	P
(2)	Personal or Professional Service		P	P	P	P	P	P
(3)	Artisan Studio		P	P	P	C	C	
(4)	Group Day Care Center	P	P	P	P	C	C	
(5)	Indoor Sales or Service		P	P	P	C	C	
(6)	Outdoor Display		C	C	P		C	C
(7)	Indoor Repair and Maintenance			P	P		P	P
(8)	Outdoor and Vehicle Repair and Maintenance			C	P		P	P
(9)	Drive-In or Drive-Through Sales or Service		C	P	P	C	C	C
(10)	Indoor Commercial Entertainment		C	P	P	P	C	C
(11)	Outdoor Commercial Entertainment		C	C	C			
(12)	Commercial Animal Establishment				P			

P = Permitted Use		C = Conditional Use		T = Temporary Use		Empty Cell = Prohibited Use		
Land Use Category (#) Land Use Type		Zoning District (see key at end of figure)						
		INT	B-1	B-2	B-3	BP	LI	GI
(13)	Bed and Breakfast		C	C				
(14)	Boarding House			C				
(15)	Campground	C						
(16)	Commercial Indoor Lodging		C	P	P	P		
(17)	Tourist Rooming House		C					
(18)	Adult Entertainment or Adult-Oriented Establishment							C
(19)	Large Retail and Commercial Service Development			C	C			
(20)	Microbeverage Production Facility		C	P	P	C	P	P
Storage or Disposal Land Uses (see Section 94.4.06 for descriptions and standards for each land use)								
(1)	Indoor Storage or Wholesaling				C	C	P	P
(2)	Outdoor Storage or Wholesaling	C			C		C	P
(3)	Personal Storage Facility				C		C	C
(4)	Junkyard or Salvage Yard							C
(5)	Solid Waste Disposal, Composting, and/or Recycling Facility	C					C	C
(6)	Auction Yard				C		C	C
Transportation Land Uses (see Section 94.4.07 for descriptions and standards for each land use)								
(1)	Off-Site Parking	C	C	C	C	C	C	C
(2)	Airport or Heliport	C					C	C
(3)	Freight Terminal						C	P
(4)	Distribution Center						C	P
(5)	Livestock or Farm Commodity Trucking						C	P
Industrial Land Uses (see Section 94.4.08 for descriptions and standards for each land use)								
(1)	Light Industrial				C	C	P	P
(2)	Heavy Industrial						C	P
(3)	Communications Tower	C	C	C	P	C	P	P
(4)	Non-Metallic Mineral Extraction							C

P = Permitted Use				C = Conditional Use		T = Temporary Use		Empty Cell = Prohibited Use			
Land Use Category (#) Land Use Type				Zoning District (see key at end of figure)							
				INT	B-1	B-2	B-3	BP	LI	GI	
(22)	Outdoor Solid Fuel Furnace				C		P	P			
(23)	Private Lake (Pond)	P	P	P	P	P	P	P			
(24)	Vehicle Course or Track	C	C	C	C						
(25)	Donation Drop-Off Box or Vending Machine	P	P	P	P	C	P	P			
Temporary Land Uses (see Section 94.4.10 for descriptions and standards for each land use)											
(1)	Temporary Outdoor Sales	T	T	T	T	T	T	T			
(2)	Garage, Yard, Estate, and In-Home Sales										
(3)	Outdoor Assembly or Special Event	T	T	T	T	T	T	T			
(4)	Contractor's Project Office	T	T	T	T	T	T	T			
(5)	Contractor's On-Site Equipment Storage Facility	T	T	T	T	T	T	T			
(6)	Relocatable Building	T	T	T	T	T	T	T			
(7)	On-Site Real Estate Sales Office		T	T	T	T	T	T			
(8)	Seasonal Outdoor Sales of Farm Products	T			T						
(9)	Temporary Portable Storage Container	T	T	T	T	T	T	T			
(10)	Temporary Shelter	T	T	T	T	T	T	T			
(11)	Temporary Agricultural Structure										
(12)	Temporary Unscreened Outdoor Storage Accessory to Industrial Use				T		T	T			
(13)	Temporary Sales by Mobile Food Vendors	T	T	T	T	T	T	T			
Key to Zoning Districts:					B-3 = General Business						
INT = Institutional					BP = Business Park						
B-1 = Neighborhood Business					LI = Limited Industrial						
B-2 = Highway Business					GI = General Industrial						

Section 94.4.08(1) of the Village of Weston Zoning Ordinance entitled *Light Industrial* is hereby amended to provide as follows:

Section 94.4.08: Industrial Land Use Types

(1) Light Industrial.

Industrial facilities, manufacturing operations, and contractor shops at which all operations are conducted entirely within an enclosed building, with the exception of fully screened outdoor storage and loading operations. Light industrial facilities are those which are not associated with nuisances such as odor, noise, heat, vibration, and radiation detectable at the property line and which do not pose a significant safety hazard such as danger of explosion. A “Light Industrial” land use may conduct retail sales activity as an accessory use in accordance with the requirements of Section 94.4.09(13). Landscape contractors and indoor aquaculture uses, which include the farming of aquatic organisms (plants and animals) under controlled conditions that are located entirely within an enclosed building and utilize recirculating (closed) system technology (including aquaponics), are considered “Light Industrial” uses. Primary food processing activities involving the processing of cabbage, fish and fish products, and meat products shall be considered and regulated as “Heavy Industrial” land uses. Breweries, distilleries, wineries, and coffee roasters that exceed one or more limitations of the “Microbeverage Production Facility” land use are considered “Light Industrial” uses. Crematoriums shall be considered “Heavy Industrial” uses, except where accessory to a funeral home and where serving only customers of the funeral home.

Performance Standards:

1. All activities shall be conducted entirely within the confines of a building, except for parking, circulation, loading and unloading, and fully screened outdoor storage.
2. All outdoor storage areas shall be completely enclosed by any permitted combination of buildings, structures, walls, and/or fencing. Such walls or fencing shall be designed to completely screen all stored materials from view from all adjacent properties and rights-of-way, up to the maximum fence heights allowed under Section 94.12.03.
3. No loading, unloading, or storage shall be permitted in the minimum required front yard.
4. A bufferyard meeting the requirements of Section 94.11.02(3)(d) shall be provided along all property borders abutting residentially zoned property.
5. The use shall comply with all of the performance standards in Article 12.
6. For indoor aquaculture uses, the following additional performance standards shall apply:
 - a. Indoor aquaculture operations shall be connected to the municipal water and sanitary sewer system and all wastewater shall be discharged to the municipal sanitary sewer system.
 - b. Applicants wishing to establish indoor aquaculture operations shall prepare and submit a report outlining the estimated average daily water usage and quantity of wastewater discharge.
 - c. On-site processing of seafood is permitted, provided the activity is conducted entirely within an enclosed building and no odors are detectable from the property line.
 - d. The on-site retail sale of seafood or vegetables shall be considered an “Indoor Sales Incidental to Storage or Light Industrial Land Use” subject to the provisions of Section 94.4.09(13).
 - e. On-site composting shall be permitted, provided compost areas are fully screened on all four sides and comply with all county, state, and federal rules, regulations, and permitting requirements.

7. New development within the AR Zoning District shall be served by public sanitary sewer and water services.

7.8. Minimum Required Off-Street Parking: One space per each employee on the largest work shift.

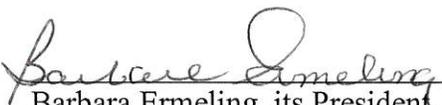
SECTION 2: The amendment effectuated by this Ordinance shall apply within the municipal limits of the Village and within its extraterritorial zoning jurisdiction in the Town of Weston.

SECTION 3: SEVERABILITY. If any section, clause, provision, or portion of this Ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby. If an application of this Ordinance to a particular structure, land, or water is adjudged unconstitutional or invalid by a court of competent jurisdiction, such judgment shall not be applicable to any other structure, land, or water not specifically included in said judgment. If any requirement or limitation attached to an authorization given under this Ordinance is found invalid, it shall be presumed that the authorization would not have been granted without the requirement or limitation and, therefore, said authorization shall also be invalid. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

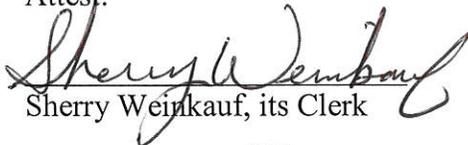
SECTION 4: EFFECTIVE DATE. This ordinance shall take effect upon approval and publication.

Dated the 16th of May, 2016

WESTON VILLAGE BOARD

By: 
Barbara Ermeling, its President

Attest:


Sherry Weinkauff, its Clerk

APPROVED: 5/16/16

PUBLISHED: 5/18/16

Notice of Newly Enacted Ordinances

Please take notice that the Village Board of Weston, Wisconsin enacted on May 16, 2016, the following Ordinances:

1. Ordinance No. 16-025: An Ordinance Amending Chapter 94 Zoning, Section 94.3.04, Figure 3.04 *Allowable Uses in Rural, Open Space and Residential Zoning Districts*, Section 94.3.05, Figure 3.05 *Allowable Uses in Non-Residential and Mixed Use Zoning Districts* and Section 94.4.08(1) *Light Industrial*.
2. Ordinance No. 16-026 An Ordinance Amending Section 94.16.11(2) of the Zoning Ordinance Entitled *Eligible Provisions for which Variances May Be Granted*.
3. Ordinance No. 16-027 An Ordinance Amending Section 94.13.07(7)(b)1. and (c)1. of the Zoning Ordinance Relating to On-Building Sign (Wall, Awning, Marquee, or Projecting Sign) in the INT Institutional and B-1 Neighborhood Business Districts; and B-2 Highway Business, B-3 General Business, BP Business Park, and I Industrial Districts; and Amending the Same in Figure 13.07: Summary of Maximum Dimensions and Number of On-Premise Business Signs (for Non-Residential, Agricultural, and PR Districts—See Section 94.13.05 for Residential and RR District Standards).
4. Ordinance No. 16-028 An Ordinance Amending Section 94.12.08(10) of the Zoning Ordinance Entitled *Provisions for Sidewalk* and Creating Section 94.12.09(15) of the Zoning Ordinance Entitled *Pedestrian Facilities*.

The full text of Ordinances may be obtained at the office of the Village Clerk, 5500 Schofield Avenue, Weston, Wisconsin or through the Village's website at <http://www.westonwi.gov/499/Adopted-Ordinances>.

Dated this 17th day of May, 2016
Sherry Weinkauff, Village Clerk

Published: 5-18-2016

DAILY HERALD media

A GANNETT COMPANY

STATE OF WISCONSIN
BROWN COUNTY

WESTON VILLAGE OF
5500 SCHOFIELD AVE
WESTON

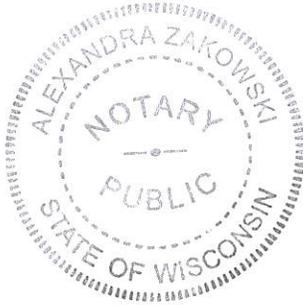
WI 544764333

10-06-56925-321-000
\$18.66
ET2 Ord Amend 16-025 through 16-028
VOUCHER APPROVAL Zoning
Account Number:
10-06-56910-321-000
Description: PC Ord Amend 16-025,
16-026, 16-027 - 16-028 - Zoning
Approved by [Signature] 6/2/16
Initials Date
\$18.66

I, being duly sworn, doth depose and say I am an authorized representative of The Wausau Daily Herald, a newspaper at Wausau Wisconsin and that an advertisement of which the annexed is a true copy, taken from said paper, which published therein on:

Account Number: GWM-WES425
Order Number: 0001288659
No. of Affidavits: 1
Total Ad Cost: \$37.32
Published Dates: 05/18/16

(Signed) [Signature] (Date) 5-20-16
Legal Clerk



Signed and sworn before me

[Signature]

My commission expires

3/3/19

Notice of Newly Enacted Ordinances
Please take notice that the Village Board of Weston, Wisconsin enacted on May 16, 2016, the following Ordinances:
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Dated this 17th day of May, 2016
Sherry Weinkauff, Village Clerk
RUN: May 18, 2016 WNAXLP

WESTON VILLAGE OF
Re: Ord 16-025 thru 16-028



VILLAGE OF WESTON NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Village of Weston Plan Commission and Joint Town and Village of Weston Extraterritorial Zoning Committee, on **Monday, May 9, 2016, at 6:00 p.m.**, at the Weston Municipal Center, 5500 Schofield Avenue, Weston, WI 54476 to take testimony relative to the following:

1. Ordinance No. 16-025 An Ordinance Amending Chapter 94 Zoning, Section 94.3.04, Figure 3.04 *Allowable Uses in Rural, Open Space and Residential Zoning Districts*, Section 94.3.05, Figure 3.05 *Allowable Uses in Non-Residential and Mixed Use Zoning Districts* and Section 94.4.08(1) *Light Industrial*.
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The hearing notice and applicable application materials are available for public inspection on the Village of Weston website located at <http://westonwi.gov/421/Public-Hearing-Notices>. Proposed Ordinances can be found on the Village's website at <http://www.westonwi.gov/509/Proposed-Ordinances>.

Written testimony may be forwarded to the Village of Weston Plan Commission, Valerie Parker, Plan Commission Secretary, 5500 Schofield Avenue, Weston, WI 54476, or emailed to vparker@westonwi.gov, by noon on the day of the 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 21st day of April, 2016

Valerie Parker
Plan Commission and ETZ Committee Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, April 25, 2016 and Monday, May 2, 2016.

DAILY HERALD media

A GANNETT COMPANY

STATE OF WISCONSIN
BROWN COUNTY

WESTON VILLAGE OF
5500 SCHOFIELD AVE
WESTON

WI 544764333

10-06-56925-321-000
VOUCHER APPROVAL
Account Number: 10-06-56910-321-000
Description: PC/ETZ hearing notice
for May 2016 Ord 16-025 to 16-028
Approved by: [Signature] 5/16/16
initials Date

I, being duly sworn, doth depose and say I am an authorized representative of The Wausau Daily Herald, a newspaper at Wausau Wisconsin and that an advertisement of which the annexed is a true copy, taken from said paper, which published therein on:

Account Number: GWM-WES425
Order Number: 0001217001
No. of Affidavits: 1
Total Ad Cost: \$101.34
Published Dates: 04/25/16, 05/02/16

(Signed) [Signature] (Date) 5-4-16
Legal Clerk



Signed and sworn before me

[Signature]

My commission expires 12-2-16

WESTON VILLAGE OF
Re: Notice of Public Hearings

VILLAGE OF WESTON
NOTICE OF PUBLIC HEARINGS
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Legal Notices

ning and Development Department, at 715-241-2607.
Dated this 21st day of April, 2016
Valerie Parker
Plan Commission and
ETZ Committee Secretary
April 25 & May 2, 2016 WNAXLP

Village of Weston, Wisconsin
AGENDA ITEM COVERSHEET
Requested for Official Consideration and Review

REQUEST FROM: **JENNIFER HIGGINS; DIRECTOR OF PLANNING AND DEVELOPMENT**

ITEM DESCRIPTION: **ORDINANCE NO. 16-025 AN ORDINANCE AMENDING CHAPTER 94 ZONING, SECTION 94.3.04, FIGURE 3.04 ALLOWABLE USES IN RURAL, OPEN SPACE AND RESIDENTIAL ZONING DISTRICTS, SECTION 94.3.05, FIGURE 3.05 ALLOWABLE USES IN NON-RESIDENTIAL AND MIXED USE ZONING DISTRICTS AND SECTION 94.4.08(1) LIGHT INDUSTRIAL.**

DATE/MTG: **BOARD OF TRUSTEES; MONDAY, MAY 16, 2016**

POLICY QUESTION: Should the Board of Trustees approve the amendment to the zoning ordinance as proposed by the Plan Commission/ETZ Committee?

RECOMMENDATION TO: I make a motion to endorse approval of Ordinance No. 16-025.

LEGISLATIVE ACTION:

- | | | |
|---|---|---------------------------------------|
| <input type="checkbox"/> Acknowledge/Approve | <input checked="" type="checkbox"/> Ordinance | <input type="checkbox"/> Proclamation |
| <input type="checkbox"/> Administrative Order | <input type="checkbox"/> Policy | <input type="checkbox"/> Reports |
| <input type="checkbox"/> Expenditure | <input type="checkbox"/> Procedure | <input type="checkbox"/> Resolution |
-
-

FISCAL IMPACT ANALYSIS:

- | | |
|--|-----|
| <input type="checkbox"/> Budget Line Item: | N/A |
| <input type="checkbox"/> Budget Line Item: | N/A |
| <input type="checkbox"/> Budgeted Expenditure: | N/A |
| <input type="checkbox"/> Budgeted Revenue: | N/A |
-
-

STATUTORY / RULEMAKING / POLICY REFERENCES:

- | | |
|---|------------|
| <input type="checkbox"/> WI Statute: | _____ |
| <input type="checkbox"/> WI Administrative Code: | _____ |
| <input type="checkbox"/> Case Law / Legal: | _____ |
| <input checked="" type="checkbox"/> Municipal Code: | Chapter 94 |
| <input type="checkbox"/> Municipal Rules: | _____ |
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PRIOR REVIEW: Attorney Yde and Consultant Mark Roffers have completed review of this ordinance amendment as they have been assisting staff with the TID #1 Project Plan Plan Commission/ETZ Committee – May 9, 2016

BACKGROUND: This ordinance amendment is being requested to assist the Village with moving forward with the TID #1 Project Plan. Since the original TID #1 plan was done as an Industrial TID, we are required to have 50% of the land placed in a zoning district which could allow an industrial use as a permitted or conditional use. Much of the land in this TID #1 is undeveloped, agricultural zoned land (AR). After review by staff, our consultant and attorney, it was decided we did not want to actually rezone any property to an LI or GI zoning district at this time. Instead to meet this industrial threshold, it was decided we could meet it by adding the light industrial use type and the Indoor Sales Incidental to Storage or Light Industrial Land Use (accessory land use) as a conditional use in the AR Agriculture Residential District (see the chart attached), this helps the Village meet the 50% (currently we are at around 35%). By adding the conditions that any industrial uses be developed on sewer and water and via conditional use permit will help to ensure that

we don't have requests for industrial uses in areas along Weston Avenue where we wouldn't want them to exist and develop as this use.

Since we were also adjusting the table, it was decided that we needed to add the Outdoor Alcohol Area Accessory Use type as a conditional use in the AR zoning district. Currently the Crane Meadows Golf Course and Weston Trap Club are AR zoned uses which utilize or could utilize outdoor alcohol areas for their events. We do not have a request from them but thought this was a deficiency in the code that should be addressed now since we were amending the code section anyway.

Attachments – Ord. No. 16-025

Village of Weston, Wisconsin
AGENDA ITEM COVERSHEET
Requested for Official Consideration and Review

REQUEST FROM: **JENNIFER HIGGINS; DIRECTOR OF PLANNING AND DEVELOPMENT**

ITEM DESCRIPTION: **ORDINANCE NO. 16-025 AN ORDINANCE AMENDING CHAPTER 94 ZONING, SECTION 94.3.04, FIGURE 3.04 ALLOWABLE USES IN RURAL, OPEN SPACE AND RESIDENTIAL ZONING DISTRICTS, SECTION 94.3.05, FIGURE 3.05 ALLOWABLE USES IN NON-RESIDENTIAL AND MIXED USE ZONING DISTRICTS AND SECTION 94.4.08(1) LIGHT INDUSTRIAL.**

DATE/MTG: **PLAN COMMISSION/ETZ COMMITTEE; MONDAY, MAY 9, 2016**

POLICY QUESTION: Should the Board of Trustees approve the amendment to the zoning ordinance as proposed by the Plan Commission/ETZ Committee?

RECOMMENDATION TO: I make a motion to endorse approval, and recommend to the Trustees.

LEGISLATIVE ACTION:

- | | | |
|---|------------------------------------|---------------------------------------|
| <input checked="" type="checkbox"/> Acknowledge/Approve | <input type="checkbox"/> Ordinance | <input type="checkbox"/> Proclamation |
| <input type="checkbox"/> Administrative Order | <input type="checkbox"/> Policy | <input type="checkbox"/> Reports |
| <input type="checkbox"/> Expenditure | <input type="checkbox"/> Procedure | <input type="checkbox"/> Resolution |
-
-

FISCAL IMPACT ANALYSIS:

- | | |
|--|-----|
| <input type="checkbox"/> Budget Line Item: | N/A |
| <input type="checkbox"/> Budget Line Item: | N/A |
| <input type="checkbox"/> Budgeted Expenditure: | N/A |
| <input type="checkbox"/> Budgeted Revenue: | N/A |
-
-

STATUTORY / RULEMAKING / POLICY REFERENCES:

- | | |
|---|------------|
| <input type="checkbox"/> WI Statue: | _____ |
| <input type="checkbox"/> WI Administrative Code: | _____ |
| <input type="checkbox"/> Case Law / Legal: | _____ |
| <input checked="" type="checkbox"/> Municipal Code: | Chapter 94 |
| <input type="checkbox"/> Municipal Rules: | _____ |
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PRIOR REVIEW: Attorney Yde and Consultant Mark Roffers have completed review of this ordinance amendment as they have been assisting staff with the TID #1 Project Plan

BACKGROUND: This ordinance amendment is being requested to assist the Village with moving forward with the TID #1 Project Plan. Since the original TID #1 plan was done as an Industrial TID, we are required to have 50% of the land placed in a zoning district which could allow an industrial use as a permitted or conditional use. Much of the land in this TID #1 is undeveloped, agricultural zoned land (AR). After review by staff, our consultant and attorney, it was decided we did not want to actually rezone any property to an LI or GI zoning district at this time. Instead to meet this industrial threshold, it was decided we could meet it by adding the light industrial use type and the Indoor Sales Incidental to Storage or Light Industrial Land Use (accessory land use) as a conditional use in the AR Agriculture Residential District (see the chart attached), this helps the Village meet the 50% (currently we are at around 35%). By adding the conditions that any industrial uses be developed on sewer and water and via conditional use permit will help to ensure that

we don't have requests for industrial uses in areas along Weston Avenue where we wouldn't want them to exist and develop as this use.

Since we were also adjusting the table, it was decided that we needed to add the Outdoor Alcohol Area Accessory Use type as a conditional use in the AR zoning district. Currently the Crane Meadows Golf Course and Weston Trap Club are AR zoned uses which utilize or could utilize outdoor alcohol areas for their events. We do not have a request from them but thought this was a deficiency in the code that should be addressed now since we were amending the code section anyway.

Attachments – Ord. No. 16-025