



## 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, on **Monday, August 8, 2016, at 6:00 p.m.**, at the Weston Municipal Center, 5500 Schofield Avenue, Weston, WI 54476 to take testimony relative to the following:

REZN-7-16-1600 Jennifer Higgins, Zoning Administrator, Village of Weston, 5500 Schofield Avenue, Weston, WI 54476, requesting a rezoning from B-2 (Highway Business) with D-CC (Design Commercial Corridor) Overlay, to B-3 (General Business) with D-CC (Design Commercial Corridor) Overlay, to allow for a limited industrial use. The affected properties are situated in the State Highway 29 and County Road J interchange, but south of State Highway 29. The specific PIN, address, and property descriptions are:

PIN	ADDRESS	PROPERTY DESCRIPTION
19228082440002	10102 ADVENTURE WAY	COMMERCE CROSSING Lot 2
19228082440003	10302 ADVENTURE WAY	COMMERCE CROSSING Lot 3
19228082440004	10402 ADVENTURE WAY	COMMERCE CROSSING Lot 4
19228082440005	10305 ADVENTURE WAY	COMMERCE CROSSING Lot 5
19228082440006	10205 ADVENTURE WAY	COMMERCE CROSSING Lot 6
19228082440007	10005 ADVENTURE WAY	COMMERCE CROSSING Lot 7
19228082440008	10202 WESTON AVE	COMMERCE CROSSING Lot 8
19228082440009	10302 WESTON AVE	COMMERCE CROSSING Lot 9
19228082440010	10002 ADVENTURE WAY	COMMERCE CROSSING PT OF LOT 1 - LOT 1 CSM VOL 72 PG 1 (#15730) (DOC #1565507)
19228082440011	0	COMMERCE CROSSING PT OF LOT 1 - LOT 2 CSM VOL 72 PG 1 (#15730) (DOC #1565507)
19228082440012	0	COMMERCE CROSSING PT OF LOT 1 - OUTLOT 1 CSM VOL 72 PG 1 (#15730) (DOC#1565507)
19228082440990	9908 WESTON AVE	SEC 24-28-08, PT OF SW 1/4 SE 1/4 - LOT 1 CSM VOL 82 PG 25 (#17227) (DOC# 1701570)
19228082510994	0	SEC 25-28-08, PT OF NW 1/4 NE 1/4 - SOUTHWEST CORNER OF WESTON AVENUE AND COUNTY ROAD J
19228082510999	0	SEC 25-28-08, PT OF NE 1/4 NE 1/4 - SOUTH OF WESTON AVENUE, EAST OF 7809 AND 7813 COUNTY ROAD J

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>. **Please contact Jared Wehner, Assistant Planner, at 715-359-6114, with questions on this rezone.**

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](mailto: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, Planning Technician, Planning and Development Department, at 715-241-2607.

Dated this 21<sup>st</sup> day of July, 2016

Valerie Parker  
Plan Commission Secretary

# Village of Weston Marathon County, WI

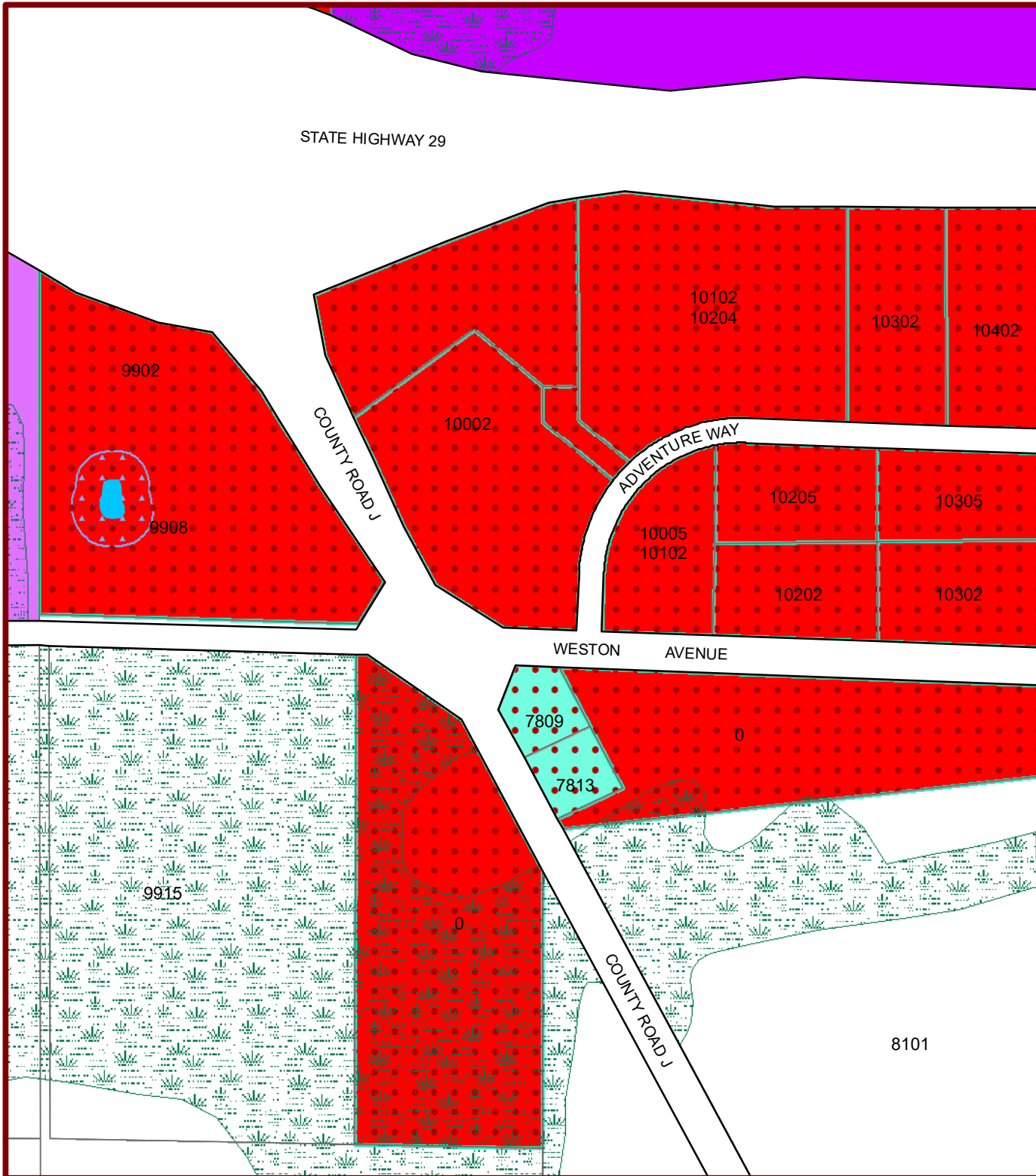
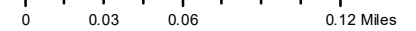


## OFFICIAL ZONING MAPS

Map Date: 7/6/2016  
 Adoption Date (Village): 4/20/2016  
 Adoption Date (ETZ): 4/20/2016  
 Adoption Date (Town): 1/23/2016



Map By: Technology Services Department, Village of Weston



### Legend

- CTH J - STH 29 Interchange B-3 Rezone
- Village of Weston
- Extraterritorial Zoning (ETZ) Boundary
- Town of Weston
- Right-of-way
- Parcel Boundary
- Wetland
- Surface Water

### ZONING DISTRICTS

- AR - Agriculture and Residential
- PR - Parks and Recreation
- RR-2 - Rural Residential-2 Acre
- RR-5 - Rural Residential-5 Acre
- SF-L - Single Family Residential-Large Lot
- SF-S - Single Family Residential-Small Lot
- 2F - Two Family Residential
- MF - Multiple Family Residential
- MH - Manufactured Home
- INT - Institutional
- B-1 - Neighborhood Business
- B-2 - Highway Business
- B-3 - General Business
- BP - Business Park
- LI - Limited Industrial
- GI - General Industrial

### OVERLAY ZONING DISTRICTS

- Design - Commercial Corridor
- Design - Condominium
- Design - Renaissance
- Design - Rail-to-Trail
- Design - Weston Marketplace
- Village of Weston Shoreland Zoning
- Marathon County Shoreland Zoning - Town and ETZ only

### WELLHEAD PROTECTION ZONES

- Zone A
- Zone B

**Village of Weston, Wisconsin  
Requested for Official Consideration and Review**

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REQUEST FROM: **JARED WEHNER, ASSISTANT PLANNER**

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ITEM DESCRIPTION: **(1) UPDATE TO USE TABLE FOR THE B-3 – GENERAL BUSINESS ZONING DISTRICT AND (2) SCHOFIELD AVENUE CORRIDOR REZONE AND (3) THE STH 29/CTH J INTERCHANGE REZONE.**

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DATE/MTG: **PLAN COMMISSION, MONDAY, JULY 11, 2016 AT 6:00PM**

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POLICY QUESTION: Should the Plan Commission approve staff to move forward with **(1)** the modification of allowing “Indoor Storage or Wholesaling” and “Light Industrial Activities Incidental to Indoor Sales or Services” as a permitted use by right within the B-3 – General Business district AND **(2)** the rezoning of the areas of the Schofield Avenue corridor from B-3 to B-2 and **(3)** rezoning the STH 29/CTH J interchange area from B-2 to B-3 as shown on the map?

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RECOMMENDATION TO: I recommend staff move forward with **(1)** the modification of allowing “Indoor Storage or Wholesaling” and “Light Industrial Activities Incidental to Indoor Sales or Services” as a permitted use by right within the B-3 – General Business district AND **(2)** the rezoning of the areas of the Schofield Avenue corridor from B-3 to B-2 and **(3)** rezoning the STH 29/CTH J interchange area from B-2 to B-3 as shown on the map, which places the items on the August 8, 2016 meeting agenda for public hearing.

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LEGISLATIVE ACTION:

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

- Municipal Code:** 94.3.05 Allowable Uses in Non-Residential and Mixed Use Zoning Districts
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PRIOR REVIEW: Staff Review, July 6, 2016

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BACKGROUND:

**(1)** Since the Village has adopted the current zoning code there has been many modifications to the policies within the document. Those modifications came from utilizing the code in everyday practice. The B-3 district was designed to be a transitional district between Commercial and Industrial uses. With that, the Weston Commercial Park (Mesker, E. Jelinek, Westfair, Prairie and Hilgemann) was zoned mostly B-3 since most of the properties were changing and being utilized that way. To accommodate more industrial uses, staff is proposing that “Indoor Storage or Wholesaling” and “Light Industrial Activities Incidental to Indoor Sales or Services” be added to the use chart in Section 94.3.05 as a permitted use-by-right. In doing this, it would shift the district more towards an Industrial Use district. With this shift, parts of the Schofield Avenue corridor would need to be rezoned to a B-2 – Highway Business district.

**(2)** Staff is proposing that the Schofield Avenue Corridor from Business Highway 51 to Von Kanel Street be changed to the B-2 Highway Business District because this area of the Village is commercially orientated and is identified on the Future Land Use Map as Future Commercial. The existing conditional uses within the area proposed to change would be unaffected until they either expire or the use stops for a 12-month period. By changing the zoning, it would limit any industrial uses within this part of the corridor.

**(3)** Staff is also proposing to change the State Highway 29 and County Highway J Interchange from the B-2 Highway zoning district to the B-3 General Business District to allow for a limited industrial use. Currently, most of this interchange is vacant. Although it would be preferred that the area be developed as commercial, indoor warehousing would also be an accepted use and a better alternative to vacant property.

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**Attachments: Proposed Zoning Maps of the Schofield Avenue Corridor and the STH/CTH J Interchange and Section 94.3.05: Allowable Uses within Non-Residential and Mixed Use Zoning Districts.**

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**Section 94.3.05: Allowable Uses in Non-Residential and Mixed Use Zoning Districts**

**Figure 3.05: Allowable Uses in Non-Residential and Mixed Use Zoning Districts**

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	
<b>Residential Land Uses</b> (see Section 94.4.02 for descriptions and standards for each land use)									
(1)	Single-Family Detached Residence								
(2)	Two-Family Residence		C						
(3)	Multi-Family Residence (3-8 unit building)		C			C	C	C	
(4)	Multi-Family Residence (9+ unit building)		C			C	C	C	
(5)	Manufactured Home Community								
(6)	Mixed Use Dwelling Unit		P	P	C				
<b>Agricultural Land Uses</b> (see Section 94.4.03 for descriptions and standards for each land use)									
(1)	Agricultural Use								
(2)	Agricultural-Related Use			C	P	C	P	P	
(3)	Community Garden	P	P	P	P	C	C	C	
(4)	On-site Agricultural Retail								
<b>Institutional and Recreational Land Uses</b> (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			

P = Permitted Use		C = Conditional Use		T = Temporary Use		Empty Cell = Prohibited Use		
Land Use Category		Zoning District (see key at end of figure)						
(#)	Land Use Type	INT	B-1	B-2	B-3	BP	LI	GI
(10)	Community Living Arrangement (16+)	P	C	C		C		
<b>Commercial Land Uses</b> (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			
(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

P = Permitted Use		C = Conditional Use		T = Temporary Use		Empty Cell = Prohibited Use		
Land Use Category		Zoning District (see key at end of figure)						
(#)	Land Use Type	INT	B-1	B-2	B-3	BP	LI	GI
<b>Storage or Disposal Land Uses</b> (see Section 94.4.06 for descriptions and standards for each land use)								
(1)	Indoor Storage or Wholesaling				EP	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
<b>Transportation Land Uses</b> (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
<b>Industrial Land Uses</b> (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
<b>Accessory and Miscellaneous Land Uses</b> (see Section 94.4.09 for descriptions/standards for each use)								
(1)	Detached Accessory Structure (For Non-Residential Use)	P	P	P	P	P	P	P
(2)	Detached Accessory Structure (For Residential Use)		P					
(3)	Family Day Care Home (4-8 children)		P	P				
(4)	Intermediate Day Care Home (9-15 children)							
(5)	Home Occupation		C					
(6)	Residential Business		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
(7)	In-Home Suite							
(8)	Accessory Dwelling Unit		C	C	C			
(9)	Animal Fancier		C	C				
(10)	Keeping of Farm Animals on Residential Lots							
(11)	Company Cafeteria	P	P	P	P	P	P	P
(12)	Company Provided On- site Recreation or Child Care	P	P	P	P	P	P	P
(13)	Indoor Sales Incidental to Storage or Light Industrial Land Use				P	P	P	P
(14)	Light Industrial Activities Incidental to Indoor Sales or Services				CP	C	C	
(15)	Outdoor Display Incidental to Indoor Sales or Services			P	P	C	C	
(16)	Outdoor Alcohol Area	C	C	C	C	C		
(17)	Small Exterior Communication Device	P	P	P	P	P	P	P
(18)	Large Exterior Communication Device	C	C	P	P	P	P	P
(19)	Geothermal Energy System (GES)	P	P	P	P	P	P	P
(20)	Small Wind Energy System	P	P	P	P	P	P	P
(21)	Small Solar Energy System	P	P	P	P	P	P	P
(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

*through*

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	
<b>Temporary Land Uses</b> (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	
<b>Key to Zoning Districts:</b>					B-3 =	General Business			
INT = Institutional					BP =	Business Park			
B-1 = Neighborhood Business					LI =	Limited Industrial			
B-2 = Highway Business					GI =	General Industrial			

[Amended via Ord. 16-021, 4/20/2016; Ord. 16-025, 5/18/2016]