



VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN

ORDINANCE NO. 16-040

AN ORDINANCE TO APPROVE THE REZONING OF LAND FROM B-2 HIGHWAY BUSINESS TO B-3 GENERAL BUSINESS, AT THE INTERSECTION OF WESTON AVENUE AND COUNTY ROAD J AND ON ADVENTURE WAY, SECTIONS 24 AND 25, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN.

WHEREAS, Exhibit 'A' is a map indicating the location of the properties being rezoned and is attached to this ordinance;

WHEREAS, Exhibit 'B' is a table describing the properties being rezoned and is attached to this ordinance;

WHEREAS, the Plan Commission of the Village of Weston having held a public hearing on the 8th day of August, 2016, to consider the rezoning of the Land, with proposed zoning districts indicated in Exhibit 'A' and described in Exhibit 'B'; and

WHEREAS, the Plan Commission having thereafter filed its written recommendations and findings with the Village Board, and the said Board having received and approved the recommendation of said Committee;

NOW THEREFORE, the Village Board of the Village of Weston does ordain as follows:

SECTION 1: On the application (REZN-7-16-1600) of varied property owners, properties described in Exhibit 'B', Weston, WI 54476, for the following territory now comprising a part of the B-3 General Business zoning district, located in Sections 24 and 25, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin, is hereby designated to be and become hereafter part of the following zoning district:

B-3 – General Business – Parcels of land described in Exhibit 'B' being part of the Sections 24 and 25, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin; more particularly described in Exhibit 'B'.

BE IT FURTHER RESOLVED that the foregoing amendment to the zoning district designations shall take effect only upon the publication of this ordinance. If the rezoning of any lands by this Ordinance does not take effect within 180 days of the date hereof, this Ordinance shall become null and void and the zoning for such lands shall remain unchanged.

SECTION 2: The Clerk shall make necessary alterations upon the official map of the Village of Weston to reflect the changes in the zoning classifications of the property described herein.

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 15th day of August, 2016.

VILLAGE BOARD OF WESTON

By: Barbara Ermeling
Barbara Ermeling, President

Attest: Sherry Weinkauf
Sherry Weinkauf, Village Clerk

APPROVED: 8/15/16
PUBLISHED: 8/18/16

Village of Weston, WI
Notice of Newly Enacted Ordinance No. 16-040

Please take notice that the Village Board of Weston, Wisconsin enacted Ordinance No. 16-040:
“Ordinance No 16-040 *An Ordinance to Approve the Rezoning of Land from B-2 Highway Business to B-3 General Business, at the Intersection of Weston Avenue and County Road J and on Adventure Way, Sections 24 And 25, Village of Weston, Marathon County, Wisconsin*” on Monday, August 15, 2016.

The full text of Ordinance No. 16-040 may be obtained at the office of the Village Clerk at the Weston Municipal Center, 5500 Schofield Avenue, Weston, Wisconsin or through the Village’s website at <http://www.westonwi.gov/499/Adopted-Ordinances>.

Dated this 18th day of August, 2016
Sherry Weinkauff, Village Clerk

Published: 8/2/16

DAILY HERALD media

A GANNETT COMPANY

STATE OF WISCONSIN
BROWN COUNTY

WESTON VILLAGE OF
5500 SCHOFIELD AVE
WESTON WI 544764333

VOUCHER APPROVAL

Account Number: 10-06-56910 -321-000
Description: WDH Notice - Ord.
16-040 - PC
Approved by [Signature] 9/16/16
Initials Date
\$19.16

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: 0001511737
No. of Affidavits: 1
Total Ad Cost: \$19.16
Published Dates: 08/18/16

(Signed) [Signature] (Date) 8-22-16
Legal Clerk



Signed and sworn before me

[Signature]

My commission expires 5-25-18

Village of Weston, WI
Notice of Newly Enacted Ordinance No. 16-040
Please take notice that the Village Board of Weston, Wisconsin enacted Ordinance No. 16-040: "Ordinance No 16-040 An Ordinance to Approve the Rezoning of Land from B-2 Highway Business to B-3 General Business, at the Intersection of Weston Avenue and County Road J and on Adventure Way, Sections 24 And 25, Village of Weston, Marathon County, Wisconsin" on Monday, August 15, 2016.
The full text of Ordinance No. 16-040 may be obtained at the office of the Village Clerk at the Weston Municipal Center, 5500 Schofield Avenue, Weston, Wisconsin or through the Village's website at <http://www.westonwi.gov/499/Adopted-Ordinances>.
Dated this 18th day of August, 2016
Sherry Weinkauff, Village Clerk
RUN: Aug 18, 2016 WNAXLP

WESTON VILLAGE OF
Re: Ord 16-040

Village of Weston Marathon County, WI



OFFICIAL ZONING MAPS EXHIBIT 'A'



Map Date: 8/3/2016
 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

- Properties to be Rezoned to B-3
 - Village of Weston
 - Extraterritorial Zoning (ETZ) Boundary
 - Town of Weston
 - Right-of-way
 - Parcel Boundary
 - Wetland
 - Surface Water
- OVERLAY ZONING DISTRICTS**
- D-WM
 - D-CC
 - D-Condominium
 - D-Rail-to-Trail
 - D-Renaissance
 - Village of Weston Shoreland Zoning

WELLHEAD PROTECTION ZONES

- Zone A
- Zone B

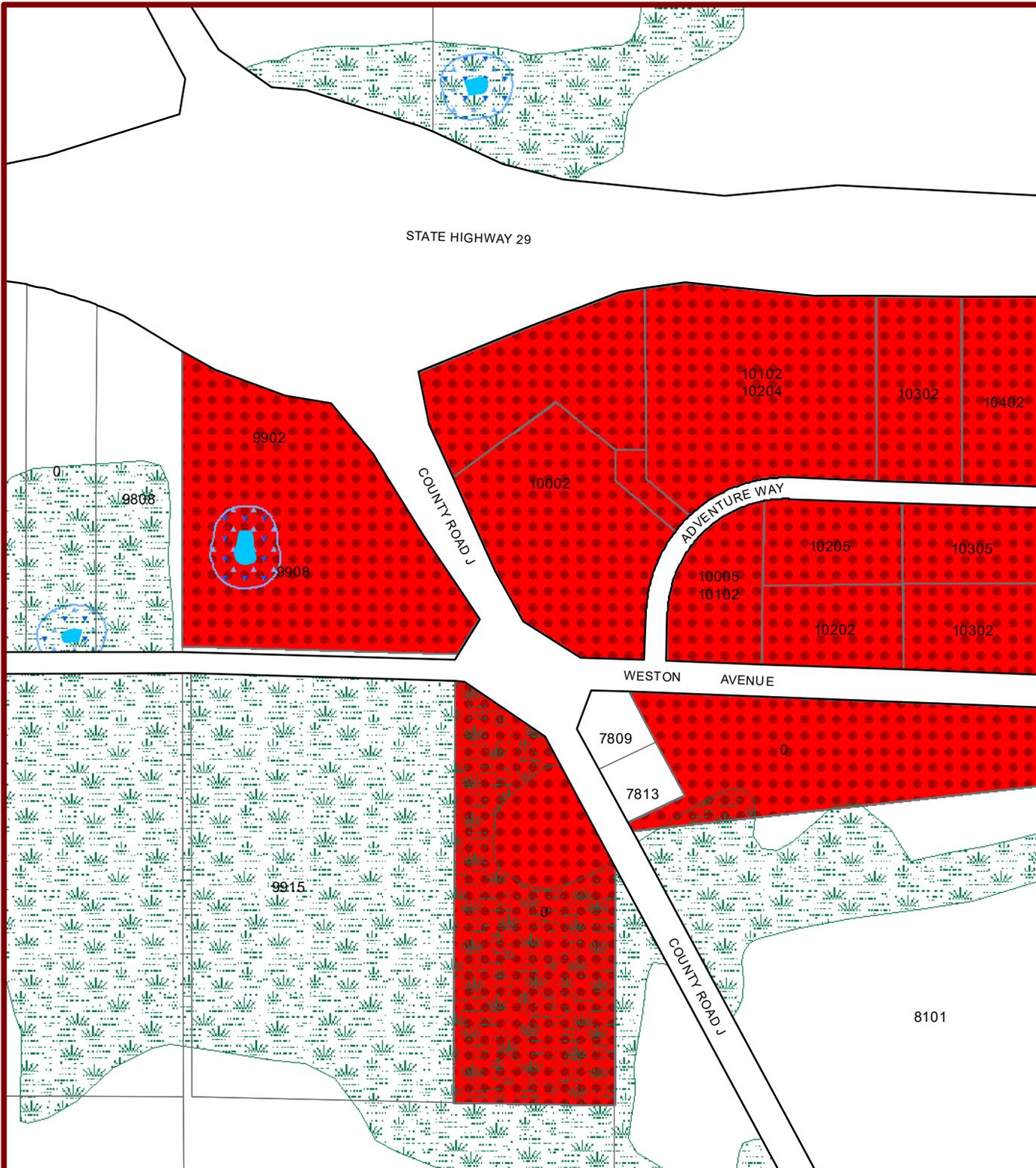


EXHIBIT 'B'

PIN	ADDRESS	PROPERTY DESCRIPTION	EXISTING ZONING	NEW ZONING
19228082440002	10102 ADVENTURE WAY	COMMERCE CROSSING Lot 2	B-2 – Highway Business D-CC – Commercial Corridor Overlay	B-3 – General Business D-CC – Commercial Corridor Overlay
19228082440003	10302 ADVENTURE WAY	COMMERCE CROSSING Lot 3	B-2 – Highway Business D-CC – Commercial Corridor Overlay	B-3 – General Business D-CC – Commercial Corridor Overlay
19228082440004	10402 ADVENTURE WAY	COMMERCE CROSSING Lot 4	B-2 – Highway Business D-CC – Commercial Corridor Overlay	B-3 – General Business D-CC – Commercial Corridor Overlay
19228082440005	10305 ADVENTURE WAY	COMMERCE CROSSING Lot 5	B-2 – Highway Business D-CC – Commercial Corridor Overlay	B-3 – General Business D-CC – Commercial Corridor Overlay
19228082440006	10205 ADVENTURE WAY	COMMERCE CROSSING Lot 6	B-2 – Highway Business D-CC – Commercial Corridor Overlay	B-3 – General Business D-CC – Commercial Corridor Overlay
19228082440007	10005 ADVENTURE WAY	COMMERCE CROSSING Lot 7	B-2 – Highway Business D-CC – Commercial Corridor Overlay	B-3 – General Business D-CC – Commercial Corridor Overlay
19228082440008	10202 WESTON AVE	COMMERCE CROSSING Lot 8	B-2 – Highway Business D-CC – Commercial Corridor Overlay	B-3 – General Business D-CC – Commercial Corridor Overlay
19228082440009	10302 WESTON AVE	COMMERCE CROSSING Lot 9	B-2 – Highway Business D-CC – Commercial Corridor Overlay	B-3 – General Business D-CC – Commercial Corridor Overlay
19228082440010	10002 ADVENTURE WAY	COMMERCE CROSSING PT OF LOT 1 - LOT 1 CSM VOL 72 PG 1 (#15730) (DOC #1565507)	B-2 – Highway Business D-CC – Commercial Corridor Overlay	B-3 – General Business D-CC – Commercial Corridor Overlay
19228082440011	0	COMMERCE CROSSING PT OF LOT 1 - LOT 2 CSM VOL 72 PG 1 (#15730) (DOC #1565507)	B-2 – Highway Business D-CC – Commercial Corridor Overlay	B-3 – General Business D-CC – Commercial Corridor Overlay
19228082440012	0	COMMERCE CROSSING PT OF LOT 1 - OUTLOT 1 CSM VOL 72 PG 1 (#15730) (DOC#1565507)	B-2 – Highway Business D-CC – Commercial Corridor Overlay	B-3 – General Business D-CC – Commercial Corridor Overlay
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)	B-2 – Highway Business D-CC – Commercial Corridor Overlay	B-3 – General Business D-CC – Commercial Corridor Overlay
19228082510994	0	SEC 25-28-08, PT OF NW 1/4 NE ¼ EAST 500' OF SD FORTY EX HWY EX PT LYG E OF CTH 'J' EX VOL 474M-218 {RD}	B-2 – Highway Business D-CC – Commercial Corridor Overlay	B-3 – General Business D-CC – Commercial Corridor Overlay
19228082510999	0	SEC 25-28-08, PT OF NE 1/4 NE ¼ BEG AT NW COR S 472' TO NELY R/W HWY 'J' SELY 16' NELY TO PT	B-2 – Highway Business	B-3 – General Business

		ON E LN 300' S OF NE COR N 300' W TO BEG EX VOL 173M-674 VOL 190M-368 VOL 478-689(HWY)	D-CC – Commercial Corridor Overlay	D-CC – Commercial Corridor Overlay
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**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. 16-040: AN ORDINANCE TO APPROVE THE REZONING OF LAND FROM B-2 HIGHWAY BUSINESS TO B-3 GENERAL BUSINESS, AT THE INTERSECTION OF WESTON AVENUE AND COUNTY ROAD J AND ON ADVENTURE WAY, SECTIONS 24 AND 25, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN (REZN-7-16-1600)

DATE/MTG: BOARD OF TRUSTEES; MONDAY, AUGUST 15, 2016

POLICY QUESTION: Should the Village Board approve the Plan Commission recommendation to rezone the area of the State Highway '29' and County Highway 'J' Interchange-South from the intersection of County Highway 'J' and Weston Avenue east and Adventure Way from B-2 – Highway Business to B-3 – General Business District.

RECOMMENDATION TO: I make a motion to approve the rezone of State Highway '29' and County Highway 'J' Interchange-South from the intersection of County Highway 'J' and Weston Avenue east and Adventure Way from B-2 – Highway Business to B-3 – General Business District by the adoption of Ordinance No. 16-040.

LEGISLATIVE ACTION:

- | | | |
|---|---|---------------------------------------|
| <input checked="" 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: | None |
| <input type="checkbox"/> Budget Line Item: | None |
| <input type="checkbox"/> Budgeted Expenditure: | None |
| <input type="checkbox"/> Budgeted Revenue: | None |
-

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: | Sec. 94.16.03 |
| <input type="checkbox"/> Municipal Rules: | _____ |
-

PRIOR REVIEW: Public Hearing - Plan Commission 8/8/16

BACKGROUND: Staff is proposing that the area of the State Highway '29' and County Highway 'J' Interchange-South from the intersection of County Highway 'J' and Weston Avenue east and Adventure Way from B-2 – Highway Business to B-3 – General Business District because this area of the Village is vacant and would allow for a wider range

of uses to occur. This area 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.

Attachments?

Draft Ordinance 16-040, Exhibit 'A' – Zoning Map and Exhibit 'B' – List of Properties and Descriptions



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, 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 21st day of July, 2016

Valerie Parker
Plan Commission Secretary

DAILY HERALD media

A GANNETT COMPANY

STATE OF WISCONSIN
BROWN COUNTY

WESTON VILLAGE OF
5500 SCHOFIELD AVE
WESTON

WI 544764333

VOUCHER APPROVAL

Account Number:

10-06-56910 - 321-000

Description: ~~WDH~~ hearing notice

August PC mtg

Approved by CPH 8/17/16

Initials

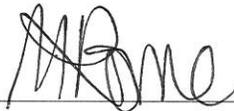
Date

\$975.73

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: 0001453716
No. of Affidavits: 1
Total Ad Cost: \$975.73
Published Dates: 07/25/16, 08/01/16

(Signed)



(Date)

8-3-16

Legal Clerk

Signed and sworn before me



My commission expires

3/3/19



WESTON VILLAGE OF
Re: Notice of Public Hearings

GANNETT WI MEDIA
435 EAST WALNUT ST.
PO BOX 23430
GREEN BAY, WI 54305-3430

GANNETT
Wisconsin Media
Delivering Customers. Driving Results.

PHONE 920-431-8298
FAX 877-943-0443
email: WDH-Legals@wdhmedia.com

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:

CU-6-16-1603 Dan Higginbotham, PGA, Inc., 7306 Zinser Street, Weston, WI 54476 requesting a conditional use permit for Steve Lewis, Lewis Construction, at 9309 Camp Phillips Road, to allow for temporary (three-week period) crushing of accumulated scrap concrete, located on property described as Part of the NW Quarter or the NE Quarter of Section 29, Township 29 North, Range 9 East, Lot 2 of CSM #17334, Vol. 82, Pg. 132, Document #1709477. This parcel is zoned LI (Limited Industrial) and contains 23.529 acres.

REZN-7-16-1601 Jennifer Higgins, Zoning Administrator, Village of Weston, 5500 Schofield Avenue, Weston, WI 54476, requesting a rezoning from B-2 (Highway Business) to MF (Multiple Family Residential), to correct a zoning mapping error, on property described as Outlot 1, of CSM #15481, Vol. 70, Pg. 63, Document #1542352. This lot is located on Neupert Avenue, just west of 5606 Ferge Street, and east of 5603 Business Highway 51. This parcel consists of .178 acres.

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 owners 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)
19228082440090	9808 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
REZN-7-16-1602	Jennifer Higgins, Zoning Administrator, Village of Weston, 5500 Schofield Avenue, Weston, WI 54476, requesting a rezoning from B-3 (General Business) with D-CC (Design Commercial Corridor) Overlay, to B-2 (Highway Business) with D-CC (Design Commercial Corridor) Overlay, because this area of the Village is commercially oriented and is identified on the Future Land Use Map as Future Commercial. The affected properties are situated along the Schofield Avenue Corridor, from Business Highway 51 to Von Kanel Street. The specific PIN, address, and property owners are:	
19228081630944	4403 SCHOFIELD AVE	SEC 16-28-08 CSM VOL 65 PG 15 (#14553) (DOC #1460396)
19228081630945	0	SEC 16-28-08 THAT PT LYG ELY OF CSM VOL 19 PG 269 NLY OF CSM VOL 5 PG 206 (#5401) (DOC #906347)
19228081630946	5703 CAMP PHILLIPS RD	SEC 16-28-08 PT OF NW 1/4 SW 1/4 - PCL 1 & OUTLOT 1 CSM VOL 54 PG 12 (#12504) (DOC #1288096)
19228081630952	4111 SCHOFIELD AVE	SEC 16-28-08 PT OF SW 1/4 SW 1/4 - LOT 1 CSM VOL 78 PG 146 (#16797) (DOC #1669810)
19228081630963	6004 VON KANEL ST	SEC 16-28-08 PT OF S 1/2 SW 1/4 - PCL C CSM VOL 5 PG 206 (#1279) (DOC #712660)
19228081630966	0	SEC 16-28-08 SE 1/4 SW 1/4 EX VOL 489D-591 VOL 28R-421 VOL 230M-18 THIS PCL INCL THAT PT OF SD 40 LYG S OF
19228081630967	5811 CAMP PHILLIPS RD	SEC 16-28-08 PT OF SW 1/4 SW 1/4 COM AT SW COR N 4 DEG E 622.6' N 85 DEG E 33' TO POB N 4 DEG E 200' N 85 DEG
19228081630969	4204 SCHOFIELD AVE	SEC 16-28-08 PT OF SW 1/4 SW 1/4 - CSM VOL 9 PG 263 (#2479) (DOC #763954)
19228081630970	0	SEC 16-28-08 PT OF S 1/2 SW 1/4 - PCL 2 CSM VOL 36 PG 47 (#9044) (DOC #1073052)
19228081630971	4101 SCHOFIELD AVE	SEC 16-28-08 PT OF SW 1/4 SW 1/4 - PCL 1 CSM VOL 26 PG 136 (#6943) (DOC #974167)
19228081630972	5905 CAMP PHILLIPS RD	SEC 16-28-08 PT OF SW 1/4 SW 1/4 COM 497.6' N & 33' E OF SW COR N 125' E 200' S 125' W 200' TO BEG
19228081630973	4114 SCHOFIELD AVE	SEC 16-28-08 PT OF SW 1/4 SW 1/4 - PCL 1 CSM VOL 36 PG 47 (#9044) (DOC #1073052)
19228081730025	2910 SCHOFIELD AVE	MOUNT VIEW ADD TO THE TOWN OF WESTON PT OF LOT 1 BLK 1 LOT 1 CSM VOL 32 PG 56 (#8288) (DOC #1036995)
19228081730039	3010 GLAD ST	SUBD OF PRT LOT 1 BLK 1 MOUNT VIEW ADD LOT 15 BLK 1
19228081730040	3006 GLAD ST	SUBD OF PRT LOT 1 BLK 1 MOUNT VIEW ADD LOT 16 BLK 1
19228081730162	2900 SCHOFIELD AVE	MOUNT VIEW ADD TO THE TOWN OF WESTON PT OF LOT 1 BLK 1 LOT 1 CSM VOL 29 PG 86 (#7623) (DOC #1006923)
19228081730172	2709 SCHOFIELD AVE	MARKOVICH PROPERTIES CONDO FIRST ADDENDUM UNIT 1
19228081730173	2711 SCHOFIELD AVE	MARKOVICH PROPERTIES CONDO FIRST ADDENDUM UNIT 2
19228081730174	2713 SCHOFIELD AVE	MARKOVICH PROPERTIES CONDO FIRST ADDENDUM UNIT 3
19228081730175	2715 SCHOFIELD AVE	MARKOVICH PROPERTIES CONDO FIRST ADDENDUM UNIT 4
19228081730177	2719 SCHOFIELD AVE	MARKOVICH PROPERTIES CONDO FIRST ADDENDUM UNIT 5
19228081730937	2606 SCHOFIELD AVE	SEC 17-28-08 PT OF NW 1/4 SW 1/4 & PT OF SW 1/4 NW 1/4 - LOT 2 CSM VOL 68 PG 145 (#15223) (DOC #1513867)
19228081730938	2702 SCHOFIELD AVE	SEC 17-28-08 PT OF NW 1/4 SW 1/4 - LOT 1 CSM VOL 68 PG 145 (#15223) (DOC #1513867)
19228081730939	3207 SCHOFIELD AVE	SEC 17-28-08 PT OF SE 1/4 SW 1/4 - LOT 1 CSM VOL 61 PG 120 (#13933) (DOC #1414682)
19228081730940	2915 SCHOFIELD AVE	SEC 17-28-08 PT OF SE 1/4 SW 1/4 & NE 1/4 SW 1/4 - PCL 2 CSM VOL 43 PG 48 (#10416) (DOC #1148172)
19228081730941	2901 SCHOFIELD AVE	SEC 17-28-08 PT OF NE 1/4 SW 1/4 & SE 1/4 SW 1/4 - PCL 1 CSM VOL 43 PG 48 (#10416) (DOC #1148172)
19228081730947	0	SEC 17-28-08 PT OF NW 1/4 SW 1/4 - PCL A CSM VOL 37 PG 24 (#9201) (DOC #1080702)
19228081730948	2809 SCHOFIELD AVE	SEC 17-28-08 PT OF NW 1/4 SW 1/4 - PCL B CSM VOL 38 PG 172 (#9549) (DOC #1100435)
19228081730949	2805 SCHOFIELD AVE	SEC 17-28-08 PT OF NW 1/4 SW 1/4 - PCL A CSM VOL 38 PG 172 (#9549) (DOC #1100435)
19228081730950	0	SEC 17-28-08 PT OF SW 1/4 NW 1/4 & PT OF NW 1/4 SW 1/4 - LOT 1 CSM VOL 26 PG 116 (#6923) (DOC #973529)
19228081730952	3001 SCHOFIELD AVE	SEC 17-28-08 PT OF SE 1/4 SW 1/4 - PCL 1 CSM VOL 20 PG 188 (#5595) (DOC #913277) EX CSM VOL 21 PG 98 (#5780) (DOC #920751)
19228081730958	2707 SCHOFIELD AVE	SEC 17-28-08 PT OF NW 1/4 SW 1/4 - LOT 1 CSM VOL 17 PG 293 (#4825) (DOC #884382) BNG PT OF CSM VOL 17 PG 207 (#4739) (DOC #1006923)
19228081730960	2705 SCHOFIELD AVE	SEC 17-28-08 PT OF NW 1/4

Legal Notices

19228081810953	1708 SCHOFIELD AVE	SEC 18-28-08 PT OF SW 1/4 NE 1/4 - PCL 1 CSM VOL 25 PG 120 (#6720) (DOC #964488)
19228081810956	1720 SCHOFIELD AVE	SEC 18-28-08 PT OF SW 1/4 NE 1/4 ELY 254' OF WLY 429' OF APPROX SLY 247' THRF LYG NLY OF HWY 'JJ'
19228081810958	2006 SCHOFIELD AVE	SEC 18-28-08 PT OF SW 1/4 NE 1/4 - CSM VOL 7 PG 57 (#1671) (DOC #732288) EX WLY 240'
19228081810959	2206 SCHOFIELD AVE	SEC 18-28-08 PT OF SE 1/4 NE 1/4 COM ON N LN OF HWY 'JJ' 425' E OF W LN OF SD FORTY N 175' E 225' S 175' TO N
19228081810960	2202 SCHOFIELD AVE	SEC 18-28-08 PT OF SE 1/4 NE 1/4 COM ON N LN OF HWY 'JJ' 360' E OF W LN OF SD FORTY N 120' E 65' S 120' W 65'
19228081810962	2310 SCHOFIELD AVE	SEC 18-28-08 PT OF SE 1/4 NE 1/4 BEG 750' E OF W LN OF FORTY ON N LN HWY 'JJ' N 201.5' SELY 93' S 146.3' W 70' TO
19228081810967	2312 SCHOFIELD AVE	SEC 18-28-08 PT OF SE 1/4 NE 1/4 COM ON N LN OF HWY 'JJ' 750' E OF ITS INCTN WITH W LN OF SD FORTY N 201.5' TO
19228081810968	2300 SCHOFIELD AVE	SEC 18-28-08 PT OF SE 1/4 NE 1/4 - LOT 1 CSM VOL 16 PG 119 (#4351) (DOC #867289)
19228081810970	2114 SCHOFIELD AVE	SEC 18-28-08 PT OF SE 1/4 NE 1/4 - LOT 2 CSM VOL 42 PG 155 (#10332) (DOC #1143485)
19228081810971	2304 SCHOFIELD AVE	SEC 18-28-08 PT OF SE 1/4 NE 1/4 - LOT 1 CSM VOL 18 PG 120 (#4352) (DOC #867290)
19228081810984	1918 SCHOFIELD AVE	SEC 18-28-08 PT OF SW 1/4 NE 1/4 COM 102' E OF INCTN OF N LN OF HWY 'JJ' & E LN OF ALDERSON & KRUEGER RD N
19228081810985	1906 SCHOFIELD AVE	SEC 18-28-08 PT OF SW 1/4 NE 1/4 COM AT INCTN OF N LN OF HWY 'JJ' & E LN OF ALDERSON & KRUEGER RD N 181.5' E 102'
19228081810986	5225 PINE ST	SEC 18-28-08 PT OF SW 1/4 NE 1/4 WLY 240' OF CSM VOL 7 PG 57 (#1671) (DOC #732288)
19228081830005	1611 SCHOFIELD AVE	MYLREA'S ACRE LOTS LOTS 8 & 9 EX S 124' BLK 1
19228081830006	1610 POST AVE	MYLREA'S ACRE LOTS S 124' OF LOTS 8 & 9 BLK 1 A/D/A PCL 2 CSM VOL 12 PG 13 (#3143) (DOC #797266)
19228081830025	5503 BUSINESS HIGHWAY 51	MYLREA ACRE LOTS PT OF LOTS 5 & 6 BLK 3 THAT PT DESD AS LOT 2 CSM VOL 1 PG 121 (#121) (DOC #01121) EX BEG SE COR W TO
19228081831010	5305 BUSINESS HIGHWAY 51	MYLREA'S ACRE LOTS PT OF LOTS 4-5-6 & 7 BLK 1 - PT OF LOT 1 CSM VOL 64 PG 15 (#14378) (DOC #1449112) LYG IN VILLAGE OF WESTON
19228081831011	5401 BUSINESS HIGHWAY 51	MYLREA'S ACRE LOTS PT OF LOTS 3-4-5-6 & 7 BLK 1 - LOT 2 CSM VOL 64 PG 15 (#14378) (DOC #1449112)
19228081831016	1509 POST AVE	MYLREA ACRE LOTS LOTS 7 & 8 BLK 3 N/D/A LOT 1 CSM VOL 81 PG 89 (#17157) (DOC #1696292)
19228081840058	1803 SCHOFIELD AVE	PINE PARK LOT 1 EX S 80' BLK 3 EX VOL 376M-451 (HWY)
19228081840060	1815 SCHOFIELD AVE	PINE PARK LOT 2 BLK 3 A/D/A CSM VOL 36 PG 180 (#9177) (DOC #1080029)
19228081840099	2111 SCHOFIELD AVE	KRUEGERS AD TO PINE PARK AD E 71' OF LOTS 7 & 8 EX HWY BLK 1 EX VOL 372M-797 (HWY)
19228081840100	2013 SCHOFIELD AVE	KRUEGERS AD TO PINE PARK AD LOTS 7 & 8 EX E 214' EX HWY BLK 1 CSM VOL 14 PG 137 (#3839) (DOC #835876)
19228081840101	2107 SCHOFIELD AVE	KRUEGERS AD TO PINE PARK AD W 143' OF E 214' OF LOTS 7 & 8 BLK 1 EX HWY
19228081840122	2113 SCHOFIELD AVE	KRUEGERS AD TO PINE PARK AD LOT 1 EX HWY EX E 120' BLK 3 EX VOL 379M-849 (HWY)
19228081840123	2215 SCHOFIELD AVE	KRUEGERS AD TO PINE PARK AD E 120' OF LOT 1 BLK 3
19228081840125	0	KRUEGERS AD TO PINE PARK AD E 145' OF LOTS 2 & 3 BLK 3 ALSO W 25' OF N 100' OF LOT 15
19228081840231	2405 SCHOFIELD AVE	KRUEGERS AD TO PINE PARK AD PT OF LOTS 1-2-3 & 4 BLK 4 LOT 1 CSM VOL 60 PG 165 (#13788) (DOC #1404643)
19228081840232	1711 SCHOFIELD AVE	PINE PARK PT OF LOTS 1 & 2 BLK 1 DESD AS LOT 1 CSM VOL 63 PG 53 (#14226) (DOC #1437086) N/D/A PT OF LOT 1 CSM VOL
19228081840233	5310 WILLOW ST	KRUEGERS AD TO PINE PARK AD PT OF LOT 15 BLK 3 LOT 2 CSM VOL 63 PG 92 (#14265) (DOC #1440272)
19228081840234	2311 SCHOFIELD AVE	KRUEGERS AD TO PINE PARK AD PT OF LOT 15 & ALL OF LOT 16 BLK 3 LOT 1 CSM VOL 63 PG 92 (#14265) (DOC #1440272)
19228081840246	5403 NORMANDY ST	PINE PARK PT OF LOT 3 & 4 BLK 1 LOT 1 CSM VOL 82 PG 114 (#17316) (DOC #1708372)
19228081840974	2009 SCHOFIELD AVE	SEC 18-28-08 PT OF NW 1/4 SE 1/4 - PT OF CSM VOL 14 PG 8 (#3713) (DOC #830165) BEG AT NE COR S D CSM S 200' W 87.8' N
19228081840995	1925 SCHOFIELD AVE	SEC 18-28-08 PT OF NW 1/4 SE 1/4 - CSM VOL 5 PG 69 (#1141) (DOC #703643)
19228081840996	1907 SCHOFIELD AVE	SEC 18-28-08 PT OF W 1/2 NE 1/4 NW 1/4 SE 1/4 - PCL 1 CSM VOL 42 48 (#10225) (DOC #1137053)
19228081840999	2005 SCHOFIELD AVE	SEC 18-28-08 PT OF NW 1/4 NW 1/4 SE 1/4 E 5 ACRES THRF EX CSM VOL 5 PG 69 (#1141) (DOC #703643) A/D/A CSM VOL 14

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>. 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, Planning Technician, Planning and Development Department, at 715-241-2607. Dated this 21st day of July, 2016 Valerie Parker, Plan Commission Secretary RUN: July 25 & August 1, 2016 WNAJXP

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

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

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.**

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

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?

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.

LEGISLATIVE ACTION:

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

POLICY REFERENCES:

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

PRIOR REVIEW: Staff Review, July 6, 2016

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.

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.

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	
Residential Land Uses (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				
Agricultural Land Uses (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								
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			

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		
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			
(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
Storage or Disposal Land Uses (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
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
Accessory and Miscellaneous Land Uses (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

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Land Use Category (#) Land Use Type		Zoning District (see key at end of figure)							
		INT	B-1	B-2	B-3	BP	LI	GI	
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			

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

Village of Weston Marathon County, WI

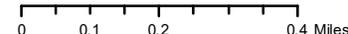


OFFICIAL ZONING MAPS

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

- Schofield Ave B-2 Rezone
- Village of Weston
- Extraterritorial Zoning (ETZ) Boundary
- Town of Weston
- Right-of-way
- Parcel Boundary
- Wetland
- Surface Water

ZONING DISTRICTS

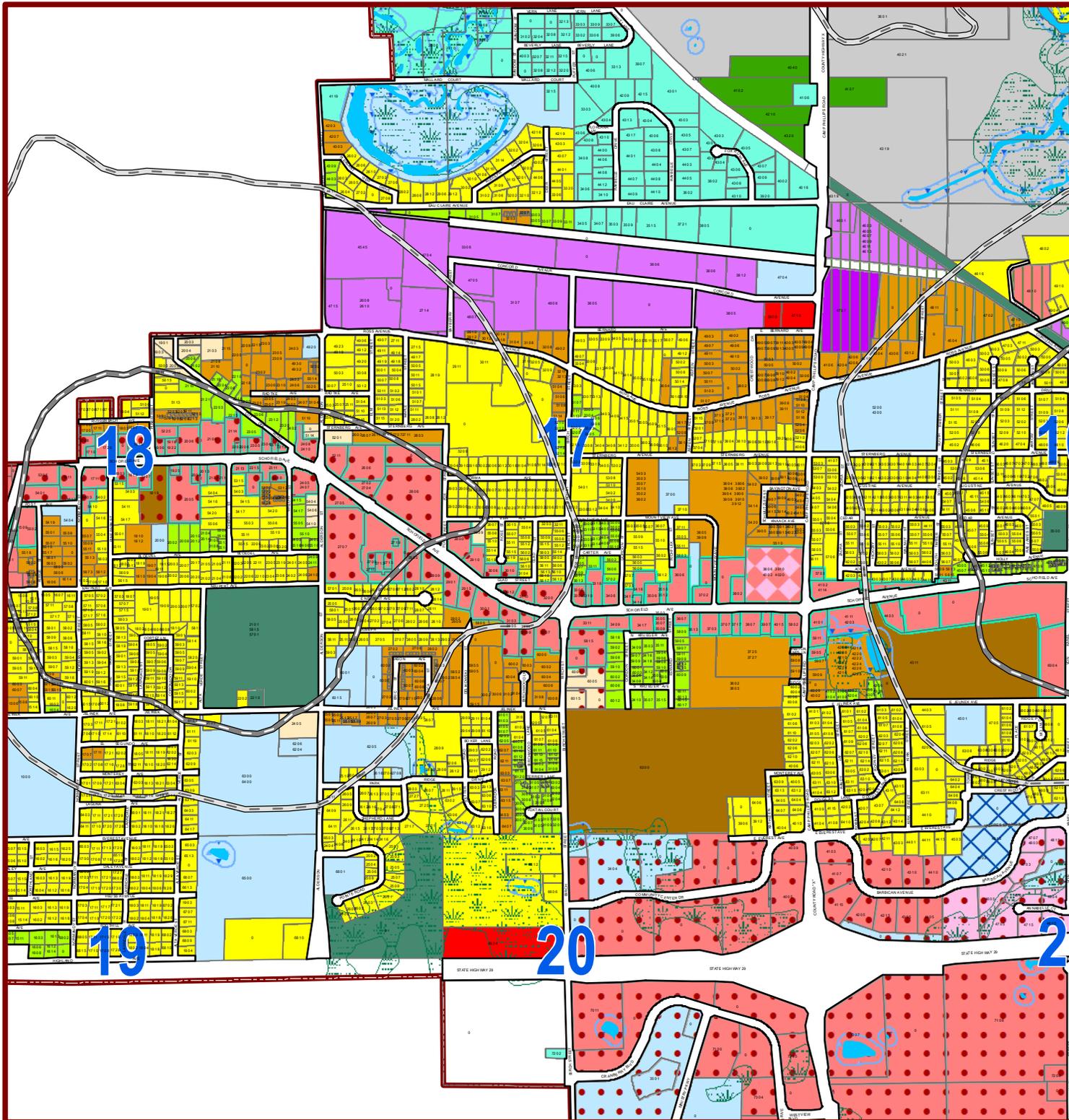
- AR - Agriculture and Residential
- PR - Parks and Recreation
- RR-2 - Rural Residential-2 Acre
- RR-5 - Rural Residential-5 Acre
- SF-L - Single Family Residential-Large Lot
- SF-S - Single Family Residential-Small Lot
- 2F - Two Family Residential
- MF - Multiple Family Residential
- MH - Manufactured Home
- INT - Institutional
- B-1 - Neighborhood Business
- B-2 - Highway Business
- B-3 - General Business
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- 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 Marathon County, WI

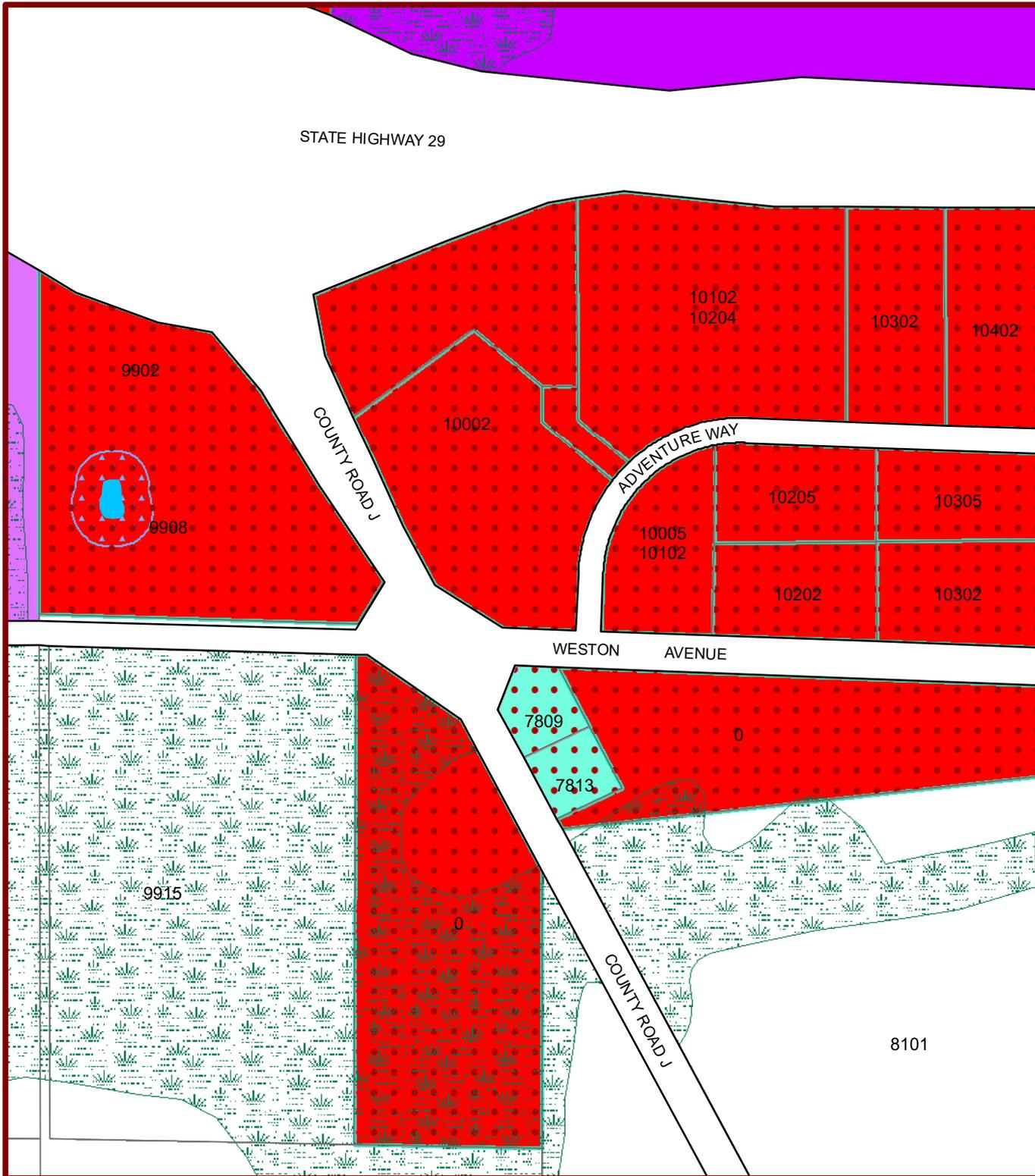
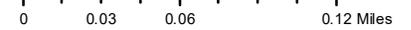


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