



**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, August 8, 2016, at 6:00 p.m.**, or as soon thereafter as possible, in the Board Room of the Weston Municipal Center, 5500 Schofield Avenue, Weston, WI 54476 to take testimony relative to the following amendments to Chapter 94 Zoning:

1. Ordinance No. 16-034 An Ordinance Amending Section 94.4.09(2) of the Zoning Ordinance Entitled Detached Accessory Structure (For Residential Use).
2. Ordinance No. 16-035 An Ordinance Amending Figure 5.01(1) of the Village Zoning Ordinance Entitled Rural, Open Space and Residential District Lot Dimension and Intensity Standards.
3. Ordinance No. 16-036 An Ordinance Amending Section 94.3.05: Figure 3.05 of the Village Zoning Ordinance Entitled *Allowable Uses in Non-Residential and Mixed Use Zoning Districts*.
4. Ordinance No. 16-037 An Ordinance Creating Section 94.16.18(5) of the Zoning Ordinance Entitled *Parkland Fees*.

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](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 21st day of July, 2016

Valerie Parker  
Plan Commission and ETZ Committee Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, July 25, 2016 and Monday, August 1, 2016.



**VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN**

**ORDINANCE NO. 16-036**

**AN ORDINANCE AMENDING SECTION 94.3.05: FIGURE 3.05 OF THE VILLAGE ZONING ORDINANCE ENTITLED *ALLOWABLE USES IN NON-RESIDENTIAL AND MIXED USE ZONING DISTRICTS*.**

WHEREAS, the Village of Weston is authorized to prepare, amend and adopt a zoning ordinance under Wis. Stat. §§ 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 Figure 3.05: *Allowable Uses in Non-Residential and Mixed Use Zoning Districts*; 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 August 8, 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: Figure 3.05 of the Village of Weston Zoning Ordinance entitled *Allowable Uses in Non-Residential and Mixed Use Zoning Districts* is hereby amended to provide as attached hereto as Exhibit A.

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 15<sup>th</sup> day of August, 2016.

WESTON VILLAGE BOARD

By: \_\_\_\_\_  
Barbara Ermeling, its President

Attest:

\_\_\_\_\_  
Sherry Weinkauff, its Clerk

APPROVED: \_\_\_\_\_

PUBLISHED: \_\_\_\_\_

**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

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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				CP	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					

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
(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	
<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	
(14)	Temporary Asphalt, Batch or Concrete, Stone Crushing and/or Processing Operations	T/C	T/C	T/C	T/C	T/C	T/C	T/C	
<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]

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ZONING ORDINANCE FOR  
VILLAGE OF WESTON

ADOPTED: MARCH 18, 2015  
AMENDED: MAY 18, 2016

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

*through*

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