



VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN

ORDINANCE NO. 17-030

AN ORDINANCE TO APPROVE THE REZONING OF LAND FROM INT INSTITUTIONAL TO GI GENERAL INDUSTRIAL ON THE WEST 135 FEET OF LOT 1 OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 9813 RECORDED IN VOLUME 40 OF CERTIFIED SURVEY MAPS ON PAGE 36 LOCATED IN PART OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 23, TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN.

WHEREAS, the Plan Commission of the Village of Weston having held a public hearing on the 14th day of August, 2017, on the application described below for the zoning of the property described herein; 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 do ordain as follows:

SECTION 1: On the application (REZN-7-17-1651) of Randy Worden, WRJ Properties, LLC, R7505 Hines Road, Ringle, on behalf of the Village of Weston, 5500 Schofield Avenue, Weston, for the following territory now comprising a part of the INT Institutional zoning district, located in Section 23, 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:

GI – General Industrial - described as the West 135 feet of Lot One (1) of Parcel One of Certified Survey Map No. 9813 recorded In Volume 40 of Certified Survey Maps on Page 36 located in part of the Southeast ¼ of the Northwest ¼ of Section 23, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin. The parcel is located directly east of 8008 Technology Drive, Weston WI 54476 (PIN 192 2808 232 0951).

BE IT FURTHER RESOLVED that the foregoing amendment to the zoning district designations shall take effect only upon the combination with the adjacent parcel to the west, identified by PIN 19228082320954 and 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 21st day of August, 2017.

BOARD OF TRUSTEES

By: Barbara Ermeling
Barbara Ermeling, its President

Attest:

Sherry Weinkauff
Sherry Weinkauff, its Clerk

APPROVED: 8/21/17

PUBLISHED: 8/23/17

Notice of Newly Enacted Ordinances

Please take notice that the Village Board of Weston, Wisconsin enacted on August 21, 2017, the following Ordinances:

- Ordinance No. 17-026: An Ordinance to amend Figures 5.01(2) and 5.02(2) to remove “Principal” from “Minimum Principal Building Separation (ft)” and modify the “Minimum Building Separation (ft)” in all the zoning districts to 10 feet; and to amend Figure 5.02(1) to modify the “Minimum Lot Area” in the INT zoning district from 30,000 square feet to 20,000 square feet.
- Ordinance No. 17-029: An Ordinance to amend Figure 4.09(2) Detached Accessory Structure (for Residential Use) Allowances to add the FP zoning district and decrease the “Minimum Distance from Other Buildings” from 30 feet to 10 feet for the FP, RM, AR and RR-5 zoning districts.
- Ordinance No. 17-030: An Ordinance to Approve the Rezoning of Land from INT Institutional to GI General Industrial on the West 135 Feet of Lot 1 of Parcel 1 of Certified Survey Map No. 9813 Recorded in Volume 40 of Certified Survey Maps on Page 36 Located in Part of The Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 23, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin.
- Ordinance No. 17-031: An Ordinance to Approve the Rezoning of Land from BP Business Park to LI Limited Industrial at 8808 Progress Way, Village of Weston, Marathon County, Wisconsin CU-7-17-1653 Gerald Drewa, Badgerland Overhead Door, LLC.

The full text of the above 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>.

Dated this 22nd day of August 2017
Sherry Weinkauff, Village Clerk

Published: 8/23/2017

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: Publication of Ord 17-026

17-029 through 17-031

Approved by

JRH
Initials

9/11/17
Date

\$25.17

10-06-56925-321-000

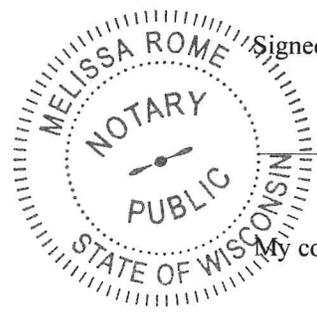
ETZ publication of 17-026 + 17-029

\$8.39

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: 0002361295
No. of Affidavits: 1
Total Ad Cost: \$33.56
Published Dates: 08/23/17

(Signed) [Signature] (Date) 8/25/17
Legal Clerk



Signed and sworn before me

[Signature]

My commission expires

12-31-17

Notice of Newly Enacted Ordinances
Please take notice that the Village Board of Weston, Wisconsin enacted on August 21, 2017, the following Ordinances:
• Ordinance No. 17-026: An Ordinance to amend Figures 5.01(2) and 5.02(2) to remove "Principal" from "Minimum Principal Building Separation (ft)" and modify the "Minimum Building Separation (ft)" in all the zoning districts to 10 feet; and to amend Figure 5.02(1) to modify the "Minimum Lot Area" in the INT zoning district from 30,000 square feet to 20,000 square feet.
• Ordinance No. 17-029: An Ordinance to amend Figure 4.09(2) Detached Accessory Structure (for Residential Use) Allowances to add the FP zoning district and decrease the "Minimum Distance from Other Buildings" from 30 feet to 10 feet for the FP, RM, AR and RR-5 zoning districts.
• Ordinance No. 17-030: An Ordinance to Approve the Rezoning of Land from INT Institutional to GI General Industrial on the West 135 Feet of Lot 1 of Parcel 1 of Certified Survey Map No. 9813 Recorded in Volume 40 of Certified Survey Maps on Page 36 Located in Part of The Southeast ¼ of the Northwest ¼ of Section 23, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin.
• Ordinance No. 17-031: An Ordinance to Approve the Rezoning of Land from BP Business Park to LI Limited Industrial at 8808 Progress Way, Village of Weston, Marathon County, Wisconsin CU-7-17-1653 Gerald Drewa, Badgerland Overhead Door, LLC.
The full text of the above 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>.
Dated this 22nd day of August 2017
Sherry Weinkauff, Village Clerk
RUN: Aug. 23, 2017 WNAXLP

WESTON VILLAGE OF
Re: Newly Enacted Ord.

**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 14, 2017, at approximately, 6:00 p.m., or shortly thereafter, at the Weston Municipal Center, 5500 Schofield Avenue, Weston, WI 54476 to take testimony relative to the following:

CU-5-17-1637 Mitch King, M & G Properties, LLC, 6205 Municipal Street, Weston, requesting a Conditional Use Permit to allow for the continued operation of a recycle and material storage site (Solid Waste Disposal, Composting, and/or Recycling Facility land use), on properties within the LI (Limited Industrial) Zoning District, and WHP-B (Wellhead Protection-Zone B) Overlay District, described as:

- 1) 192-2808-211-0954, Lot 2 of Certified Survey Map #16731, Volume 78, Page 80, Document #1663956. This parcel is located directly west of 6205 Municipal Street, and consists of 11.651 acres.
- 2) 192-2808-211-0957, addressed as 6205 Municipal Street, and described as Section 21, Township 28 North, Range 8 East, part of the NE 1/4 of the NE 1/4 - Parcel 2, CSM #10224, Vol. 42, Pg. 47, DOC# 1137052. Excepting Wandering Springs West Addition. Excepting CSM #11013, Vol. 46, Pg. 65, DOC# 1190730. Excepting Mary Lane. Excepting CSM #12217, Vol. 52, Pg. 105, DOC# 1263949. Excepting beginning 30' N of the SW Corner of Lot 1, CSM #15859, Vol. 72, Pg. 130, DOC# 1575123, N 135.01' W 65' S 135.17' E 65' to the point of beginning, including the S 30' of Lot 1, CSM #15859, Vol. 72, Pg. 130, DOC# 1575123.

REZN-7-17-1651 Randy Worden, WRJ Properties, LLC, R7505 Hines Road, Ringle, on behalf of the Village of Weston, requesting a rezoning from INT (Institutional) Zoning District to GI (General Industrial) Zoning District, on the West 135 feet of Lot One (1) of Parcel One of Certified Survey Map No. 9813 recorded In Volume 40 of Certified Survey Maps on Page 36 located in part of the Southeast ¼ of the Northwest ¼ of Section 23, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin. The parcel is located directly east of 8008 Technology Drive, Weston WI 54476 (PIN 192 2808 232 0951).

REZN-7-17-1652 Jennifer Higgins, Village of Weston, requesting a rezoning from BP (Business Park) Zoning district to LI (Limited Industrial) Zoning District, on Lot 4, of Weston Business and Technology Park – South, addressed as 8808 Progress Way, Village of Weston, Marathon County, Wisconsin. This parcel consists of 3.769 acres.

CU-7-17-1653 Gerald Drewa, Badgerland Overhead Door, 667 South County Road Y, Hatley, on behalf of the Village of Weston, requesting a Conditional Use Permit to allow for Indoor Sales & Service and Outdoor Storage or Wholesaling land uses within the LI (Limited Industrial) Zoning District, on Lot 4, of Weston Business and Technology Park – South, addressed as 8808 Progress Way, Village of Weston, Marathon County, Wisconsin. This parcel consists of 3.769 acres.

CU-7-17-1655 Mike Mohr, REI Engineering, 4080 N. 20th Avenue, Wausau, on behalf of Troy Galster, Greenheck Fan Corporation, 400 Ross Avenue, Schofield, requesting a Conditional Use Permit to allow for the Outdoor Storage or Wholesaling land use in a LI (Limited Industrial) Zoning District, with WHP-B (Wellhead Protection – Zone B) Overlay District. This parcel is addressed as 4545 Alderson Street, and consists of 13.07 acres, and described as Section 17, Township 28 North, Range 8 East, part of the NW ¼ of the NW ¼, - Parcels 2 & 3 of CSM #3488, Vol. 13, Pg. 83, DOC #818264. Also Parcel 1 of CSM #8783, Vol. 34, Pg. 161, DOC #1058597. This parcel includes Parcel 1, of CSM #10968, Vol. 46, Pg. 20, DOC #1187962.

CU-7-17-1657 Irvin Rybacki, Rybacki Properties, LLC, 4101 Schofield Avenue, Weston, requesting a Conditional Use Permit to allow for an Outdoor Alcohol Area accessory use within the B-2 (Highway Business) Zoning District, at property addressed as 4103 Schofield Avenue (Crafties, LLC). This parcel is also described as Parcel 1 of CSM #6943, Vol. 26, Pg. 136, DOC #974167, and contains .8 acres.

The hearing notice with application materials are available for public inspection on the Village of Weston website located at <http://westonwi.gov/421/Public-Hearing-Notices>.

Written testimony must be submitted 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 Tuesday, August 8, 2017 to be included in the Plan Commission Meeting Packet. All interested persons attending the Public Hearing 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 27th day of July, 2017

Valerie Parker
Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, July 31, 2017 and Monday, August 7, 2017.

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 14, 2017, at approximately, or shortly after, 6:00 p.m., at the Weston Municipal Center, 5500 Schofield Avenue, Weston, WI 54476, to take testimony relative to the following amendment to Chapter 94 Zoning:

1. Ordinance No 17-029: An Ordinance to amend figure 4.09(2) Detached Accessory Structure (for Residential Use) Allowances to add the FP zoning district and decrease the "Minimum Distance from Other Buildings" from 30 feet to 10 feet for the RM, FP, AR and RR-5 zoning districts.

This proposal has the effect of changing the allowable uses of property within the Village. The amendment to the Residential Zoning districts may affect any properties in those districts.

The hearing notice and applicable application materials are also 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 and ETZ Committee Secretary, 5500 Schofield Avenue, Weston, WI 54476, or emailed to vparker@westonwi.gov, by noon, on Tuesday, August 8, 2017, to be included in the meeting packet. 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 27th day of July, 2017
 Valerie Parker
 Plan Commission and ETZ Secretary
 Published as a legal ad in the Wausau Daily Herald on Monday, July 31, 2017, Monday, August 7, 2017.
 RUN: July 31 & Aug. 7, 2017 WNAJLP

STATE OF WISCONSIN
 BROWN COUNTY

VILLAGE OF WESTON
 5500 SCHOFIELD AVE
 WESTON

WI 544764333

VOUCHER APPROVAL

Account Number:

10-06-56910 - 321-000

Description: August PC/ETZ

WDH pub fees for hearing notice

Approved by QJH 8/24/17

Initials Date
 \$34.60

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:

10-06-56925 - 321-000

\$34.60

Account Number: GWM-1081606
 Order Number: 0002310395
 No. of Affidavits: 1
 Total Ad Cost: \$69.20
 Published Dates: 07/31/17, 08/07/17

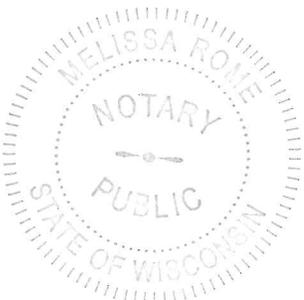
(Signed) [Signature] (Date) 8/11/2017
 Legal Clerk

Signed and sworn before me

[Signature]

My commission expires

1-12-2021



VILLAGE OF WESTON
 Re: Ord 17-029



Application for Rezone
**REZONE DETERMINATION BY THE VILLAGE OF WESTON
PLAN COMMISSION**

Application/Petition No.: **REZN-7-17-1651** Hearing Date: **August 14, 2017**
Applicant: **Randy Worden, WRJ Properties, LLC, R7505 Hines Road, Ringle, on behalf of the Village of Weston.**
Location: **Outlot directly east of 8008 Technology Drive, Weston, WI 54476**
Description: **West 135 feet of Lot One (1) of Parcel One of Certified Survey Map No. 9813 recorded In Volume 40 of Certified Survey Maps on Page 36 located in part of the Southeast ¼ of the Northwest ¼ of Section 23, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin. The parcel is located directly east of 8008 Technology Drive, Weston WI 54476 (PIN 192 2808 232 0951).**

The Department of Planning and Development of the Village of Weston, pursuant to the Village of Weston Zoning Code, Article 16 Processes, Section 94.16.03 Amendments to the Official Zoning Map (Rezoning), hereby makes the following findings and evaluation to the Village of Weston Plan Commission:

GENERAL INFORMATION:

Current Zoning: **INT – Institutional**
Definition: 94.2.02(3)(a) The INT district enables a range of public, semi-public, educational, religious, and other “gathering” type uses generally intended for non-commercial purposes, subject to performance standards to ensure compatibility between institutional uses and surrounding uses, zoning districts, and infrastructure. Development within this district is generally served by public sanitary sewer and water services, and roadways with an urban cross section (e.g., curbs, storm sewer). The INT district is intended for areas planned for public/quasi-public uses within the Comprehensive Plan, and for other non-residential, non-agricultural use. (Predecessor district: PUL Public and Utility Lands; OIP Institutional and Public Service overlay)

Proposed Zoning **GI – General Industrial**
Definition: 94.2.02(3)(g) The GI district accommodates a range of manufacturing, assembling, fabrication and processing, bulk handling, storage, warehousing, trucking, and utility uses. The uses associated with this district may have significant off-site impacts such as heavy truck traffic, noise, and odors. Development within this district is served by public sanitary sewer and water services. This district is intended for mapping in limited areas planned for industrial uses within the Comprehensive Plan, at the Village’s discretion. (Predecessor district: M1 Manufacturing and warehousing)

Future Land Use: **Industrial**
FLU Description: Industrial, storage, office, and other compatible businesses and support uses, all served by a public sewer system. Certain areas may be appropriate for a broader range of manufacturing, assembling, fabrication and processing, bulk handling, storage, warehousing, trucking, and utility uses with significant off-site impacts such as heavy truck traffic, noise, and odors. Served by a public sewer system.

Development Policies:

- 1. Require performance standards as necessary to avoid placing excessive demand on municipal utilities and roads, or creating environmental hazards or unwanted neighborhood impacts.**
- 2. Meet design requirements in the zoning ordinance.**

3. Encourage relocation of older industrial uses that have outgrown their sites or that are located in residential areas to a modern Industrial area.

Typical Implemented Zoning Districts:

LI Limited Industrial (where narrower range of industry/impacts preferred), GI General Industrial (where wider range of industry/impacts acceptable), or B-3 General Business (for mix of light industrial and commercial uses).

1. Is the proposed rezoning consistent with the Comprehensive Plan, as is required by Wisconsin Statutes?

Yes, the proposed zoning change is still within the non-residential and mixed use districts zoning category, which fits within the future industrial category as defined in the Comprehensive Plan.

2. Does the rezoning further the purpose and intent of this Chapter?

Yes.

3. Does rezoning address any of the following that are not properly addressed on the current Official Zoning Map?

1. A mistake was made in mapping on the Official Zoning Map. That is, an area is or has developed in a manner and purpose different from that for which it is mapped. If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the Village may intend to stop an undesirable land use pattern from being perpetuated.
2. Factors have changed, such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes, making the subject property more appropriate for a different zoning district.
3. Growth patterns or rates have changed, thereby creating the need for a rezoning.

No.

4. Does the proposed zoning district maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?

Yes. This rezone will not affect the density of development.

BACKGROUND INFORMATION:

Mr. Worden recently purchased 8008 Technology Drive from Cindy Wittke to move his Landscaping business from Ringle to this location. During this process, he approached the Village to discuss purchasing a 135'X 151' (20,385 sq ft) parcel to the east that would come from part of a stormwater outlot the Village owns. The Board approved the sale of the property at their 7/24/17 Meeting. As a condition of the sale, the Village will need to rezone the new parcel to GI to allow for it to be added to the 8008 Technology Drive parcel via a future CSM. Mr. Worden plans to use the new parcel to put an expansion on the existing building at 8008 Technology Dr. He recently received a rezone to GI zoning classification on the 8008 Technology Drive parcel to avoid having to do a conditional use at the time he wishes to complete the building addition. Per a discussion with Bill Scholfield, Mr. Worden's realtor, the addition is in process and site plans should be received within the next month.

CURRENT PROPERTY CONDITIONS:

PLAN COMMISSION ACTION OPTIONS: (Process is outlined in Sec. 94.16.03(6))

- 1) Plan Commission recommends approval of the rezone request and forwards the recommendation on to the Village Board at their 8/21/17 meeting.
- 2) Plan Commission recommends approval of the rezone request with modifications and forwards the recommendation on to the Village Board at their 8/21/17 meeting.

- 3) Plan Commission recommends denial of the rezone request and forwards the recommendation on to the Village Board at their 8/21/17 meeting.
- 4) Plan Commission takes no action and the request moves on to the Village Board at their 8/21/17 meeting with no recommendation.

PLAN COMMISSION ACTION:

The Plan Commission chose option 1 above recommending approval (6-0 in favor) of the rezone request to the Village Board.

Plan Commission Determination on 8/14/17: **Approve 6-0**

VILLAGE BOARD POLICY CHOICES: (Process is outlined in Sec. 94.16.03(8))

- 1) Board approves the rezone request per the PC recommendation by adopting Ord. No. 17-030 as written. (simple majority required)
- 2) Board approves the rezone request with modifications to Ord. No. 17-030. – Sec. 94.16.03(8)(b) Requires affirmative vote of $\frac{3}{4}$ or greater of the full Village Board.
- 3) Board denies the rezone request. – Sec. 94.16.03(8)(b) Requires affirmative vote of $\frac{3}{4}$ or greater of the full Village Board.

Board of Trustees Determination on 8/21/17: **Approve 7-0**

BOARD ACTION:

The Board chose option 1 above approving the rezone request. Vote 7-0.

**VILLAGE OF WESTON, WISCONSIN
AGENDA ITEM COVER SHEET**

MTG/DATE: Board of Trustees – 07/21/17

FROM: Jennifer Higgins, Director of Planning and Development

DESCRIPTION: Ordinance No. 17-030: An Ordinance to Approve the Rezoning of Land from INT Institutional to GI General Industrial on the West 135 Feet of Lot 1 of Parcel 1 of Certified Survey Map No. 9813 Recorded In Volume 40 of Certified Survey Maps on Page 36 Located In Part of the Southeast ¼ of The Northwest ¼ of Section 23, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin.

ACTION:	<input checked="" type="checkbox"/> Approve	<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Proclamation
	<input type="checkbox"/> Deny	<input type="checkbox"/> Policy	<input type="checkbox"/> Report
	<input type="checkbox"/> Expenditure	<input type="checkbox"/> Procedure	<input type="checkbox"/> Resolution

QUESTION:
Should the Board of Trustees approve the rezone request as presented by adopting Ordinance No. 17-030 (draft attached) at their meeting on 8/21/17?

BRIEF:
Mr. Worden recently purchased 8008 Technology Drive from Cindy Wittke to move his Landscaping business from Ringle to this location. During this process, he approached the Village to discuss purchasing a 135'X 151' (20,385 sq ft) parcel to the east that would come from part of a stormwater outlot the Village owns. The Board approved the sale of the property at their 7/24/17 Meeting. As a condition of the sale, the Village needed to rezone the new parcel to GI to allow for it to be added to the 8008 Technology Drive parcel via a future CSM. Mr. Worden plans to use the new parcel to put an expansion on the existing building at 8008 Technology Dr. He recently received a rezone to GI zoning classification on the 8008 Technology Drive parcel to avoid having to do a conditional use at the time he wishes to complete the building addition. The addition is in process as preliminary site plans were received earlier in the week. A public hearing was held on 8/14/17 at the PC meeting. No one spoke in opposition.

RECOMMEND: Director recommends approval.

COMMITTEE: Plan Commission endorsed 6-0 (8/14/17)

REQUEST: Approve Ordinance 17-30 under New Business

- Is there an additional briefer with this agenda item?
- Are there additional reference documents which have been attached to this report

**VILLAGE OF WESTON, WISCONSIN
AGENDA ITEM COVER SHEET**

MTG/DATE: Plan Commission – 07/14/17

FROM: Jennifer Higgins, Director of Planning and Development

DESCRIPTION: Public Hearing - REZN-7-17-1651 Randy Worden, WRJ Properties, LLC, R7505 Hines Road, Ringle, on behalf of the Village of Weston, requesting a rezoning from INT (Institutional) Zoning District to GI (General Industrial) Zoning District, on the West 135 feet of Lot One (1) of Parcel One of Certified Survey Map No. 9813 recorded In Volume 40 of Certified Survey Maps on Page 36 located in part of the Southeast ¼ of the Northwest ¼ of Section 23, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin. The parcel is located directly east of 8008 Technology Drive, Weston WI 54476 (PIN 192 2808 232 0951).

ACTION:	<input checked="" type="checkbox"/> Approve	<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Proclamation
	<input type="checkbox"/> Deny	<input type="checkbox"/> Policy	<input type="checkbox"/> Report
	<input type="checkbox"/> Expenditure	<input type="checkbox"/> Procedure	<input type="checkbox"/> Resolution

QUESTION:

Should the Plan Commission recommend approval of the rezone request application as presented and forward it on to the Board of Trustees to adopt the zoning change via Ordinance No. 17-030 (draft attached) at their meeting on 8/21/17?

BRIEF:

Mr. Worden recently purchased 8008 Technology Drive from Cindy Wittke to move his Landscaping business from Ringle to this location. During this process, he approached the Village to discuss purchasing a 135'X 151' (20,385 sq ft) parcel to the east that would come from part of a stormwater outlot the Village owns. The Board approved the sale of the property at their 7/24/17 Meeting. As a condition of the sale, the Village will need to rezone the new parcel to GI to allow for it to be added to the 8008 Technology Drive parcel via a future CSM. Mr. Worden plans to use the new parcel to put an expansion on the existing building at 8008 Technology Dr. He recently received a rezone to GI zoning classification on the 8008 Technology Drive parcel to avoid having to do a conditional use at the time he wishes to complete the building addition. Per a discussion with Bill Scholfield, Mr. Worden's realtor, the addition is in process and site plans should be received within the next month.

RECOMMEND: Director recommends approval.

COMMITTEE:

REQUEST:

Approve REZN-7-17-1651 under Plan Commission Business

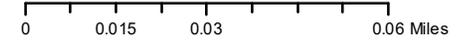
- Is there an additional briefer with this agenda item?
- Are there additional reference documents which have been attached to this report?

Village and Town of Weston
Marathon County, Wisconsin



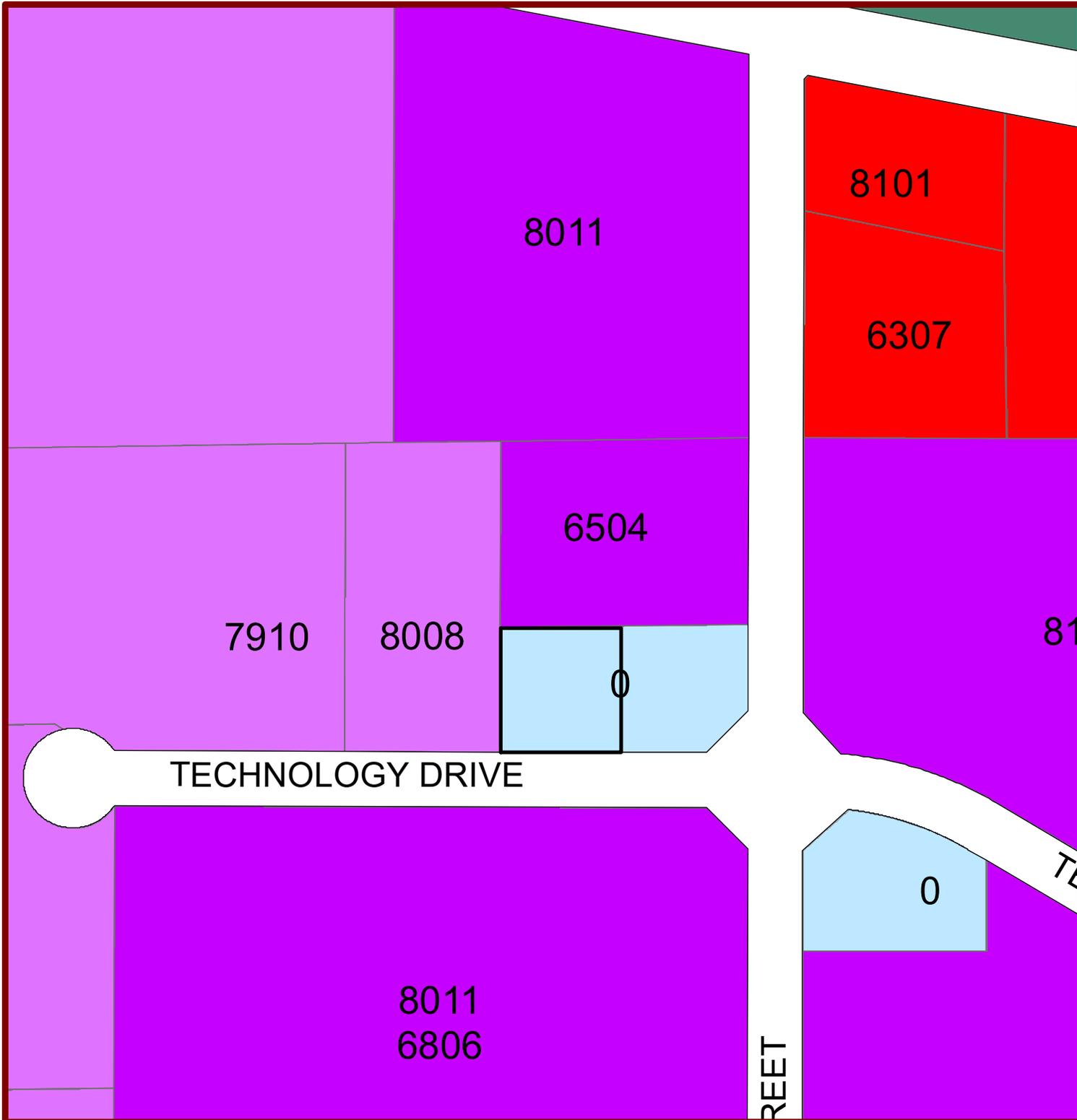
OFFICIAL ZONING MAPS

Map Date: 7/27/2017
Adoption Date (Village): 2/22/2017
Adoption Date (ETZ): 2/22/2017
Adoption Date (Town): 1/23/2016



LEGEND

- Village of Weston
- Right-of-way
- Parcel Boundary
- ZONING DISTRICTS**
- PR - Parks and Recreation
- INT - Institutional
- B-3 - General Business
- LI - Limited Industrial
- GI - General Industrial
- Warden Property



8011

8101

6307

6504

7910

8008

0

81

TECHNOLOGY DRIVE

8011
6806

REET

0

TA

**VILLAGE OF WESTON, WISCONSIN
AGENDA ITEM BRIEFER**

1. Policy Question:

Should the Plan Commission recommend approval of the rezone request?

2. Purpose:

The purpose of asking this question is to receive guidance and feedback from the Plan Commission regarding the rezone request following any testimony they receive during the public hearing.

3. Background:

Mr. Worden recently purchased 8008 Technology Drive from Cindy Wittke to move his Landscaping business from Ringle to this location. During this process, he approached the Village to discuss purchasing a 135'X 151' (20,385 sq ft) parcel to the east that would come from part of a stormwater outlot the Village owns. The Board approved the sale of the property at their 7/24/17 Meeting. As a condition of the sale, the Village will need to rezone the new parcel to GI to allow for it to be added to the 8008 Technology Drive parcel via a future CSM. Mr. Worden plans to use the new parcel to put an expansion on the existing building at 8008 Technology Dr. He recently received a rezone to GI zoning classification on the 8008 Technology Drive parcel to avoid having to do a conditional use at the time he wishes to complete the building addition. Per a discussion with Bill Scholfield, Mr. Worden's realtor, the addition is in process and site plans should be received within the next month.

4. Issue Analysis:

Please see the attached *Rezone Determination by the Village Plan Commission, General Information* section.

5. Fiscal Impact:

Provide additional tax base and additional monies due to the sale of a part of Village property to the east and a proposed building addition.

6. Legal Impact:

No legal impact. It is consistent with past policy practice.

7. Prior Review:

Request has been vetted through the Village's Site Plan Review Team. PIC/PC reviewed and recommended approval of the proposed sale of the property at their August meetings. The Board also approved the draft Purchase and Sales Agreement for this property at their 7/24/17 meeting.

8. Policy Choices:

1) Plan Commission recommends approval of the rezone request and forwards the

recommendation on to the Village Board at their 8/21/17 meeting.

- 2) Plan Commission recommends approval of the rezone request with modifications and forwards the recommendation on to the Village Board at their 8/21/17 meeting.
- 3) Plan Commission recommends denial of the rezone request and forwards the recommendation on to the Village Board at their 8/21/17 meeting.
- 4) Plan Commission takes no action and the request moves on to the Village Board at their 8/21/17 meeting with no recommendation.

9. Recommendation:

I recommend the Plan Commission approve the rezone request and forward the attached *Rezone Determination by the Village Plan Commission* document to the Village Board with the recommendation that they approve the rezone request via the draft Ordinance No. 17-030 (attached)

10. Attachments:

Rezone Determination by the Village Plan Commission
Rezone Request Application Materials
Draft Ordinance No. 17-030