



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

**ORDINANCE NO. 18-018**

**AN ORDINANCE TO APPROVE THE REZONING OF 1.194 ACRES OF LAND FROM B-3 GENERAL BUSINESS TO GI GENERAL INDUSTRIAL; LOCATED WEST OF THE INTERSECTION OF SCHOFIELD AVENUE AND ENTERPRISE WAY, SOUTH OF SCHOFIELD AVENUE, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN.**

WHEREAS, the Plan Commission of the Village of Weston having held a public hearing on the 9<sup>th</sup> day of July, 2018, 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-6-18-1698) of property owner, Scott Sauer, Cenflex, 8510 Enterprise Way, Weston WI 54476, for the following territory now comprising a part of the B-3 General Business 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 Parcel 1 of Certified Survey Map No. 11966 as filed with the Office of the Register of Deeds of Marathon County, Wisconsin, in Volume 51 of Surveys on Page 54 as Document No. 1243783; being part of the northeast quarter of the northwest quarter of Section 23, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin.

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 north, identified by PIN 19228082310958 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 16<sup>th</sup> day of July, 2018.

BOARD OF TRUSTEES

By: Barbara Ermeling  
Barbara Ermeling, its President

Attest:

Sherry Weinkauff  
Sherry Weinkauff, its Clerk

APPROVED: 7-16-18

PUBLISHED: 7-19-18





# Village of Weston Marathon County, WI

OFFICIAL ZONING MAP

Map Date: 6/27/2018  
Adoption Date: 4/18/2018



## LEGEND

8503 Schofield Avenue

### MUNICIPAL FEATURES

Village of Weston Incorporated Boundary

Right-of-Way

### ZONING DISTRICTS

PR Parks and Recreation

SF-L Single Family Residential-Large Lot

2F Two Family Residential

INT Institutional

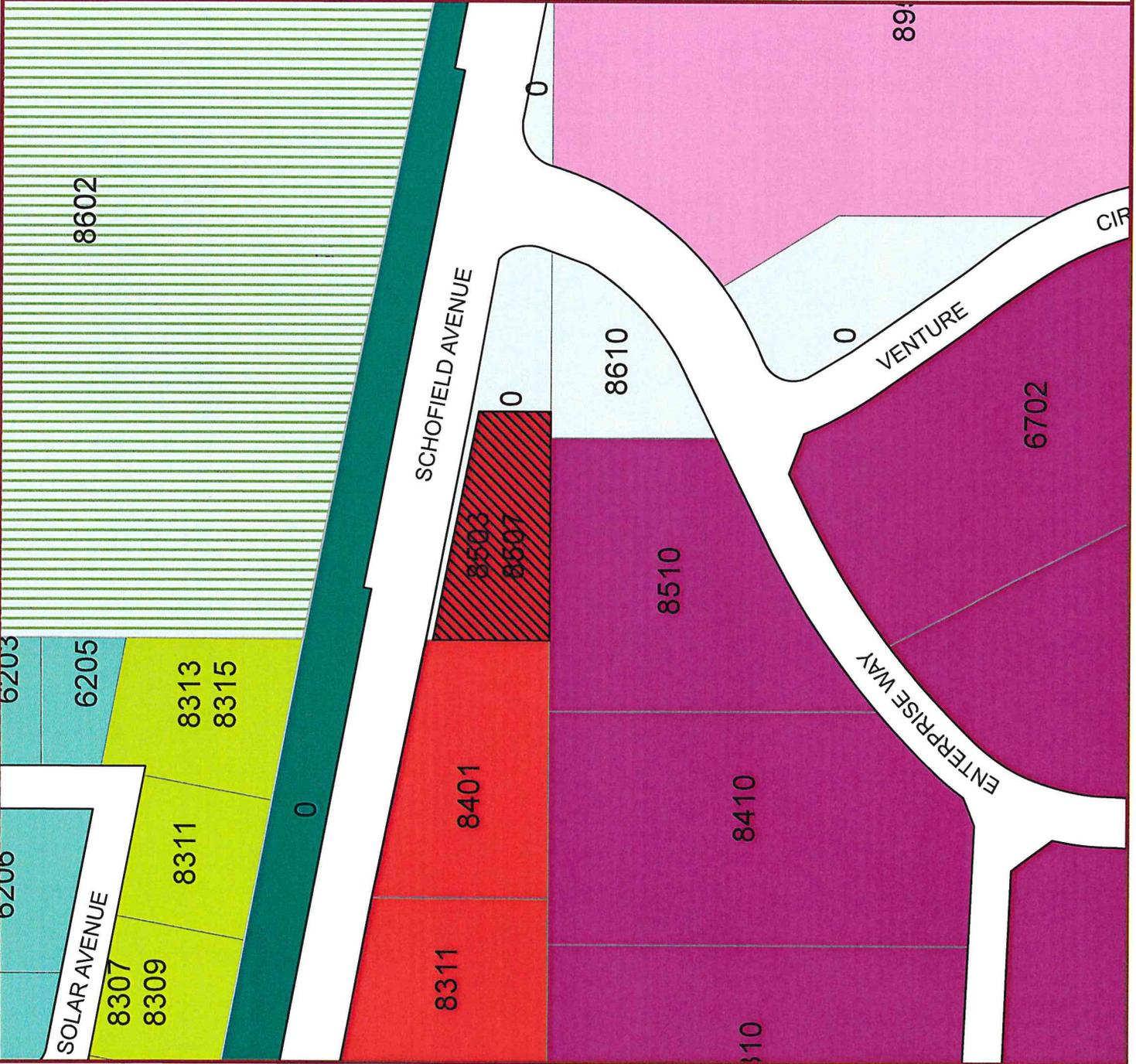
B-3 General Business

LI Limited Industrial

GI General Industrial

### OVERLAY ZONING DISTRICTS

D-RT Design: Rail-to-Trail Overlay



## Notice of Newly Enacted Ordinances

Please take notice that the Village Board of Weston, Wisconsin enacted the following ordinances on July 16, 2018:

1. Ordinance No. 18-016: An Ordinance Amending Section 82, Article III. Bicycles.
2. Ordinance No. 18-017: An Ordinance Creating Article V. All-Terrain Vehicle and Utility Terrain Vehicle Routes and Operation on Highways and Roads Within the Village of Weston, Sections 82.500 to 82.508 and Renumbering Article V. Speed Limits, Section 82.500, Changing it to Article VI, Section 82.600 of the Municipal Code for the Village of Weston, Marathon County, Wisconsin.
3. Ordinance No. 18-018: An Ordinance to Approve the Rezoning of 1.194 Acres of Land from B-3 General Business to GI General Industrial; Located West of the Intersection of Schofield Avenue and Enterprise Way, South of Schofield Avenue, Village of Weston, Marathon County, Wisconsin.
4. Ordinance No. 18-019: An Ordinance to Approve the Rezoning of 3.063 Acres of Land From B-3 General Business to INT Institutional; Located on the Southeast Corner of County Road J and Ringle Avenue, Village of Weston, Marathon County, Wisconsin.
5. Ordinance No. 18-020: Village of Weston, Marathon County, Wisconsin an Ordinance Amending Article I and II, Fire Prevention and Protection and Code References of The Municipal Code for the Village of Weston, Marathon County, Wisconsin.

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

Dated this 17th day of July 2018  
Sherry Weinkauff, Village Clerk

Published: 7/19/2018

**CONFIRMATION**



435 E. Walnut  
Green Bay, WI 54301  
(888)774-7744

VILLAGE OF WESTON  
5500 SCHOFIELD AVE  
WESTON WI 54476-4333

Account	AD#	Net Amount	Tax Amount	Total Amount	Payment Method	Payment Amount	Amount Due
GWM-1081606	0003042422	\$34.43	\$0.00	\$34.43	Credit Card	\$0.00	\$34.43
Sales Rep: sbeaton		Order Taker: sbeaton		Order Created		07/18/2018	
Product	# Ins	Start Date	End Date				
GWM-WDH-Wausau Daily Herald	1	07/19/2018	07/19/2018				
GWM-WDHW-Wausau Daily Herald Digital	28	07/19/2018	08/15/2018				

\* ALL TRANSACTIONS CONSIDERED PAID IN FULL UPON CLEARANCE OF FINANCIAL INSTITUTION

**Text of Ad: 07/18/2018**

Notice of Newly Enacted Ordinances  
Please take notice that the Village Board of Weston, Wisconsin enacted the following ordinances on July 16, 2018:

1. Ordinance No. 18-016: An Ordinance Amending Section 82, Article III. Bicycles.
2. Ordinance No. 18-017: An Ordinance Creating Article V, All-Terrain Vehicle and Utility Terrain Vehicle Routes and Operation on Highways and Roads Within the Village of Weston, Sections 82.500 to 82.508 and Renumbering Article V, Speed Limits, Section 82.500, Changing it to Article VI, Section 82.600 of the Municipal Code for the Village of Weston, Marathon County, Wisconsin.
3. Ordinance No. 18-018: An Ordinance to Approve the Rezoning of 1.194 Acres of Land from B-3 General Business to GI General Industrial; Located West of the Intersection of Schofield Avenue and Enterprise Way, South of Schofield Avenue, Village of Weston, Marathon County, Wisconsin.
4. Ordinance No. 18-019: An Ordinance to Approve the Rezoning of 3.063 Acres of Land From B-3 General Business to INT Institutional; Located on the Southeast Corner of County Road J and Ringie Avenue, Village of Weston, Marathon County, Wisconsin.
5. Ordinance No. 18-020: Village of Weston, Marathon County, Wisconsin an Ordinance Amending Article I and II, Fire Prevention and Protection and Code References of The Municipal Code for the Village of Weston, Marathon County, Wisconsin.

The full text of the newly enacted Ordinances may be obtained at the office of the Village Clerk, 5500 Schofield Avenue, Weston, Wisconsin or through the Village's website at <http://www.westonwi.gov/499/Adopted-Ordinances>.  
Dated this 17th day of July 2018  
Sherry Weinkauff, Village Clerk  
Run: July 19 WNAXLP

# REQUEST FOR CONSIDERATION

<b>PUBLIC MTG/DATE:</b>	BOARD OF TRUSTEES, JULY 16, 2018
<b>DESCRIPTION:</b>	<u>ORD No. 18-018</u> : AN ORDINANCE TO APPROVE THE REZONING OF 1.194 ACRES OF LAND FROM B-3 GENERAL BUSINESS TO GI GENERAL INDUSTRIAL; LOCATED WEST OF THE INTERSECTION OF SCHOFIELD AVENUE AND ENTERPRISE WAY, SOUTH OF SCHOFIELD AVENUE, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN.
<b>FROM:</b>	JENNIFER HIGGINS, DIRECTOR OF PLANNING AND DEVELOPMENT / ZONING ADMINISTRATOR
<b>QUESTION:</b>	SHOULD THE BOARD OF TRUSTEES APPROVE OF THE REZONE REQUEST APPLICATION AS RECOMMENDED BY THE PLAN COMMISSION TO ADOPT THE AMENDMENT TO THE OFFICIAL ZONING MAP VIA ORDINANCE NO. 18-018 (DRAFT ATTACHED)?

## BACKGROUND

CENFLEX IS EXPANDING ITS OPERATIONS AT ITS CURRENT FACILITY LOCATED AT 8510 ENTERPRISE WAY. TO DO SO, THEY PURCHASED THE LOT TO THE NORTH. THE HOUSE HAS BEEN RAZED AND THE SHOP WILL BE RELOCATED TO A DIFFERENT PROPERTY (UNKNOWN AT THIS TIME). A CERTIFIED SURVEY MAP AND SITE PLAN HAS BEEN SUBMITTED FOR REVIEW TO COMBINE THE PARCELS AND EXPAND THE EXISTING BUILDING AT 8510 ENTERPRISE WAY TO THE NORTH. THIS REQUEST TO REZONE THE PARCEL MUST BE APPROVED IN ORDER FOR THIS PROJECT TO CONTINUE.

<b>ATTACHED DOCS:</b>	DETERMINATION BY PLAN COMMISSION, DRAFT ORDINANCE 18-018, PRELIMINARY SITE PLAN AND CURRENT ZONING MAP
<b>COMMITTEE ACTION:</b>	RECOMMENDED BY PLAN COMMISSION ON 7/9/2018
<b>FISCAL IMPACT:</b>	NONE
<b>RECOMMENDATION:</b>	ZONING ADMINISTRATOR RECOMMENDS APPROVAL

## RECOMMENDED LANGUAGE FOR OFFICIAL ACTION

**I MOVE TO APPROVE THE ORDINANCE 18-018, REZONING OF 1.194 ACRES OF LAND FROM B-3 GENERAL BUSINESS TO GI GENERAL INDUSTRIAL (REZN-6-18-1699) AS RECOMMENDED BY THE PLAN COMMISSION.**

<b>ADDITIONAL ACTION:</b>	SEND THE ORDINANCE TO THE WAUSAU DAILY HERALD FOR PUBLICATION (STAFF).
---------------------------	--



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

Application/Petition No.: **REZN-6-18-1698** Hearing Date: **July 17, 2017**  
Applicant: **Scott Sauer, Cenflex, 8510 Enterprise Way, Weston, WI 54476**  
Location: **8503 Schofield Avenue, Weston, WI 54476**  
Description: **Parcel 1 of Certified Survey Map No. 11966 as filed with the Office of the Register of Deeds of Marathon County, Wisconsin, in Volume 51 of Surveys on Page 54 as Document No. 1243783; being part of the northeast quarter of the northwest quarter of Section 23, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin.**

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: **B-3 General Business**  
Definition: 94.2.02(3)(d) The B-3 district accommodates a wide range of commercial uses, along with compatible wholesale, light industrial, and outdoor storage and display uses. Development within this district is served by public sanitary sewer and water services. This district is intended for mapping (i) along major highway corridors; (ii) outside of the Village’s neighborhood areas; and (iii) in areas planned for commercial uses, and occasionally in areas planned for industrial uses, within the Comprehensive Plan.

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.

Future Land Use: **Commercial / Industrial**  
FLU Description: Commercial  
Retail, commercial service, restaurant, and office uses, all served by public sanitary sewer and water services. Where along major highway corridors or outside of the Village’s neighborhood areas, the scale and range of uses may expand, including lodging, large-scale retail, wholesaling, and outdoor display land uses.

**Development Policies:**

- 1. Meet associated non-residential building and site design standards per zoning ordinance, including any overlay district requirements.**
- 2. Time rezoning to when public utilities are available, and a development proposal is made.**
- 3. Assure that development provides access and an attractive rear yard appearance to development behind it.**
- 4. Require developments to address traffic, environmental, and neighborhood impacts.**

**Typical Implemented Zoning Districts:**

- Where adjacent to residential development and/or away from major highways, B-1 Neighborhood Business or parts of N Neighborhood district
- Where along major highways or outside of the village's neighborhood areas, B-2 Highway Business and B-3 General Business

Industrial

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)
- 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. The property is on an edge of both future commercial and future industrial. It should be noted that even though the Future Land Use map has hard, defined edges the map should be loosely interpreted as if the boundaries are "fuzzy."**

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

**Yes, the purpose and intent of the zoning code is being upheld to the standards intended.**

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.

**Yes, the property owner to the south is expanding their business and has purchased the adjacent property to the north. In order to proceed with the expansion, the newly acquired property must be rezoned and combined.**

