



**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-7-16-1602 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 descriptions are:

PIN	ADDRESS	DESCRIPTION
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 #1286096)
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
19228081730960	2705 SCHOFIELD AVE	SEC 17-28-08 PT OF NW 1/4 SW 1/4 - LOT 3 CSM VOL 17 PG 293 (#4825) (DOC #884382) BNG PT OF CSM VOL 17 PG 207 (#4739) (DOC
19228081730978	3111 SCHOFIELD AVE	SEC 17-28-08 PT OF SE 1/4 SW 1/4 - CSM VOL 17 PG 223 (#4755) (DOC #881656)

19228081730979	3110 SCHOFIELD AVE	SEC 17-28-08 PT OF SE 1/4 SW ¼ COM 330' W OF NE COR OF SD FORTY S 238' TO N LN OF HWY 'JJ' NWLY ALG HWY 241' N 24
19228081730982	3200 SCHOFIELD AVE	PT OF E1/2 E1/2 SE1/4 SW1/4 SEC 17-28-08 THAT PT LYG N OF HWY 'JJ' EX VOL 310M-226 (HWY) VOL 543M-114 (HWY)
19228081730985	3103 SCHOFIELD AVE	SEC 17-28-08 PT OF SE 1/4 SW ¼ COM IN CTR OF HWY 'JJ' 385' E OF NW COR OF SD FORTY SELY ALG CTR OF HWY 247' 7"
19228081730986	3012 SCHOFIELD AVE	SEC 17-28-08 PT OF SE 1/4 SW 1/4 - LOT 1 CSM VOL 66 PG 48 (#14776) (DOC #1476445)
19228081730992	2806 SCHOFIELD AVE	SEC 17-28-08 PT OF NW 1/4 SW 1/4 - LOT 1 CSM VOL 35 PG 74 (#8896) (DOC #1064287)
19228081730996	5211 ALDERSON ST	SEC 17-28-08 PT OF NW 1/4 SW ¼ ALSO SW 1/4 NW 1/4 - LOT 1 CSM VOL 20 PG 273 (#5680) (DOC #916697)
19228081740035	0	INDIAN HILLS ADDITION LOT 1 EX VOL 522M-902 (ST)
19228081740052	3503 SCHOFIELD AVE	KRUEGER ADD LOT 1 BLK 2
19228081740053	3417 SCHOFIELD AVE	KRUEGER ADD LOT 2 BLK 2
19228081740054	3409 SCHOFIELD AVE	KRUEGER ADD PT OF LOT 3 BLK 2 & PT OF VAC STREET - LOT 1 CSM VOL 64 PG 157 (#14520) (DOC#1458076)
19228081740878	3907 SCHOFIELD AVE	SEC 17-28-08 PT OF SE 1/4 SE 1/4 - LOT 2 CSM VOL 76 PG 20 (#16371) (DOC# 1627239)
19228081740879	3807 SCHOFIELD AVE	SEC 17-28-08 PT OF SE 1/4 SE 1/4 - LOT 1 CSM VOL 76 PG 20 (#16371) (DOC# 1627239)
19228081740882	0	SEC 17-28-08 PT OF E 1/2 SE 1/4 - LOT 2 CSM VOL 67 PG 160 (#15078) (DOC #1500475)
19228081740883	3702 SCHOFIELD AVE	SEC 17-28-08 PT OF SE 1/4 SE 1/4 - LOT 1 CSM VOL 67 PG 160 (#15078) (DOC #1500475)
19228081740886	0	SEC 17-28-08 PT OF E 1/2 SE 1/4 - LOT 4 CSM VOL 67 PG 72 (#14990) (DOC #1492690)
19228081740894	3910 SCHOFIELD AVE	SEC 17-28-08 PT OF E 1/2 SE 1/4 - LOT 1 CSM VOL 50 PG 94 (#11806) (DOC #1234452) ADD'L DEED DOC# 1671084
19228081740898	3613 SCHOFIELD AVE	SEC 17-28-08 PT OF SE 1/4 SE 1/4 - LOT 2 CSM VOL 43 PG 152 (#10520) (DOC #1156946)
19228081740899	3703 SCHOFIELD AVE	SEC 17-28-08 PT OF SE 1/4 SE 1/4 - LOT 1 CSM VOL 43 PG 152 (#10520) (DOC #1156946)
19228081740920	4015 SCHOFIELD AVE	SEC 17-28-08 PT OF SE 1/4 SE ¼ BEG AT PT ON S LN HWY 'JJ' 175' W OF W LN OF TN RD ON E LN OF SD FORTY W 150' S
19228081740921	3707 SCHOFIELD AVE	SEC 17-28-08 PT OF SE 1/4 SE ¼ E 130' OF N 247' OF W 448' THRF LYG S OF HWY 'JJ' EX M517-582 (HWY)
19228081740926	3717 SCHOFIELD AVE	SEC 17-28-08 PT OF SE 1/4 SE 1/4 - LOT 1 CSM VOL 62 PG 64 (#14057) (DOC #1423605)

19228081740927	5802 CAMP PHILLIPS RD	SEC 17-28-08 PT OF SE 1/4 SE ¼ CSM VOL 11 PG 286 (#3116) (DOC# 795494) EX S 126' EX M522-902 (HWY)
19228081740934	5815 BIRCH ST	SEC 17-28-08 PT OF SW 1/4 SE ¼ COM 1.5 RDS E & 644' N OF SW COR OF SD FORTY N 198' E 418' S 396' W 198' N 198' W
19228081740935	0	SEC 17-28-08 PT OF SW 1/4 SE ¼ COM 1.5 RDS E & 446' N OF SW COR OF SD FORTY N 198' E 220' S 198' W 220' TO BEG
19228081740937	3311 SCHOFIELD AVE	SEC 17-28-08 PT OF SW 1/4 SE ¼ COM 1.5 RDS E & 842' N OF SW COR OF SD FORTY N 172' E 418' S 172' W 418' TO BEG
19228081740939	3607 SCHOFIELD AVE	SEC 17-28-08 PT OF SW 1/4 SE ¼ COM AT INCTN OF S LN OF HWY 'JJ' & E LN OF SD FORTY S 258' W PARA WITH HWY 174' N
19228081740956	3510 SCHOFIELD AVE	SEC 17-28-08 PT OF W 1/2 SE ¼ COM 1080' N & 1000' E OF SW COR OF W 1/2 SE 1/4 N 250' E 70' S 250' W 70' TO BEG
19228081740957	3414 SCHOFIELD AVE	SEC 17-28-08 PT OF W 1/2 SE ¼ COM AT PT 1080' N & 722' E OF SW COR N 120' E 89' S 120' TO STH '29' W ALG SD
19228081740958	3416 SCHOFIELD AVE	SEC 17-28-08 PT OF W 1/2 SE ¼ COM 1080' N & 722' E OF SW COR OF W 1/2 SE 1/4 N 370' E 225.4' S 120' W 122' S
19228081740972	3316 SCHOFIELD AVE	SEC 17-28-08 PT OF W 1/2 SE ¼ COM ON N LN OF HWY -29- 275' E OF W LN OF W ½ SE 1/4 N 250' W 60' N 295'
19228081740980	3606 SCHOFIELD AVE	SEC 17-28-08 PT OF W 1/2 SE 1/4 - LOT 1 CSM VOL 24 PG 17 (#6399) (DOC #947190)
19228081740981	3310 SCHOFIELD AVE	SEC 17-28-08 PT OF W 1/2 SE ¼ COM ON N LN OF HWY -29- 215' E OF W LN OF W ½ SE 1/4 N 250' E PARA WITH
19228081740984	3308 SCHOFIELD AVE	SEC 17-28-08 PT OF W 1/2 SE ¼ COM ON N LN OF HWY '29' 55' E OF W LN OF W 1/2 SE 1/4 N 545' E 160' S 545' W 160'
19228081740985	3412 SCHOFIELD AVE	SEC 17-28-08 PT OF W 1/2 SE ¼ COM ON N LN OF HWY -29- 598' W OF E LN W 1/2 SE ¼ N 250' W 100' S 250' E 100'
19228081740986	3506 SCHOFIELD AVE	SEC 17-28-08 PT OF W 1/2 SE 1/4 - LOT 1 CSM VOL 28 PG 208 (#7435) (DOC #1002281)
19228081740987	3406 SCHOFIELD AVE	SEC 17-28-08 PT OF W 1/2 SE ¼ COM ON N LN OF HWY '29' 400' E OF ITS INCTN WITH W LN OF W 1/2 SE 1/4 N 250'
19228081740996	3802 SCHOFIELD AVE	SEC 17-28-08 PT OF W 1/2 E 1/2 SE 1/4 THAT PT DESD IN VOL 332 DDS PG 71 VOL 38 REC PG 564 EX VOL 38R-540 VOL 175M-279 EX

19228081810052	2408 SCHOFIELD AVE	ASSESSOR'S PLAT #2 LOT 1 EX VOL 367M-556 (HWY) & PT OF LOT 1 BLK 4 KRUEGER ADD TO PINE PARK D/A LOT 1 CSM VOL 42 PG 46 (#10223)
19228081810930	1810 SCHOFIELD AVE	SEC 18-28-08 PT OF SW 1/4 NE 1/4 - PCL 2 CSM VOL 10 PG 175 (#2702) (DOC #772347) EX VOL 372M-801 (HWY)
19228081810936	2106 SCHOFIELD AVE	SEC 18-28-08 PT OF S 1/2 NE 1/4 - LOT 1 CSM VOL 66 PG 43 (#14771) (DOC #1475895)
19228081810952	1710 SCHOFIELD AVE	SEC 18-28-08 PT OF SW 1/4 NE 1/4 - PCL 2 CSM VOL 25 PG 120 (#6720) (DOC #964488)
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 ¼ 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 ¼ 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 ¼ 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 ¼ 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 ¼ 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 16 PG 120 (#4352) (DOC #867290)
19228081810984	1918 SCHOFIELD AVE	SEC 18-28-08 PT OF SW 1/4 NE ¼ 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 ¼ 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 ¼ 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 SD 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 ¼ E 5 ACRES THRF EX CSM VOL 5 PG 69 (#1141) (DOC #703643) A/D/A CSM VOL 14
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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

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, 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

0 0.1 0.2 0.4 Miles

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

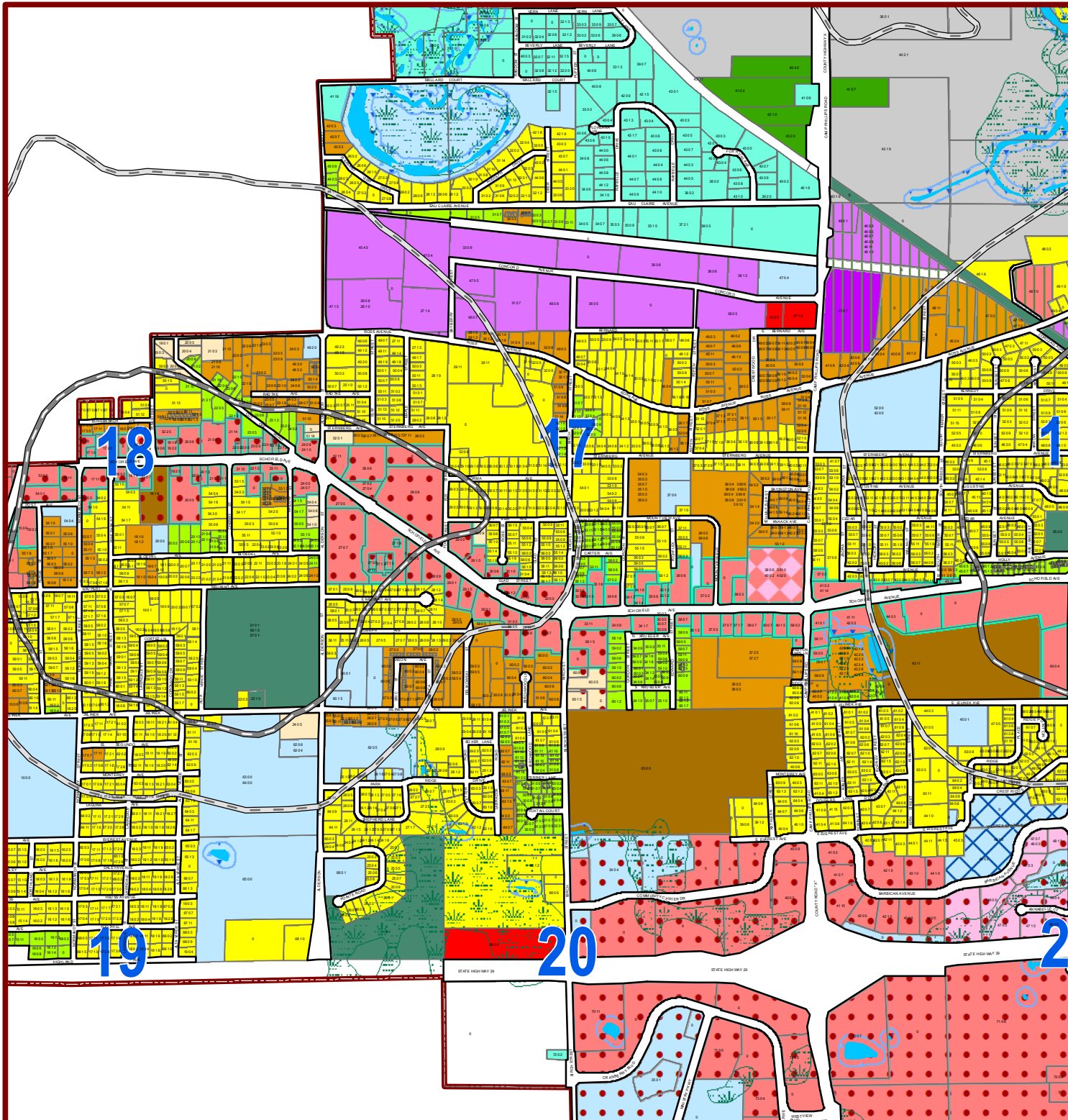
- AR - Agriculture and Residential
- PR - Parks and Recreation
- RR-2 - Rural Residential-2 Acre
- RR-5 - Rural Residential-5 Acre
- SF-L - Single Family Residential-Large Lot
- SF-S - Single Family Residential-Small Lot
- 2F - Two Family Residential
- MF - Multiple Family Residential
- MH - Manufactured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

OVERLAY ZONING DISTRICTS

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

WELLHEAD PROTECTION ZONES

- Zone A
- Zone B



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

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:

☒ **Acknowledge/Approve**
☐ Administrative Order
☐ Expenditure

☒ **Ordinance**
☒ **Policy**
☐ Procedure

☐ Proclamation
☐ Reports
☐ 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		Zoning District (see key at end of figure)							
(#)	Land Use Type	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		Zoning District (see key at end of figure)							
(#)	Land Use Type	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				P	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		Zoning District (see key at end of figure)							
(#)	Land Use Type	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]