



**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, July 17, 2017, at 6:00 p.m.**, at the Weston Municipal Center, 5500 Schofield Avenue, Weston, WI 54476 to take testimony relative to the following:

REZN-6-17-1647 Scott Turner, 3601 Camp Phillips Road, WI 54476, requesting a rezoning from RR-5 (Rural Residential – 5 Acre) Zoning District to RM (Rural Mix) Zoning District, on his parcel addressed as 3601 Camp Phillips Road (PIN 192-2808-093-0987) consisting of 13.16 acres. This request is to allow him to combine 3601 Camp Phillips Road to the vacant lot surrounding this property to the north and east (PIN 192-2808-093-0985), which consists of 36.162 acres, and currently owned by Scott L. and Mary R. Turner Revocable Trust. Within the RM Zoning District, the minimum lot size is 20 acres.

CU-6-17-1646 John Davel, of Davel Engineering & Environmental, Inc., 1811 Racine Street, Menasha, WI 54476, requesting a conditional use permit to allow for a Multi-Family Residence (9+ Unit Building) land use within the B-1 (Neighborhood Business) Zoning District, on vacant properties addressed as 6905 Schofield Avenue (PIN 192-2808-221-0991), 7103 Schofield Avenue (192-2808-221-0976), 7205 Schofield Avenue (192-2808-221-0992), and an unaddressed strip of land south of those (PIN 192-2808-221-0971). These parcels are currently owned by Theodore Will Trust, and are proposed to be combined into one parcel through a Certified Survey Map. The overall acreage of parcels to be combined is 7.1341 acres. The proposal is to construct four 12-unit, 2-bedroom each, apartments on the land.

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 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 29th day of June, 2017

Valerie Parker
Plan Commission Secretary

Village and Town of Weston Marathon County, Wisconsin



OFFICIAL ZONING MAPS

Map Date: 7/11/2017
Adoption Date (Village): 2/22/2017
Adoption Date (ETZ): 2/22/2017
Adoption Date (Town): 1/23/2016



0 0.04 0.08 0.16 Miles

LEGEND

3601 Camp Phillips Road

Village of Weston

Right-of-way

Parcel Boundary

Surface Water

Wetland

ZONING DISTRICTS

PR - Parks and Recreation

RR-2 - Rural Residential-2 Acre

RR-5 - Rural Residential-5 Acre

SF-L - Single Family Residential-Large Lot

2F - Two Family Residential

INT - Institutional

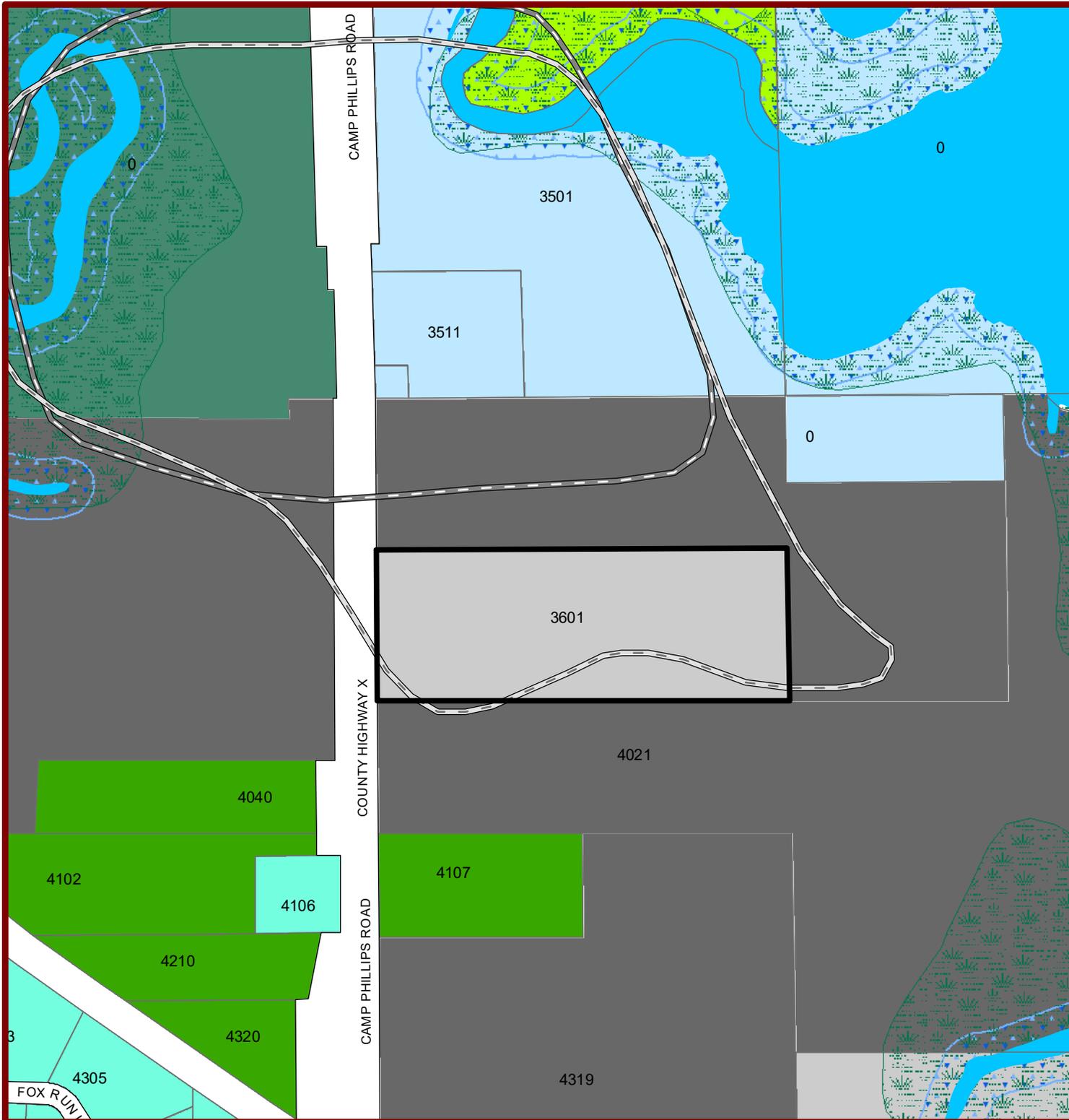
RM - Rural Mix

Village of Weston Shoreland Overlay Zoning

WELLHEAD PROTECTION ZONES

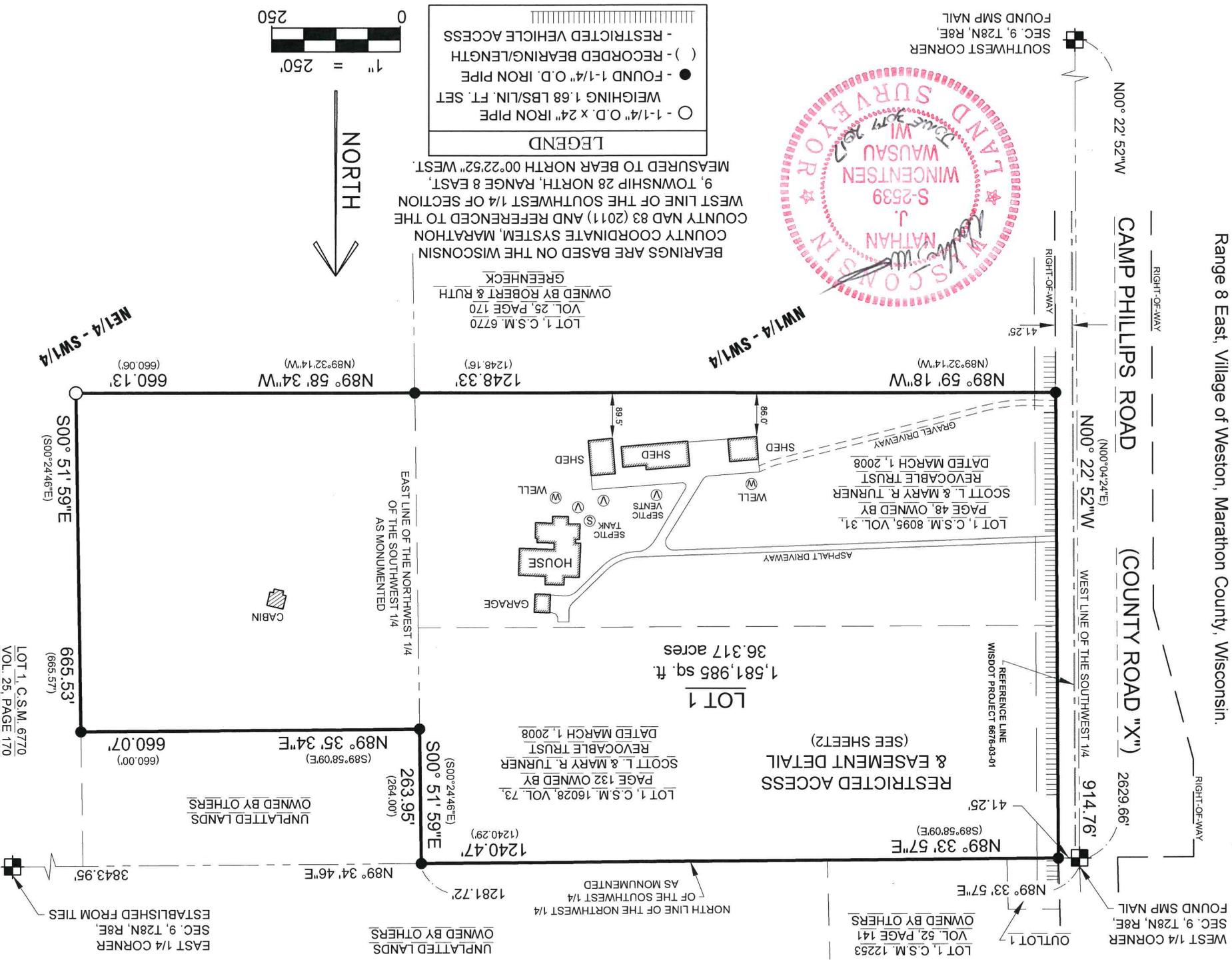
Zone A

Zone B



MARATHON CO. CERTIFIED SURVEY MAP NO.

Of Lot 1 of Certified Survey Map Number 8095 recorded in Volume 31 of Certified Survey Maps on Page 48 and of Lot 1 of Certified Survey Map Number 16028 recorded in Volume 73 of Certified Survey Maps on Page 132 located in part of the Northeast 1/4 of the Southwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 9, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin.



SHEET 1 OF 2 OWNED BY ROBERT & RUTH GREENHECK

LOT 1, C.S.M. 6770
VOL. 25, PAGE 170
OWNED BY ROBERT & RUTH GREENHECK

EAST 1/4 CORNER
SEC. 9, T28N, R8E
ESTABLISHED FROM TIES

UNPLATTED LANDS
OWNED BY OTHERS

LOT 1, C.S.M. 12253
VOL. 52, PAGE 141
OWNED BY OTHERS

UNPLATTED LANDS
OWNED BY OTHERS

RESTRICTED ACCESS
& EASEMENT DETAIL
(SEE SHEET2)

LOT 1, C.S.M. 16028, VOL. 73,
PAGE 132 OWNED BY
SCOTT L. & MARY R. TURNER
DATED MARCH 1, 2008
REVOCABLE TRUST

LOT 1, C.S.M. 8095, VOL. 31,
PAGE 48, OWNED BY
SCOTT L. & MARY R. TURNER
DATED MARCH 1, 2008
REVOCABLE TRUST

LOT 1, C.S.M. 6770
VOL. 25, PAGE 170
OWNED BY ROBERT & RUTH
GREENHECK

BEARINGS ARE BASED ON THE WISCONSIN
COUNTRY COORDINATE SYSTEM, MARATHON
COUNTY NAD 83 (2011) AND REFERENCED TO THE
WEST LINE OF THE SOUTHWEST 1/4 OF SECTION
9, TOWNSHIP 28 NORTH, RANGE 8 EAST,
MEASURED TO BEAR NORTH 00°22'52" WEST.

| DATE | PROJECT NO. | PREPARED FOR: |
|---------------|-------------|---------------|
| JUNE 28, 2017 | 2638 | SCOTT TURNER |
| DRAWN BY | CHECKED BY | DATE |
| M.F.L. | N.J.W. | JUNE 28, 2017 |

- (b) B-1 *Neighborhood Business*. The B-1 district accommodates small-scale office, retail, and service uses compatible with adjacent residential neighborhoods. Development within this district is served by public sanitary sewer and water services. The B-1 district is intended for areas planned for commercial uses, and for small portions of areas planned for neighborhood development, within the Comprehensive Plan. (Predecessor district: B-1 Neighborhood Convenience Retail and Service)
- (c) B-2 *Highway Business*. The B-2 district accommodates a range of large- and small-scale office, retail, commercial service, restaurant, and lodging 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 within the Comprehensive Plan. (Predecessor district: B-2 Community Retail and Service)
- (d) B-3 *General Business*. 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. (Predecessor district B-3 General Commercial)
- (e) BP *Business Park*. The BP district accommodates office, light industrial, and other compatible businesses and support uses in a controlled business or office park setting. Allowable uses and activities include those associated with low levels of noise, odor, vibrations, and particulate emissions. Development within this district is served by public sanitary sewer and water services. This district is intended for mapping in areas planned for commercial uses, and occasionally in areas planned for industrial uses, within the Comprehensive Plan. (Predecessor district: B-P Business Park and B-4 Office)
- (f) LI *Limited Industrial*. The LI district accommodates primarily light industrial, storage, office, and other compatible businesses and support uses. Allowable uses are geared toward activities which are not associated with high levels of noise, odor, particulate emissions, outdoor activities, and other potential nuisances. Development within this district is served by public sanitary sewer and water services. This district is intended for mapping in areas planned for industrial uses within the Comprehensive Plan. (Predecessor district: LMD Light Manufacturing Distribution)
- (g) GI *General Industrial*. 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)
- (h) RM *Rural Mix*. The RM district is intended to allow for a range of low density residential, general agricultural and forestry, and related on-site processing, storage, and rural business uses that are appropriate for certain larger rural parcels. The RM district is generally shown over areas planned for residential and/or agricultural uses in the Comprehensive Plan. The RM zoning district is available for mapping within the Village limits only; it may not be mapped within the extraterritorial zoning jurisdiction because the associated Extraterritorial Zoning Committee has not recommended its use there. (Predecessor districts: AG, RR-10)

[Amended via Ord. 16-046, 12/21/2016]

(4) **Other Districts.**

- (a) N *Neighborhood*. The N district is intended to facilitate cohesive planned neighborhood developments that include desirable and innovative variations in the mix and relationship of uses, structures, and

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 | RM |
| Residential Land Uses (see Section 94.4.02 for descriptions and standards for each land use) | | | | | | | | | |
| (1) | Single-Family Detached Residence | | | | | | | | P |
| (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 | | | | | | | | P/C |
| (2) | Agricultural-Related Use | | | C | P | C | P | P | P/C |
| (3) | Community Garden | P | P | P | P | C | C | C | P |
| (4) | On-site Agricultural Retail | | | | | | | | P |
| 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 | P |
| (2) | Active Outdoor Public Recreation | P | C | P | P | P | P | P | P |
| (3) | Indoor Institutional—General | P | P | P | P | | C | C | C |
| (4) | Indoor Institutional—Intensive | P | C | C | P | | | | |
| (5) | Outdoor Institutional | P | C | C | C | C | C | C | C |
| (6) | Public Service or Utility | P | P | P | P | P | P | P | P |
| (7) | Institutional Residential | P | C | C | C | C | C | C | |
| (8) | Community Living Arrangement (1-8) | | C | | | | | | P |
| (9) | Community Living Arrangement (9-15) | C | C | C | | C | | | C |

5. Such uses shall, to the extent determined practical by the Village approval authority, meet the design standards for “Multi-Family Residences” established in Section 94.10.03.
6. Minimum Required Parking: 1 space per efficiency or one-bedroom dwelling unit; 2 spaces per two-bedroom dwelling unit; and 2.5 spaces per three or more-bedroom dwelling unit. Minimum parking standards may be reduced if residential uses are institutional in nature. All motor vehicles shall be parked on a hard surface, or on a graveled surface if such surface was permitted before January 1, 2014 and completed within one year of issuance.

Section 94.4.03: Agricultural Land Use Types

(1) Agricultural Use.

Any of the following activities conducted for the purpose of producing an income, livelihood, or for purposes related to any type of hobby farm: crop or forage production; keeping farm animals; beekeeping; nursery, sod, or Christmas tree production; maple syrup production; floriculture; aquaculture; forest management; enrolling land in a federal agricultural commodity payment program or a federal or state agricultural land and conservation payment program. Also includes an activity that is an integral part of, or incidental to, an Agricultural Use. Excludes any other separately listed land use in this Section, including but not limited to the Keeping of Farm Animals on a Residential Lot, a Commercial Animal Establishment, and an Animal Fancier.

Performance Standards:

1. Shall meet the requirements of the Village’s Animal ordinance and the County’s Animal Waste Management Ordinance, where applicable.
2. No farm animals shall be permitted as part of a principal Agricultural Use on a lot or parcel that is less than five acres in area, exclusive of existing public rights-of-way and road easements.
3. The keeping of hogs and pigs intended for slaughter or market, goats, roosters, or fur-bearing animals (other than rabbits and ferrets) shall not be permitted, except within the FP, AR, and RM districts or on a farm operation of at least 20 acres established before March 18, 2015.
4. Within any RR and RM district, hobby farms meeting the definition in Section 94.17.04, including not more than 25 animal units, and on a lot or parcel at least 10 acres in area, shall be allowed as permitted uses. All other Agricultural Uses shall be regulated as conditional uses in any RR or RM district.
5. Beekeeping is permitted subject to the standards in Section 94.4.09(10), except that that the number of beehives shall be limited to one for each 2,500 square feet of lot area.
6. The raising or keeping of farm animals shall be permitted at a density not to exceed one animal unit per every acre owned, not considering fractional amounts of acreage. The definition of an animal unit is in Section 94.17.04. The Zoning Administrator may approve modifications and exceptions to this animal unit density standard if, each year the normal density standard is to be exceeded, the land owner provides conservation compliance documentation from Marathon County signifying that the keeping of a higher density of animal units is in compliance with all NR 151 Agricultural Runoff Performance Standards and Prohibitions.
7. Any area where farm animals are allowed to pasture or run shall be adequately fenced to keep them confined to such area.
8. Except for a farm in existence before March 18, 2015, barns, poultry houses, or similar animal enclosures may be no closer than 50 feet from any lot line, except that poultry houses for not more than eight chickens or ducks need only meet the minimum setback requirement for accessory structures.

9. This subsection does not establish regulations for household pets such as rabbits, ferrets, fish, song birds, potbelly pigs, cats, or dogs which are kept indoors. Household pets such as dogs or cats are regulated separately from this chapter through Chapter 10 of the Code. This subsection also does not establish regulations for the accessory use listed as “Keeping of Farm Animals on a Residential Lot” in Section 94.4.09(10).

[Amended via Ord. 16-046, 12/21/16]

(2) **Agricultural-Related Use.**

A facility, whether or not located on a farm, that has at least one of the following as a primary and not merely incidental purpose: providing agricultural supplies, agricultural equipment, agricultural inputs, or agricultural services directly to farms; storing, processing, or handling raw agricultural commodities obtained directly from farms; slaughtering livestock; marketing livestock to or from farms; processing agricultural by-products or wastes received directly from farms. Examples of such uses include, but are not limited to, agricultural implement sales, storage, and/or repair operations; feed and seed stores; agricultural chemical dealers and/or storage facilities; animal feed storage facilities (except those accessory to an “Agricultural Use”); commercial dairies; food processing facilities; licensed farm auction operations; canning and other food packaging facilities; greenhouses and garden centers; orchard stores; agricultural waste and by-product disposal facilities (except those accessory to an “Agricultural Use”); farms regularly open for tours, demonstrations, hayrides, corn mazes, farm breakfasts, and other similar events; sawmills; de-barking operations; and chipping facilities. Not included within this land use category are plants intended to convert agricultural products to energy on a large-scale basis, Sales of Farm and Forestry Products, landscape contractors, and or any other separately listed land use in this Section.

Performance Standards:

1. Within any RM district, agricultural and forestry storage facilities, sawmills, de-barking operations, chipping facilities, and other Agricultural-Related Uses of similar or lesser impact as determined by the Zoning Administrator shall be allowed as permitted uses. All other Agricultural-Related Uses shall be regulated as conditional uses in any RM district.
2. For agricultural implement sales, storage, and/or repair operations:
 - a. The display of items shall not be permitted in required landscaped areas, required bufferyards, or required setback areas for the principal structure.
 - b. Display areas shall be separated from any circulation area by a minimum of 10 feet, which shall be clearly delimited.
 - c. Items being displayed shall not interfere with motor vehicle, pedestrian, and bicycle traffic visibility.
 - d. A bufferyard meeting the requirements of Section 94.11.02(3)(d) shall be provided along all property borders abutting residentially zoned property.

[Amended via Ord. 16-046, 12/21/16]

(3) **Community Garden.**

An area for cultivation and related activities divided into one or more plots to be cultivated by more than two operators or members, as a principal land use of a property. The Community Garden may be the sole principal use of the property, or may be a second principal use on a property. Does not include gardens for cultivation of crops for home consumption.

Performance Standards: For any new or expanded Community Garden after March 18, 2015:

1. Issuance of a zoning permit is required. With the application for a zoning permit, the applicant shall demonstrate through the submittal of plans, written statements, or both that the Community Garden will meet all applicable performance standards.

Figure 5.02(1): Non-residential District Density and Intensity Standards

| Zoning District | Minimum Lot Area | Minimum Lot Width (ft) | Minimum Public Street Lot Frontage (ft) | Minimum Landscape Surface Ratio (LSR) | Max Floor Area Ratio (FAR) ^(a) |
|----------------------------------|------------------|------------------------|---|---------------------------------------|---|
| INT Institutional | 30,000 sf | 80 | 40 | 20% | 0.5 |
| B-1 Neighborhood Business | 20,000 sf | 80 | 40 | 20% | 0.5 |
| B-2 Highway Business | 30,000 sf | 80 | 40 | 20% | 1.0 |
| B-3 General Business | 30,000 sf | 80 | 40 | 20% | 0.5 |
| BP Business Park | 40,000 sf | 100 | 50 | 20% | 1.5 |
| LI Light Industrial | 30,000 sf | 80 | 40 | 15% | 0.5 |
| GI General Industrial | 40,000 sf | 100 | 50 | 10% | 1.0 |
| RM Rural Mix | 20 acres (b) | 300 | 100 | N/A | 0.1 |

(a) Does not include structured parking or underground parking.
 (b) Parcel size in the RM district to be calculated based on gross acreage, including roads and navigable waters within the deeded parcel. Each such parcel meets the 20 acre minimum, even if net acreage is less than 20 acres following the removal of roads and navigable waters, if such removal does not reduce the gross acreage by greater than 15% for corner parcels or 10% for all other parcels.
 [Amended via Ord. 16-046, 12/21/16]

Figure 5.02(2): Non-residential District Setback and Height Standards

| Zoning District | Minimum Setbacks (ft) (b) | | | | | | Minimum Principal Building Separation (ft) | Maximum Building Height (stories/ft, whichever is greater) | |
|----------------------------------|---|--|-------------------------------------|---|----------------------------|-----------------------|--|--|---------------------|
| | Principal Building to Front and Street Side Lot Lines (a) | Principal Building to Interior Side Lot Line | Principal Building to Rear Lot Line | Accessory Building to Interior Side/Rear Lot Line (a) (d) | Hard or Gravel Surface (c) | | | Principal Buildings | Accessory Buildings |
| | | | | | Front or Street Side | Interior Side or Rear | | | |
| INT Institutional | 20 | 8 | 20 | 3 | 15 | 10 | 10 | 3/45 | 1/20 |
| B-1 Neighborhood Business | 10 | 6 | 10 | 3 | 10 | 5 | 10 | 3/45 | 1/20 |
| B-2 Highway Business | 30 | 12 | 20 | 6 | 15 | 10 | 10 | 3/45 | 1/20 |
| B-3 General Business | 30 | 12 | 20 | 6 | 15 | 10 | 10 | 3/45 | 1/20 |
| BP Business Park | 30 | 12 | 20 | 10 | 15 | 10 | 10 | 4/60 | 1/20 |
| LI Light Industrial | 30 | 12 | 20 | 10 | 10 | 5 | 10 | 2/30 | 1/20 |
| GI General Industrial | 40 | 15 | 30 | 10 | 10 | 5 | 10 | 4/60 | 2/35 |
| RM Rural Mix | 50 | 30 | 20 | 40 | 15 | 10 | 30 | 3/45 | 2.5/35 |

(a) See Section 94.4.09(1) for standards related to detached accessory buildings located within front yard areas, minimum separation requirements associated with detached accessory structures, and other standards associated with detached accessory structures.

(b) Additional setbacks may be required along zoning district boundaries for bufferyards, if required for a particular land use in Article 4 or Section 94.11.02(3)(d).

(c) Includes all gravel and hard surfaces as defined in Section 94.17.04. This setback excludes intrusions required for driveway entrances and permitted or required for cross access driveways and pedestrian ways; shared driveways; and shared parking lots.

(d) Front and street side yard setbacks for accessory structures as the same as the minimum front and street side setback for the principal structure.

[Amended via Ord. 16-046, 12/21/16]