



**VILLAGE OF WESTON  
NOTICE OF PUBLIC HEARING**

**ADOPTION OF 2020 OFFICIAL ZONING MAP AND OFFICIAL EXTRATERRITORIAL  
ZONING MAP FOR THE VILLAGE OF WESTON**

**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 (ETZ) Committee, on **Monday, March 9, 2020, at approximately 6:00 p.m.**, or shortly thereafter, in the Village Board Room, at the Weston Municipal Center, 5500 Schofield Avenue, Weston, WI 54476, to hear testimony relative to the adoption of the Official Zoning Map and the Official ETZ Map for the Village of Weston. All persons owning property, and all interested parties in the Village of Weston and ETZ Area of the Town of Weston, are invited to attend the public hearing. Persons may file written or verbal statements concerning discrepancies with the proposed Official Zoning Map and Official ETZ Map at, or prior to, the public hearing. No decision will be made at the public hearing on these discrepancies until a rezoning application is filed with the Village, and neighboring property owners are properly notified of a future public hearing for the specified property before the Village Plan Commission.

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>.

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](mailto:vparker@westonwi.gov), by noon, on Tuesday, March 3, 2020, 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 20th day of February 2020

Valerie Parker  
Plan Commission and ETZ Committee Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, February 24, 2020, and Monday, March 2, 2020.

# REQUEST FOR CONSIDERATION

---

<b>Public Mtg/Date:</b>	Plan Commission/ETZ Committee, March 9, 2020
<b>Description:</b>	Discussion and recommendation to the Board of Trustees on Adoption of 2020 Official Zoning Map and Official Extraterritorial Zoning Map for the Village of Weston.
<b>From:</b>	Jennifer Higgins, Director of Planning & Development/Zoning Administrator
<b>Question:</b>	Should the Plan Commission/ETZ recommend approval to the Board of Trustees the annual update to the Official Zoning Map for 2020?

---

## Background

Annually, the Village adopts the Official Zoning Map for both the Village and the Extraterritorial Zoning District, so we have a historical record depicting the zoning as close to 1/1 of that year (or as close to it as we can get). This helps for record keeping purposes as we will only have to go back to this map/ordinance for historical purposes until we adopt the map again in 2021, not all the previous rezone applications on file.

---

<b>Attached Docs:</b>	Draft 2020 Zoning Map
<b>Committee Action:</b>	None
<b>Financial Impact:</b>	None
<b>Recommendation:</b>	Staff recommends approval.

---

## Recommended Language for Official Action

**I move to recommend [approval / denial] to the Board of Trustees the annual update to the Official Zoning Map for 2020.**

---

<b>Additional action:</b>	Forward recommendation to the Board of Trustees (Staff) Adoption of Ordinance (Board) Publication of Ordinance (Staff) Posting of new Zoning Map (Staff)
---------------------------	---



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

**ORDINANCE NO. 20-0XX**

**AN ORDINANCE ADOPTING THE 2020 OFFICIAL ZONING MAP AND OFFICIAL EXTRATERRITORIAL ZONING MAP FOR THE VILLAGE OF WESTON.**

WHEREAS, the Village of Weston is authorized to prepare, amend and adopt a zoning ordinance under Wis. Stats. §§ 62.23 and 61.35; and

WHEREAS, the Village adopted a new Chapter 94 in March 2015, to serve as the Village's general zoning ordinance and the Village's extraterritorial zoning ordinance for the portions of the Town of Weston defined as the extraterritorial zoning area; and

WHEREAS, the Plan Commission has recommended enactment of the Zoning Ordinance amendments set forth below, for applicability within the Village limits; and

WHEREAS, the Joint Town and Village Extraterritorial Zoning Committee has recommended enactment of the Zoning Ordinance amendments set forth below, for applicability within the Extraterritorial Zoning limits of the Town of Weston; and

WHEREAS, the Joint Village and Town of Weston Extraterritorial Zoning Committee and Village Plan Commission have held a joint public hearing on this ordinance on March 9, 2020, in compliance with Wis. Stat. § 62.23, and following such hearing the Board considered public comments and the recommendation of the Village Plan Commission and Joint Village and Town of Weston Extraterritorial Zoning Committee; and

WHEREAS, the Village Board finds the proposed amendment is reasonable, consistent with the Village Comprehensive Plan, and in the public interest;

NOW, THEREFORE, the Village Board of Weston, Marathon County, Wisconsin, do ordain as follows:

**SECTION 1:** Adoption of the Official Zoning Map and Extraterritorial Zoning Map 2020. This ordinance shall be deemed to incorporate and adopt the zoning of each district in the Village and Town of Weston in the manner consistent with and as shown on the official zoning maps. Any ordinance or resolution in conflict therewith is hereby repealed. The Village of Weston Official Zoning Map and Official Extraterritorial Zoning Map of the Village of Weston, presented with this ordinance as Exhibit A and made a part thereof, is hereby adopted, and supersedes and replaces in its entirety the previous official maps, adopted in 2019.

**SECTION 2:** Display. The Village Zoning Administrator is hereby authorized and directed to display the Official Zoning Maps in a prominent place, in public view. The Village Zoning Administrator shall also transmit copies of the adopted Official Zoning Maps to the Village Clerk. A copy of the Official Zoning Maps hereby adopted shall be permanently on file and open to public inspection in the office of the Village Clerk.

SECTION 3: The amendment effectuated by this Ordinance shall apply within the municipal limits of the Village and within its extraterritorial zoning jurisdiction in the Town of Weston.

SECTION 4: 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 5: EFFECTIVE DATE. This ordinance shall take effect upon approval and publication. The following will no longer be effective as of the date of adoption of this ordinance: the existing Official Zoning Maps for the Village of Weston and within its extraterritorial zoning jurisdiction in the Town of Weston. The new Zoning Maps created by this ordinance shall be applicable to all discretionary projects that are not yet filed with or deemed complete by the Village of Weston prior to the date the ordinance goes into effect. For all other projects this ordinance shall apply on the date the ordinance goes into effect, regardless of whether an application has been filed or is complete.

Dated the 16<sup>th</sup> day of March 2020.

BOARD OF TRUSTEES

By: \_\_\_\_\_  
Wally Sparks, its President

Attest:

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

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

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

OFFICIAL ZONING MAP

Map Date: 3/4/2020  
 Adoption Date (Village): XX/XX/2020  
 Adoption Date (ETZ): XX/XX/2020  
 Adoption Date (Town): 1/23/2016

**DRAFT**

Map by Nathan Crowe of the Technology Services Department  
 Village of Weston



**LEGEND**

**MUNICIPAL FEATURES**

-  Village of Weston Incorporated Boundary
-  ETZ Extraterritorial Zoning Boundary
-  Town of Weston Unincorporated Boundary
-  Right-of-Way
-  Wetland Presence
-  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
-  RM - Rural Mixed

**OVERLAY ZONING DISTRICTS**

-  D-CONDO Design: Condominium Overlay
-  D-R Design: Renaissance Overlay
-  D-RT Design: Rail-to-Trail Overlay
-  D-WM Design: Weston Marketplace Overlay

**WELLHEAD PROTECTION OVERLAY**

-  Zone A 1-Year Municipal Well Recharge Area
-  Zone B 5-Year Municipal Well Recharge Area

