

**VILLAGE OF WESTON  
NOTICE OF PUBLIC HEARING**



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, July 11, 2022, 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 amending Section 94.4.08(1) Light Industrial within Chapter 94 Zoning of the Municipal Code.

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, July 5, 2022, to be included in the meeting packet. All interested persons wishing to provide testimony during 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 23rd day of June 2022

Valerie Parker  
Plan Commission and ETZ Secretary

Published as a legal ad in the Wausau Daily Herald on Thursday, June 30, 2022, and Sunday July 3, 2022.

# REQUEST FOR CONSIDERATION

<b>Public Mtg/Date:</b>	Plan Commission/Extraterritorial Zoning Committee, July 11, 2022
<b>Description:</b>	Public Hearing - Amendment to Section 94.4.08(1) of the Zoning Code Relating to Light Industrial Land Use Types.
<b>From:</b>	Jennifer Higgins, Director of Planning & Development/Zoning Administrator
<b>Question:</b>	Should the Plan Commission & ETZ recommend to the Board or Trustees (BOT) to make changes to the Light Industrial Zoning Regulations?

## Background

This change was suggested at the May 2022 Plan Commission Meeting after the review of the Norcon Site Plan. Staff is suggesting the below changes based on comments received by the PC at their May 2022 meeting:

- b. All outdoor storage areas shall be completely enclosed by any permitted combination of buildings, structures, walls, mature trees, hedge row and/or fencing. Such walls, vegetation or fencing shall be designed to completely screen all stored materials from view from all adjacent properties and rights-of-way, up to the maximum fence heights allowed under Section 94.12.03.

If we no longer want to require screened outside storage in the LI then this section can be modified more at the meeting.

This will have no effect in the ETZ at this time as there is no Industrial zoned property in the ETZ area. However, in an effort to keep the zoning ordinances the same, the ETZ is being asked to adopt the same regulations.

<b>Attached Docs:</b>	Draft Ordinance
<b>Committee Action:</b>	None – briefly discussed at the April and May meetings of the Plan Commission
<b>Financial Impact:</b>	Unknown
<b>Recommendation:</b>	Staff recommends approval.

## Recommended Language for Official Action

## REQUEST FOR CONSIDERATION

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**I recommend the proposed changes be forwarded to the Board of Trustees for Final Approvals.**

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**Additional action:** BOT meeting adoption by ordinance 7/18/22  
Publication of Ordinance in WDH

- iii. The operation and its location in the FP district are reasonable and appropriate, considering alternative locations outside the FP district, or are specifically approved under state or federal law.
  - iv. The operation is reasonably designed to minimize the conversion of land around the extraction site from agricultural use or open space use.
  - v. The operation does not substantially impair or limit the current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.
- w. Minimum Required Off-Street Parking: one space per each employee on the largest work shift.

## AFTER AMENDMENT

### Sec 94.4.08 Industrial Land Use Types

#### 1. **Light Industrial.**

Industrial facilities, manufacturing operations, and contractor shops at which all operations are conducted entirely within an enclosed building, with the exception of fully screened outdoor storage and loading operations. Light industrial facilities are those which are not associated with nuisances such as odor, noise, heat, vibration, and radiation detectable at the property line and which do not pose a significant safety hazard such as danger of explosion. A “Light Industrial” land use may conduct retail sales activity as an accessory use in accordance with the requirements of Section 94.4.09(13). Landscape contractors and indoor aquaculture uses, which include the farming of aquatic organisms (plants and animals) under controlled conditions that are located entirely within an enclosed building and utilize recirculating (closed) system technology (including aquaponics), are considered “Light Industrial” uses. Primary food processing activities involving the processing of cabbage, fish and fish products, and meat products shall be considered and regulated as “Heavy Industrial” land uses. Breweries, distilleries, wineries, and coffee roasters that exceed one or more limitations of the “Micro-beverage Production Facility” land use are considered “Light Industrial” uses. Crematoriums shall be considered “Heavy Industrial” uses, except where accessory to a funeral home and where serving only customers of the funeral home.

#### **Performance Standards:**

- a. All activities shall be conducted entirely within the confines of a building, except for parking, circulation, loading and unloading, and fully screened outdoor storage.
- b. All outdoor storage areas shall be completely enclosed by any permitted combination of buildings, structures, walls, mature trees, hedge row and/or fencing. Such walls, vegetation or fencing shall be designed to completely screen all stored materials from view from all adjacent properties and rights-of-way, up to the maximum fence heights allowed under Section 94.12.03.

- c. No loading, unloading, or storage shall be permitted in the minimum required front yard.
- d. A bufferyard meeting the requirements of Section 94.11.02(3)(d) shall be provided along all property borders abutting residentially zoned property.
- e. The use shall comply with all of the performance standards in Article 12.
- f. For indoor aquaculture uses, the following additional performance standards shall apply:
  - i. Indoor aquaculture operations shall be connected to the municipal water and sanitary sewer system and all wastewater shall be discharged to the municipal sanitary sewer system.
  - ii. Applicants wishing to establish indoor aquaculture operations shall prepare and submit a report outlining the estimated average daily water usage and quantity of wastewater discharge.
  - iii. On-site processing of seafood is permitted, provided the activity is conducted entirely within an enclosed building and no odors are detectable from the property line.
  - iv. The on-site retail sale of seafood or vegetables shall be considered an “Indoor Sales Incidental to Storage or Light Industrial Land Use” subject to the provisions of Section 94.4.09(13).
  - v. On-site composting shall be permitted, provided compost areas are fully screened on all four sides and comply with all county, state, and federal rules, regulations, and permitting requirements.
- g. New Light Industrial development within the AR and RM zoning districts shall be served by public sanitary sewer and water services.
- h. Minimum Required Off-Street Parking: One space per each employee on the largest work shift.

**Heavy Industrial.**

Industrial facilities at which operations have one or more of the following characteristics: conducted partially or wholly outside of an enclosed building (not including loading/unloading operations); associated with nuisances such as odor, noise, heat, vibration, and radiation detectable at the property line; and/or involving materials that pose a significant safety hazard (such as danger of explosion). Examples of “Heavy Industrial” land uses include slaughter houses; tanneries; primary meat processing and fish processing; cabbage processing; alcoholic beverage producers other than breweries and wineries; paper, pulp, or paperboard producers; chemical and allied product producers (except drug producers); petroleum and coal product producers; asphalt, concrete, or cement producers; stone, clay, or glass product producers; power production facilities (power plants); primary metal producers; heavy machinery producers; electrical distribution equipment producers; electrical industrial apparatus producers; transportation vehicle producers; commercial sanitary sewage treatment plants; railroad switching yards; and recycling facilities not involving the on-site storage of salvage materials.

**Performance Standards:**