

**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, May 8, 2023, at approximately, or shortly after, 6:00 p.m., at the Weston Municipal Center, 4747 Camp Phillips Road, Weston, WI 54476, to take testimony relative to **provisions within Chapter 94 of the Municipal Code, affecting rural, open space and residential district lot dimension and intensity standards, non-residential district density and intensity standards and building orientation design standards for multi-family and non-residential buildings.**

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 submitted by noon on the date of the hearing to the Village of Weston Plan Commission, Valerie Parker, Plan Commission Secretary, 4747 Camp Phillips Road, Weston, WI 54476, or emailed to [vparker@westonwi.gov](mailto:vparker@westonwi.gov), will be brought to the hearing and entered into the hearing record.

All interested persons wishing to provide oral or written testimony during the Public Hearing will be given an opportunity to be heard.

Any person with questions or planning to attend needing additional special accommodation in order to participate should call Valerie Parker, Planning Technician, Planning and Development Department, at 715-241-2607.

Dated this 20th day of April 2023

Valerie Parker  
Plan Commission and ETZ Secretary

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

**ORDINANCE NO. 23-011**

**AN ORDINANCE TO AMEND PROVISIONS WITHIN CHAPTER 94 OF THE MUNICIPAL CODE, AFFECTING RURAL, OPEN SPACE AND RESIDENTIAL DISTRICT LOT DIMENSION AND INTENSITY STANDARDS, NON-RESIDENTIAL DISTRICT DENSITY AND INTENSITY STANDARDS AND BUILDING ORIENTATION DESIGN STANDARDS FOR MULTI-FAMILY AND NON-RESIDENTIAL BUILDINGS.**

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

WHEREAS, the Village recreated Chapter 94 in March 2015 to serve as the Village's 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 Village has identified the need for amendments to its zoning ordinance to address the several issues listed in the title to this ordinance; and

WHEREAS, the Village Plan Commission, through its experience with such special districts since May 2021, has advised procedural flexibility for proposed developments within the PD and N districts, particularly those that are of limited complexity; and

WHEREAS, the Joint Town and Village of Weston Extraterritorial Zoning Committee and the Village Plan Commission held a joint public hearing on this Ordinance, on May 8, 2023, in compliance with Wis. Stat. § 62.23; and

WHEREAS, following such hearing, the Village Plan Commission has recommended enactment of the zoning ordinance amendments contained herein for applicability within the Village limits; and

WHEREAS, following such hearing, the Joint Town and Village of Weston Extraterritorial Zoning Committee has recommended enactment of the zoning ordinance amendments contained herein for applicability within the extraterritorial zoning area; and

WHEREAS, following such hearing the Village Board considered public comments and the recommendations of said Commission and Committee; and

WHEREAS, the Village Board finds the proposed amendments contained herein are reasonable, consistent with the Village Comprehensive Plan, and in the public interest.

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

**SECTION 1: Figure 5.01(1): Rural, Open Space and Residential District Lot Dimension and Intensity Standards of the Village of Weston Municipal Code is hereby amended to provide as follows:**

**Figure 5.01(1): Rural, Open Space and Residential District Lot Dimension and Intensity Standards**

Zoning District	Minimum Lot Area	Minimum Lot Width (ft)	Minimum Public Street Frontage (ft)	Maximum Total Building Coverage	Maximum Accessory Structure Floor Area (sf) (a)	Minimum Landscape Surface Ratio (LSR)
FP Farmland Preservation	20 acres	300	60	N/A	N/A	N/A
AR Agriculture and Residential	20 acres(f)(g)	300(f)	60	N/A	1,600(h)	N/A
RR-2 Rural Residential 2 Acres	2.0 acres	150	60	20%	1,600	N/A
RR-5 Rural Residential 5 Acres	5.0 acres	200	60	20%	1,600(h)	N/A
PR Parks and Recreation	N/A	N/A	N/A	10%	N/A	75%
SF-L Single Family – Large Lot	20,000 sf	100	50	30%	1,000	50%
SF-S Single Family – Small Lot	10,000 sf	80	40	40%	800	40%
2F Two Family Residential (c)	10,000 sf (b)	80 (b)	40	40%	800	40%
MF Multi Family Residential (d)	1,600 sf/studio dwelling unit + 400 sf per each bedroom	80 (b)	40	40%	10% of Lot Area	30%
MH Manufactured Home	5,000 sf/home (e)	50	N/A	40%	350	30%

(a) Maximum Accessory Structure floor area may be increased by Conditional Use Permit as provided under Section 94.16.06 and per the standards in Section 94.4.09(2).  
 (b) For zero lot line structures, each separate lot shall have a minimum lot area of 5,000 sq ft per unit and must be at least 40 feet in width within the 2F district and 20 feet in width within the MF district.  
 (c) Single-Family Detached Residences within the 2F district shall comply with the SF-S district requirements.  
 (d) Single-Family Detached and Two-family Residences within the MF district shall have a minimum lot area of 53,000 square feet per unit.  
 (e) Total area of each “Manufactured Home Community” shall be a minimum of 10 acres.  
 (f) Instead of a 20-acre minimum lot size, land in the AR district may be developed at a density of one residential lot per 20 acres and a minimum lot size of 2.0 acres and minimum lot width of 150 feet. See Section 94.5.08 for further description and method of calculation for regulating at a one residential lot per 20-acre density in the AR district.  
 (g) Parcel size in the AR 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.  
 (h) Maximum Accessory Structure Floor Area is increased to 2,500 square feet on parcels that exceed 10 acres.

**SECTION 2: Figure 5.02(1): Non-residential District Density and Intensity Standards of the Village of Weston Municipal Code is hereby amended to provide as follows:**

**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	20,000 sf	80	40	20%	0.5
B-1 Neighborhood Business	20,000 sf	80	40	20%	0.5
B-2 Highway Business	<del>30</del> 20,000 sf	80	40	20%	<del>1.0</del> 0.5
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	60	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, 12/21/2016; Ord 17-026, 8/23/2017; Ord. 19-001, 1/23/19]

SECTION 2: Section 94.10.03(14) Building Orientation of the Village of Weston Municipal Code is hereby amended to provide as follows:

- (14) **Building Orientation.** All buildings shall be sited to present their most desirable façade(s) to adjacent public rights-of-way. Garages and loading docks shall be designed as integral elements to the building and site, ~~and shall not be the dominant visual element from public rights-of-way unless pre-existing site or building conditions would not allow this. For multi-family residential buildings, achieving~~ Achieving this standard may require techniques such as rear- or side-loaded garages or docks, or front-loaded garages or docks that are fully or partially recessed into the main body of the building or are decorative in design.

SECTION 4: The amendments effectuated by this Ordinance shall apply within the municipal limits of the Village and within its extraterritorial zoning area in the Town of Weston.

SECTION 5: 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 6: EFFECTIVE DATE. This Ordinance shall take effect upon approval and publication.

Dated the 15 of May 2023

WESTON VILLAGE BOARD

By: \_\_\_\_\_  
Mark Maloney, its President

Attest:

\_\_\_\_\_  
Pamela Brehm, its Clerk

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

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