



VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN

ORDINANCE NO. 17-014

AN AMENDMENT TO SECTION 94.4.02(3): TO ALLOW THE CONSTRUCTION OF A TOWNHOME, CREATE PERFORMANCE STANDARDS AND ALLOW THE USE WITHIN THE 2F ZONING DISTRICT AS A CONDITIONAL USE AND ESTABLISHING A PROHIBITION ON THE CONSTRUCTION OF NEW CARPORTS FOR MULTI-FAMILY RESIDENCE LAND USES.

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, in administering this new Chapter 94, Village staff has found Sec. 94.04.02(3) does not adequately address the regulations needed for townhome requirements and prohibiting the construction of carports for multi-family residence land uses in the Village and Town; and

WHEREAS, in administering this new Chapter 94, Village staff has found Sec. 94.03.04 does not adequately address the allowable uses in rural, open space and residential zoning districts regarding townhomes in the Village and Town; and

WHEREAS, Village Staff is proposing amendments to Chapter 94 Zoning to provide regulations for townhomes; 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 July 17, 2017, 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, does ordain as follows:

SECTION 1: Chapter 94 Zoning Ordinance is hereby amended to provide as follows:

Figure 3.04: Allowable Uses in Rural, Open Space and Residential 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)								
		FP	AR	RR-2; RR-5	PR	SF-L	SF-S	2F	MF	MH
Residential Land Uses (see Section 94.4.02 for descriptions and standards for each land use)										
(1)	Single-Family Detached Residence	C	P	P		P	P	P	P	P
(2)	Two-Family Residence							P	P	
(3)	Multi-Family Residence (3-8 unit building)							<u>C</u>	P	

(3) Multi-Family Residence.

A single structure with three or more individual attached dwelling units, including “rental apartments,” condominium buildings with 3+ units each, townhouses, and row houses. Each dwelling unit may take access from a shared entrance or hallway or from a private, individual exterior doorway, except as indicated in the performance standards below. “Institutional Residential Uses,” as defined in this Chapter, are regulated separately.

Performance Standards:

1. Shall meet the design standards for multi-family residences established in Section 94.10.03.
2. The minimum gross floor area of each dwelling unit shall be 500 square feet per unit for studio and one-bedroom dwelling units and 700 square feet per unit for two or more bedroom units, exclusive of attached garages, carports, and open decks/porches.
3. For Multi-Family Residences proposed to be built as or converted to zero-lot line structures, the applicable standards under the “Two Family Residences” section apply.
4. Within the 2F zoning district, each Multi-Family Residence must be of a townhouse or row house design, meaning that each unit must have a private, individual exterior access; share at least one common wall with an adjacent dwelling unit; and may not be stacked on top of or share interior space with any other unit.
5. A bufferyard meeting the requirements of Section 94.11.02(3)(d) shall be provided and continuously maintained along all property borders abutting single family residentially zoned property.
6. No building containing or serving a Multi-Family Residence shall provide shared laundry service.
7. No carport may be attached to a Multi-Family Residence after [insert effective date of ordinance].
8. Minimum Required Off-Street Parking: one space per efficiency or one-bedroom dwelling unit; two spaces per two-bedroom dwelling unit; and one space for each additional bedroom above two-bedrooms, plus visitor parking at a rate of one space for every four dwelling units. At least one of the required parking spaces per dwelling unit shall be enclosed in a garage or under the building. Any detached garage shall require Plan Commission approval and meet the requirements of Section 94.4.09(2). 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 2: 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 3: 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 4: EFFECTIVE DATE. This ordinance shall take effect upon approval and publication.

Dated the 24th day of July, 2017

WESTON VILLAGE BOARD

By: Barbara Ermeling
Barbara Ermeling, its President

Attest:

Sherry Weinkauff
Sherry Weinkauff, its Clerk

APPROVED: 7/24/17

PUBLISHED: 7/26/17



AMENDMENT TO ZONING REGULATION (TEXT AMENDMENT) DETERMINATION
PLANNING AND DEVELOPMENT
PLAN COMMISSION / JOINT TOWN & VILLAGE EXTRATERRITORIAL ZONING COMMITTEE
BOARD OF TRUSTEES

Ordinance No.: 17-014

Hearing Date: July 17, 2017

Applicant: Jennifer Higgins, Zoning Administrator, Village of Weston

Title: An amendment to Section 94.4.02(3): to allow the construction of a Townhome, create performance standards and allow the use within the 2F zoning District as a Conditional Use and establishing a prohibition on the construction of new carports for multi-family residence land uses.

Purpose: As the current code is written, the use of townhomes is not permitted. This use is needed so that the code is concurrent with the Camp Phillips Road Corridor Plan, which proposes townhomes on the west side of Randy Jay Street to help preserve the residential character of the neighborhood.

The Department of Planning and Development, Plan Commission and Board of Trustees of the Village of Weston, pursuant to the Village of Weston Zoning Code, Article 16 Processes, Section 94.16.02 Amendments to Zoning Regulations (Text Amendments), hereby makes the following findings and evaluation:

DETERMINATION:

1. Is the proposed text amendment consistent with the Comprehensive Plan, as is required by Wisconsin Statutes?
Yes, the proposed changes coincide with the objectives within the housing element in Volume 2 and also with the Camp Phillips Road Corridor Plan in Volume 3.
 2. Does the proposed text amendment further the purposes and intent of this Chapter and section to which the amendment is proposed?
Yes, this section continues to promote the use of alternative housing and the practices to ensure viability and longevity the housing type.
 3. Does the amendment address any of the following deficiencies or omissions as compared to the current language of this Chapter?
 1. A change has occurred in the land market, or other factors have arisen that require a new form of development, a new type of land use, or a new procedure to meet said change(s).
 2. New methods of development or providing infrastructure make it necessary to alter this Chapter to meet these new factors.
 3. Changing governmental finances require amending this Chapter in order to meet the needs of the government in terms of providing and affording public services.**4. There is an error or internal inconsistency in this Chapter (and the Comprehensive Plan).**
 4. Does the proposed amendment maintain the desired compatibility with allowable land uses, land use intensities, and impact on resources of the affected zoning district(s)?
Yes, there is not any impact on the allowable land uses, intensities or resources in any of the zoning districts.
-

BACKGROUND INFORMATION:

Staff found a discrepancy in the code that does not allow Townhomes, since it is omitted from the code. This is inconsistent with the housing element of Volume 2 and with the Camp Phillips Road Corridor Plan, which calls for townhomes on Randy Jay Street to preserve the character of the neighborhood.

Plan Commission Determination on 7/17/17:	Approve 6-0
ETZ Determination on 7/17/17:	Approve 6-0
Board of Trustees Determination on 7/24/17:	Approve 6-0

Notice of Newly Enacted Ordinances

Please take notice that the Village Board of Weston, Wisconsin enacted on July 24, 2017, the following Ordinances:

- Ordinance No 17-014: An amendment to Section 94.4.02(3): to allow the construction of a Townhome, create performance standards and allow the use within the 2F zoning District as a Conditional Use and establishing a prohibition on the construction of new carports for multi-family residence land uses.
- Ordinance No 17-016: An amendment to Section 94.4.02(2): to establish a prohibition of construction of new carports for two-family residence land uses.
- Ordinance No. 17-023 Amending Article II., Licenses and Fees, Sec. 6.103, Retail Liquor and Beer License Fees and Renumbering that Section of the Municipal Code.
- Ordinance No. 17-024 Amending Article II., Licenses and Fees, Sec. 6.104(e), Issuance of Alcohol Beverage Licenses and Renumbering that Section of the Municipal Code.
- Ordinance No 17-025: An amendment to Section 94.4.05(2): to prohibit the use of a “Payday Lender” or “Payday Loan Business” as defined by Wis. Stat. §§138.14 in pursuant to Wis. Stat. §§62.23(hi).
- Ordinance No. 17-027: An Ordinance to Approve the Rezoning of Land From RR-5 Rural Residential-5 Acre to RM – Rural Mixed at 3601 Camp Phillips Road, Village of Weston, Marathon County, Wisconsin.
- Ordinance No. 17-028 An Ordinance Repealing Section 10.126 Dogs and Cats Not to Run at Large and Amending, Renaming and Recreating Section 10.126 Animals Not to Run at Large

The full text of the above Ordinances may be obtained at the office of the Village Clerk, 5500 Schofield Avenue, Weston, Wisconsin or through the Village’s website at <http://www.westonwi.gov>.

Dated this 25th day of July, 2017
Sherry Weinkauff, Village Clerk

Published: 7/26/2017

DAILY HERALD media

A GANNETT COMPANY

Notice of Newly Enacted Ordinances
Please take notice that the Village Board of Weston, Wisconsin enacted on July 24, 2017, the following Ordinances:

- Ordinance No 17-014: An amendment to Section 94.4.02(3): to allow the construction of a Townhome, create performance standards and allow the use within the 2F zoning District as a Conditional Use and establishing a prohibition on the construction of new carports for multi-family residence land uses.
- Ordinance No 17-016: An amendment to Section 94.4.02(2): to establish a prohibition of construction of new carports for two-family residence land uses.
- Ordinance No. 17-023 Amending Article II., Licenses and Fees, Sec. 6.103, Retail Liquor and Beer License Fees and Renumbering that Section of the Municipal Code.
- Ordinance No. 17-024 Amending Article II., Licenses and Fees, Sec. 6.104(e), Issuance of Alcohol Beverage Licenses and Renumbering that Section of the Municipal Code.
- Ordinance No 17-025: An amendment to Section 94.4.05(2): to prohibit the use of a "Payday Lender" or "Payday Loan Business" as defined by Wis. Stat. §§138.14 in pursuant to Wis. Stat. §§62.23(h).
- Ordinance No. 17-027: An Ordinance to Approve the Rezoning of Land From RR-5 Rural Residential-5 Acre to RM - Rural Mixed at 3601 Camp Phillips Road, Village of Weston, Marathon County, Wisconsin.
- Ordinance No. 17-028 An Ordinance Repealing Section 10.126 Dogs and Cats Not to Run at Large and Amending, Renaming and Recreating Section 10.126 Animals Not to Run at Large

The full text of the above Ordinances may be obtained at the office of the Village Clerk, 5500 Schofield Avenue, Weston, Wisconsin or through the Village's website at <http://www.westonwi.gov>.
Dated this 25th day of July, 2017
Sherry Weinkauff, Village Clerk
RUN: July 26, 2017 WNAXLP

STATE OF WISCONSIN BROWN COUNTY

WESTON VILLAGE OF
5500 SCHOFIELD AVE
WESTON

WI 544764333

VOUCHER APPROVAL

Account Number:

10-06-56910 -321-000

Description: WDH publication Ord

No 17-014, 17-016, 17-025, 17-027

Approved by JDH 8/11/17

Initials

Date

\$12.73

I, being duly sworn, doth depose and say I am an authorized representative of The Wausau Daily Herald, a newspaper at Wausau Wisconsin and that an advertisement of which the annexed is a true copy, taken from said paper, which published therein on:

Account Number: GWM-WES425
Order Number: 0002300785
No. of Affidavits: 1
Total Ad Cost: \$35.64
Published Dates: 07/26/17

10-01-51420-321-000
WDH publication Ord No
17-023, 17-024 + 17-028
\$15.27

10-01-56925-321-000
WDH publication Ord No
17-014, 17-016, 17-025
\$7.64

(Signed)

Kurme S/

Legal Clerk

(Date)

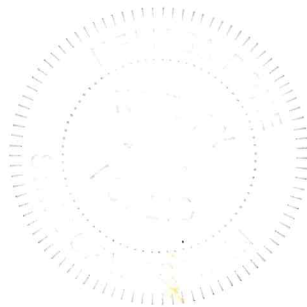
7/28/2017

Signed and sworn before me

[Signature]

My commission expires

1-12-2021



WESTON VILLAGE OF
Re: Newly Enacted Ord

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**VILLAGE OF WESTON, WISCONSIN
AGENDA ITEM COVER SHEET**

MTG/DATE: Board of Trustees – 07/24/17

FROM: Jennifer Higgins, Director of Planning & Development

DESCRIPTION: Ordinance No. 17-014: An Amendment to Section 94.4.02(3): to Allow the Construction of a Townhome, Create Performance Standards and Allow the Use Within the 2F Zoning District as a Conditional Use and Establishing a Prohibition on the Construction of New Carports for Multi-Family Residence Land Uses.

ACTION:	☒ Approve	☒ Ordinance	☐ Proclamation
	☐ Deny	☐ Policy	☐ Report
	☐ Expenditure	☐ Procedure	☐ Resolution

QUESTION:

Should the Board approve Ordinance 17-014 as recommended by the Plan Commission to allow the construction of Townhomes with performance standards under the Multi-Family Residence land use and allow the use within the 2F zoning district as a conditional use and prohibit the construction of new carports for multi-family residence land uses?

BRIEF:

Staff has found an inconsistency within the Comprehensive Plan and the Zoning Code, which currently does not allow for Townhomes. Townhomes are called for in the Master Plan, to help preserve neighborhoods along the Camp Phillips Corridor. This question has been delayed due to feedback from Consultant Mark Roffers. His recommendation is to modify the existing use of Multiple Family Residential and incorporate the use. The use would be a conditional use within the 2F zoning district. Also, this ordinance prohibits the construction of carports for the multi-family residence land use.

RECOMMEND: Director/Zoning Administrator recommends approval.

COMMITTEE: Recommendation endorsed by Plan Commission and ETZ Committee on (7/17/2017)

REQUEST: Approve Ordinance No. 17-014 under Consent

☒ Are there additional reference documents which have been attached to this report?

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 and Joint Town and Village of Weston Extraterritorial Zoning Committee, on Monday, July 17, 2017, 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 the following amendments to Chapter 94 Zoning:

1. Ordinance No 17-014: amend Section 94.4.02(3): to allow the construction of a Townhome, create performance standards and allow the use within the 2F zoning District as a Conditional Use and to establish a prohibition on the construction of new carports for multi-family residence land uses.
2. Ordinance No 17-016: An ordinance to amend Section 94.4.02(2) to establish a prohibition of construction of new carports for two-family residence land uses.
3. Ordinance No 17-025: An ordinance to amend Section 94.4.05(2) to prohibit the use of a "Payday Lender" or "Payday Loan Business" as defined by Wis. Stat. §138.14.
4. Ordinance No 17-026: An ordinance to amend Figures 5.01(2) and 5.02(2) to remove "principal" from "minimum principal building separation (ft)," and modify the "minimum building separation (ft)" in the FP, AR an MF zoning districts to 30 feet and in the RR-2, SF-L, and 2F zoning districts to 10 feet; and to amend Figure 5.02(1) to modify the "minimum lot area" in the INT zoning district from 30,000 square feet to 20,000 square feet.

These proposals have the effect of changing the allowable uses of property within the Village. The amendments to the Residential Zoning districts may affect any properties in those districts.

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>. Proposed Ordinances can be found on the Village's website at <http://www.westonwi.gov/509/Proposed-Ordinances>.

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, 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 and ETZ Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, July 3, 2017, Monday, Monday, July 10, 2017.

DAILY HERALD media

A GANNETT COMPANY

STATE OF WISCONSIN
BROWN COUNTY

WESTON VILLAGE OF
5500 SCHOFIELD AVE
WESTON

WI 544764333

VOUCHER APPROVAL

Account Number:

10-06-56910-321-000

Description: Wly PC WDH zoning ordinance public hearing notice

Approved by

ETZ 7/20/17

Initials

Date

10-06-56925-321-000

ETZ (\$45.13)

I, being duly sworn, doth depose and say I am an authorized representative of The Wausau Daily Herald, a newspaper at Wausau Wisconsin and that an advertisement of which the annexed is a true copy, taken from said paper, which published therein on:

Account Number: GWM-WES425
Order Number: 0002249192
No. of Affidavits: 1
Total Ad Cost: \$90.27
Published Dates: 07/03/17, 07/10/17

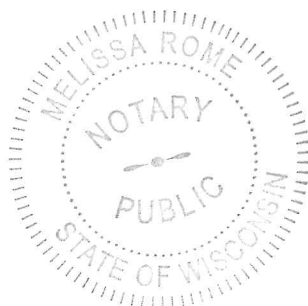
(Signed)

[Signature]

Legal Clerk

(Date)

7/10/2017



Signed and sworn before me

[Signature]

My commission expires

1-12-2021

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 and Joint Town and Village of Weston Extraterritorial Zoning Committee, on Monday, July 17, 2017, 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 the following amendments to Chapter 94 Zoning:

1. Ordinance No 17-014: amend Section 94.4.02(3); to allow the construction of a Townhome, create performance standards and allow the use within the 2F zoning District as a Conditional Use and to establish a prohibition on the construction of new carports for multi-family residence land uses.
2. Ordinance No 17-016: An ordinance to amend Section 94.4.02(2) to establish a prohibition of construction of new carports for two-family residence land uses.
3. Ordinance No 17-025: An ordinance to amend Section 94.4.05(2) to prohibit the use of a "Payday Lender" or "Payday Loan Business" as defined by Wis. Stat. §138.14.
4. Ordinance No 17-026: An ordinance to amend Figures 5.01(2) and 5.02(2) to remove "principal" from "minimum principal building separation (ft)," and modify the "minimum building separation (ft)" in the FP, AR and MF zoning districts to 30 feet and in the RR-2, SF-L, and 2F zoning districts to 10 feet; and to amend Figure 5.02(1) to modify the "minimum lot area" in the INT zoning district from 30,000 square feet to 20,000 square feet.

These proposals have the effect of changing the allowable uses of property within the Village. The amendments to the Residential Zoning districts may affect any properties in those districts. 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>. Proposed Ordinances can be found on the Village's website at <http://www.westonwi.gov/509/Proposed-Ordinances>. 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, 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 and ETZ Secretary Run: July 3 & 10 WNAXLP

WESTON VILLAGE OF

Re: Village of Weston Public Hearing

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STATE OF WISCONSIN
BROWN COUNTY

VILLAGE OF WESTON
5500 SCHOFIELD AVE
WESTON, WI 54476

I, being duly sworn, doth depose and say I am an authorized representative of The Wausau Daily Herald, a newspaper at Wausau Wisconsin and that an advertisement of which the annexed is a true copy, taken from said paper, which published therein on:

Account Number: GWM-1081606

Ad Number: 0002193744

Cost: \$64.04

Published Dates: 6/11/17

VOUCHER APPROVAL

Account Number:

10-06-56910 - 321.000

Description: June PC/ETZ rerun of
hearing notice

Approved by

[Signature]
Initials

8/24/17
Date

\$32.02

10-06-56925-321-000

\$32.02

(Signed):

[Signature]
Legal Clerk

Date:

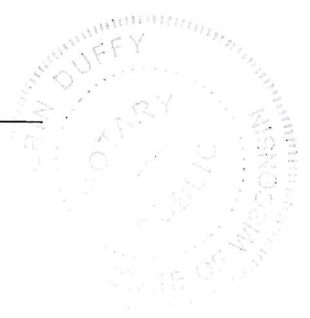
8/16/2017

Signed and sworn to before me

[Signature]

Notary Public,
Brown County, Wisconsin

My commission expires 5-25-18



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 and Joint Town and Village of Weston Extraterritorial Zoning Committee, on Monday, June 12, 2017, 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 the following amendments to Chapter 94 Zoning:

1. Ordinance No 17-014: An Ordinance to amend Section 94.4.02: Residential Land Use, To Create a Townhome Use and Performance Standards and Modify Figures 3.04 And 3.05 to Allow Said Use Within the MF Zoning District as a Permitted Use-By-Right and Within the 2F and B-1 Zoning Districts as a Conditional Use.
2. Ordinance No 17-015: An Ordinance to Amend Sections 94.4.09(1) and (2) to Limit Front Yard Placement of Accessory Structures and Setting Additional Standards for Said Circumstance, Referencing the Definitions of Detached Garage, Utility Shed, Gazebo and Carport, Establishing Roof Load Standards, Driveway Requirements and a Code Reference.
3. Ordinance No 17-016: An Ordinance to Amend Sections 94.10.02(1) and 94.10.03(10) to Establish a Prohibition of Construction of New Carports for Single-Family, Two-Family And Multi-Family Dwelling Units.
4. Ordinance No 17-017: An Ordinance to Amend Sections 94.12.06(3) and (4) to Establish and Clarify Standards for Parking Operable and Inoperable Motorized Vehicles in all Zoning Districts.
5. Ordinance No 17-018: An Ordinance to Amend Section 94.16.11 to Establish Criteria for the Expiration of a Variance.
6. Ordinance No 17-019: An Ordinance to Amend Section 94.17.04 to Establish Definitions for Detached Garage, Utility Shed, Gazebo and Carport.
7. Ordinance No 17-020: An ordinance to amend Figure 3.05 in Section 94.3.05 Allowable uses in Non-Residential and

Mixed Use Zoning Districts, to change the land use of Outdoor Display from a conditional use to a permitted use-by-right within the B-2 zoning district.

These proposals have the effect of changing the allowable uses of property within the Village. The amendments to the Residential Zoning districts may affect any properties in those districts.

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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, 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 25th day of May, 2017

Valerie Parker

Plan Commission and ETZ Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, May 29, 2017, Monday, June 5, 2017 and Sunday, June 11, 2017.

RUN: June 11, 2017 WNAXLP

**VILLAGE OF WESTON, WISCONSIN
AGENDA ITEM COVER SHEET**

MTG/DATE: Plan Commission, July 17, 2017

FROM: Jennifer Higgins, Zoning Administrator

DESCRIPTION: Ordinance 17-014: to allow for the construction of Townhomes with performance standards under the Multi-Family Residence land use and modifying Figures 3.04 to allow for the use within the 2F zoning district as a conditional use and prohibit the construction of new carports for multi-family residence land uses.

ACTION:	☒ Approve	☒ Ordinance	☐ Proclamation
	☐ Deny	☐ Policy	☐ Report
	☐ Expenditure	☐ Procedure	☐ Resolution

QUESTION:

Should the Plan Commission recommend the approval of Ordinance 17-014 to the Board of Trustees as written to allow the construction of Townhomes with performance standards under the Multi-Family Residence land use and allow the use within the 2F zoning district as a conditional use and prohibit the construction of new carports for multi-family residence land uses?

BRIEF:

Staff has found an inconsistency within the Comprehensive Plan and the Zoning Code, which currently does not allow for Townhomes. Townhomes are called for in the Master Plan, to help preserve neighborhoods along the Camp Phillips Corridor. This question has been delayed due to feedback from Consultant Mark Roffers. His recommendation is to modify the existing use of Multiple Family Residential and incorporate the use. The use would be a conditional use within the 2F zoning district. Also, this ordinance prohibit the construction of carports for the multi-family residence land use.

FISCAL IMPACT: NONE

RECOMMEND: Zoning Administrator recommends approval.

REQUEST: Approve Ordinance 17-014

-
- ☒ Amendment to Zoning Regulation (Text Amendment) Determination
 - ☒ Draft Ordinance Number 17-014