



Village of Weston, Wisconsin
OFFICIAL MEETING AGENDA OF THE
PLAN COMMISSION

This meeting of the Plan Commission, composed of seven (7) members, will convene at the Weston Municipal Center, Board Room, 5500 Schofield Ave., Weston, on **Monday, January 11, 2016, at 6:00 p.m.**, to consider the following matters:

- A. Opening of Session at 6:00 p.m.
 - 1. Plan Commission meeting called to order PC Chairman White.
 - 2. Clerk will take attendance and roll call.
 - 3. Request for silencing of cellphones and other electronic devices.

- B. New Business.
 - 4. Public hearing before Plan Commission [CU-12-15-1560 Travis Novotny, of Statewide Development, Inc., requesting a Conditional Use Permit](#), on property addressed as 5302 Schofield Avenue (PIN 192-2808-164-0977), to allow for uses such as Indoor Storage or Wholesaling within the B-3 (General Business) Zoning District.
 - 5. Discussion and Action by Plan Commission on Director's recommendation to approve the Conditional Use Request CU-12-15-1560, per the specifications, conditions, and limitations of the submitted staff report.
 - 6. Public hearing before Plan Commission [REZN-12-15-1558 Mark Thompson, MTS, LLC, for Katie Ripp, requesting a rezoning from SF-S \(Single-Family Residential – Small Lot\) to B-3 \(General Business\), with D-CC \(Commercial Corridor Overlay\)](#), on vacant land being split from 5410 Pine Park Street and proposed to be attached to 5403 Normandy Street for the purpose of an expanded parking lot.
 - 7. Discussion and Action by Plan Commission on Director's recommendation to approve the Rezone Request REZN-12-15-1558, per the specifications, conditions, and limitations of the submitted staff report, and forward to the Board of Trustees for their consideration and approval.
 - 8. Discussion and Action by Plan Commission on Director's recommendation to approve [Commercial Site Plan CSIT-12-15-1558 \(MTS/Family Foot & Ankle\), Parking Lot Expansion](#), at 5403 Normandy Street, per the specifications, conditions, and limitations of the submitted staff report.

- C. Public Comment.
 - 9. Comments from the public on issues, which the Plan Commission has oversight, or on business items that might be recommended to the Board of Trustees.

- D. Consent Items – Plan Commission.
 - 10. Approve previous meeting(s) minutes from the [Plan Commission, December 14, 2015, regular meeting](#).

- E. Reports from Staff.
 - 11. Report from Planning and Development Director.
- F. Remarks from Officials.
 - 12. Remarks from the Plan Commission members to set the next meeting date, as well as discuss items for next committee agenda. (No motions will be made, and no action will be taken related to policy affecting the Village of Weston as a result of this agenda item) – February 8, 2016, at 5:00 P.M.
- G. Adjourn.
 - 13. Adjourn Plan Commission.

WITNESS: My signature this 8th day of January, 2016.

Valerie Parker
Recording Secretary

This notice was posted at the Municipal Center, and on the Village’s website at www.westonwi.gov, and was emailed to local media outlets (Print, TV, and Radio) on 01/08/2016 @ 4:00 p.m. A quorum of members from other Village governmental bodies (boards, commissions, and committees) may attend the above-noticed meeting in order to gather information. Should a quorum of other government bodies be present, this would constitute a meeting pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis.2d 553,494 N.W.2d 408 (1993). Wisconsin State Statutes require all agendas for Committee, Commission, or Board meetings be posted in final form, 24 hours prior to the meeting. Any posted agenda is subject to change up until 24 hours prior to the date and time of the meeting. Any person who has a qualifying disability, as defined by the Americans with Disabilities Act, requiring that meeting or material to be in an accessible location or format, must contact the Weston Municipal Center at 715-359-6114 so any necessary arrangements can be made to accommodate each request.



**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, January 11, 2016, at 6:00 p.m.**, at the Weston Municipal Center, 5500 Schofield Avenue, Weston, WI 54476 to take testimony relative to the following:

CU-12-15-1560 Travis Novotny, of Statewide Development, Inc., W6483 Design Drive, Unit A, Greenville, WI 54942, requesting a Conditional Use Permit, on property addressed as 5302 Schofield Avenue (PIN 192-2808-164-0977), to allow for uses such as Indoor Storage or Wholesaling within the B-3 (General Business) zoning district, which are only allowed through a Conditional Use Permit. This parcel is described as Lot 1 of CSM #6381, Vol. 23, Pg., 209, Doc. #946406, and consists of 2.510 acres.

REZN-12-15-1558 Mark Thompson, of MTS LLC, 404 Franklin Street, Wausau, WI 54403 for Katie Ripp, 5410 Pine Park Street, Weston, requesting a rezoning from SF-S (Single-Family Residential – Small Lot) to B-3 (General Business), with D-CC (Commercial Corridor Overlay), on vacant land being split from 5410 Pine Park Street and proposed to be attached to 5403 Normandy Street for the purpose of an expanded parking lot. The land in question is described as the west 85 feet of Lot 4, Block 1, Pine Park Addition, and consists of 0.25 acres.

The hearing notice and applicable 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, Administrative Specialist, Planning and Development Department, at 715-241-2607.

Dated this 22nd day of December, 2015

Valerie Parker
Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, December 28, 2015 and Monday, January 4, 2016.

**Village of Weston, Wisconsin
AGENDA ITEM COVERSHEET
Requested for Official Consideration and Review**

REQUEST FROM: **JARED WEHNER, ASSISTANT PLANNER
JENNIFER HIGGINS, DIRECTOR OF PLANNING AND DEVELOPMENT**

ITEM DESCRIPTION: **CONDITIONAL USE PERMIT (CU-12-15-1560) INDOOR STORAGE OR WHOLESALE IN B-3 – GENERAL BUSINESS DISTRICT AT 5302 SCHOFIELD AVENUE.**

DATE/MTG: **JANUARY 11, 2016 - PLAN COMMISSION**

POLICY QUESTION: Should the Plan Commission approve the conditional use permit as requested by Statewide Development Inc., owner of the above stated property to allow the expanded use of Indoor Storage or Wholesaling within the B-3 zoning district at the 5302 Schofield Avenue?

RECOMMENDATION TO: I make a motion to endorse approval, of **Option 1** as stated on the Conditional Grant Determination (see attached).

LEGISLATIVE ACTION:

- | | | |
|---|------------------------------------|---------------------------------------|
| <input checked="" type="checkbox"/> Acknowledge/Approve | <input type="checkbox"/> Ordinance | <input type="checkbox"/> Proclamation |
| <input type="checkbox"/> Administrative Order | <input type="checkbox"/> Policy | <input type="checkbox"/> Reports |
| <input type="checkbox"/> Expenditure | <input type="checkbox"/> Procedure | <input type="checkbox"/> Resolution |
-

FISCAL IMPACT ANALYSIS:

- | | |
|--|-------|
| <input type="checkbox"/> Budget Line Item: | N/A |
| <input type="checkbox"/> Budget Line Item: | _____ |
| <input type="checkbox"/> Budgeted Expenditure: | _____ |
| <input type="checkbox"/> Budgeted Revenue: | _____ |
-

STATUTORY / RULEMAKING / POLICY REFERENCES:

- | | |
|--|----------|
| <input type="checkbox"/> WI Statue: | _____ |
| <input type="checkbox"/> WI Administrative Code: | _____ |
| <input type="checkbox"/> Case Law / Legal: | _____ |
| <input type="checkbox"/> Municipal Code: | 94.16.06 |
| <input type="checkbox"/> Municipal Rules: | _____ |
-

PRIOR REVIEW: None

BACKGROUND: The owner of the building was contacted by a distribution company to utilize the empty half of the facility to distribute a line of products. The distribution company already has a presence within the Central Wisconsin market, but to meet increasing demands and in order to stay competitive the company needs a warehouse and distribution center in the market.

Attachments



Application for Conditional Use Permit
**CONDITIONAL GRANT DETERMINATION BY THE VILLAGE OF WESTON
PLAN COMMISSION**

Application/Petition No.: **CU-12-15-1560** Hearing Date: **January 11, 2016**
Applicant: **Statewide Development, Inc., W6483 Design Drive, Unit A, Greenville, WI 54942**
Location: **5302 Schofield Avenue**
Description: **Lot 1 of Certified Survey Map No. 6381 filed with the Register of Deeds of Marathon County, Wisconsin in Volume 23 Page 209, excluding Document No. 1200666 (hwy); part of the east ½ of the southeast ¼ of Section 16 T28N R8E.**

The Department of Planning and Development of the Village of Weston, pursuant to the Village of Weston Zoning Code, Article 16 Processes, Section 94.16.06 Conditional Use Permits, hereby makes the following findings and evaluation to the Village of Weston Plan Commission:

GENERAL INFORMATION:

Zoning: **B-3 – General Business**

Definition: 94.2.02(3)(d) 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.

Proposed Land Use: **Indoor Storage or Wholesaling.** Uses primarily oriented to the receiving, holding, and shipping of packaged materials for a single business or a single group of businesses. With the exception of loading and parking facilities, such land uses are contained entirely within an enclosed building. Examples include warehouse facilities, long-term indoor storage facilities, and joint warehouse and storage facilities. Retail outlets associated with this use shall be considered accessory uses, which are separately listed and regulated.

Section 94.4.06(1)

Performance Standards: 1. A bufferyard meeting the requirements of Section 94.11.02(3)(d) shall be provided along all property borders abutting residentially zoned property.
2. Minimum Required Off-Street Parking: one space per 2,000 square feet of Gross Floor Area.

Future Land Use: **Future Commercial**

FLU Description: Retail, commercial service, restaurant, and office uses, all served by public sanitary sewer and water services. Where along major highway corridors or outside of the Village’s neighborhood areas, the scale and range of uses may expand, including lodging, large-scale retail, wholesaling, and outdoor display land uses.

DETERMINATION:

1. Is the proposed conditional use in harmony with the Comprehensive Plan, this Chapter, and any other plan, program, or ordinance adopted by the Village?
Yes, the use of Indoor Storage or Wholesaling within the B-3 district is in alignment with the zoning code, as primary activity of the use is occurring within an enclosed structure and will have very little negative impact on the surrounding land uses and/or property values.
2. Does the proposed conditional use, in its proposed location and as depicted on the required site plan, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as

a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted by the Village?

No, due to the majority of the activity associated with this use occurring within an enclosed structure. This type of indoor store and wholesaling is more closely associated with commercial activity than industrial activity.

3. Does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?

Yes, the current use of the property is currently determined to be indoor storage or wholesaling. The area, which is adjacent to the former Weston Commercial Park, is shifting from light industrial uses to commercial uses. This use is considered a transitional use from industrial to commercial.

4. Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities, or services provided by public agencies serving the subject property?

Yes, there are adequate improvements, facilities, utilities and services for the property. The site currently is served by sewer and water. This site is also adjacent to a larger stormwater management system.

5. Do the potential public benefits of the proposed conditional use outweigh potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts?

Yes, the conditional grant will allow the applicant to expand a successful distribution service in the Central Wisconsin market.

BACKGROUND INFORMATION:

The owner of the building was contacted by a distribution company to utilize the empty half of the facility to distribute a line of products. The distribution company already has a presence within the Central Wisconsin market, but to meet increasing demands and in order to stay competitive the company needs a warehouse and distribution center in the market.

CURRENT PROPERTY CONDITIONS:

Currently, half of the building is occupied by Omni Glass. The other half of the building is vacant. There is not any outdoor storage on the site besides a parking lot for vehicles. There is a "gravel" driveway extension on the west side of the building that was installed at some point, but was not approved by the site plan approval authority.

PLAN COMMISSION ACTION OPTIONS:

- 1) **Approve the Conditional Use Grant for the use of Indoor Storage and Wholesaling at 5302 Schofield Avenue with the following conditions:**
 - a. **The "gravel" driveway extension be removed, restored and maintained as green space;**
 - b. **Outdoor storage shall only occur at a 30-day temporary basis and shall be screened from the view of the right-of-way and neighboring parcels; and**
 - c. **Upon the use expanding beyond the terms listed within the Operation Plan, then the owner/applicant of said use shall resubmit a new Conditional Use Permit application;**
 - d. **The construction of any facilities upon the property described above shall be in accordance with the building site and operational plans previously approved by the Village. Any additions, modifications or changes in said site plan, operational plan and/or building plan must be approved by the Village in advance of any construction.**
- 2) **Approve the Conditional Use Grant for the use of Indoor Storage and Wholesaling at 5302 Schofield Avenue with the following conditions:**
 - a. **The construction of any facilities upon the property described above shall be in accordance with the building site and operational plans previously approved by the Village. Any additions, modifications or changes in said site plan, operational plan and/or building plan must be approved by the Village in advance of any construction.**

- b. Upon the use expanding beyond the terms listed within the Operation Plan, then the owner/applicant of said use shall resubmit a new Conditional Use Permit application.**
- 3) Deny the Conditional Use Grant for the use of Indoor Storage and Wholesaling at 5302 Schofield Avenue.**



Imagery ©2016 Google, Map data ©2016 Google 50 ft

Village of Weston

Marathon County, Wisconsin

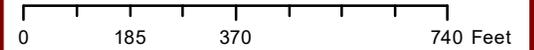


OFFICIAL ZONING MAPS

Map Date: 12/29/2015
 Adoption Date (Village): 3/18/2015
 Adoption Date (ETZ): 3/18/2015



Map by the Technology Services Department,
 Village of Weston



LEGEND

- 5402_Schofield_Ave
 - Village of Weston
 - Right-of-way
 - Parcel Boundary
 - Wetland
 - 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

OVERLAY ZONING DISTRICTS

- Design - Commercial Corridor
- Design - Condominium
- Design - Renaissance
- Design - Rail-to-Trail
- Design - Weston Marketplace

WELLHEAD PROTECTION ZONES

- Zone A
- Zone B



Village of Weston

Marathon County, Wisconsin

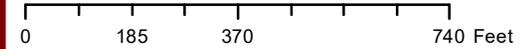


FUTURE LAND USE

Map Date: 12/29/2015
 Adoption Date (Village): 3/18/2015
 Adoption Date (ETZ): 3/18/2015



Map by the Technology Services Department,
 Village of Weston



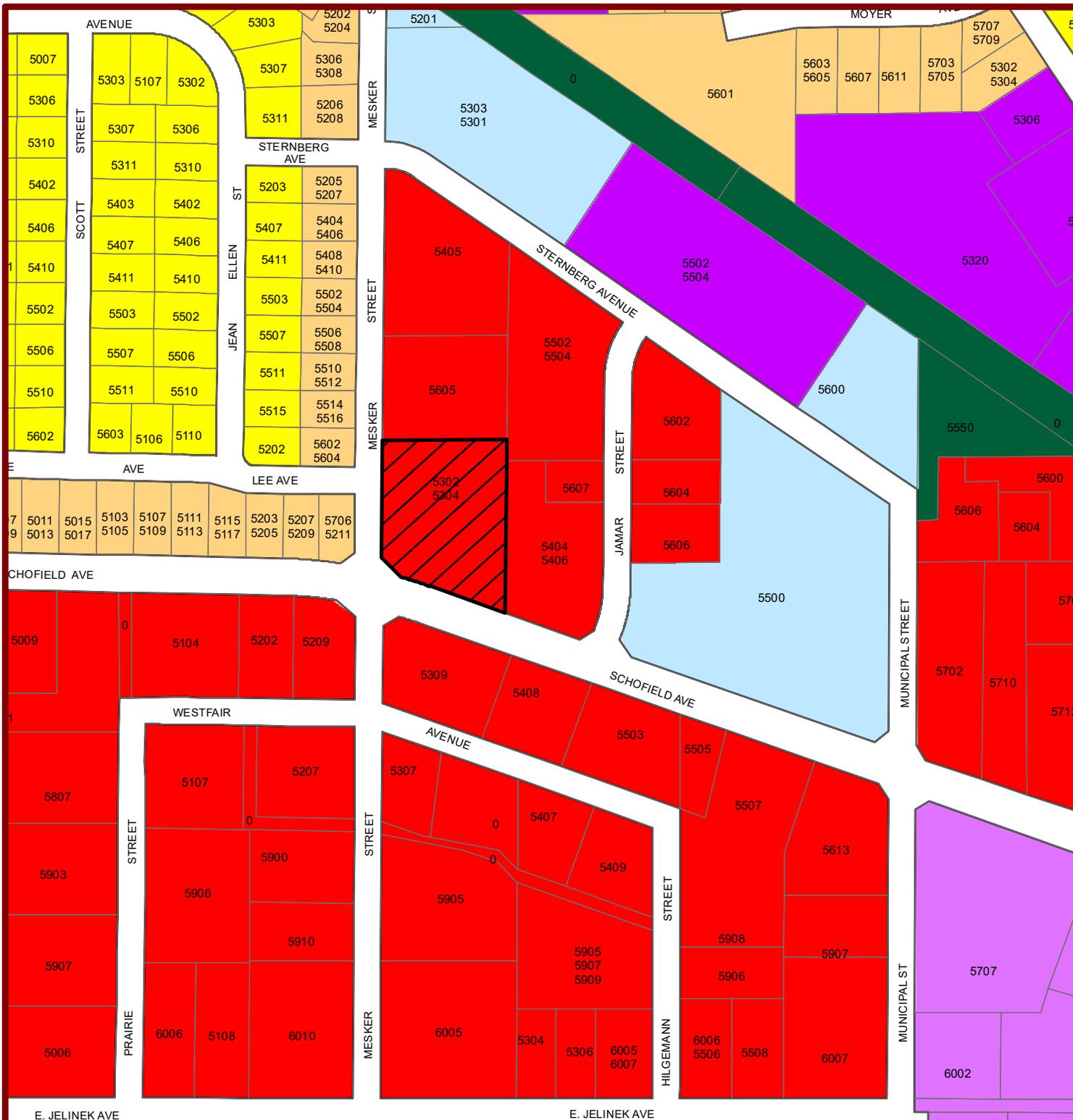
LEGEND

- 5402_Schofield_Ave
- Village of Weston
- Right-of-way
- Parcel Boundary
- Wetland
- Surface Water

FUTURE LAND USE

- Single Family Residential - Unsewered
- Single Family Residential - Sewered
- Two Family Residential
- Multiple Family Residential
- Planned Neighborhood
- Commercial
- Business/Office Park
- Mixed Use
- Industrial
- Institutional
- Parks and Recreation
- Agriculture
- Environmental Corridor

NOTE: The designations on this map are for general recommendations for the future land use. Actual boundaries between different land use types and associated zoning districts may vary from what is represented on this map. Designations shown on this map may not be immediately appropriate for development, rezoning, annexation, utility service expansion and/or subdivision.



Weston, WI Red Bull Distribution Company Operations Plan:

- Primary Use: Warehousing and Wholesale local distribution of pre-packaged, palletized Red Bull Beverages, and related Administrative Offices.
- Materials being stored on site: Red Bull Product, pre-packaged, palletized and shrink-wrapped. Small display coolers. Other Brand marketing material. Delivery vehicles will be parked inside the facility overnight. Standard warehouse equipment (electric forklift, floor scrubber), Office furniture and office equipment (copier, etc).
- No hazardous materials will be stored on site.
- Number of Vehicles to be parked at the facility: 4 Mercedes Benz Sprinter Vans
- Frequency of use: Sprinter Vans will leave the facility in the morning by 7:00 AM. The Sales Associates will be on routes all day and return to the facility around 4:00 PM for restocking and storage for the next day's delivery. Monday thru Friday only.
- Size and type/configuration of vehicles: Mercedes Benz Sprinter Vans. 170" wheelbase, 90" high, 10,100 lbs., 2 ton payload capacity, Diesel engine
- Normal Business Hours of Operation: 7:00 AM to 6:00 PM Monday thru Friday. No weekend or after-hours operations.
- Number of tractor shipments and deliveries /week: 3 per week, during normal business hours
- Number of employees on site: 6 total. 2 employees physically on site throughout most of the day. An additional 4 Route Salespersons will be onsite early in the morning to retrieve their trucks for daily deliveries, and will return to the site around 5:00 PM with their trucks for reloading and overnight parking.
- Site will require no exterior storage.
- Red Bull Distribution Company will procure a local business license for this site

Statewide Development, Inc.
W6483 Design Dr., Unit A
Greenville, WI 54942

Village of Weston
Attn: Jared Wehner
5500 Schofield Ave.
Weston, WI 54476

RE: Written Justification

Statewide Development, Inc. is submitting a conditional use permit application, in the hopes of being able to lease 9,800 sq ft of space located at 5302 Schofield Ave. We have been working with Red Bull Distribution Company, Inc., who wishes to use the space to receive, wholesale, repackage and deliver its product to local vendors. This would be a very low impact use for the facility and surrounding area, as there is no outdoor storage, only 2-3 semis per week, 6 total employees and operating hours of Monday – Friday 7:00 am to 6:00 pm.

We have had this property available for lease for the past two years, and to this point have been unable to procure a tenant, even after aggressive price drops. We are hopeful that the Village will approve this application expeditiously so we can move forward and execute a Lease.

We appreciate your consideration.

Regards,

Travis Novotny
Statewide Development

Conditional Use/Rezone/Comprehensive Plan Amendment

Permit Application
Village of Weston/ETZ
Date: 12/14/2015

Permit No. : CU-12-15-1560

Payment: Cash Check No. 1089



5500 Schofield Ave
Weston, WI 54476

FULL COMPLETION OF THIS FORM IS REQUIRED FOR PROCESSING

PROPOSALS AND FEES

<input type="checkbox"/> Conditional Use (Residential)		\$ 250.00
<input checked="" type="checkbox"/> Conditional Use (Non-Residential)	\$250.00 + \$10.00/Acre over 10 Acres =	\$ 250.00
<input type="checkbox"/> Conditional Use Amendment		\$ 250.00
<input type="checkbox"/> Rezone (Official Zoning Map Amendment)		\$ 250.00
<input type="checkbox"/> Conditional Use and Rezone (Residential)		\$ 400.00
<input type="checkbox"/> Conditional Use and Rezone (Non-Residential)	\$400.00 + \$10.00/Acre over 10 Acres =	
<input type="checkbox"/> Comprehensive Plan Map Amendment		\$ 350.00
<input type="checkbox"/> Comprehensive Plan Map Amendment with Rezone		\$ 500.00
<input type="checkbox"/> Comprehensive Plan Text Amendment		\$ 200.00
TOTAL:		\$ 250.00

APPLICANT INFORMATION

Applicant Name: Statewide Development, Inc.

Agent* Property Owner

Mailing Address: W6483 Design Dr. Unit A

Phone: (920) 954-5554

Greenville, WI 54942

Email: travis@midwest-prop.com

* Agents must have a LETTER OF AUTHORIZATION from all property owners at the time of filing.

Property Owner: Statewide Development, Inc.

Contact Name: Travis Novotny

Mailing Address: W6483 Design Dr. Unit A

Phone: (920) 954-5554

Greenville, WI 54942

Email: travis@midwest-prop.com

PROJECT SITE SPECIFICATIONS

Project Address: 5302 Schofield Ave.

Lot Size(ft²): 109335.60 sqft

(or PIN if no address) Weston, WI 54476

Acres: 2.51 acres

Property Zone: B-3

Proposed Rezone: _____

Current Future Land
Use Designation: _____

Proposed Future Land
Use Designation: _____

Legal Description: SEC 16-28-08 PT OF E 1/2 SE 1/4 - LOT 1 CSM VOL 23 PG 209 (#6381) (DOC #946406) EX DOC #1200666 (HWY)

PUBLIC HEARING REQUIRED FOR CONDITIONAL USE AND REZONE

CONDITIONAL USE: Following acceptance of a complete application, the Village Clerk shall schedule a public hearing before the Plan Commission (or Extraterritorial Zoning Committee for land in the ETZ Area) to be held within 45 days after acceptance of a complete application. Notice of the time, place, and purpose of such hearing shall be given by publication as a Class 2 Notice in conformance

with the requirements of Wis. Stat. § 62.23(7)(d). The Village Clerk shall also send said notice to the applicant, owners of record of all lands within 300 feet of the boundaries of the subject property, and the clerk of any municipality whose boundaries are within 1,000 feet of any portion of the jurisdiction of this Chapter at least ten days prior to the date of such public hearing. Failure to mail said notice or failure to meet the time requirements herein, provided it is unintentional, shall not invalidate proceedings under this Section.

REZONE: The Plan Commission (or Extraterritorial Zoning Committee) shall hold a public hearing on all proposed amendments to the Official Zoning Map. Following the public hearing, and after consideration of comments provided therein, the Plan Commission or Committee shall review the proposed amendment to the Official Zoning Map and shall within 45 days of the public hearing make a recommendation to the Village Board that the application be granted as requested, modified, or denied. If the Commission or Committee fails to make a recommendation within this timeframe, the proposed amendment shall be forwarded to the Village Board without recommendation. Such deadline may be extended by written or electronic agreement from the applicant. Nothing in this Chapter requires Town Plan Commission or Town Board action on proposed amendments to the Official Zoning Map in the ETZ Area.

CONDITIONAL USE REQUIREMENTS

Maps showing the current location and current zoning and future land use of all lands for which the conditional use permit is proposed, the location and current zoning of all lands within 300 feet, and the jurisdiction(s) within the subject property lies (Village of Weston or Town of Weston) will be provided by Village Staff.

A written description of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general locations is required to be attached to this application.

Has the written description and location been attached? Yes No

Written justification is required for the proposed conditional use consisting of the reasons why the applicant believes the proposed conditional use is appropriate, particularly as evidenced by compliance with the approval criteria set forth below.

Has the written justification been attached? Yes No

Does the Conditional Use Permit involve exterior building or site improvements? Yes No

If yes to the above stated question, then a separate site plan application must be filed concurrently with this application. Failing to include a site plan application will deem the status of this application as incomplete.

Comparison of Proposed Conditional Use with Required Review Criteria (complete below or on an attached sheet as needed):

1. Is the proposed conditional use (the use in general, independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the Village of Weston Comprehensive Plan; zoning ordinance; and any other plan, program or ordinance adopted or under consideration? Explain how, or why not. (Consult with Zoning Administrator as necessary on applicable plans.)

Yes, this is a non-industrial business that would consist of small scale wholesaling, distribution and office work.

2. Will the proposed conditional use in this location, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, the natural environment, traffic, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed? Explain how, or why not.

The proposed use will have a minimal impact on the area. There is no outside storage, reasonable hours of operation, few employees, and little to no signage. During the day, the only distinguishable difference from as it sits now is that there will be a few cars parked in the front lot.

3. Will the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environments of the subject property? How?

The building footprint will remain unchanged.

4. Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property? Explain how this has been evaluated.

Yes, the services that are at the building now will be adequate for this proposed use. There are few employees and customers, and the operation will consume little water.

5. What are the public benefits of this proposal? Do the potential public benefits of the proposed conditional use outweigh potential adverse impacts of the proposed conditional use?

The public benefit is additional employment opportunities. This is a new venture and some staffing will likely be required.

Issuance and Recording of Permit. Within 30 days following the granting of a conditional use permit, the Zoning Administrator shall issue to the applicant a written conditional use permit enumerating the details of the conditional use permit, including what land use(s) and/or development was approved and any conditions of approval. The Zoning Administrator shall record the conditional use permit against the property, assigning all costs thereof to the applicant, and shall make record of the conditional use permit on the Official Zoning Map.

Effect of Denial. No conditional use permit application that has been denied (either wholly or in part) shall be resubmitted for a period of 12 months from the date of said order of denial, except on grounds of new evidence or proof of change of factors found valid by the Zoning Administrator.

Termination of an Approved Conditional Use. Once a conditional use permit is granted, no erosion control permit, site plan approval, certificate of occupancy, zoning permit, or building permit shall be issued for any development that does not comply with all requirements of the conditional use permit and this Chapter. Any conditional use found not to be in compliance with the terms of this Chapter or the approved conditional use permit shall be considered in violation of this Chapter and shall be subject to all applicable procedures and penalties. A conditional use permit may be revoked for such a violation by the Plan Commission, following the procedures outlined for original granting of a conditional use permit.

Time Limits on the Development of Conditional Use. The start of construction of any and all conditional uses shall be initiated within 365 days of approval of the associated conditional use permit and shall be operational within 730 days of said approval. Failure to initiate development within this period shall automatically constitute a revocation of the conditional use permit. For the purposes of this Section, "operational" shall be defined as occupancy of the conditional use. Prior to such a revocation, the applicant may request an extension of this period. Said request shall require formal approval by the Plan Commission (or Extraterritorial Zoning Committee for land in the ETZ Area) and shall be based upon a showing of acceptable justification.

Discontinuing an Approved Conditional Use. Any and all conditional uses that have been discontinued for a period exceeding 365 days shall have their conditional use permit automatically invalidated. The burden of proof shall be on the property owner to conclusively demonstrate that the conditional use was operational during this period.

Change of Ownership. All requirements of the approved conditional use permit shall be continued regardless of ownership of the subject property and shall run with the land, except as otherwise limited by this Chapter or by a specific condition attached to the conditional use permit. Modification, alteration, or expansion of any conditional use in violation of the approved conditional use

permit, without approval by the Plan Commission (or Extraterritorial Zoning Committee), shall be considered a violation of this Chapter and shall be grounds for revocation of said conditional use permit.

Uses Now Regulated as Conditional Uses That Were Legal Land Uses (Permitted-by-Right or as Conditional Uses) Prior to the Effective Date of This Chapter. A use now regulated as a conditional use that was a legal land use--either permitted-by-right or as a conditional use--prior to March 18, 2015 shall be considered as a legal, conforming land use so long as any previously approved conditions of use and site plan are followed. Any substantial modification of such use or any previously approved condition of such use, in the determination of the Zoning Administrator, shall require application and Village consideration of a new conditional use permit under this Section.

REZONE REQUIREMENTS

Maps showing the current location and current zoning and future land use of all lands for which the conditional use permit is proposed, the location and current zoning of all lands within 300 feet, and the jurisdiction(s) within the subject property lies (Village of Weston or Town of Weston) will be provided by Village Staff.

Written justification is required for the proposed rezone consisting of the reasons why the applicant believes the proposed conditional use is appropriate, particularly as evidenced by compliance with the approval criteria set forth below.

Has the written justification been attached? Yes No

Does the rezone involves exterior building or site improvements? Yes No

If yes to the above stated question, then a separate site plan application must be filed concurrently with this application. Failing to include a site plan application will deem the status of this application as incomplete. Incomplete applications will not be reviewed and shall be discarded within 30-days if the application status remains incomplete. Any fees collected will not be refunded.

Comparison of Proposed Rezone with Required Review Criteria (complete below or on an attached sheet as needed):

1. Is the proposed rezoning consistent with the recommendations of the Comprehensive Plan? Explain how, or why not.

2. Does the proposed rezoning further the purpose and intent of the zoning ordinance, as expressed in Section 94.1.03 of the Village's zoning ordinance? Explain how, or why not.

3. Does the proposed rezoning address a mistake that was made in mapping on the Village's zoning map? In other words, is the subject property developed in a way that is not allowed under its current zoning? If yes, please explain.

4. Does the proposed rezoning address factors that have changed that make the property more appropriate for a different zoning district? Such factors may include the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, new plans, or other zoning changes in the area. If yes, please indicate the relevant factors.

5. Have growth patterns or rates changed since the land was zoned as it is now? If yes, please provide supporting data and indicate how changed patterns or rates suggest the need for this rezoning.

6. Will the proposed rezoning maintain a desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property? How?

Village Board. The Zoning Administrator shall schedule the proposed amendment for potential Village Board action. After careful consideration of all comments, the Village Board shall within 120 days of submittal of a complete application, act to approve or reject the proposed amendment, unless extended by written or electronic agreement of the applicant. Failure of the Board to act within 120 days of submittal of a complete application (unless said deadline is extended by agreement of the applicant) shall constitute approval of the application as presented.

The Village Board may approve an amendment by a simple majority of a voting quorum, except that if the Board action is opposed to or alters a recommendation of the Plan Commission (or Extraterritorial Zoning Committee for land in the ETZ Area), and/or an official protest against the requested amendment to the Official Zoning Map meeting the requirements of Wis. Stat. § 62.23(7)(d)2m.a is filed, then approval of the amendment to the Official Zoning Map shall require an affirmative vote from three-fourths or greater of the full Village Board.

Effect of Denial. No application that has been denied (either wholly or in part) shall be resubmitted for a period of 12 months from the date of said order of denial, except on grounds of new evidence or proof of change of factors found valid by the Zoning Administrator.

COMPREHENSIVE PLAN AMENDMENT REQUIREMENTS

By August 1st of each year, the Zoning Administrator shall obtain Plan Commission approval of a Comprehensive Plan amendment schedule, with the intent to adopt any Comprehensive Plan amendments in that annual amendment cycle by February of the following year.

Applications for Comprehensive Plan amendments shall be submitted to the Zoning Administrator in writing each year by the annual application deadline established in the approved amendment schedule, using a Village provided application form, in order to be considered in that year's amendment cycle. Only complete applications will be processed.

In addition to such applications, Village staff, the Village Plan Commission or any member thereof, or the Village Board or any member thereof may request amendments to the Comprehensive Plan, by the annual application dateline or another date if established in the approved amendment schedule.

The Zoning Administrator shall refer all proposed amendments under subsections (a) and (b) to the Plan Commission, within 30 days following the latest required date of submittal.

The Commission shall advise Village staff as to which proposed amendments should be considered for further review, providing an opportunity for public comment. Depending upon the number and nature of the proposed amendments, the Commission may hold a public hearing before it decides which proposed amendments should be recommended for consideration. Notice of such hearing shall be given by publication of a Class 1 Notice. In the case of a site-specific Future Land Use map amendment, the Zoning Administrator shall also provide written notification to all property owners within 100 feet of the site.

After consideration of the proposed amendments and no later than January in the annual amendment cycle, the Plan Commission shall recommend the approval of any proposed amendment to the Village Board. The Commission is under no obligation to recommend approval of any requested amendment, and may recommend the amendment with modification. Such Commission action shall be via adoption of a resolution.

Following the Commission recommendation by resolution, and after a required 30 day public hearing notice period under Wisconsin Statutes, the Village Board shall hold a public hearing for the purpose of receiving public comment regarding the merits of the proposed amendments that have been recommended by resolution of the Plan Commission.

Following the public hearing, the Village Board may adopt all or some of the recommended Comprehensive Plan amendments by ordinance, either as recommended or with modifications.

Comparison of Proposed Comprehensive Plan Amendment with Required Review Criteria (complete below or on an attached sheet as needed):

1. Is the proposed Comprehensive Plan Map Amendment consistent with the Comprehensive Plan? Explain how, or why not.

2. Has the amendment been reviewed and denied during a previous comprehensive plan amendment cycle? Yes No

3. Would the amendment or projected development that would result will not create an adverse impact on public services and facilities, unless such impact will be successfully mitigated? Explain how, or why not.

4. Would the projected development that would result from the amendment create an undue or adverse impact on surrounding properties, and will it be consistent with or upgrade the character of the site and the surrounding neighborhood? Explain how, or why not.

5. Would the amendment or projected development that would result create an adverse impact on the following, unless such impact will be successfully mitigated: public facilities; public services; the natural environment including trees, slopes, and groundwater; any landmarks or other historically significant structures or properties? Explain how, or why not.

6. Is the amendment justified by a change in Village actions or neighborhood characteristics? Explain how, or why not.

7. [MAP AMENDMENT ONLY] Does the change correct a mapping error of the Future Land Use Map? If so, explain.

8. Is there a community or regional need identified in the Comprehensive Plan for the proposed land use or service? Explain how, or why not.

9. Is the proposed amendment consistent with other Village plans, policies, and regulations? Explain how, or why not.

10. Does the amendment respond to a substantial change in conditions beyond the property owner's control applicable to the area within which the subject property lies? Explain how, or why not.

11. [MAP AMENDMENT ONLY] Does the amendment better implement applicable Comprehensive Plan polices than the current map designation? Explain how, or why not.

12. Does the amendment address a deficiency in the Comprehensive Plan as identified by the Plan Commission or Village Board? Explain how, or why not.

Revocation. Any approved Comprehensive Plan amendment may be reversed by the Village Board outside the regular amendment period upon the findings of any of the following:

- (a) The approval was obtained by fraud or other intentional or misleading representations, or
- (b) The amendment is being implemented contrary to the intended purpose of the amendment or other provisions of the Comprehensive Plan or Village ordinances, or
- (c) The amendment is being implemented in a manner that is detrimental to the public health or safety.

STATEMENT OF UNDERSTANDING AND SIGNATURES

By signing and dating below, I acknowledge that I have reviewed and understand the Village of Weston zoning ordinance and its standards of approval related to this application; read, understand, and accept my responsibilities under the reimbursement section above; submitted an application that is true, correct, and complete to the best of my knowledge; acknowledge that Village officials and/or employees may, in the performance of their functions, enter upon the subject property to inspect or gather information necessary to process this application; understand that all meeting dates are tentative and may be postponed by the Village for the reason of incomplete submittals or other administrative reasons; if this application is approved, agree to abide by this application, approved plans, and required conditions associated with plan approval in the development of the subject property; and understand that the Village's zoning ordinance and/or the conditions of development approval may specify timeframes within which I must take certain actions related to the development of the subject property, or risk having the approval being nullified. **Failing to attach all the required components will deem the status of this application as incomplete. Incomplete applications will not be reviewed and shall be discarded within 30-days if the application status remains incomplete. Any fees collected will not be refunded.**

[Handwritten Signature]

12/14/15

Signature of Applicant

Date

Trent Novotny, Authorized Partner Statewide Development

Print Applicant Name

Property Owner Agent (Agents must have a LETTER OF AUTHORIZATION from all property owners)

STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

Personally appeared before me this 14th day of December 20 15, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledge the same.



Notary Public
My Commission Expires:

3/14/17

STAFF REVIEW

PIN: 192-2808-164-0977

Zoning: B3 w/WHP-A Village ETZ

Filed After the Fact: Yes No

Fine Imposed: Yes No

Amount: _____

Publication of Notice Date 1: 12-28-15

Publication of Notice Date 2: 01-04-16

Conditional Use Permit Review:

PC/ETZ Meeting Date: 01-11-16

CUP No.: CU-12-15-1560

Approved Approved w/ Conditions Denied

Site Plan No.: _____

Adoption Date: _____

Conditional Use Permit Review (Outdoor Commercial Entertainment Only)

Name of Establishment: _____	License Number: _____
CLPS Meeting Date: _____	<input type="checkbox"/> Recommend <input type="checkbox"/> Recommend w/ Conditions <input type="checkbox"/> Denied
VB Meeting Date: _____	<input type="checkbox"/> Approved <input type="checkbox"/> Approved w/ Conditions <input type="checkbox"/> Denied

Recorded Date: _____

Document No.: _____

Rezoning and Comprehensive Plan Amendment Review:

Public Hearing Date: _____

Rezoning/CPA No.: _____

Proposed Zoning: _____

Proposed FLU: _____

Approved Approved w/ Conditions Denied

Adoption Date: _____

Ordinance No.: _____

Publication Date: _____

VILLAGE OF WESTON, MARATHON COUNTY, WI
CONDITIONAL USE PERMIT #CU-12-15-1560

This CONDITIONAL USE PERMIT is issued as of the 11th day of January, 2016, by the PLAN COMMISSION of the Village of Weston to STATEWIDE DEVELOPMENT INC., property owner.

WHEREAS, STATEWIDE DEVELOPMENT INC. is the owner of the property described below in the Village of Weston, and said owner intends to use thereon INDOOR STORAGE OR WHOLESALING related uses. The said properties upon which said activity is to take place is more particularly described as follows:

Lot 1 of Certified Survey Map No. 6381 filed with the Register of Deeds of Marathon County, Wisconsin in Volume 23 Page 209, excluding Document No. 1200666 (hwy); part of the east ½ of the southeast ¼ of Section 16 T28N R8E; more commonly known as 5302 Schofield Avenue.

WHEREAS, the properties described above are in the B3 – GENERAL BUSINESS ZONING DISTRICT with WHP – WELLHEAD PROTECTION OVERLAY DISTRICT-ZONE A of the Village, which permits the use of INDOOR STORAGE OR WHOLESALING in said district only by conditional grant; and

WHEREAS, STATEWIDE DEVELOPMENT INC. has requested a conditional grant use of the property, per Section 94.3.05, so as to allow the use of INDOOR STORAGE OR WHOLESALING (94.4.06(1)) on said premise; and

WHEREAS, a petition for a conditional use permit having been duly filed with the Village Zoning Administrator, and placed on the Plan Commission agenda after first being assured by Village professional staff review that the application is complete, and following staff review and Commission review, investigation and a public hearing which was held January 11, 2016, the Plan Commission after giving full consideration to the criteria and standards of for granting a conditional use, as set forth in the Village Ordinance, including Section 94.16.06, approve said application in writing.

NOW, THEREFORE, BE IT RESOLVED, the PLAN COMMISSION of the Village of Weston, in Marathon County, Wisconsin, hereby grant the STATEWIDE DEVELOPMENT INC. a conditional grant for the property described above, for the use of INDOOR STORAGE OR WHOLESALING as defined in Sec. 94.4.06(1) of the Village Zoning Ordinance. The conditions for the issuance of the conditional grant are as follows:

- 1) The “gravel” driveway extension be removed, restored and maintained as green space;
- 2) Outdoor storage shall only occur at a 30-day temporary basis and shall be screened from the view of the right-of-way and neighboring parcels;
- 3) Upon the use expanding beyond the terms listed within the Operation Plan, attached as exhibit “A,” then the owner/applicant of said use shall resubmit a new Conditional Use Permit application; and
- 4) The construction of any facilities upon the property described above shall be in accordance with the building site and operational plans previously approved by the Village. Any additions, modifications or changes in said site plan, operational plan and/or building plan must be approved by the Village in advance of any construction.

Village of Weston
CU-12-15-1560

Exhibit "A"

Operational Plan

Weston, WI Red Bull Distribution Company Operations Plan:

- Primary Use: Warehousing and Wholesale local distribution of pre-packaged, palletized Red Bull Beverages, and related Administrative Offices.
- Materials being stored on site: Red Bull Product, pre-packaged, palletized and shrink-wrapped. Small display coolers. Other Brand marketing material. Delivery vehicles will be parked inside the facility overnight. Standard warehouse equipment (electric forklift, floor scrubber), Office furniture and office equipment (copier, etc).
- No hazardous materials will be stored on site.
- Number of Vehicles to be parked at the facility: 4 Mercedes Benz Sprinter Vans
- Frequency of use: Sprinter Vans will leave the facility in the morning by 7:00 AM. The Sales Associates will be on routes all day and return to the facility around 4:00 PM for restocking and storage for the next day's delivery. Monday thru Friday only.
- Size and type/configuration of vehicles: Mercedes Benz Sprinter Vans. 170" wheelbase, 90" high, 10,100 lbs., 2 ton payload capacity, Diesel engine
- Normal Business Hours of Operation: 7:00 AM to 6:00 PM Monday thru Friday. No weekend or after-hours operations.
- Number of tractor shipments and deliveries /week: 3 per week, during normal business hours
- Number of employees on site: 6 total. 2 employees physically on site throughout most of the day. An additional 4 Route Salespersons will be onsite early in the morning to retrieve their trucks for daily deliveries, and will return to the site around 5:00 PM with their trucks for reloading and overnight parking.
- Site will require no exterior storage.
- Red Bull Distribution Company will procure a local business license for this site



**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, January 11, 2016, at 6:00 p.m.**, at the Weston Municipal Center, 5500 Schofield Avenue, Weston, WI 54476 to take testimony relative to the following:

CU-12-15-1560 Travis Novotny, of Statewide Development, Inc., W6483 Design Drive, Unit A, Greenville, WI 54942, requesting a Conditional Use Permit, on property addressed as 5302 Schofield Avenue (PIN 192-2808-164-0977), to allow for uses such as Indoor Storage or Wholesaling within the B-3 (General Business) zoning district, which are only allowed through a Conditional Use Permit. This parcel is described as Lot 1 of CSM #6381, Vol. 23, Pg., 209, Doc. #946406, and consists of 2.510 acres.

REZN-12-15-1558 Mark Thompson, of MTS LLC, 404 Franklin Street, Wausau, WI 54403 for Katie Ripp, 5410 Pine Park Street, Weston, requesting a rezoning from SF-S (Single-Family Residential – Small Lot) to B-3 (General Business), with D-CC (Commercial Corridor Overlay), on vacant land being split from 5410 Pine Park Street and proposed to be attached to 5403 Normandy Street for the purpose of an expanded parking lot. The land in question is described as the west 85 feet of Lot 4, Block 1, Pine Park Addition, and consists of 0.25 acres.

The hearing notice and applicable 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, Administrative Specialist, Planning and Development Department, at 715-241-2607.

Dated this 22nd day of December, 2015

Valerie Parker
Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, December 28, 2015 and Monday, January 4, 2016.

**Village of Weston, Wisconsin
AGENDA ITEM COVERSHEET
Requested for Official Consideration and Review**

REQUEST FROM: **JENNIFER HIGGINS, DIRECTOR OF PLANNING AND DEVELOPMENT**

ITEM DESCRIPTION: **REZONE OF 0.025 ACRES AT 5410 PINE PARK STREET FROM SF-S WITH WHP-A TO B-3 WITH D-CC & WHP-A (REZN-12-15-1558)**

DATE/MTG: **PLAN COMMISSION, JANUARY 11, 2016**

POLICY QUESTION: Should the Plan Commission make the recommendation to the Village Board to rezone 0.025 Acres at 5410 Pine Park Street from SF-S with WHP-A to B-3 with D-CC & WHP-A.

RECOMMENDATION TO: I make a motion to endorse approval, and recommend to the Trustees the rezone of 0.025 Acres at 5410 Pine Park Street from SF-S with WHP-A to B-3 with D-CC & WHP-A.

LEGISLATIVE ACTION:

- | | | |
|---|------------------------------------|---------------------------------------|
| <input checked="" type="checkbox"/> Acknowledge/Approve | <input type="checkbox"/> Ordinance | <input type="checkbox"/> Proclamation |
| <input type="checkbox"/> Administrative Order | <input type="checkbox"/> Policy | <input type="checkbox"/> Reports |
| <input type="checkbox"/> Expenditure | <input type="checkbox"/> Procedure | <input type="checkbox"/> Resolution |
-
-

FISCAL IMPACT ANALYSIS:

- | | |
|--|------|
| <input type="checkbox"/> Budget Line Item: | None |
| <input type="checkbox"/> Budget Line Item: | None |
| <input type="checkbox"/> Budgeted Expenditure: | None |
| <input type="checkbox"/> Budgeted Revenue: | None |
-
-

STATUTORY / RULEMAKING / POLICY REFERENCES:

- | | |
|---|---------------------------|
| <input checked="" type="checkbox"/> WI Statute: | Wis. Stat. § 62.23 (7)(d) |
| <input type="checkbox"/> WI Administrative Code: | |
| <input type="checkbox"/> Case Law / Legal: | |
| <input checked="" type="checkbox"/> Municipal Code: | Sec. 94.16.03 |
| <input type="checkbox"/> Municipal Rules: | |
-
-

PRIOR REVIEW: None.

BACKGROUND:

Family Foot and Ankle Clinic would like to purchase a small portion of the residence next door to construct a small addition to their parking lot. A site plan has been submitted and has been reviewed by staff. They do have a need for additional parking as their current parking lot only has 9 spaces and they also share an additional few spaces in the development to the north for staff parking. They are in need of additional patient and customer parking as there is plans for a future retail specialty shoe store in addition to the Clinic.

Supplemental Briefer for Agenda Items under Consideration?

Attachments?



Application for Rezone
**REZONE DETERMINATION BY THE VILLAGE OF WESTON
PLAN COMMISSION**

Application/Petition No.: **REZN-12-15-1558** Hearing Date: **January 11, 2016**
Applicant: **Mark Thompson, MTS LLC, 404 Franklin Street, Wausau, WI, 54403, on behalf of property owner Katie Ripp, 5410 Pine Park Street, Weston, WI 54476**
Location: **5410 Pine Park Street, Weston, WI 54476**
Description: **The west 85 feet of Lot 4, Block 1 of P. Wehrley's Pine Park Addition, located in the NW ¼ of the SE ¼ of Section 18, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin. More commonly known as 5410 Pine Park Street. This area to be rezoned consists of .025 acres.**

The Department of Planning and Development of the Village of Weston, pursuant to the Village of Weston Zoning Code, Article 16 Processes, Section 94.16.03 Amendments to the Official Zoning Map (Rezoning), hereby makes the following findings and evaluation to the Village of Weston Plan Commission:

GENERAL INFORMATION:

Current Zoning: **SF-S Single-Family Residential with WHP-A Wellhead Protection Zone A**
Definition: 94.2.02(2)(b) **SF-S Single Family Residential-Small Lot.** The SF-S district is intended for mainly single family detached residential development, along with compatible home occupations and small-scale institutional and recreational uses. Development within this district is served by public sanitary sewer and water services, and roadways with an urban cross section (e.g., curbs, storm sewer). The SF-S district enables smaller lot sizes than other single family residential districts. The SF-S district is intended for areas planned for single family residential development, or portions of those areas planned for neighborhood development, within the Comprehensive Plan. (Predecessor districts: R-1 Residential Single Family and R-2 Residential-Single Family).

Proposed Zoning **B-3 General Business with D-CC Commercial Corridor Overlay And WHP-A Wellhead Protection Zone A**
Definition: 94.2.02(3)(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).

Future Land Use: **Single Family Residential—Sewered**
FLU Description: **Single family residences, home occupations, and small-scale institutional and recreational uses, all served by a public sanitary sewer system**

Development Policies:

- 1. Promote interconnection in road and trail networks within and among neighborhoods.**
- 2. Where smaller lots are permitted, pay careful attention to home quality, variety, design, setbacks, and garage placement through zoning, covenants, and development agreements.**
- 3. Pursue single family residential infill opportunities where feasible.**

Typical Implemented Zoning Districts: SF-S – Single Family Residential-Small Lot, SF-L – Single Family Residential-Large Lot and N – Neighborhood.

Please note the location is adjacent to commercial and the comprehensive plan future land use map is not parcel specific. Please see the note on the attached future land use map.

1. Is the proposed rezoning consistent with the Comprehensive Plan, as is required by Wisconsin Statutes?
Yes. The property is located in a fringe area where either residential or commercial development would be consistent with the comprehensive plan.
2. Does the rezoning further the purpose and intent of this Chapter?
Yes.
3. Does rezoning address any of the following that are not properly addressed on the current Official Zoning Map?
No, this rezone is not addressing any mapping error, new or changed factors or growth patterns.
4. Does the proposed zoning district maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?
Yes. This rezone will allow a current business to expand by providing additional parking for customers.

BACKGROUND INFORMATION:

Family Foot and Ankle Clinic would like to purchase a small portion of the residence next door to construct a small addition to their parking lot. A site plan has been submitted and is being reviewed by staff. They do have a need for additional parking as their current parking lot only has 9 spaces and they also share an additional few spaces in the development to the north for staff parking. They are in need of additional patient and customer parking as there is plans for a future retail specialty shoe store in addition to the Clinic.

CURRENT PROPERTY CONDITIONS:

Currently the property to be rezoned is part of a residence. The current lot contains a home and a few accessory structures. The portion to be rezoned is currently vacant, unused space which the homeowner is willing to sell to the neighboring business to allow for the parking lot expansion.

PLAN COMMISSION ACTION OPTIONS: (Process is outlined in Sec. 94.16.03(6))

- 1) **Plan Commission recommends approval of the rezone request and forwards the recommendation on to the Village Board at their 1/18/16 meeting.**
- 2) **Plan Commission recommends denial of the rezone request and forwards the recommendation on to the Village Board at their 1/18/16 meeting.**
- 3) **Plan Commission takes no action and the request moves on to the Village Board at their 1/18/2016 meeting with no recommendation.**



Marathon Technical Services LLC
404 Franklin
Suite 1
Wausau, WI 54403

Consulting Engineers
Municipal Infrastructure, Site Design and Commercial Building Design

December 18, 2015

Ms. Jennifer Higgins
Village of Weston
5500 Schofield Ave.
Weston, WI 54476

RE: Family Foot & Ankle

Dear Ms. Higgins,

A growth in the numbers of doctors, staff and patients requires additional parking for the clinic at 5403 Normandy Street. The clinic proposes the purchase of a portion, approximately 0.25 acres, of the parcel immediately adjacent to the south of the clinic.

At the request of Dr. Joel Tikalski, DRJJT Properties LLC and as agents for the current property owner, Ms. Katie Ripp, we are submitting applications to rezone the proposed parcel, concurrently prepare a CSM and finally improve the site with additional parking.

The Ripp parcel is currently zoned SF-S, single family small lots, along with adjacent parcels to the north, east and south. The existing, adjacent clinic parcel is zoned B3-D-CC, business with a commercial corridor overlay. Vacant property to the northwest, across Normandy St., is also zoned B3-D-CC. To the west, southwest, across Normandy St., the parcel is zoned institutional and is developed with a post office. Parcels, beginning one lot south of Ripp, are zoned MF, multiple family and are developed as such.

The proposed project is to split off the west 85 feet of the Ripp parcel at 5410 Pine Park St. Rezone the approximately 0.25 acres from SF-S to B3-D-CC and adjoin same to the existing clinic via CSM. Following the approval of the proposed CSM and rezoning, approval of a site plan for a 16 car parking lot expansion will be sought.

We have included the proposed CSM and application form, re-zoning request application and site plan approval application (containing existing site conditions, proposed parking plan, grading plan, and erosion control plan). The landscape and lighting plans listed under the Civil Plan set will be submitted for insertion under a separate cover.

Please contact us if you have any questions.


Mark W. Thompson PE

CC: Joel Tikalski

Village of Weston Marathon County, Wisconsin

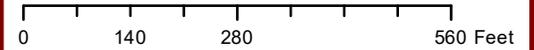


OFFICIAL ZONING MAPS

Map Date: 12/29/2015
 Adoption Date (Village): 3/18/2015
 Adoption Date (ETZ): 3/18/2015



Map by the Technology Services Department,
 Village of Weston



LEGEND

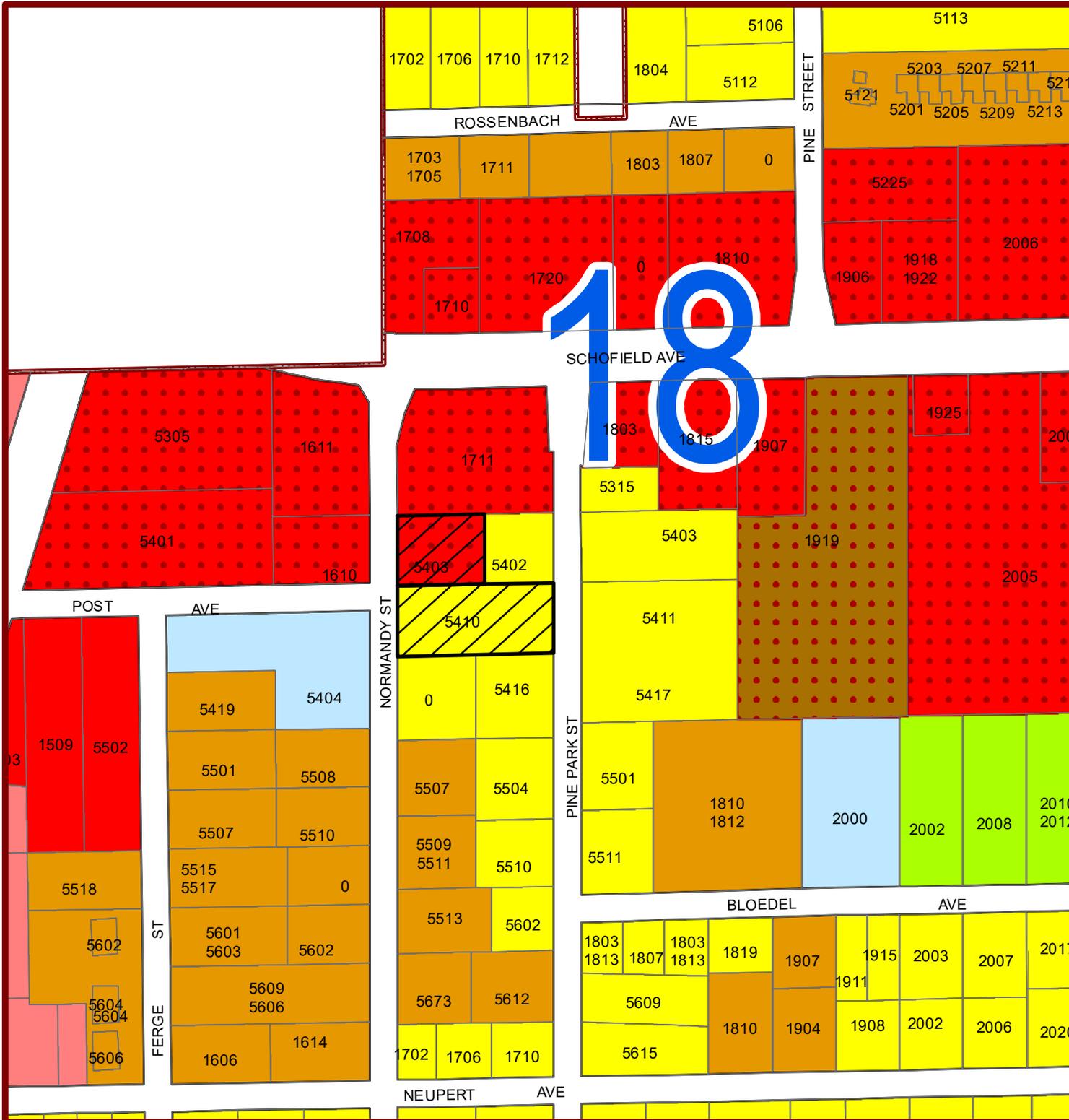
- 5403 Normandy Street
- Village of Weston
- Right-of-way
- Parcel Boundary
- Wetland
- Surface Water

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

OVERLAY ZONING DISTRICTS

- Design - Commercial Corridor
- Design - Condominium
- Design - Renaissance
- Design - Rail-to-Trail
- Design - Weston Marketplace



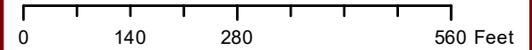


FUTURE LAND USE

Map Date: 12/29/2015
 Adoption Date (Village): 3/18/2015
 Adoption Date (ETZ): 3/18/2015



Map by the Technology Services Department,
 Village of Weston



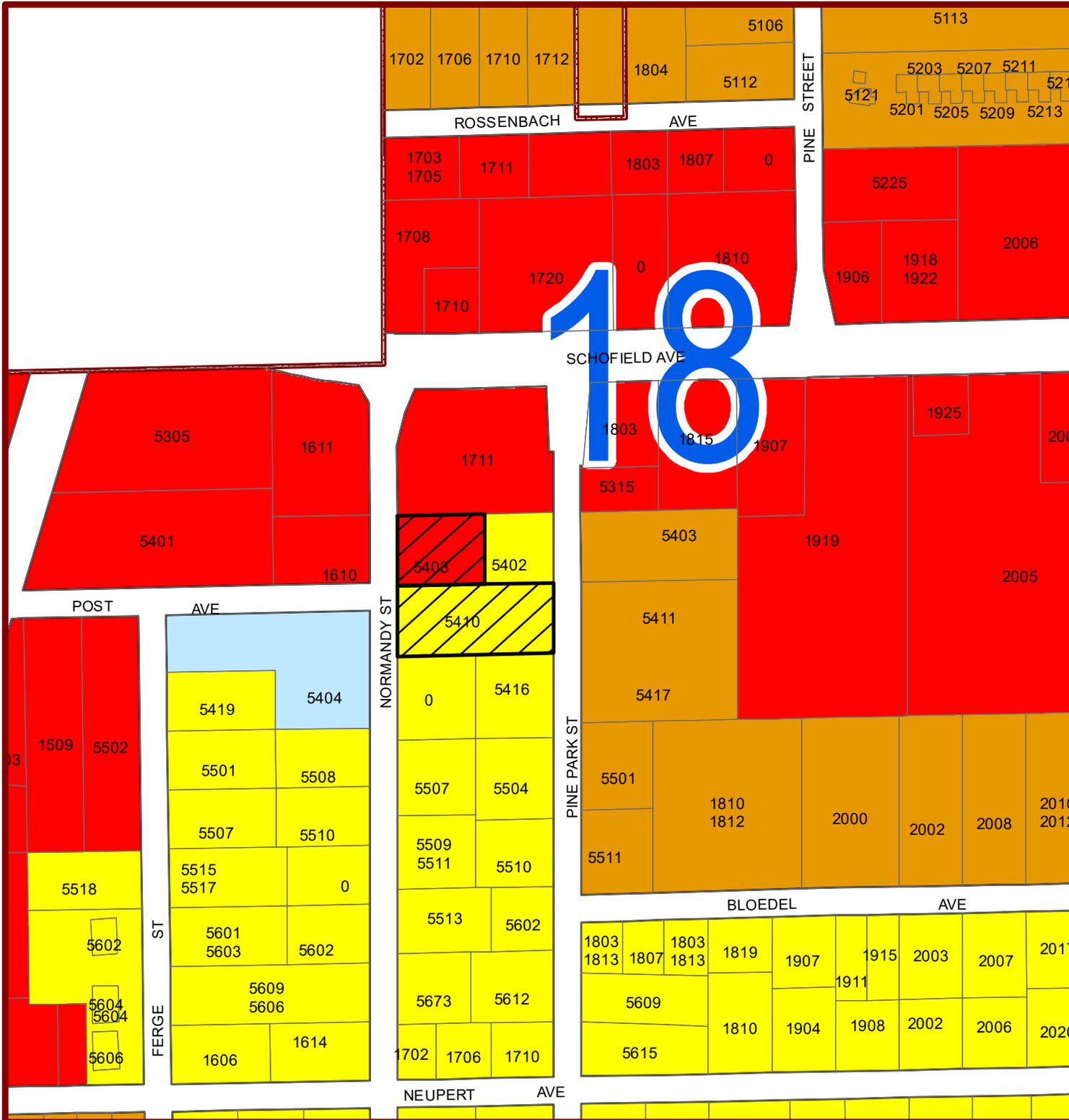
LEGEND

- 5403 Normandy Street
- Village of Weston
- Right-of-way
- Parcel Boundary
- Wetland
- Surface Water

FUTURE LAND USE

- Single Family Residential - Unsewered
- Single Family Residential - Sewered
- Two Family Residential
- Multiple Family Residential
- Planned Neighborhood
- Commercial
- Business/Office Park
- Mixed Use
- Industrial
- Institutional
- Parks and Recreation
- Agriculture
- Environmental Corridor

NOTE: The designations on this map are for general recommendations for the future land use. Actual boundaries between different land use types and associated zoning districts may vary from what is represented on this map. Designations shown on this map may not be immediately appropriate for development, rezoning, annexation, utility service expansion and/or subdivision.





VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN

ORDINANCE NO. 16-001

AN ORDINANCE TO APPROVE THE REZONING OF LAND FROM SF-S SINGLE-FAMILY RESIDENTIAL WITH WHP-A WELLHEAD PROTECTION ZONE A TO B-3 GENERAL BUSINESS WITH D-CC COMMERCIAL CORRIDOR OVERLAY AND WHP-A WELLHEAD PROTECTION ZONE A, ON THE WEST 85 FEET OF LOT 4, BLOCK 1, PINE PARK ADDITION, 0.25 ACRES AT 5410 PINE PARK STREET, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN.

WHEREAS, Village Planning and Development Staff conditionally approved the Land for division via a certified survey map (hereafter the “associated CSM”, attached hereto as Exhibit A); and

WHEREAS, the Plan Commission of the Village of Weston having held a public hearing on the 11th day of January, 2016, to consider the rezoning of the Land, with proposed zoning districts indicated in Exhibit A; and

WHEREAS, the Plan Commission having thereafter filed its written recommendations and findings with the Village Board, and the said Board having received and approved the recommendation of said Committee;

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

SECTION 1: On the application (REZN-12-15-1558) of Mark Thompson, MTS LLC, 404 Franklin Street, Wausau, WI, 54403, on behalf of property owner Katie Ripp, 5410 Pine Park Street, Weston, WI 54476, for the following territory now comprising a part of the SF-S Single-Family Residential with WHP-A Wellhead Protection Zone A zoning districts, located in Section 18, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin, is hereby designated to be and become hereafter part of the following zoning district:

B-3 General Business with D-CC Commercial Corridor Overlay And WHP-A Wellhead

Protection Zone A – The west 85 feet of Lot 4, Block 1 of P. Wehrley’s Pine Park Addition, located in the NW ¼ of the SE ¼ of Section 18, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin. More commonly known as 5410 Pine Park Street. This area to be rezoned consists of .025 acres.

BE IT FURTHER RESOLVED that the foregoing amendment to the zoning district designations shall take effect only upon the recording of the associated CSM. If the rezoning of any lands by this Ordinance does not take effect within 180 days of the date hereof, this Ordinance shall become null and void and the zoning for such lands shall remain unchanged.

SECTION 2: The Clerk shall make necessary alterations upon the official map of the Village of Weston to reflect the changes in the zoning classifications of the property described herein.

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 18th day of January, 2016.

VILLAGE BOARD OF WESTON

By: _____
Barbara Ermeling, its President

Attest: _____
Sherry Weinkauf, Village Clerk

APPROVED: _____

PUBLISHED: _____

DRAFT

CERTIFIED SURVEY MAP

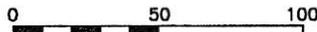
MARATHON COUNTY NO. _____ VOL. _____ PAGE _____

ALL OF LOT 1 OF CSM #16686 AND ALL OF LOTS 3 & 4 OF BLOCK 1 OF P. WEHRLEY'S PINE PARK ADDITION, LOCATED IN THE NW1/4 OF THE SE1/4 OF SECTION 18, TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN.

VREELAND ASSOCIATES, INC. 6103 DAWN STREET WESTON, WI. 54476 PH (715) 241-0947 OR TOLL FREE (866) 693-3979 FAX (715) 241-9826 tim@vreelandassociates.us		PREPARED FOR: <h2>MARK THOMPSON</h2>
FILE #: W-355 WOLDT	DRAFTED BY: TIMOTHY G. VREELAND	DRAWN BY: JASON J. PFLIEGER

SHEET 1 OF 2 SHEETS

N1/4 CORNER
SEC. 18-28-8E
HARRISON FOUND

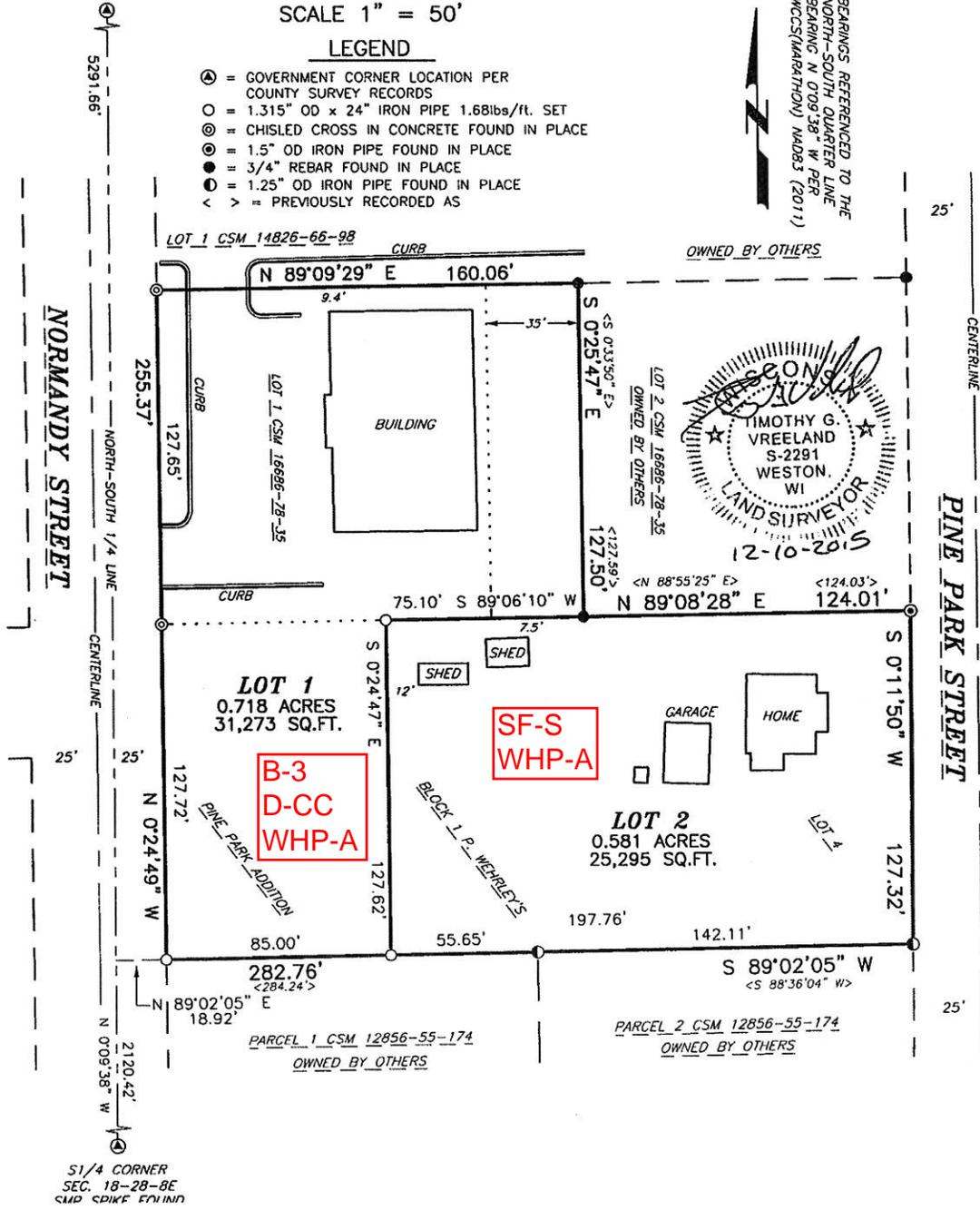


SCALE 1" = 50'

LEGEND

- ⊙ = GOVERNMENT CORNER LOCATION PER COUNTY SURVEY RECORDS
- = 1.315" OD x 24" IRON PIPE 1.68lbs/ft. SET
- ⊖ = CHISEL CROSS IN CONCRETE FOUND IN PLACE
- ⊙ = 1.5" OD IRON PIPE FOUND IN PLACE
- = 3/4" REBAR FOUND IN PLACE
- ⊙ = 1.25" OD IRON PIPE FOUND IN PLACE
- < > = PREVIOUSLY RECORDED AS

BEARINGS REFERENCED TO THE NORTH-SOUTH QUARTER LINE BEARING N 07°09'38" W PER MCS(MARATHON) NAD83 (2011)



S1/4 CORNER
SEC. 18-28-8E
SHP SPIKE FOUND

CERTIFIED SURVEY MAP

MARATHON COUNTY NO. _____ VOL. _____ PAGE _____

ALL OF LOT 1 OF CSM #16686 AND ALL OF LOTS 3 & 4 OF BLOCK 1 OF P. WEHRLEY'S PINE PARK ADDITION, LOCATED IN THE NW1/4 OF THE SE1/4 OF SECTION 18, TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN.

SHEET 2 OF 2 SHEETS

SURVEYORS CERTIFICATE

I, TIMOTHY G. VREELAND, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF MARK THOMPSON, I SURVEYED, MAPPED AND DIVIDED LOT 1 OF CERTIFIED SURVEY MAP NUMBER 16686, RECORDED IN VOLUME 78 OF SURVEYS ON PAGE 35 AND ALL OF LOT 3 & 4 OF BLOCK 1 OF P. WEHRLEY'S PINE PARK ADDITION, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 18; THENCE N 0°09'38" W ALONG THE NORTH - SOUTH QUARTER LINE 2120.42 FEET; THENCE N 89°02'05" E 18.92 FEET TO THE EAST LINE OF NORMANDY STREET AND TO THE POINT OF BEGINNING; THENCE N 0°24'49" W ALONG THE EAST LINE OF NORMANDY STREET 255.37 FEET; THENCE N 89°09'29" E ALONG THE NORTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 16686, 160.06 FEET; THENCE S 0°25'47" E ALONG THE EAST LINE OF SAID LOT 1, 127.50 FEET; THENCE N 89°08'28" E ALONG THE SOUTH LINE OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 16686, 124.01 FEET TO THE WEST LINE OF PINE PARK STREET; THENCE S 0°11'50" W ALONG THE WEST LINE OF PINE PARK STREET 127.32 FEET; THENCE S 89°02'05" W ALONG THE SOUTH LINE OF LOT 4 OF BLOCK 1 OF P. WEHRLEY'S PINE PARK ADDITION 282.76 FEET TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD AND USE.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION AND THE CERTIFIED SURVEY MAP THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH SECTION 236.34 OF THE WISCONSIN STATUTES IN SURVEYING, MAPPING AND DIVIDING THE LANDS, CHAPTER A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE LAND DIVISION ORDINANCE OF THE VILLAGE OF WESTON, ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME.



DATED THIS 10TH DAY OF DECEMBER, 2015

TIMOTHY G. VREELAND P.L.S. 2291

REVIEWED AND APPROVED FOR RECORDING BY THE VILLAGE OF WESTON.

DATE: _____

VILLAGE OF WESTON

**Village of Weston, Wisconsin
AGENDA ITEM COVERSHEET
Requested for Official Consideration and Review**

REQUEST FROM: JARED WEHNER, ASSISTANT PLANNER

ITEM DESCRIPTION: SITE PLAN APPROVAL – PARKING LOT ADDITION AT FAMILY FOOT AND ANKLE – CSIT-12-15-1561

DATE/MTG: PLAN COMMISSION – JANUARY 11, 2016

POLICY QUESTION: Should the Plan Commission approve the site plan application for a parking lot expansion at 5403 Normandy Street as submitted, reviewed and recommended by staff with a resubmittal of the lighting plan to show the placement of the fixtures?

RECOMMENDATION TO: Approve the site plan application with resubmittal of the lighting plan.

LEGISLATIVE ACTION:

- | | | |
|---|------------------------------------|---------------------------------------|
| <input checked="" type="checkbox"/> Acknowledge/Approve | <input type="checkbox"/> Ordinance | <input type="checkbox"/> Proclamation |
| <input type="checkbox"/> Administrative Order | <input type="checkbox"/> Policy | <input type="checkbox"/> Reports |
| <input type="checkbox"/> Expenditure | <input type="checkbox"/> Procedure | <input type="checkbox"/> Resolution |
-

FISCAL IMPACT ANALYSIS:

- Budget Line Item: None.
- Budget Line Item: _____
- Budgeted Expenditure: _____
- Budgeted Revenue: _____
-

STATUTORY / RULEMAKING / POLICY REFERENCES:

- WI Statue: _____
- WI Administrative Code: _____
- Case Law / Legal: _____
- Municipal Code: _____
- Municipal Rules: _____
-

PRIOR REVIEW: NONE.

BACKGROUND:

The project is an expansion of the existing parking lot. A growth in the numbers of doctors, staff, and patients requires additional parking for the clinic at 5403 Normandy Street. The clinic proposes the purchase of a portion, approximately 0.25 acres, of the parcel immediately adjacent to the south of the clinic.

- Supplemental Briefer for Agenda Items under Consideration?
- Attachments?

COMMERCIAL SITE PLAN STAFF REVIEW**CSIT-12-15-1561**

Planning and Development Department

Submitted on: 12/18/2015

PROJECT ADDRESS: 5403 Normandy Street
Family Foot & Ankle Parking Lot Expansion Site Plan

STAFF DETERMINATION: TBD by Plan Commission on January 11, 2016 meeting. Staff is recommending site plan approval with the resubmittal of the lighting plan to show the placement of the fixtures.

APPROVAL EXPIRATION DATE:

RELATED CASES: REZN-12-15-1558 (MTS/Ripp)
CCSM-12-15-1559 (Vreeland/Ripp)
CSIT-8-15-1526 Accessory Structure Site Plan Review
CSIT-4-14-1440 Architectural Review – Façade Upgrade
CCSM-10-13-1389 (Vreeland/Mid-WI Bank) CSM16686, Vol. 78, Pg. 35, Doc. #1660095
CSIT-8-13-1358/ERU-8-13-1359 – Parking Lot Modifications
06-11-2007 Wonderfully Made Daycare Site Plan
RZ2007-004 (PDM Construction/HPI Properties)

GENERAL			
Applicant/Company:	Mark Thompson / MTS, LLC		
Address:	404 Franklin Street, Wausau, WI 54403		
Phone:	715-843-7292	Email:	mark@mtslc.net
Site Owner:	Dr. Joel Tikalsky / Family Foot & Ankle		
Address:	5403 Normandy Street, Weston, WI 54476		
Phone:	715-541-8100	Email:	tklisky@aol.com
Engineer/Company:	Mark Thompson / MTS, LLC		
Address:	404 Franklin Street, Wausau, WI 54403		
Phone:	715-843-7292	Email:	mark@mtslc.net
General Contractor:	-		
Address:	-		
Phone:	-	Email:	-
Landscape Architect	Dave Sether / Revi Design		
Address:	4701 County Road Z, Wausau, WI 54403		
Phone:	715-551-9363	Email:	dave@revi-design.com
Existing Zoning:	B-3 (General Business) with D-CC (Commerical Corridor Overlay) and WHP-A (Wellhead Protection-Zone A)		
Adjacent Zoning:	NORTH:	B-3 (General Business)	
	SOUTH:	SF-S (Single-Family Residential – Small Lot)	
	EAST:	SF-S (Single-Family Residential – Small Lot)	
	WEST:	INT – Institutional	
Existing Land Use:	Personal or Professional Service (Medical)		
Adjacent Land Use:	NORTH:	Indoor Sales or Service, Indoor Commercial Entertainment	
	SOUTH:	Single-Family Detached Residential	
	EAST:	Single-Family Detached Residential	
	WEST:	Indoor Institutional-General (Post Office)	
Future Land Use:	Future Commercial		

LEGAL DESCRIPTION OF SUBJECT PROPERTY:

CSM #16686, Vol. 78, Pg., 35, Doc. #1660095 and the west 85 ft. of Lot 4, Block 1, of Pine Park Addition.

GENERAL DESCRIPTION OF PROJECT:

Expansion of the existing parking lot. A growth in the numbers of doctors, staff, and patients requires additional parking for the clinic at 5403 Normandy Street. The clinic proposes the purchase of a portion, approximately 0.25 acres, of the parcel immediately adjacent to the south of the clinic.

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

FUTURE COMMERCIAL: Retail, commercial service, restaurant, and office uses, all served by public sanitary sewer and water and water services. Where along major highway corridors or outside of the Village’s neighborhood areas, the scale and range of uses may expand, including lodging, large-scale retail, wholesaling, and outdoor display land uses.

ZONING: Where adjacent to residential development and/or away from major highways, B-1 Neighborhood Business or parts of N Neighborhood district. Where along major highways, or outside of the Village’s neighborhood areas, B-2 Highway Business and B-3 General Business.

DENSITY: Minimum new lot size of 20,000 sq. ft. (B-1) or 30,000 sq. ft. (B-2, B-3), though larger scale business uses may require considerably more area. Promote lot sizes that enable future on-site expansion.

DEVELOPMENT POLICIES:

- 1) Meet associated non-residential building and site design standards per zoning ordinance, including any overlay district requirements.
- 2) Time rezoning to when public utilities are available and a development proposal is made.
- 3) Assure that development provides access and an attractive rear yard appearance to development behind it.
- 4) Require developments to address traffic, environmental, and neighborhood impacts.

The proposed plan in general fits within the Land Use chapter of the Comprehensive Plan, as it is an expansion of an existing Commercial use.

STAFF ANALYSIS PROVIDED BY:

S.A.F.E.R. DISTRICT (Inspector Christiansen), **EVEREST METRO POLICE DEPARTMENT** (Chief Sparks), **DEPARTMENT OF PUBLIC WORKS** (Keith Donner, Director of Public Works and Michael Wodalski, Deputy Director of Public Works), **DEPARTMENT OF PARKS, RECREATION AND URBAN FORESTRY** (Shawn Osterbrink), **DEPARTMENT OF PLANNING AND DEVELOPMENT** (Jennifer Higgins, Director of Planning & Development; Scott Tatro, Building Inspector; and Jared Wehner, Assistant Planner).

STAFF MEETING HELD ON <<INSERT DATE>> TO DISCUSS THE SITE PLAN PROPOSAL. COMMENTS HAVE BEEN INCORPERATED BELOW.

SITE PLAN SPECIFICATIONS	REQUIRED	PROPOSED
Minimum Lot Size:	30,000 sq. ft.	31,273 sq. ft.
Minimum Lot Width:	80 ft.	255.37 ft.
Minimum Street Frontage:	40 ft.	255.37 ft.
Minimum Landscape Surface Ratio:	20%	44%
SETBACKS	REQUIRED	PROPOSED
Hard Surface Front yard:	15 ft.	15 ft.
Hard Surface Interior yard:	10 ft.	12.1 ft. side / 10 ft. rear

LAND USE STANDARDS: Section 94.4.05(2)	PROPOSED
<p>Personal or Professional Service. Exclusively indoor land uses whose primary function is the provision of services directly to an individual on a walk-in or on-appointment basis. Examples include professional services, banks, insurance or financial services, realty offices, medical offices and clinics, veterinary clinics, barber shops, and beauty shops. Service uses that are accessory to a principal residential use of a property are not considered “Personal or Professional Service” uses, but are instead regulated as “Home Occupations” or “Residential Businesses” under this chapter. Performance Standards: 1. Minimum Required Off-Street Parking: one space per 300 square feet of Gross Floor Area.</p>	<p>14 additional spaces are proposed with the existing 9 spaces, equaling 23 total parking spaces.</p>

OVERLAY ZONING STANDARDS: Section 94.6.XX	PROPOSED
D-CC – Design Commercial Corridor Overlay	Does not apply to this situation.

LANDSCAPING: Section 94.11.02	Proposed	Required Points	Proposed Points
<p>(b) Hard and Gravel Surfaced Areas. Within industrial zoning districts, 100 points of landscaping shall be planted for each 2,500 square feet of hard and gravel surfaced area, not including rooftops. Within all other zoning districts, 100 points of landscaping shall be planted for each 1,500 square feet of hard or gravel surfaced area, not including rooftops. Plants required under this subsection shall be installed within landscaped islands within the hard or gravel surfaced area or within 15 feet of its edges, and shall include large deciduous trees unless otherwise approved by the appropriate site plan approval authority. See example in Figure 11.02(2).</p>	<p>(b) Linden Trees (125 pts) x 6 = 750 Pts Spruce (50 Pts) x 3 = 150 Pts Dogwood (10 Pts) x 24 = 240 Pts Juniper (10 Pts) x 16 = 160 Pts Moor Grass/Daylily Beds = 300 Pts</p>	<p>440 Pts</p>	<p>1,600 Pts</p>
<p>(d) Bufferyards. A bufferyard is a landscaped area, berm, fence, and/or wall that results in a reduction of visual and other interaction with an adjoining property. A bufferyard shall be provided if required for a particular land use listed in Article 4, and where otherwise required via site plan approval under Section 94.16.09. Where required, bufferyards shall comply with the following.</p> <p>4. The use of a decorative opaque fence or wall, and/or a berm, in lieu of or in addition to the landscaping may be approved by the site plan approval authority, provided the slope of any berm is less than 4:1; the berm, fence or wall does not interfere with access, utilities, or stormwater management.</p>	<p>4. A fence is proposed to meet this requirement.</p>		
<p>(f) Landscaping Points and Minimum Installation Sizes. Most of the above landscaping requirements are expressed in terms of landscape points. Each plant type, below, is worth a certain number of landscape points that can be used to fulfill the landscaping requirements. Minimum permitted installation sizes for each plant category are provided to ensure that landscaping provides its aesthetic and screening functions at the time of installation and to improve survival rates. The schedule of landscaping points and minimum permitted installation sizes is as presented in Figure 11.02(7).</p>	<p>(f) Meets Requirements.</p>		

GENERAL PERFORMANCE STANDARDS: Section 94.12 94.12.08: Access and Driveway Standards.	PROPOSED
<p>(10) Provision for Sidewalk. Where the Village has planned for or approved sidewalks, driveways shall accommodate a concrete sidewalk section within the public right-of-way, built to Village sidewalk standards, to maintain connection with existing sidewalks or to allow for the connection of future sidewalks on either side of the driveway.</p>	<p>(10) Sidewalk already exists.</p>
<p>(11) Maintenance. All driveways shall be maintained so as to prevent the transport of gravel, dirt, or other material from the property into the public right-of-way.</p>	<p>(11) Meets Requirements.</p>
<p>(12) Vision Clearance Triangles. Within vision clearance triangles, no signs, structures, earthwork, vegetation, or other obstructions between 18 inches and ten feet in height shall be permitted, except for tree trunks and sign poles. The vision clearance triangle shall apply where public streets intersect, and where private driveways and alleys intersect with public streets, per the following standards (as also represented in Figure 12.08).</p>	<p>(12) Meets Requirements.</p>
94.12.09: Off-Street Parking and Traffic Circulation Standards.	

<p>(3) Use of Off-Street Parking Areas; Snow Storage. Except as otherwise allowed below, the use of all off-street parking areas shall be limited to the parking of licensed and operable vehicles not for lease, rent, or sale. Within residentially zoned property, only licensed and operable cars and trucks with a rated gross vehicle weight of 26,000 pounds or less shall be parked or kept in parking areas or any other exterior location. The use of parking spaces and their circulation areas for purposes such as seasonal sales and snow storage shall be permitted only if sufficient parking spaces remain available to meet the parking requirements of this chapter and normal traffic and pedestrian movement and safety is not impeded.</p>	<p>(3) Meets Requirements.</p>
<p>(4) Traffic Circulation and Traffic Control. Site circulation shall be designed to provide for the safe and efficient movement of all traffic entering, exiting, and on the site. Circulation shall be provided to meet the individual needs of the site with specific mixing of access and through movements, and where required, shall be depicted on the required site plan. Circulation patterns and traffic control measures shall conform to the general rules of the road and the requirements of the Manual of Uniform Traffic Control Devices.</p>	<p>(4) Meets Requirements.</p>
<p>(5) Installation and Maintenance of Off-Street Parking and Traffic Circulation Areas. All off-street parking and traffic circulation areas shall be completed prior to building occupancy and shall be maintained in a dust-free condition at all times. No off-street parking or traffic circulation area may be used as a storage area, for materials or for snow.</p>	<p>(5) Meets Requirements.</p>
<p>(6) Off-Street Parking and Traffic Circulation Design Standards.</p> <p>(a) Surfacing. All off-street parking, driveway, and traffic circulation areas constructed after March 18, 2015, including residential driveways, shall be surfaced and continuously maintained with a hard surface as defined in Section 94.17.04.</p> <p>(b) Marking. All hard-surfaced areas intended for six or more parking stalls shall be striped in a manner that clearly indicates the boundaries of required parking spaces.</p> <p>(c) Curbing. For developments that require site plan approval under this Chapter, construction of curb and gutter shall be required around all parking, driveway, and other vehicular access areas and landscaped islands and peninsulas. The site plan approval authority may modify this standard to facilitate a unique stormwater management approach or condition, for lightly traveled service drives, at the edges of a phase of development of a parking area, for material or snow storage areas, or for approved gravel surfaced areas.</p> <p>(d) Lighting. All off-street parking and traffic circulation areas serving six or more cars shall be lit so as to ensure the safe and efficient use of said areas during the hours of use, with said illumination level shall not exceed the standards of Section 94.12.11.</p> <p>(e) Access. Each required off-street parking space shall open directly upon an aisle or driveway that is wide enough and designed to provide a safe and efficient means of vehicular access to the parking space without directly backing or maneuvering a vehicle into a public right-of-way. All off-street parking and traffic circulation facilities shall be</p>	<p>(a) Meets Requirements - Asphalt</p> <p>(b) Meets Requirements – Stalls are shown as striped.</p> <p>(c) Meets Requirements – Standard and mountable curb shown</p> <p>(d) Meets Requirements – Lighting plan submitted.</p> <p>(e) Meets Requirements</p>

<p>designed with an appropriate means of vehicular access to a street or alley, in a manner that least interferes with traffic movements. Off-street parking spaces for residential uses may be stacked or in front of one-another for the same dwelling unit. Parking spaces located behind an enclosed garage and located directly off a through aisle shall be a minimum of 30 feet deep.</p> <p>(f) Signage. All signage located within, or related to, required off-street parking or traffic circulation areas shall comply with the requirements of Article 13.</p> <p>(g) Handicapped Parking Spaces. Parking for the handicapped shall be provided at a size, number, location, and with signage as specified by State and Federal regulations.</p> <p>(h) Parking Space Design Standards. Other than parking required to serve the handicapped, the minimum required length of parking spaces shall be 18 feet and the minimum required width is 10 feet (8½ feet for end spaces). All parking spaces shall have a minimum vertical clearance of 8 feet.</p> <p>(i) Parking Lot Design Standards. Horizontal widths for driveways serving parking spaces shall be no less than 24 feet for two-way driveways and 12 feet for one-way driveways, except that wider driveways may be required for loading and service routes. Parking lot landscaping shall comply with the requirements of the hard and gravel surface area landscaping requirements in Section 94.11.02(3)(b).</p>	(f) Meets Requirements – No new signage is proposed
	(g) Meets Requirements – Handicap Space already provided.
	(h) Meets Requirements – 18' x 10' shown.
	(i) Meets Requirements
(7) Calculation of Minimum Required Parking Spaces. The minimum number of required parking spaces is stated for each land use in Article 4.	(7) 15 parking spaces are required, 25 total are proposed.
(9) Partial Development of Required Parking Spaces. The applicant for any development may seek permission to not install a portion of its required parking at time of site plan approval; however, said site plan shall depict the minimum number of required parking spaces to be available for future construction.	(9) Meets requirements.
(10) Limit on the Maximum Number of Required Parking Spaces. No site plan may be approved for a multi-family residential or non-residential use that contains more than 150 percent of the use's minimum number of required parking spaces under Article 4, except by conditional use permit.	(10) 23 parking stalls max, 25 are proposed.
(12) Locational Prohibitions for Off-Street Parking Areas. Off-street parking shall not be located between the principal structure on a residential lot and a street right-of-way, except within residential driveways and parking lots designated on any approved site plan. No private parking shall occur on street terraces, driveways, or any other areas located within a public right-of-way, except by conditional use permit. See also Section 94.12.07(9) and Figures 5.01(2) and 5.02(2).	(12) Meets Requirements
(13) Minimum Permitted Throat Length. All uses requiring site plan approval shall have a minimum permitted throat length of access drives serving parking lots of 20 feet from the nearest street right-of-way, except as modified by the site plan approval authority based on unique site conditions or suitable assurance that traffic will not back up into public rights-of-way.	(13) Does not meet. Less than 15'
Section 94.12.11: Exterior Lighting Standards	
(4) Orientation of Fixture. In no instance shall an exterior lighting fixture be oriented so that the lighting element (or a clear shield) is visible from a residentially zoned property or allowed to direct light skyward. Shielded luminaries and careful	(4) Meets Requirements – Shoebox Fixture

fixture placement shall be used to ensure that exterior lighting prevents direct lighting above a horizontal plane, except that architectural lighting that focuses all light below the roof line may exceed the horizontal plane. Search lights are prohibited except for any search light deemed necessary by the FAA.	
(5) Intensity of Illumination. The amount of illumination attributable to exterior lighting, as measured at the property line, shall not exceed 1.0 footcandle above ambient lighting conditions on a cloudless night. The maximum average lighting within any lit area shall not exceed 5.0 footcandles, except where the Zoning Administrator determines that greater illumination is necessary for public safety.	(5) Meets Requirements.
(6) Fixture Heights. The maximum height from the base of the pole or its support to the fixture shall be 20 feet in residential, rural, and open space zoning districts, and 35 feet in all other districts.	(6) Fixture height will be a total of 24'
(7) Location. Light fixtures shall not be located within any required bufferyard under this Chapter, or closer than three feet from a property line.	(7) Location of fixtures not shown.
(8) Flashing, Flickering and other Distracting Lighting. Flashing, flickering, moving (such as search spot or search lights), and/or other lighting that may distract motorists is prohibited.	(8) Meets Requirements
(9) Qualitative Requirements. Design and color of light fixtures and poles shall be compatible with building design and color on the same lot. Street intersections, driveway intersections, and pedestrian access routes shall be illuminated with lights of appropriate scale to the function, without providing an obviously uneven illumination pattern across the site.	(9) Meets Requirements

POST-CONSTRUCTION STORM WATER MANAGEMETNT: Chapter 86, Article V, Division 2	
307(3)(a) BMPs shall be designed, installed and maintained to control total suspended solids carried in runoff from the post-construction site as follows: New Development → 80% TSS Reduction In-fill development → 80% TSS Reduction Redevelopment → 40% TSS Reduction of load from parking areas and roads.	Less than an acre, no TSS required
307(3)(b) By design, BMPs shall be employed to maintain or reduce the 1-year, 2-year, 10-year and 100-year 24-hour, post construction peak runoff discharge rates to pre-development rates for the respective storms, or to the maximum extent practicable.	Design meets requirements
307(3)(c) BMPs shall be designed, installed and maintained to infiltrate runoff in accordance with 86.307(3)(c) or to the maximum extent practicable.	Less than an acre, not required

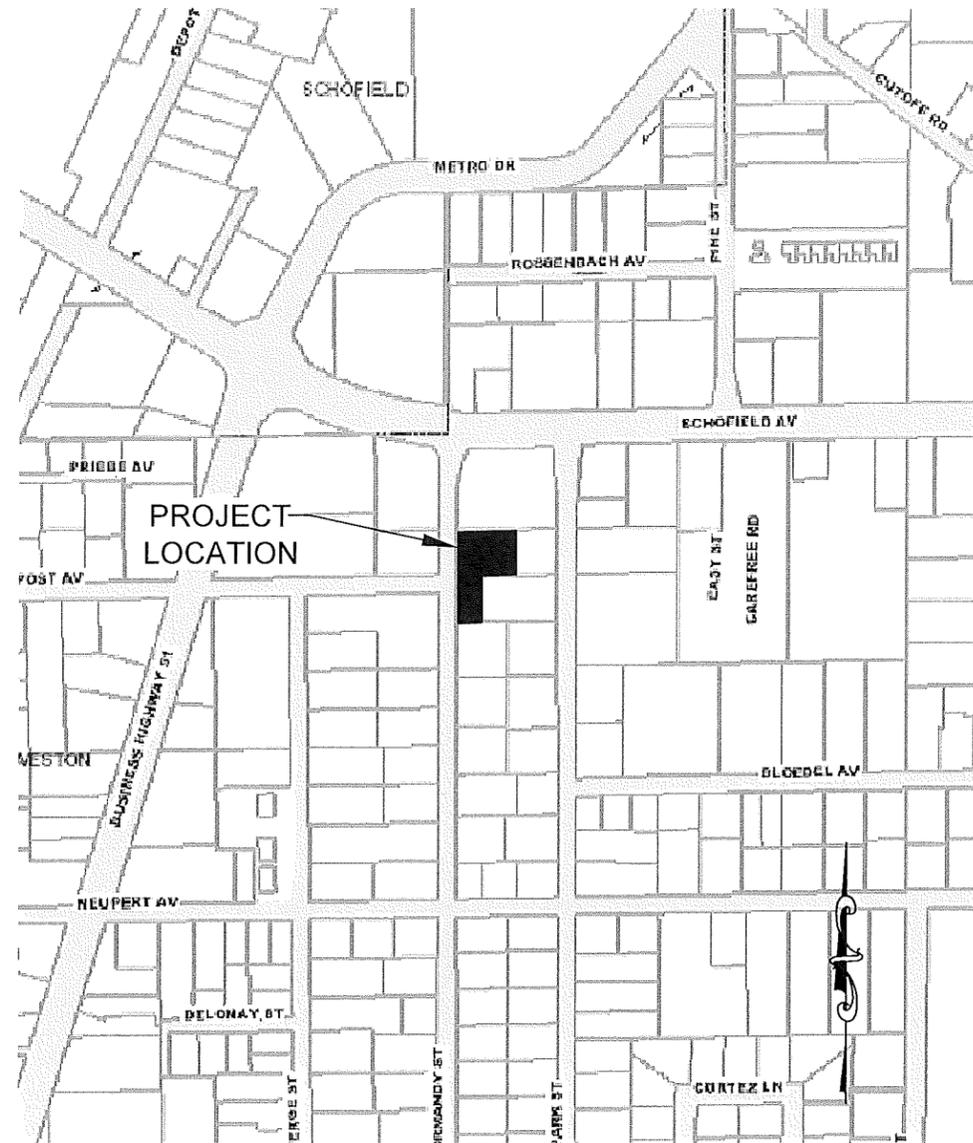
CONSTRUCTION SITE EROSION: Chapter 86, Article V, Division 3	
404 Erosion Control Plan is required for all developments. Only exemption is for sites under 5 acres in which work is considered to be routine maintenance.	Meets requirements
407 For sites under 1 acre, erosion and sediment control practices shall be used to prevent or reduce all of the following: material being tracked onto streets, discharge of sediment into storm water facilities, discharge of sediment into adjacent waters of the state, discharge of sediment eroding from soil	Meets requirements

stockpiles existing for more than 7 days, and any other transportation of sediment off of the site.	
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CIVIL PLANS FOR FAMILY FOOT & ANKLE CLINIC

5403 NORMANDY STREET
VILLAGE OF WESTON
MARATHON COUNTY
WISCONSIN

Received 01/07/2016



LOCATION MAP

- SHEET 2 EXISTING SITE PLAN
- SHEET 3 PROPOSED SITE PLAN
- SHEET 4 GRADING PLAN
- SHEET 5 EROSION CONTROL PLAN
- SHEET 6 EROSION CONTROL DETAILS
- SHEET 7 LANDSCAPE PLAN
- SHEET 8 LIGHTING PLAN



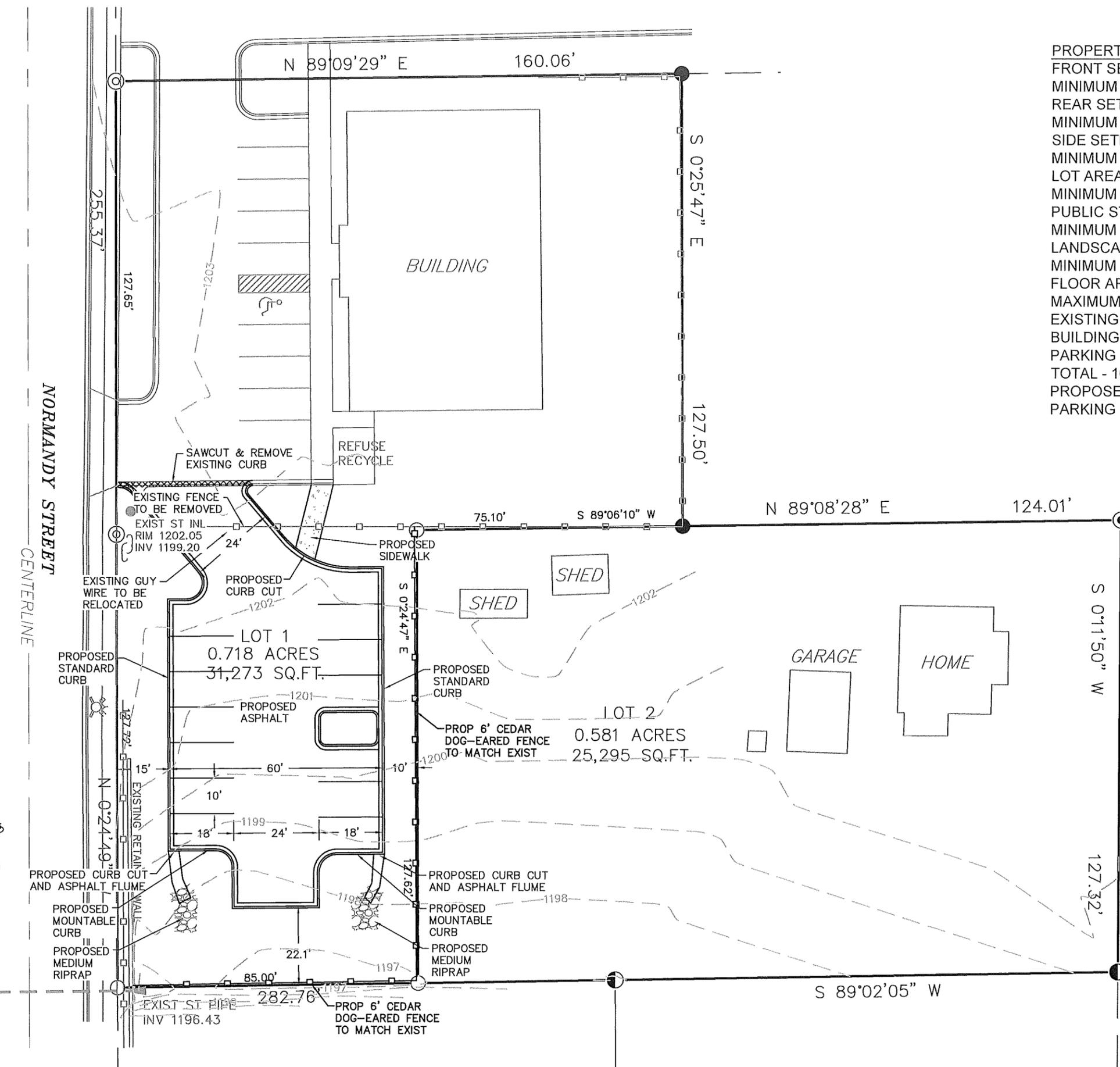
MARATHON TECHNICAL SERVICES LLC
CONSULTING ENGINEERS
404 FRANKLIN ST - WAUSAU, WI 54403
PHONE & FAX - (715)843-7292
WWW.MTSLLC.NET

REVISION DATE
01-07-2015

SURVEYED: VREELAND
DESIGNED: MTS
DRAWN BY: NSB
APPROVED: MWT

COVER SHEET
FAMILY FOOT AND ANKLE CLINIC
VILLAGE OF WESTON, MARATHON CO.

SCALE
NTS
SHEET NO.
1
OF 8 SHEETS



PROPERTY INFORMATION B-3 (GENERAL BUSINESS)

FRONT SETBACK HARD SURFACE	MINIMUM - 15'	ACTUAL - 15'
REAR SETBACK HARD SETBACK	MINIMUM - 10/25' RESIDENTIAL	ACTUAL - 10'
SIDE SETBACK HARD SETBACK	MINIMUM - 10/25' RESIDENTIAL	ACTUAL - 22.1'
LOT AREA	MINIMUM - 30,000 SQ FT	ACTUAL - 31,273 SQ FT
PUBLIC STREET FRONTAGE	MINIMUM - 40'	ACTUAL - 255.37'
LANDSCAPE SURFACE RATIO	MINIMUM - 20%	ACTUAL - 46%
FLOOR AREA RATIO	MAXIMUM - 0.5	ACTUAL - 0.15
EXISTING IMPERVIOUS AREA	BUILDING - 4,657 SQ FT	
	PARKING - 6,257 SQ FT	
	TOTAL - 10,914 SQ FT	
PROPOSED IMPERVIOUS AREA	PARKING - 5,978 SQ FT	

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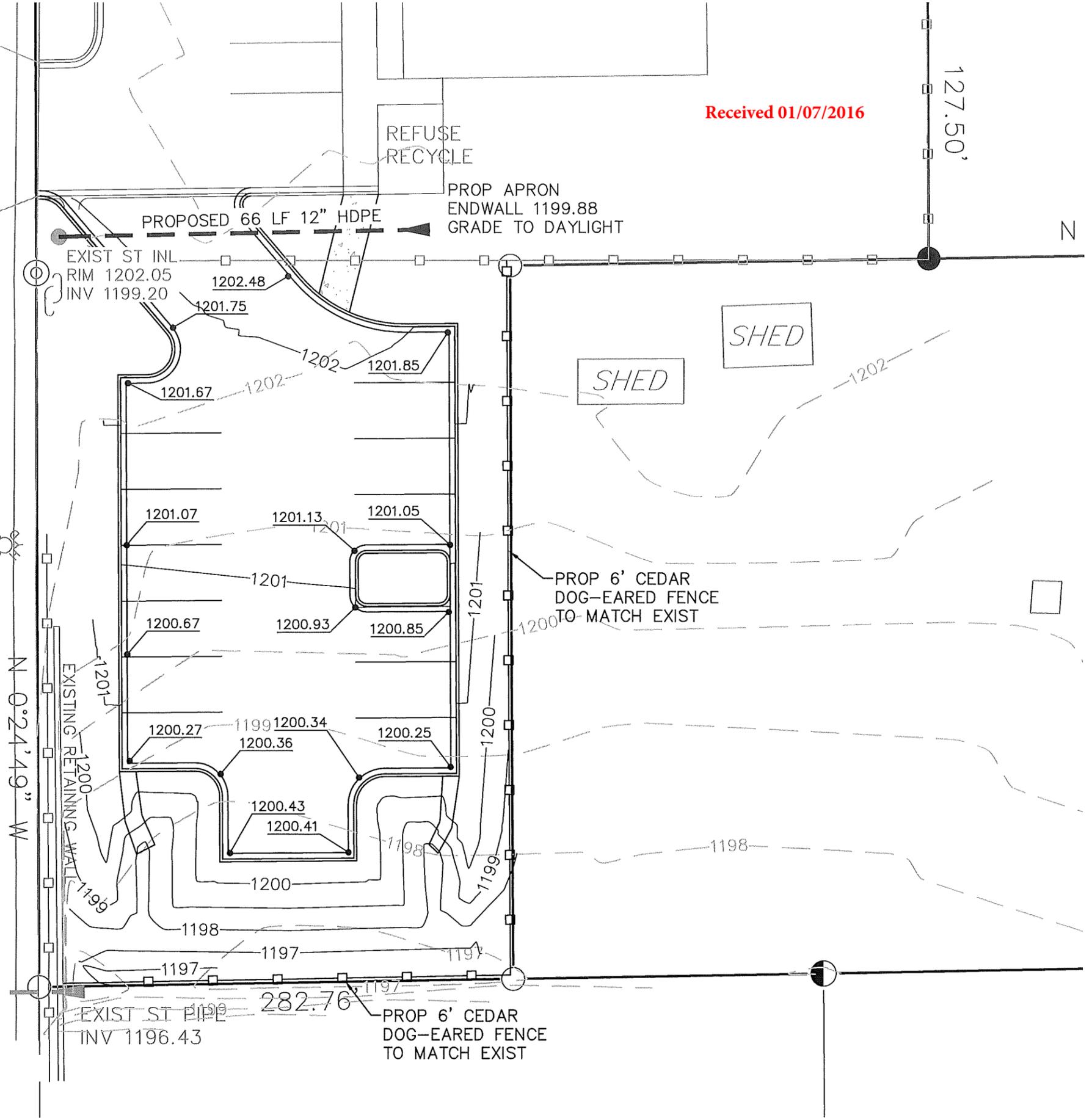
PROPOSED SITE PLAN
FAMILY FOOT AND ANKLE CLINIC
VILLAGE OF WESTON, MARATHON CO.

SCALE
1" = 30'
SHEET NO.
3
OF 8 SHEETS



NORMANDY STREET
CENTERLINE

N 0°24'49" W



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127.50'

N

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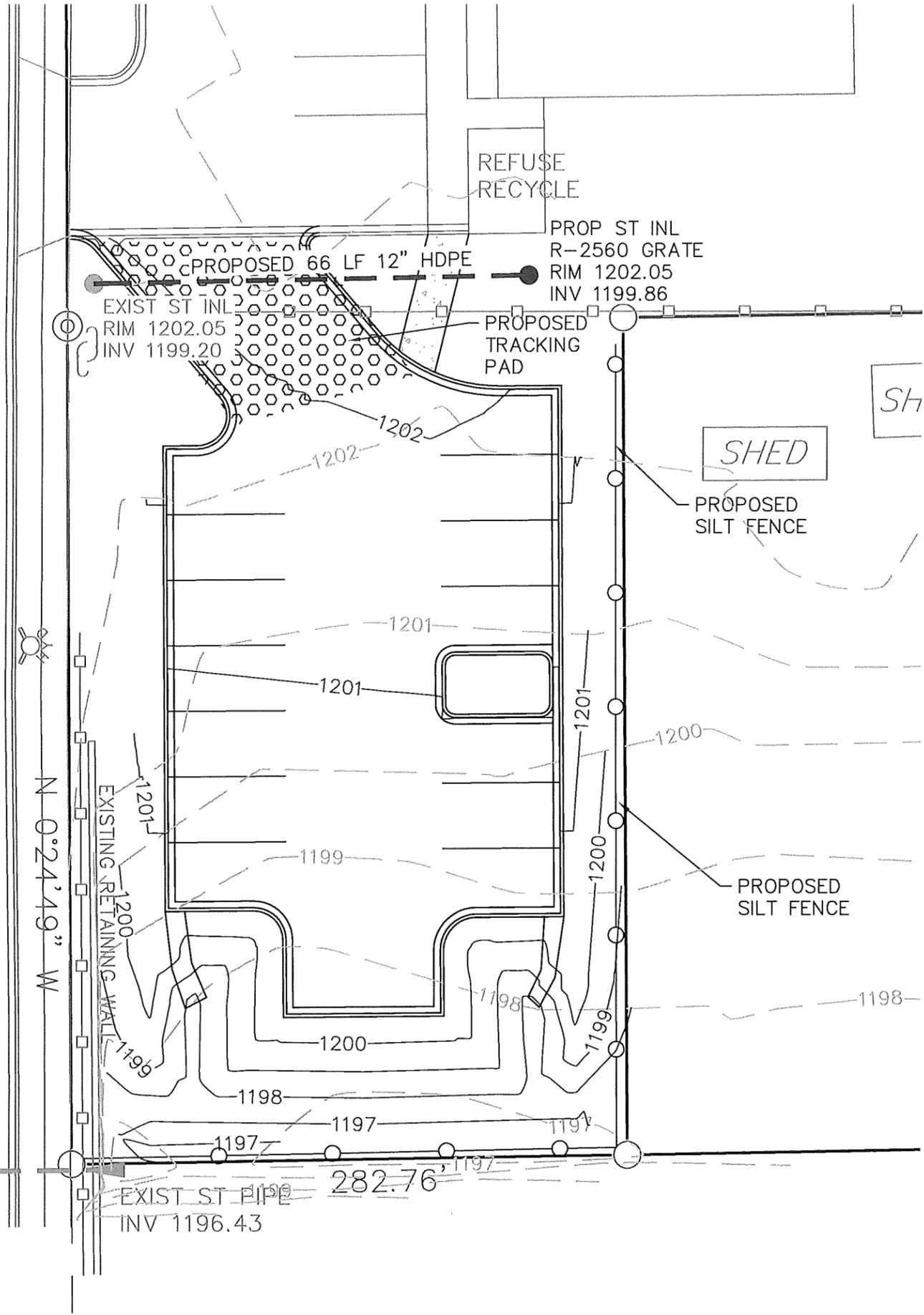
SURVEYED: VREELAND
 DESIGNED: MTS
 DRAWN BY: NSB
 APPROVED: MWT

PROPOSED GRADING PLAN
 FAMILY FOOT AND ANKLE CLINIC
 VILLAGE OF WESTON, MARATHON CO.

SCALE
 1" = 20'
 SHEET NO.
 4
 OF 8 SHEETS

Received 01/07/2016

NORMANDY STREET
CENTERLINE



PROPOSED EROSION CONTROL AND CONSTRUCTION SCHEDULE

- *WEEKLY EROSION CONTROL LOGS ARE THE RESPONSIBILITY OF THE CONTRACTOR. INSPECT EROSION CONTROL PRACTICES WEEKLY AND AFTER RAINFALL EVENTS. MAKE ANY REPAIRS IMMEDIATELY.
- MARK THE WORK LIMITS AND AREAS TO REMAIN UNDISTURBED.
- INSTALL SILT FENCE WHERE SHOWN.
- INSTALL TEMPORARY TRACKING PADS WHERE SHOWN FOR CONSTRUCTION ENTRANCE AND EXIT.
- STRIP TOPSOIL AND STOCKPILE IN LOCATION APPROVED BY ENGINEER AND OWNER.
- INSTALL SILT FENCE AROUND THE PERIMETER OF TOPSOIL STOCKPILE. SEED WITH ANNUAL RYE AFTER COMPLETION OF STOCKPILING OR IF LEFT UNDISTURBED FOR MORE THAN 14 DAYS.
- ROUGH GRADE SITE.
- STABILIZE PROPOSED PAVEMENT AREAS WITH CRUSHED AGGREGATE BASE COURSE.
- INSTALL CURB AND GUTTER.
- FINAL GRADE SITE AND PLACE REQUIRED TOPSOIL.
- SEED FERTILIZE AND MULCH.
- PAVE PARKING LOT.
- INSTALL EROSION CONTROL MAT ON ANY SLOPES GREATER THAN 1:5.
- REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SITE IS STABILIZED.
- REMOVE EXCESS MATERIALS OFFSITE.
- INSTALL ALL EROSION CONTROL MEASURES IN ACCORDANCE WITH WDNR CONSERVATION PRACTICE STANDARDS.

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SURVEYED: VREELAND
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APPROVED: MWMT

EROSION CONTROL PLAN
FAMILY FOOT AND ANKLE CLINIC
VILLAGE OF WESTON, MARATHON CO.

SCALE
1" = 20'
SHEET NO.
5
OF 8 SHEETS

GENERAL NOTES:

DETAIL OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.

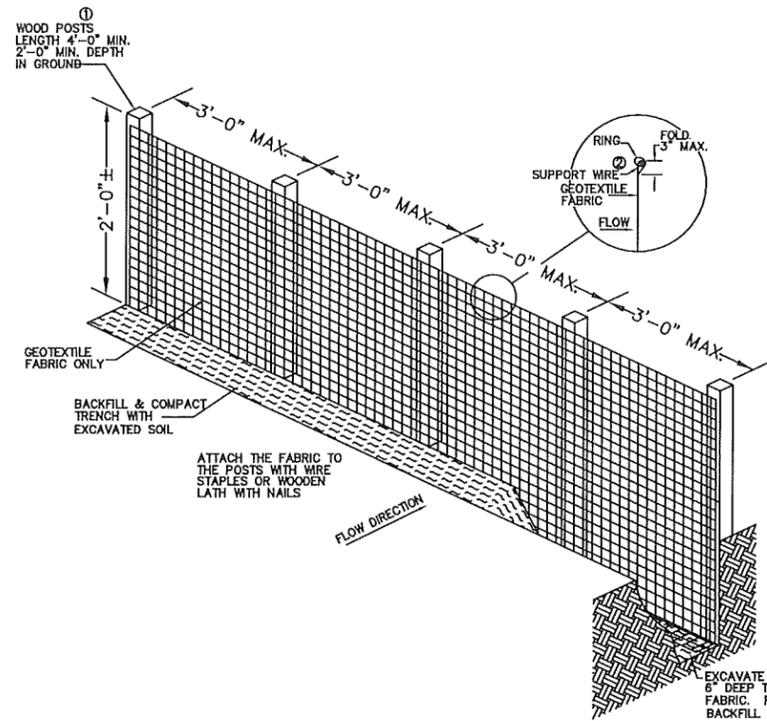
WHEN POSSIBLE THE SILT FENCE SHOULD BE CONSTRUCTED IN AN ARC OR HORSESHOE SHAPE, WITH THE ENDS POINTING UPSLOPE TO MAXIMIZE BOTH STRENGTH AND EFFECTIVENESS.

ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOIL CONDITIONS.

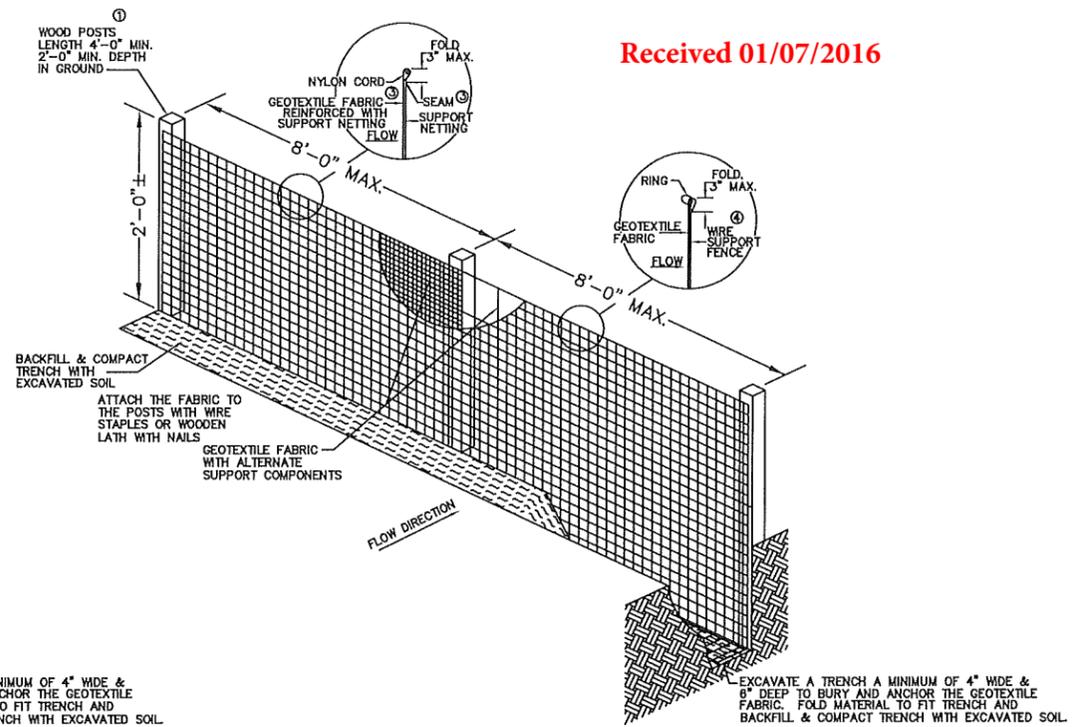
ALTERNATES "A" & "B" ARE EQUAL AND EITHER MAY BE USED.

ATTACH THE FABRIC TO THE POSTS WITH WIRE STAPLES OR WOODEN LATH AND NAILS.

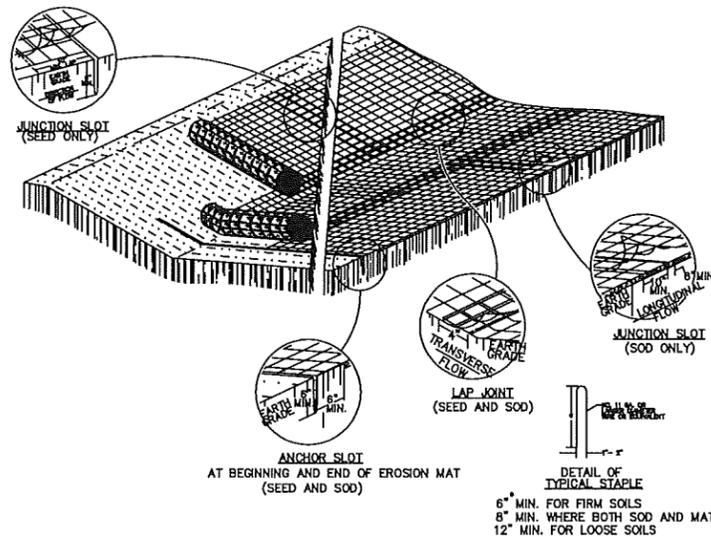
- ① STEEL POSTS SHALL BE A STUDDED "TEE" OR "U" TYPE WITH A MINIMUM WEIGHT OF 1.28 LBS./LINEAL FOOT (WITHOUT ANCHOR). FIN ANCHORS SUFFICIENT TO RESIST POST MOVEMENT ARE REQUIRED. WOOD POSTS SHALL BE A MINIMUM SIZE OF 4" DIA. OR 1 1/2" X 3 1/2" EXCEPT WOOD POSTS FOR GEOTEXTILE FABRIC REINFORCED WITH NETTING SHALL BE MINIMUM SIZE OF 1 1/8" X 1 1/8" OAK OR HICKORY.
- ② MINIMUM 14 GAGE WIRE REQUIRED, FOLD FABRIC 3" OVER THE WIRE AND STAPLE OR PLACE WIRE RINGS ON 12" C-C.
- ③ GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLYPROPYLENE NETTING WITH A MAXIMUM MESH SPACING OF 3/4" OR EQUAL. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED.
- ④ WIRE SUPPORT FENCE SHALL BE 14 GAGE MINIMUM WOVEN WIRE WITH A MAXIMUM MESH SPACING OF 8". SECURE TOP OF GEOTEXTILE FABRIC TO TOP OF FENCE WITH STAPLES OR WIRE RINGS AT 12" C-C.
- ⑤ LENGTH NOT LESS THAN THE CIRCUMFERENCE OF THE LARGEST TIRE ON THE CONSTRUCTION EQUIPMENT, PLUS 5 FEET.



SILT FENCE ALTERNATE "A"



SILT FENCE ALTERNATE "B"



SOIL REINFORCEMENT MATTING

GENERAL NOTES

VARIATIONS IN THE DIMENSIONS OR MATERIALS SHOWN HEREON SHALL BE PERMITTED IF THEY PROVIDE EQUIVALENT PROTECTION AND MATERIAL STRENGTH AND IF PRIOR APPROVAL OF THE ENGINEER IS OBTAINED.

LAP JOINTS SHALL NOT BE PLACED IN THE BOTTOM OF V-SHAPED DITCHES.

JUNCTION SLOTS ON ADJACENT STRIPS OF MATTING SHALL BE STAGGERED A MINIMUM OF 4 FEET APART.

EDGES OF THE EROSION MAT SHALL BE IMPRESSED IN THE SOIL.

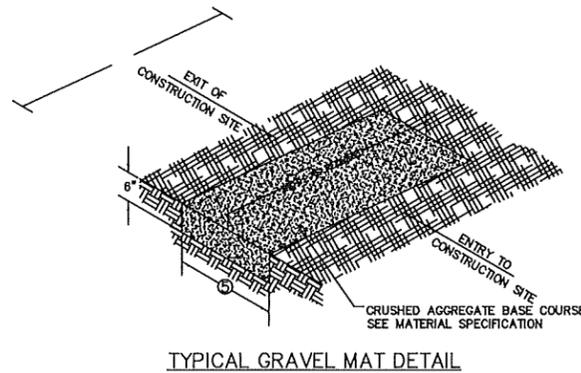
EROSION MAT SHALL BE MEASURED AND PAID FOR IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.

EROSION MAT OVER SOD

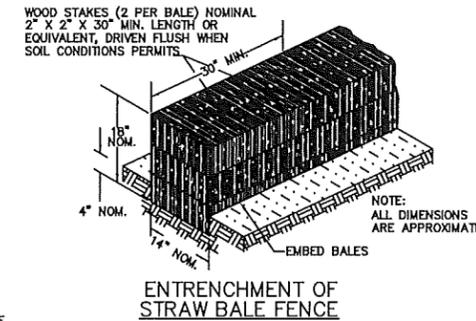
- A. ONLY JUTE FABRIC WILL BE PERMITTED OVER SOD.
- B. WOOD STAKES FOR SOD MAY BE OMITTED BY THE ENGINEER IF THE EXISTING SLOPE AND SOIL CONDITIONS SO WARRANT.
- C. THE WIDTH OF THE EROSION MAT SHALL ALWAYS EQUAL THE SOD WIDTH.
- D. SOD STRIPS MAY BE PLACED EITHER LONGITUDINALLY OR TRANSVERSELY TO THE FLOW LINE OF THE DITCH.

EROSION MAT OVER SEEDING

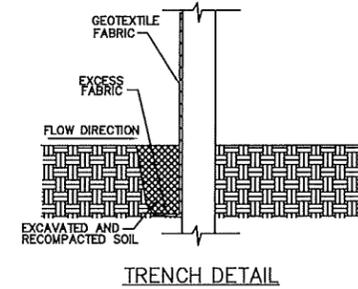
JUNCTION OR ANCHOR SLOTS SHALL BE AT MINIMUM INTERVALS OF 100 FEET ON GRADES UP TO AND INCLUDING 3%, AND 50 FEET ON GRADES EXCEEDING 3%.



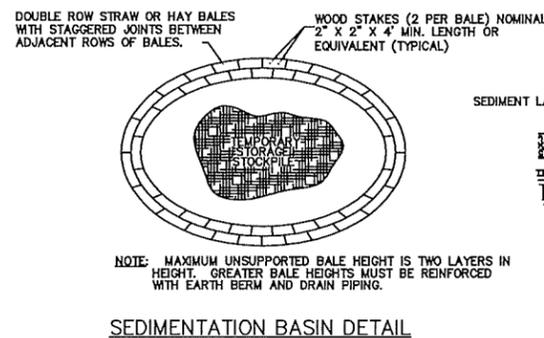
TYPICAL GRAVEL MAT DETAIL



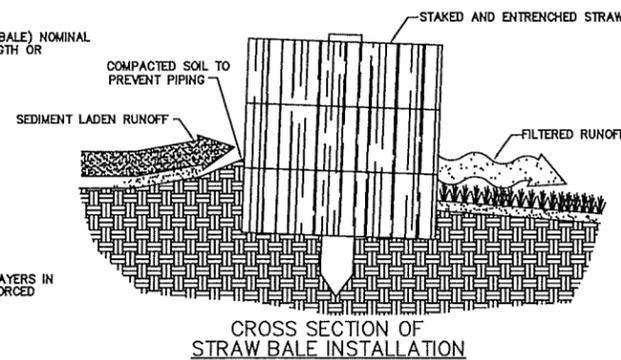
ENTRENCHMENT OF STRAW BALE FENCE



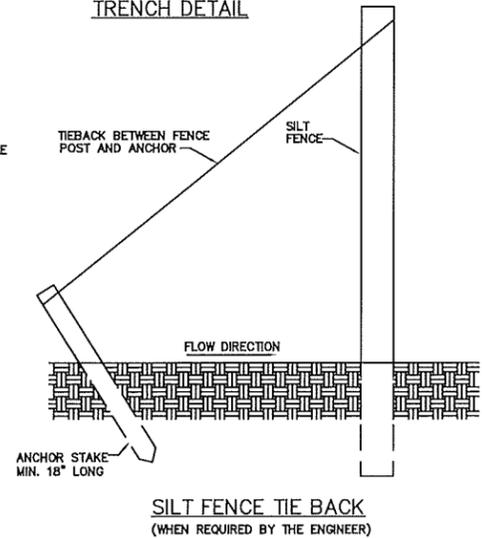
TRENCH DETAIL



SEDIMENTATION BASIN DETAIL



CROSS SECTION OF STRAW BALE INSTALLATION



SILT FENCE TIE BACK

NOTE: NOT TO SCALE

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REVISION DATE

SURVEYED: VREELAND
DESIGNED: MTS
DRAWN BY: NSB
APPROVED: MWV

EROSION CONTROL DETAILS

FAMILY FOOT AND ANKLE CLINIC
VILLAGE OF WESTON, MARATHON CO.

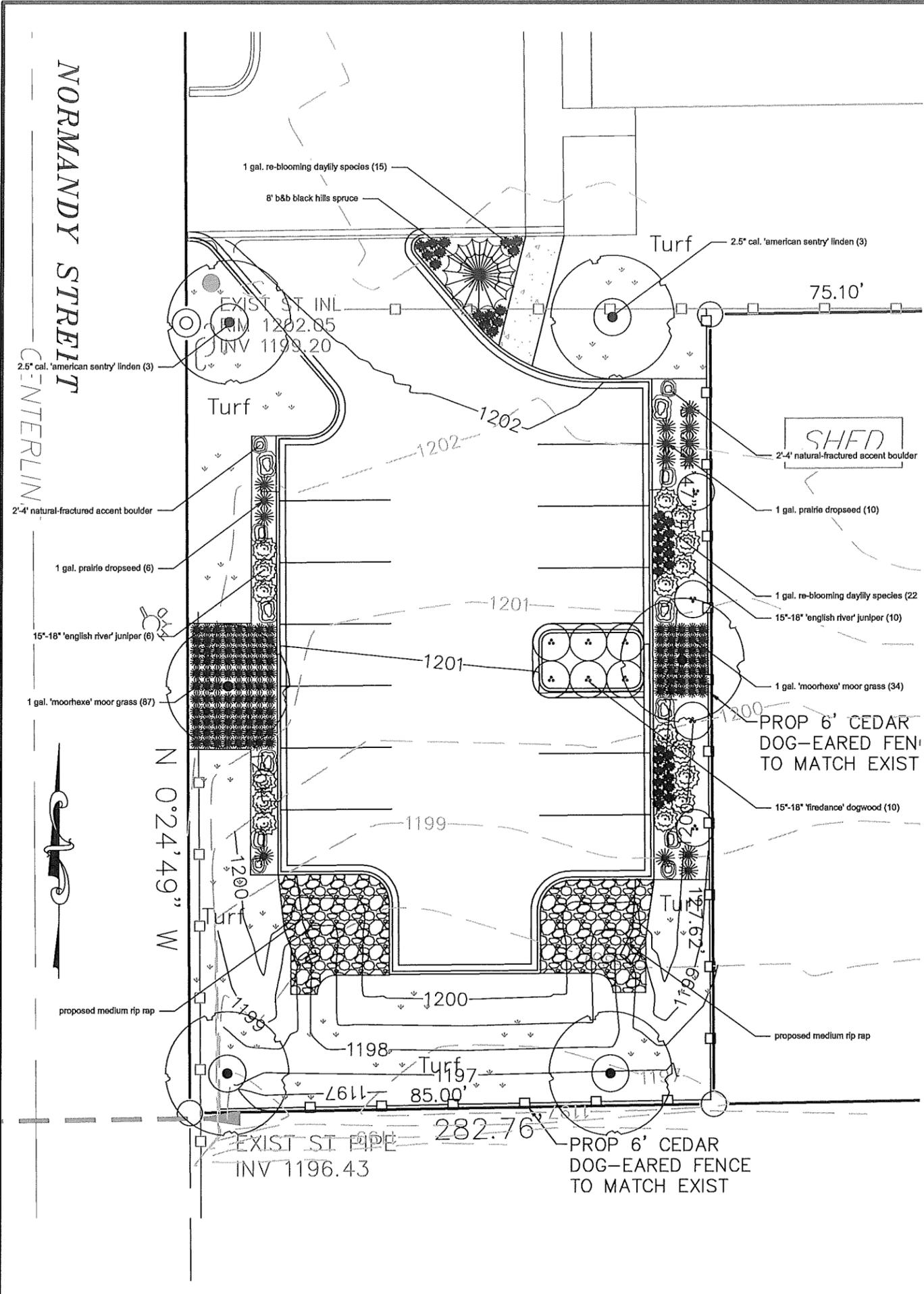
SCALE

NTS

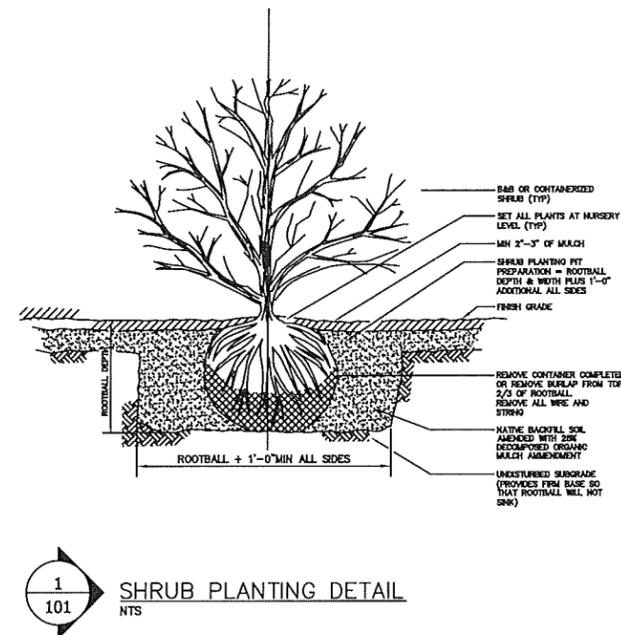
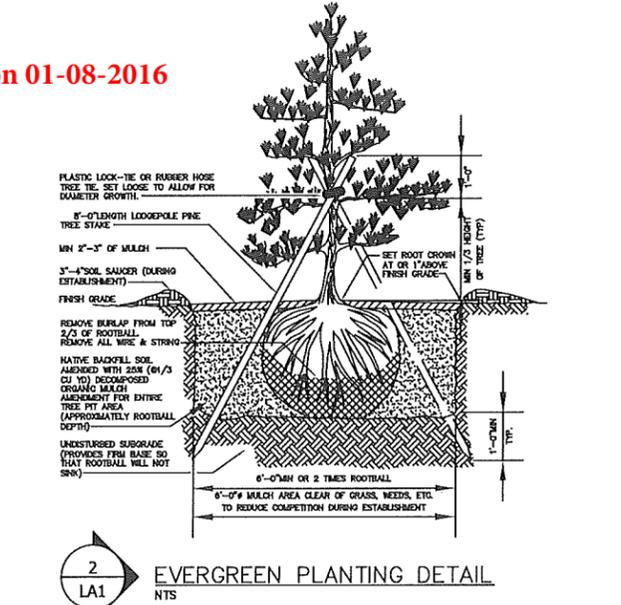
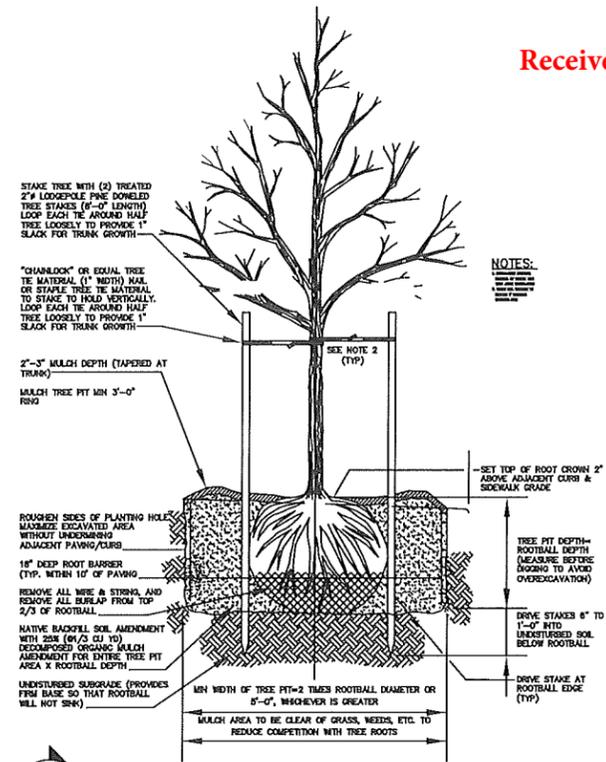
SHEET NO.

6

OF 8 SHEETS



Received on 01-08-2016



GENERAL NOTES:

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LANDSCAPE AREAS. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SPECIFIED PLANTING SOIL DEPTH IS PRESENT PRIOR TO PLANTING.
- HYDROSEED/FERTILIZE/CRIMP HAY MULCH ALL GENERAL LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION.
- ALL AREAS CALLED OUT FOR "NO MOW-LOW GROW" TURF SHALL BE PROVIDED AND INSTALLED PER SPEC FROM PRAIRIE NURSERY INC.
- ALL PLANT MATERIALS LISTED SHALL MEET THE STANDARDS OF THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION FDR THE SIZES GIVEN.
- ALL TREES SHALL BE STAKED WITH A MINIMUM OF TWO STAKES.
- 2'-4" SIZE RANGE FOR DECORATIVE-FRACTURED LANDSCAPE BOULDERS AS NOTED PER PLAN LOCATIONS. FINAL SIZE AND COLOR TO BE CHOSEN BY OWNER.
- 4'-6" DEPTH OF DECORATIVE-FRACTURED RIP RAP BE PLACED IN SPECIFIED LANDSCAPE PLANTING BEDS. FINAL SIZE AND COLOR TO BE CHOSEN BY OWNER.
- 3" DEPTH OF DOUBLE SHREDDED HARDWOOD MULCH FOR ALL LANDSCAPE PLANTING BEDS/TURF-TREE MULCH RINGS.
- FILTER FABRIC SHALL BE PLACED BENEATH ALL LANDSCAPE STONE.
- 1/8" X 4" ALUMINUM EDGING-BRONZE FINISH FOR ALL LANDSCAPE PLANTING BEDS/TURF-TREE RINGS.
- COORDINATE ALL LANDSCAPE WORK WITH GAS, ELECTRIC, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES FOR THE INSTALLATION OF SAID UTILITIES.

PLANT SCHEDULE:

TYPE	QUANTITY	SIZE	BOTANICAL NAME	COMMON NAME
DECIDUOUS TREE	6	2.5" CAL	TILIA AMERICANA 'McK SENTRY'	AMERICAN SENTRY LINDEN
EVERGREEN TREE	1	8'B&B	PICEA GLAUCA DENSATA	BLACK HILLS SPRUCE
EVERGREEN SHRUB	16	15"-18"	JUNIPERUS COMMUNIS 'ENGLISH RIVER'	ENGLISH RIVER JUNIPER
DECIDUOUS SHRUB	10	15"-18"	CORNUS SPECIES	FIRE DANCE DOGWOOD
ORNAMENTAL GRASS	16	1 GAL	SPOROBOLUS HETEROLEPSIS	PRAIRIE DROPS EED
ORNAMENTAL GRASS	121	1 GAL	MOLINIA CAERULEA 'MOORHEXE'	MOORHEXE MOOR GRASS
PERENNIAL	37	1 GAL	DAYLILLY SPECIES	DAYLILLY

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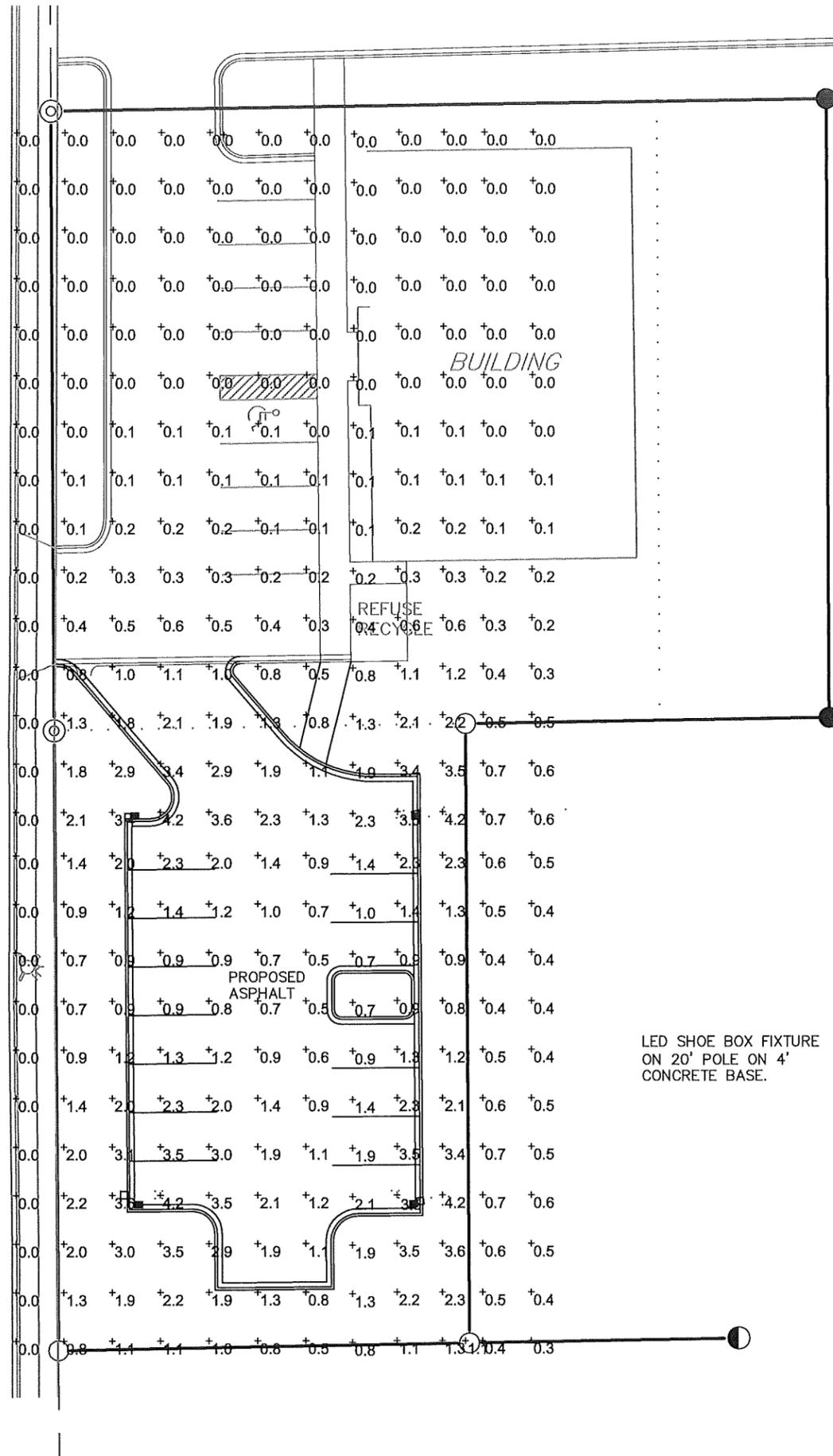
REVISION DATE: 01-08-2015
SURVEYED: VREELAND
DESIGNED: MTS
DRAWN BY: NSB
APPROVED: MWV

LANDSCAPE PLAN
FAMILY FOOT AND ANKLE CLINIC
VILLAGE OF WESTON, MARATHON CO.

SCALE
1" = 20'
SHEET NO.
7
OF 8 SHEETS



CENTERLINE



REVISION DATE

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MARATHON TECHNICAL SERVICES LLC
CONSULTING ENGINEERS

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PROPOSED SITE PLAN

FAMILY FOOT AND ANKLE CLINIC
VILLAGE OF WESTON, MARATHON CO.

SCALE

1" = 30'

SHEET NO.

8

OF 8 SHEETS



Marathon Technical Services LLC
404 Franklin
Suite 1
Wausau, WI 54403

Consulting Engineers
Municipal Infrastructure, Site Design and Commercial Building Design

December 18, 2015

Ms. Jennifer Higgins
Village of Weston
5500 Schofield Ave.
Weston, WI 54476

RE: Family Foot & Ankle

Dear Ms. Higgins,

A growth in the numbers of doctors, staff and patients requires additional parking for the clinic at 5403 Normandy Street. The clinic proposes the purchase of a portion, approximately 0.25 acres, of the parcel immediately adjacent to the south of the clinic.

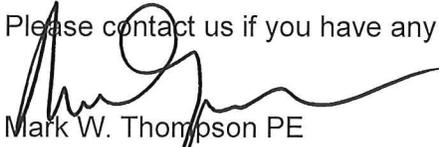
At the request of Dr. Joel Tikalski, DRJJT Properties LLC and as agents for the current property owner, Ms. Katie Ripp, we are submitting applications to rezone the proposed parcel, concurrently prepare a CSM and finally improve the site with additional parking.

The Ripp parcel is currently zoned SF-S, single family small lots, along with adjacent parcels to the north, east and south. The existing, adjacent clinic parcel is zoned B3-D-CC, business with a commercial corridor overlay. Vacant property to the northwest, across Normandy St., is also zoned B3-D-CC. To the west, southwest, across Normandy St., the parcel is zoned institutional and is developed with a post office. Parcels, beginning one lot south of Ripp, are zoned MF, multiple family and are developed as such.

The proposed project is to split off the west 85 feet of the Ripp parcel at 5410 Pine Park St. Rezone the approximately 0.25 acres from SF-S to B3-D-CC and adjoin same to the existing clinic via CSM. Following the approval of the proposed CSM and rezoning, approval of a site plan for a 16 car parking lot expansion will be sought.

We have included the proposed CSM and application form, re-zoning request application and site plan approval application (containing existing site conditions, proposed parking plan, grading plan, and erosion control plan). The landscape and lighting plans listed under the Civil Plan set will be submitted for insertion under a separate cover.

Please contact us if you have any questions.



Mark W. Thompson PE

CC: Joel Tikalski

Conditional Use/Rezone/Comprehensive Plan Amendment

Permit Application
 Village of Weston/ETZ
 Date: 12/17/2015

Permit No. : _____

Payment: Cash Check No. _____

FULL COMPLETION OF THIS FORM IS REQUIRED FOR PROCESSING



5500 Schofield Ave
 Weston, WI 54476

PROPOSALS AND FEES

<input type="checkbox"/>	Conditional Use (Residential)		\$ <u>250.00</u>
<input type="checkbox"/>	Conditional Use (Non-Residential)	\$250.00 + \$10.00/Acre over 10 Acres =	\$ _____
<input type="checkbox"/>	Conditional Use Amendment		\$ <u>250.00</u>
<input checked="" type="checkbox"/>	Rezone (Official Zoning Map Amendment)		\$ <u>250.00</u>
<input type="checkbox"/>	Conditional Use and Rezone (Residential)		\$ <u>400.00</u>
<input type="checkbox"/>	Conditional Use and Rezone (Non-Residential)	\$400.00 + \$10.00/Acre over 10 Acres =	\$ _____
<input type="checkbox"/>	Comprehensive Plan Map Amendment		\$ <u>350.00</u>
<input type="checkbox"/>	Comprehensive Plan Map Amendment with Rezone		\$ <u>500.00</u>
<input type="checkbox"/>	Comprehensive Plan Text Amendment		\$ <u>200.00</u>
TOTAL:			\$ _____

APPLICANT INFORMATION

Applicant Name: Mark Thompson Agent* Property Owner
 Mailing Address: 404 Franklin St Phone: 715-843-7292
Wausau, Wi 54403 Email: mark@mtslc.net

* Agents must have a LETTER OF AUTHORIZATION from all property owners at the time of filing.

Property Owner: Katie J. Ripp Contact Name: _____
 Mailing Address: 5410 Pine Park St. Phone: _____
 _____ Email: _____

PROJECT SITE SPECIFICATIONS

Project Address: 5410 Pine Park St Lot Size(ft²): 10,850
(or PIN if no address) Acres: 0.25
 Property Zone: SF-S Proposed Rezone: B3-D-CC
 Current Future Land Use Designation: _____ Proposed Future Land Use Designation: _____
 Legal Description: West 85 ft of Lot 4, Block 1 Pine Park Addition

PUBLIC HEARING REQUIRED FOR CONDITIONAL USE AND REZONE

CONDITIONAL USE: Following acceptance of a complete application, the Village Clerk shall schedule a public hearing before the Plan Commission (or Extraterritorial Zoning Committee for land in the ETZ Area) to be held within 45 days after acceptance of a complete application. Notice of the time, place, and purpose of such hearing shall be given by publication as a Class 2 Notice in conformance

with the requirements of Wis. Stat. § 62.23(7)(d). The Village Clerk shall also send said notice to the applicant, owners of record of all lands within 300 feet of the boundaries of the subject property, and the clerk of any municipality whose boundaries are within 1,000 feet of any portion of the jurisdiction of this Chapter at least ten days prior to the date of such public hearing. Failure to mail said notice or failure to meet the time requirements herein, provided it is unintentional, shall not invalidate proceedings under this Section.

REZONE: The Plan Commission (or Extraterritorial Zoning Committee) shall hold a public hearing on all proposed amendments to the Official Zoning Map. Following the public hearing, and after consideration of comments provided therein, the Plan Commission or Committee shall review the proposed amendment to the Official Zoning Map and shall within 45 days of the public hearing make a recommendation to the Village Board that the application be granted as requested, modified, or denied. If the Commission or Committee fails to make a recommendation within this timeframe, the proposed amendment shall be forwarded to the Village Board without recommendation. Such deadline may be extended by written or electronic agreement from the applicant. Nothing in this Chapter requires Town Plan Commission or Town Board action on proposed amendments to the Official Zoning Map in the ETZ Area.

CONDITIONAL USE REQUIREMENTS

Maps showing the current location and current zoning and future land use of all lands for which the conditional use permit is proposed, the location and current zoning of all lands within 300 feet, and the jurisdiction(s) within the subject property lies (Village of Weston or Town of Weston) will be provided by Village Staff.

A written description of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general locations is required to be attached to this application.

Has the written description and location been attached? Yes No

Written justification is required for the proposed conditional use consisting of the reasons why the applicant believes the proposed conditional use is appropriate, particularly as evidenced by compliance with the approval criteria set forth below.

Has the written justification been attached? Yes No

Does the Conditional Use Permit involve exterior building or site improvements? Yes No

If yes to the above stated question, then a separate site plan application must be filed concurrently with this application. Failing to include a site plan application will deem the status of this application as incomplete.

Comparison of Proposed Conditional Use with Required Review Criteria (complete below or on an attached sheet as needed):

1. Is the proposed conditional use (the use in general, independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the Village of Weston Comprehensive Plan; zoning ordinance; and any other plan, program or ordinance adopted or under consideration? Explain how, or why not. (Consult with Zoning Administrator as necessary on applicable plans.)

2. Will the proposed conditional use in this location, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, the natural environment, traffic, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed? Explain how, or why not.

3. Will the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environments of the subject property? How?

4. Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property? Explain how this has been evaluated.

5. What are the public benefits of this proposal? Do the potential public benefits of the proposed conditional use outweigh potential adverse impacts of the proposed conditional use?

Issuance and Recording of Permit. Within 30 days following the granting of a conditional use permit, the Zoning Administrator shall issue to the applicant a written conditional use permit enumerating the details of the conditional use permit, including what land use(s) and/or development was approved and any conditions of approval. The Zoning Administrator shall record the conditional use permit against the property, assigning all costs thereof to the applicant, and shall make record of the conditional use permit on the Official Zoning Map.

Effect of Denial. No conditional use permit application that has been denied (either wholly or in part) shall be resubmitted for a period of 12 months from the date of said order of denial, except on grounds of new evidence or proof of change of factors found valid by the Zoning Administrator.

Termination of an Approved Conditional Use. Once a conditional use permit is granted, no erosion control permit, site plan approval, certificate of occupancy, zoning permit, or building permit shall be issued for any development that does not comply with all requirements of the conditional use permit and this Chapter. Any conditional use found not to be in compliance with the terms of this Chapter or the approved conditional use permit shall be considered in violation of this Chapter and shall be subject to all applicable procedures and penalties. A conditional use permit may be revoked for such a violation by the Plan Commission, following the procedures outlined for original granting of a conditional use permit.

Time Limits on the Development of Conditional Use. The start of construction of any and all conditional uses shall be initiated within 365 days of approval of the associated conditional use permit and shall be operational within 730 days of said approval. Failure to initiate development within this period shall automatically constitute a revocation of the conditional use permit. For the purposes of this Section, "operational" shall be defined as occupancy of the conditional use. Prior to such a revocation, the applicant may request an extension of this period. Said request shall require formal approval by the Plan Commission (or Extraterritorial Zoning Committee for land in the ETZ Area) and shall be based upon a showing of acceptable justification.

Discontinuing an Approved Conditional Use. Any and all conditional uses that have been discontinued for a period exceeding 365 days shall have their conditional use permit automatically invalidated. The burden of proof shall be on the property owner to conclusively demonstrate that the conditional use was operational during this period.

Change of Ownership. All requirements of the approved conditional use permit shall be continued regardless of ownership of the subject property and shall run with the land, except as otherwise limited by this Chapter or by a specific condition attached to the conditional use permit. Modification, alteration, or expansion of any conditional use in violation of the approved conditional use

permit, without approval by the Plan Commission (or Extraterritorial Zoning Committee), shall be considered a violation of this Chapter and shall be grounds for revocation of said conditional use permit.

Uses Now Regulated as Conditional Uses That Were Legal Land Uses (Permitted-by-Right or as Conditional Uses) Prior to the Effective Date of This Chapter. A use now regulated as a conditional use that was a legal land use--either permitted-by-right or as a conditional use--prior to March 18, 2015 shall be considered as a legal, conforming land use so long as any previously approved conditions of use and site plan are followed. Any substantial modification of such use or any previously approved condition of such use, in the determination of the Zoning Administrator, shall require application and Village consideration of a new conditional use permit under this Section.

REZONE REQUIREMENTS

Maps showing the current location and current zoning and future land use of all lands for which the conditional use permit is proposed, the location and current zoning of all lands within 300 feet, and the jurisdiction(s) within the subject property lies (Village of Weston or Town of Weston) will be provided by Village Staff.

Written justification is required for the proposed rezone consisting of the reasons why the applicant believes the proposed conditional use is appropriate, particularly as evidenced by compliance with the approval criteria set forth below.

Has the written justification been attached?

Yes No

Does the rezone involves exterior building or site improvements?

Yes No

If yes to the above stated question, then a separate site plan application must be filed concurrently with this application. Failing to include a site plan application will deem the status of this application as incomplete. Incomplete applications will not be reviewed and shall be discarded within 30-days if the application status remains incomplete. Any fees collected will not be refunded.

Comparison of Proposed Rezone with Required Review Criteria (complete below or on an attached sheet as needed):

1. Is the proposed rezoning consistent with the recommendations of the Comprehensive Plan? Explain how, or why not.

Provides orderly infill growth of existing commercial development

2. Does the proposed rezoning further the purpose and intent of the zoning ordinance, as expressed in Section 94.1.03 of the Village's zoning ordinance? Explain how, or why not.

2) provides orderly infill growth, 3) improves off street parking, 8) additional development improves property values

3. Does the proposed rezoning address a mistake that was made in mapping on the Village's zoning map? In other words, is the subject property developed in a way that is not allowed under its current zoning? If yes, please explain.

No

4. Does the proposed rezoning address factors that have changed that make the property more appropriate for a different zoning district? Such factors may include the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, new plans, or other zoning changes in the area. If yes, please indicate the relevant factors.

No

-
5. Have growth patterns or rates changed since the land was zoned as it is now? If yes, please provide supporting data and indicate how changed patterns or rates suggest the need for this rezoning.

No

6. Will the proposed rezoning maintain a desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property? How?

The Project is consistant with adjacent B3-D-CC developments and properties compatible with adjacent insitutional and provides local medical care for neighborhood single family and multi-family dwellings

Village Board. The Zoning Administrator shall schedule the proposed amendment for potential Village Board action. After careful consideration of all comments, the Village Board shall within 120 days of submittal of a complete application, act to approve or reject the proposed amendment, unless extended by written or electronic agreement of the applicant. Failure of the Board to act within 120 days of submittal of a complete application (unless said deadline is extended by agreement of the applicant) shall constitute approval of the application as presented.

The Village Board may approve an amendment by a simple majority of a voting quorum, except that if the Board action is opposed to or alters a recommendation of the Plan Commission (or Extraterritorial Zoning Committee for land in the ETZ Area), and/or an official protest against the requested amendment to the Official Zoning Map meeting the requirements of Wis. Stat. § 62.23(7)(d)2m.a is filed, then approval of the amendment to the Official Zoning Map shall require an affirmative vote from three-fourths or greater of the full Village Board.

Effect of Denial. No application that has been denied (either wholly or in part) shall be resubmitted for a period of 12 months from the date of said order of denial, except on grounds of new evidence or proof of change of factors found valid by the Zoning Administrator.

COMPREHENSIVE PLAN AMENDMENT REQUIREMENTS

By August 1st of each year, the Zoning Administrator shall obtain Plan Commission approval of a Comprehensive Plan amendment schedule, with the intent to adopt any Comprehensive Plan amendments in that annual amendment cycle by February of the following year.

Applications for Comprehensive Plan amendments shall be submitted to the Zoning Administrator in writing each year by the annual application deadline established in the approved amendment schedule, using a Village provided application form, in order to be considered in that year's amendment cycle. Only complete applications will be processed.

In addition to such applications, Village staff, the Village Plan Commission or any member thereof, or the Village Board or any member thereof may request amendments to the Comprehensive Plan, by the annual application dateline or another date if established in the approved amendment schedule.

The Zoning Administrator shall refer all proposed amendments under subsections (a) and (b) to the Plan Commission, within 30 days following the latest required date of submittal.

The Commission shall advise Village staff as to which proposed amendments should be considered for further review, providing an opportunity for public comment. Depending upon the number and nature of the proposed amendments, the Commission may hold a public hearing before it decides which proposed amendments should be recommended for consideration. Notice of such hearing shall be given by publication of a Class 1 Notice. In the case of a site-specific Future Land Use map amendment, the Zoning Administrator shall also provide written notification to all property owners within 100 feet of the site.

After consideration of the proposed amendments and no later than January in the annual amendment cycle, the Plan Commission shall recommend the approval of any proposed amendment to the Village Board. The Commission is under no obligation to recommend approval of any requested amendment, and may recommend the amendment with modification. Such Commission action shall be via adoption of a resolution.

Following the Commission recommendation by resolution, and after a required 30 day public hearing notice period under Wisconsin Statutes, the Village Board shall hold a public hearing for the purpose of receiving public comment regarding the merits of the proposed amendments that have been recommended by resolution of the Plan Commission.

Following the public hearing, the Village Board may adopt all or some of the recommended Comprehensive Plan amendments by ordinance, either as recommended or with modifications.

Comparison of Proposed Comprehensive Plan Amendment with Required Review Criteria (complete below or on an attached sheet as needed):

1. Is the proposed Comprehensive Plan Map Amendment consistent with the Comprehensive Plan? Explain how, or why not.

2. Has the amendment been reviewed and denied during a previous comprehensive plan amendment cycle? Yes No

3. Would the amendment or projected development that would result will not create an adverse impact on public services and facilities, unless such impact will be successfully mitigated? Explain how, or why not.

4. Would the projected development that would result from the amendment create an undue or adverse impact on surrounding properties, and will it be consistent with or upgrade the character of the site and the surrounding neighborhood? Explain how, or why not.

5. Would the amendment or projected development that would result create an adverse impact on the following, unless such impact will be successfully mitigated: public facilities; public services; the natural environment including trees, slopes, and groundwater; any landmarks or other historically significant structures or properties? Explain how, or why not.

6. Is the amendment justified by a change in Village actions or neighborhood characteristics? Explain how, or why not.

7. **[MAP AMENDMENT ONLY]** Does the change correct a mapping error of the Future Land Use Map? If so, explain.

8. Is there a community or regional need identified in the Comprehensive Plan for the proposed land use or service? Explain how, or why not.

9. Is the proposed amendment consistent with other Village plans, policies, and regulations? Explain how, or why not.

10. Does the amendment respond to a substantial change in conditions beyond the property owner's control applicable to the area within which the subject property lies? Explain how, or why not.

11. **[MAP AMENDMENT ONLY]** Does the amendment better implement applicable Comprehensive Plan polices than the current map designation? Explain how, or why not.

12. Does the amendment address a deficiency in the Comprehensive Plan as identified by the Plan Commission or Village Board? Explain how, or why not.

Revocation. Any approved Comprehensive Plan amendment may be reversed by the Village Board outside the regular amendment period upon the findings of any of the following:

- (a) The approval was obtained by fraud or other intentional or misleading representations, or
- (b) The amendment is being implemented contrary to the intended purpose of the amendment or other provisions of the Comprehensive Plan or Village ordinances, or
- (c) The amendment is being implemented in a manner that is detrimental to the public health or safety.

STATEMENT OF UNDERSTANDING AND SIGNATURES

By signing and dating below, I acknowledge that I have reviewed and understand the Village of Weston zoning ordinance and its standards of approval related to this application; read, understand, and accept my responsibilities under the reimbursement section above; submitted an application that is true, correct, and complete to the best of my knowledge; acknowledge that Village officials and/or employees may, in the performance of their functions, enter upon the subject property to inspect or gather information necessary to process this application; understand that all meeting dates are tentative and may be postponed by the Village for the reason of incomplete submittals or other administrative reasons; if this application is approved, agree to abide by this application, approved plans, and required conditions associated with plan approval in the development of the subject property; and understand that the Village's zoning ordinance and/or the conditions of development approval may specify timeframes within which I must take certain actions related to the development of the subject property, or risk having the approval being nullified. **Failing to attach all the required components will deem the status of this application as incomplete. Incomplete applications will not be reviewed and shall be discarded within 30-days if the application status remains incomplete. Any fees collected will not be refunded.**

Signature of Applicant

Date

Print Applicant Name

Property Owner Agent (*Agents must have a LETTER OF AUTHORIZATION from all property owners*)

STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

Personally appeared before me this _____ day of _____ 20 _____, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledge the same.

Notary Public

My Commission Expires: _____

STAFF REVIEW

PIN: _____ Zoning: _____ Village ETZ
Filed After the Fact: Yes No Fine Imposed: Yes No Amount: _____
Publication of Notice Date 1: _____ Publication of Notice Date 2: _____

Conditional Use Permit Review:

PC/ETZ Meeting Date: _____ CUP No.: _____
 Approved Approved w/ Conditions Denied Site Plan No.: _____
Adoption Date: _____

Conditional Use Permit Review (Outdoor Commercial Entertainment Only)

Name of Establishment: _____	License Number: _____
CLPS Meeting Date: _____	<input type="checkbox"/> Recommend <input type="checkbox"/> Recommend w/ Conditions <input type="checkbox"/> Denied
VB Meeting Date: _____	<input type="checkbox"/> Approved <input type="checkbox"/> Approved w/ Conditions <input type="checkbox"/> Denied

Recorded Date: _____ Document No.: _____

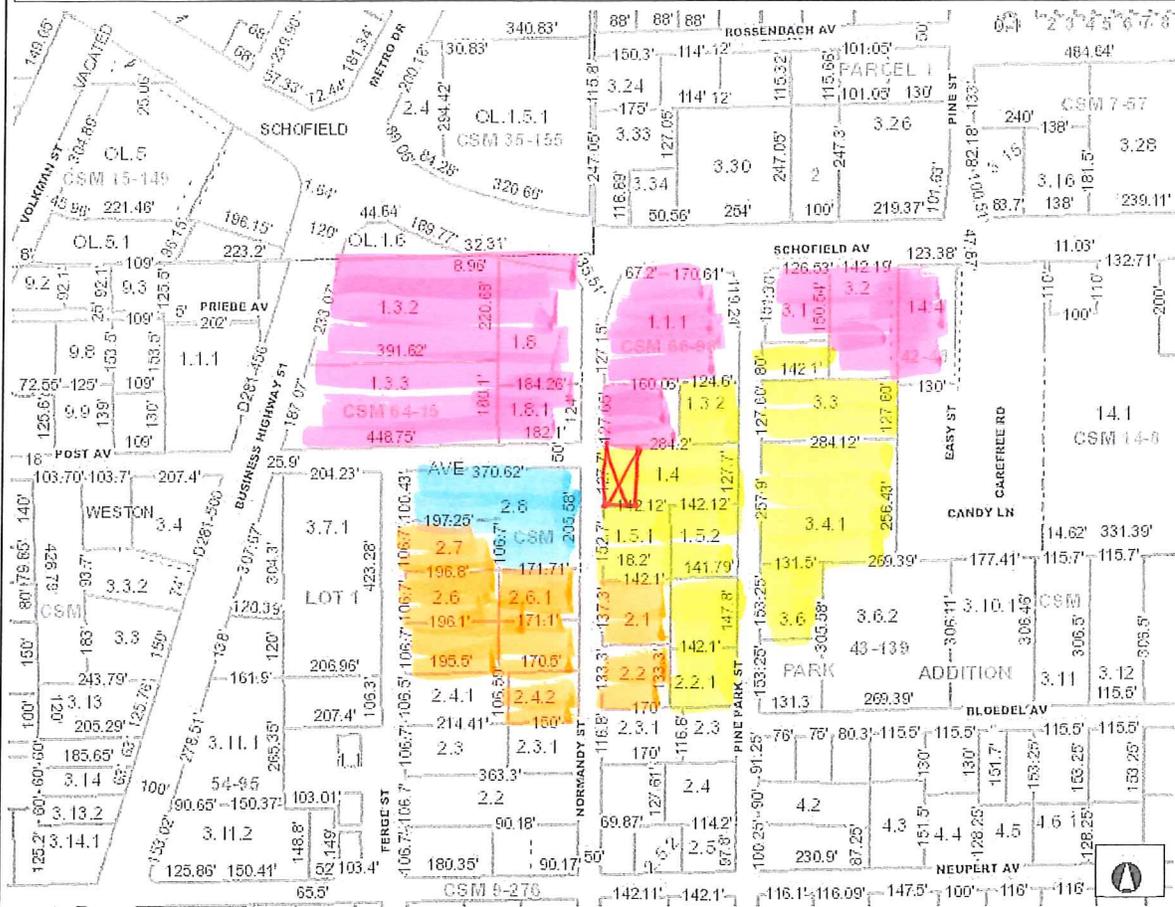
Rezone and Comprehensive Plan Amendment Review:

Public Hearing Date: _____ Rezone/CPA No.: _____
Proposed Zoning: _____ Proposed FLU: _____
 Approved Approved w/ Conditions Denied
Adoption Date: _____ Ordinance No.: _____
Publication Date: _____



Land Information Mapping System

HALSEY
BERN
HOLTON
BRIGHTON
SPENCER
DELM
STETIN
MAINE
EASTON
TEXAS
RINGE
REID
FRANZEN



Legend

- Parcels
- Land Hooks
- Section Lines/Numbers
- Right Of Ways
- Road Names
- Named Places
- Municipalities

147.12 0 147.12 Feet

User_Defined_Lambert_Conformal_Conic

DISCLAIMER: The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Marathon County-City of Wausau will not be responsible for any damages which result from third party use of the information and depictions herein or for use which ignores this warning.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

- B3-D-CC
- INT
- MF
- SR-S
- Subject Parcel

Certified Survey Map

Application

Village of Weston/ETZ

Date: 12-10-2015

Permit No. : _____

Payment: Cash Check No. _____**FULL COMPLETION OF THIS FORM IS REQUIRED FOR PROCESSING**

-- PLEASE USE THE ONLINE FILLABLE PDF --

5500 Schofield Ave
Weston, WI 54476**REVIEW FEES**

<input checked="" type="checkbox"/> Certified Survey Map	\$	<u>50.00 FEE</u>	[49/4910]
<input type="checkbox"/> Certified Survey Map with Road Dedication	\$	<u>250.00 FEE</u>	[49/4910]
<input type="checkbox"/> Plat of Survey	\$	<u>25.00 FEE</u>	[49/4910]

PARKLAND DEDICATION FEES

<input type="checkbox"/> Single Family	\$244.00 per lot created	\$	_____	[19/1965]
<input type="checkbox"/> Duplex	\$446.00 per lot created	\$	_____	[19/1966]
Multifamily (3+ units)				
<input type="checkbox"/>	1 Bedroom: \$138.00 per unit	\$	_____	[19/1967]
<input type="checkbox"/>	2 Bedroom: \$204.00 per unit	\$	_____	[19/1968]
<input type="checkbox"/>	3 Bedroom: \$244.00 per unit	\$	_____	[19/1969]

APPLICANT INFORMATION

Applicant Name: Tim Vreeland Agent* Property Owner
 Mailing Address: 6103 Dawn St. Phone: 715-241-0947
Weston, WI 54476 Email: tim@vreelandassociates.us

* Agents must have a LETTER OF AUTHORIZATION from all property owners at the time of filing.

Property Owner: Katie Ripp Contact Name: _____
 Mailing Address: 5410 Pine Park St. Phone: _____
Weston, WI 54476 Email: _____

SURVEYOR INFORMATION

Surveyor: Same as Applicant License Number: _____
 Company: _____ Phone: _____
 Address: _____ Email: _____

PROJECT SITE SPECIFICATIONS

Project Address: 5410 Pine Park Street Lot Size(ft²): 25,295
 (or PIN if no address) 192-2808-184-0045 Acres: 0.581
 Proposed Zone*: Portion to B-3 Proposed Future Land Use **: _____
 Legal Description: Lot 4 Block 1 Pine Park

*A separate application is required for all Rezoning petitions.

** A separate application is required for all Comprehensive Plan Map Amendments. All applications must be completed and submitted no later than October 1st, per the adopted Annual Amendment Cycle and Procedure.

LOT SPECIFICATIONS

Parent Parcel, Lot 2 Information:

PIN: 192-2808-184-0045
 Conforming Lot Non-conforming Lot

Zoning: SF-5 Village ETZ
FLU: _____

Parent Parcel, Lot 1 Information:

PIN: 192-2808-184-0239
 Conforming Lot Non-conforming Lot

Zoning: B-3 Village ETZ
FLU: _____

Parent Parcel, Lot 3 Information:

PIN: _____
 Conforming Lot Non-conforming Lot

Zoning: _____ Village ETZ
FLU: _____

Child Parcel Information, Lot 1:

Proposed Zone: _____
Lot Area: _____
Street Frontage: _____
Accessory Structure Coverage: _____
Principal Structure Setbacks:
Front: _____
Interior Side: _____
Accessory Structure Setbacks:
Interior Side: _____

Proposed FLU: _____
Lot Width: _____
Building Coverage (%): _____
Landscape Surface Ratio (%): _____
Street Side: _____
Rear: _____
Rear: _____

Child Parcel Information, Lot 2:

Proposed Zone: _____
Lot Area: _____
Street Frontage: _____
Accessory Structure Coverage: _____
Principal Structure Setbacks:
Front: _____
Interior Side: _____
Accessory Structure Setbacks:
Interior Side: _____

Proposed FLU: _____
Lot Width: _____
Building Coverage (%): _____
Landscape Surface Ratio (%): _____
Street Side: _____
Rear: _____
Rear: _____

Child Parcel Information, Lot 3:

Proposed Zone: _____
Lot Area: _____
Street Frontage: _____
Accessory Structure Coverage: _____
Principal Structure Setbacks:
Front: _____
Interior Side: _____
Accessory Structure Setbacks:
Interior Side: _____

Proposed FLU: _____
Lot Width: _____
Building Coverage (%): _____
Landscape Surface Ratio (%): _____
Street Side: _____
Rear: _____
Rear: _____

STAFF REVIEW

Child Parcel, Lot 1 Information:

PIN: _____ Zoning: _____ Village ETZ
 Conforming Lot Non-conforming Lot
FLU: _____
Address: _____

Child Parcel, Lot 2 Information:

PIN: _____ Zoning: _____ Village ETZ
 Conforming Lot Non-conforming Lot
FLU: _____
Address: _____

Child Parcel, Lot 3 Information:

PIN: _____ Zoning: _____ Village ETZ
 Conforming Lot Non-conforming Lot
FLU: _____
Address: _____

Child Parcel, Lot 4 Information:

PIN: _____ Zoning: _____ Village ETZ
 Conforming Lot Non-conforming Lot
FLU: _____
Address: _____

Child Parcel, Remnant Lot Information:

PIN: _____ Zoning: _____ Village ETZ
 Conforming Lot Non-conforming Lot
FLU: _____
Address: _____

Street Dedication:

PIC Meeting Date: _____ Recommended Recommended w/ Conditions Denied
PC Meeting Date: _____ Recommended Recommended w/ Conditions Denied
VB Meeting Date: _____ Approved Approved w/ Conditions Denied
Resolution No.: _____

Approval Date: _____ Filed with Register of Deeds: _____
Recorded Date: _____ Document Number: _____
Volume: _____ Page: _____ CSM No.: _____

Signature of Zoning Administer or Designee _____ Date _____

Permit Number(s) _____ Approved Denied

Zoning updated in Land Records System on: _____
 Closed in Beehive on: _____

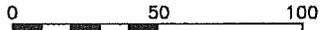
CERTIFIED SURVEY MAP

MARATHON COUNTY NO. _____ VOL. _____ PAGE _____

ALL OF LOT 1 OF CSM #16686 AND ALL OF LOTS 3 & 4 OF BLOCK 1 OF P. WEHRLEY'S PINE PARK ADDITION, LOCATED IN THE NW1/4 OF THE SE1/4 OF SECTION 18, TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN.

VREELAND ASSOCIATES, INC. 6103 DAWN STREET WESTON, WI. 54476 PH (715) 241-0947 OR TOLL FREE (866) 693-3979 FAX (715) 241-9826 tim@vreelandassociates.us	PREPARED FOR: <h2 style="text-align: center; margin: 0;">MARK THOMPSON</h2>
FILE #: W-355 WOLDT	DRAFTED BY: TIMOTHY G. VREELAND
DRAWN BY: JASON J. PFLIEGER	

N1/4 CORNER
SEC. 18-28-8E
HARRISON FOUND

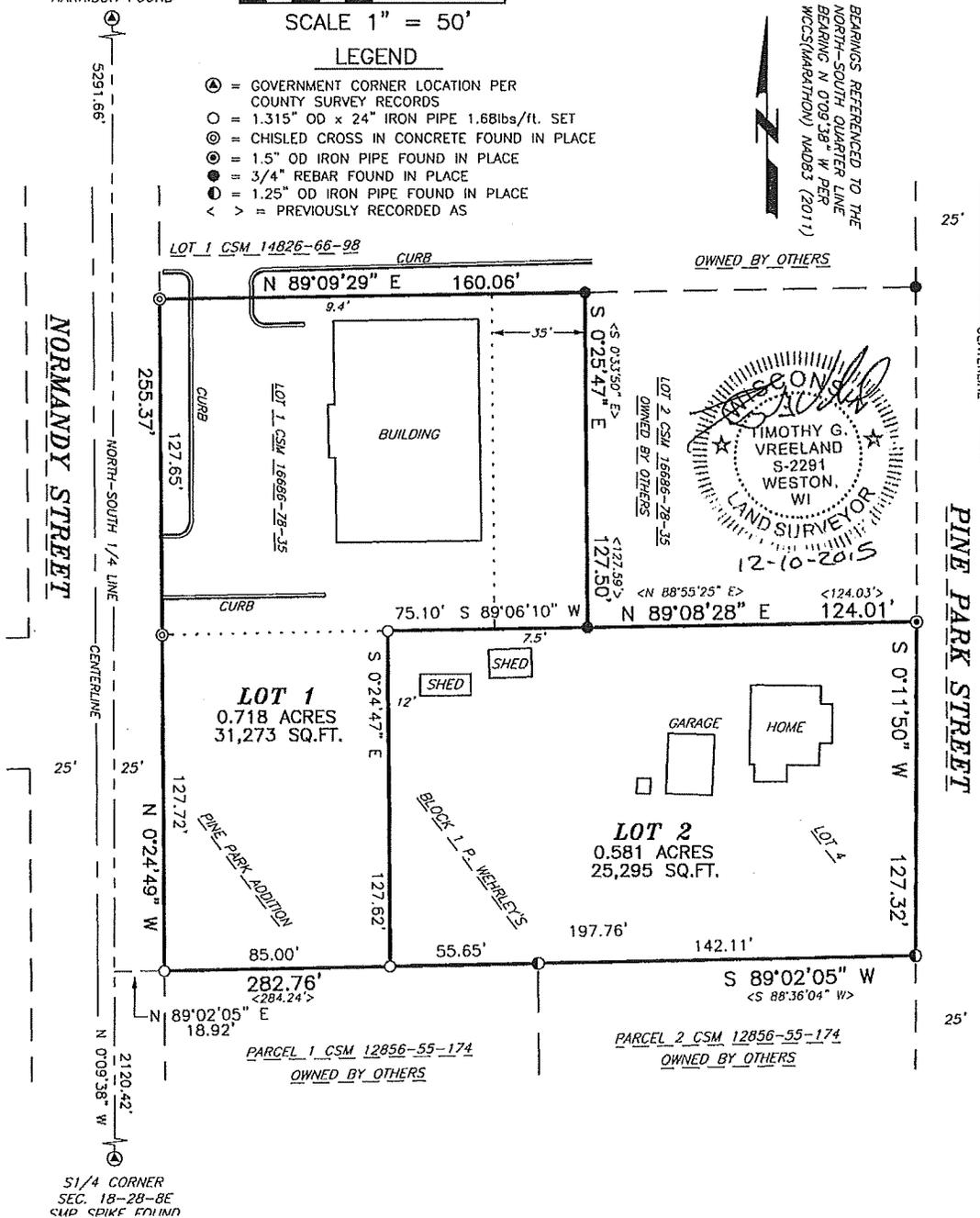


SCALE 1" = 50'

LEGEND

- ⊙ = GOVERNMENT CORNER LOCATION PER COUNTY SURVEY RECORDS
- = 1.315" OD x 24" IRON PIPE 1.68lbs/ft. SET
- ⊗ = CHISELED CROSS IN CONCRETE FOUND IN PLACE
- ⦿ = 1.5" OD IRON PIPE FOUND IN PLACE
- ⦿ = 3/4" REBAR FOUND IN PLACE
- ⦿ = 1.25" OD IRON PIPE FOUND IN PLACE
- < > = PREVIOUSLY RECORDED AS

SHEET 1 OF 2 SHEETS



S1/4 CORNER
SEC. 18-28-8E
CUP SPIKE FOUND

CERTIFIED SURVEY MAP

MARATHON COUNTY NO. _____ VOL. _____ PAGE _____

ALL OF LOT 1 OF CSM #16686 AND ALL OF LOTS 3 & 4 OF BLOCK 1 OF P. WEHRLEY'S PINE PARK ADDITION, LOCATED IN THE NW1/4 OF THE SE1/4 OF SECTION 18, TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN.

SHEET 2 OF 2 SHEETS

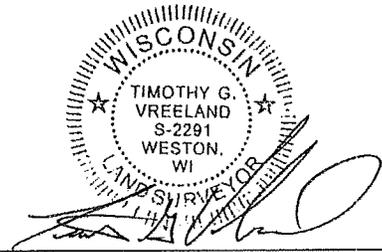
SURVEYORS CERTIFICATE

I, TIMOTHY G. VREELAND, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF MARK THOMPSON, I SURVEYED, MAPPED AND DIVIDED LOT 1 OF CERTIFIED SURVEY MAP NUMBER 16686, RECORDED IN VOLUME 78 OF SURVEYS ON PAGE 35 AND ALL OF LOT 3 & 4 OF BLOCK 1 OF P. WEHRLEY'S PINE PARK ADDITION, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 18; THENCE N 0°09'38" W ALONG THE NORTH - SOUTH QUARTER LINE 2120.42 FEET; THENCE N 89°02'05" E 18.92 FEET TO THE EAST LINE OF NORMANDY STREET AND TO THE POINT OF BEGINNING; THENCE N 0°24'49" W ALONG THE EAST LINE OF NORMANDY STREET 255.37 FEET; THENCE N 89°09'29" E ALONG THE NORTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 16686, 160.06 FEET; THENCE S 0°25'47" E ALONG THE EAST LINE OF SAID LOT 1, 127.50 FEET; THENCE N 89°08'28" E ALONG THE SOUTH LINE OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 16686, 124.01 FEET TO THE WEST LINE OF PINE PARK STREET; THENCE S 0°11'50" W ALONG THE WEST LINE OF PINE PARK STREET 127.32 FEET; THENCE S 89°02'05" W ALONG THE SOUTH LINE OF LOT 4 OF BLOCK 1 OF P. WEHRLEY'S PINE PARK ADDITION 282.76 FEET TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD AND USE.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION AND THE CERTIFIED SURVEY MAP THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH SECTION 236.34 OF THE WISCONSIN STATUTES IN SURVEYING, MAPPING AND DIVIDING THE LANDS, CHAPTER A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE LAND DIVISION ORDINANCE OF THE VILLAGE OF WESTON, ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME.



DATED THIS 10TH DAY OF DECEMBER, 2015

TIMOTHY G. VREELAND P.L.S. 2291

REVIEWED AND APPROVED FOR RECORDING BY THE VILLAGE OF WESTON.

DATE: _____

VILLAGE OF WESTON

Commercial Site Plan

Application

Village of Weston/ETZ

Date: 12/18/2015

Site Plan No. : _____

Payment: Cash Check No. _____

FULL COMPLETION OF THIS FORM IS REQUIRED FOR PROCESSING



5500 Schofield Ave
Weston, WI 54476

SITE PLAN PROJECTS AND FEES

<input type="checkbox"/> Accessory Structure Plan Review	\$ <u>100.00</u>
<input type="checkbox"/> Landscape Plan Review	\$ <u>100.00</u>
<input type="checkbox"/> Architectural Review	\$ <u>100.00</u>
<input checked="" type="checkbox"/> Parking Lot Plan or Drainage Review	\$ <u>300.00</u>
<input type="checkbox"/> Building Addition Plan Review (under 50% of the existing building)	\$ <u>300.00</u>
<input type="checkbox"/> New Construction-Staff Review	\$ <u>500.00</u>
<input type="checkbox"/> New Construction-Plan Commission Review	\$ <u>600.00</u>
<input type="checkbox"/> New Construction: Large Retail/Commercial Services Development-Plan Commission Review (with CUP Application Fee)	\$ <u>750.00+\$10.00/Acre over 10 Acres = _____</u>
<input type="checkbox"/> New Construction: Large Retail/Commercial Services Development (over 75,000 ft ²)-Plan Commission Review (with CUP Application Fee)	\$ <u>900.00+\$10.00/Acre over 10 Acres = _____</u>

***Staff also reserves the right to forward site plan applications for Plan Commission review, which is an additional \$100.00 fee. All special exceptions from the Zoning Code require Plan Commission review and approval, which is an additional \$100.00 fee.**

EXPLANATION OF THE SITE PLAN APPROVAL PROCESS

The Site Plan approval processes is a requirement throughout the Village of Weston and its Extraterritorial Zoning (ETZ) within the Town of Weston for all non-residential construction projects. **Prior to submitting this site plan application a zoning permit must be filed with and approved by staff.** The site plan process is designed so that all proposed projects are reviewed to ensure that the requirements listed therein are upheld to the standards in which they are written and interpreted by the Zoning Administrator, as granted by this Chapter.

Staff shall be the approval authority for all site plans, except for the following circumstances:

- 1) The applicant has indicated on this application form a desire for Plan Commission action instead of Zoning Administrator action (**\$600.00 Fee**);
- 2) The application is filed concurrently with a rezoning or conditional use permit application, or both of the same site (**\$100.00 Discount from all fees**);
- 3) The site plan is a large Retail/Commercial Service Development as described in 94.10.04 (**\$750.00+\$10.00/Acre over 10 Acres for developments between 25,000 and 75,000 ft² or \$900.00+\$10.00/Acre over 10 Acres for developments over 75,000 ft²**);
- 4) The site plan proposes public improvements other than driveway connections to public streets, sanitary sewer and/or water lateral connections to existing mains, or if the opinion of the Zoning Administrator requires such improvements;
- 5) The Zoning Administrator is unable to determine whether one or more of the standards for approval within subsection (6) will be met;
- 6) Review under subsection (5) reveals differences that cannot be resolved by the Zoning Administrator, following consultation with the Village Administrator;
- 7) A written agreement between the Village and Applicant requires Plan Commission of the site plan;
- 8) For projects in the ETZ area, the Town Board has adopted a resolution requiring Extraterritorial Zoning Committee to determine all site plan applications instead of the Zoning Administrator.

Staff also reserves the right to forward site plan applications for Plan Commission review, which is an additional \$100.00 fee. Fees for any other proposed site plans that are not listed above shall be determined by the Zoning Administrator based on the complexity of the proposal and how it compares to the site plan projects and fees listed above. Completed site plan with then be reviewed by staff.

Engineer: Marathon Technical Services
Address: 404 Franklin St
Wausau, WI 54403

License: 17891
Phone: 715-843-7292
Email: mark@mtsllc.net

Licensed Architect Required. All proposed new construction and building additions shall require building elevations stamped by an architect licensed in the State of Wisconsin, unless otherwise approved by the Plan Commission. All such elevations shall demonstrate compliance with Section 94.10.03 by showing the calculated percentages of all proposed exterior materials.

Architect: N/A
Address: _____

License: _____
Phone: _____
Email: _____

Required Landscape Plan and Preparer Qualifications. All proposed landscape plantings to be located on the subject property shall be depicted on a landscape plan as to their location, type, and size at time of planting and maturity. All landscape plans required under this Article shall be prepared by a licensed landscape architect, certified landscape designer, or another professional or individual skilled in landscape design as determined by the Zoning Administrator.

Landscape Contractor: Revi Design
Address: 4701 County Road Z
Wausau, WI 54403

License: _____
Phone: 715-355-7384
Email: dave@revi-design.com

SITE PLAN REQUIREMENTS

The applicant shall provide the Zoning Administrator with the complete application certified by the Zoning Administrator, including an easily reproducible electronic copy plus hard copies in a quantity directed by the Zoning Administrator. Except as otherwise allowed below or with the express approval of the Zoning Administrator, the application shall include the following information within the site plan or in supporting documentation to be considered complete:

- The date of the original plan and the latest date of revision to the plan.
- A north arrow and a graphic scale.
- A legal description or plat of survey of the subject property.
- All property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled.
- Delineations and labels of floodplains, shoreland-wetlands, shoreland areas, steep slopes, and other natural resource areas.
- All existing and proposed easement lines and dimensions with a key provided and explained on the margins of the plan as to ownership and purpose.
- All required building setback lines applicable to the zoning district(s), including setbacks from natural resource areas.
- A grading plan at the same scale as the main site plan; showing existing and proposed grades; finish floor elevations of all existing and proposed buildings; elevations of adjacent curbs, property lines, and street center lines; and retention walls and related devices.
- An erosion control plan, meeting applicable state and local requirements.
- The location of existing and proposed stormwater management and structures, along with any technical data required by the Director of Public Works or designee to determine the adequacy of the proposed facilities.
- Proposed land use or uses, with projected number of employees, residents, and maximum customer capacity (Should have been provided with the Zoning Permit Application)
- All existing and proposed buildings, structures, and hard surfaced and graveled areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities, and walls, labeling actual and proposed setbacks from all lot lines as well as the areas of all the impervious surfaces.
- The location and dimension of all access points onto public streets.
- The location and dimension of all on-site parking (and, if applicable, off-site parking), including a summary of the number of parking stalls provided versus required by Chapter 94.

4. How will stormwater and erosion be adequately managed?

Shallow detention areas prior to discharge to existing culvert

5. How will disruptions to existing topography, drainage patterns, and vegetative cover be minimized?

Work limits will be limited to necessary areas

6. How will traffic control and parking appropriate to the site and proposed land use be provided?

Project is for more parking stalls to better serve the clients and employees of Family Foot & Ankle Clinic

7. What measures will be taken to provide appropriate landscaping and open space areas?

Interior parking island, setbacks from property lines

8. How will the building(s) comply with architectural standards in Article 6 of the zoning ordinance?

N/A

IMPERVIOUS SURFACES

All impervious surfaces must be identified on the property. Impervious surfaces includes the footprint of all existing and proposed structures, driveways, private walkways/sidewalks, patios and any other hard surfaces. All parcels must maintain a Landscape Surface Ratio (LSR). The following must be completely filled out. Failure to fill out this portion of the permit will result in the status of this application as incomplete.

Hard surface: A dustless, all-weather surface including concrete, asphalt paving, "black-top," pervious pavement, interlocking pavers, paving stones commercially designed and manufactured for the proposed purpose, any combination of these materials, or other similar material approved by the Zoning Administrator. Does not include gravel, other crushed stone, limestone screenings, clay, or other loose aggregate or organic material.

Landscaped surface area ratio (LSR): The percentage of the gross site area or lot area that is preserved as permanently protected landscaped area (green space), including vegetative roofs meeting the definition in this section.

Existing Impervious Surfaces:

Building Footprints:	(Principal and Accessory structures)					4,657.00	Ft ²
Driveways/Parking Lots:	Surface Type:	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Concrete	<input type="checkbox"/> Pavers	<input type="checkbox"/> Gravel	6,257.00	Ft ²
Walkways/Sidewalks:	Surface Type:	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Concrete	<input type="checkbox"/> Pavers	<input type="checkbox"/> Gravel		Ft ²
Patio:	Surface Type:	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Concrete	<input type="checkbox"/> Pavers	<input type="checkbox"/> Gravel		Ft ²
Other Hard Surfaces:	Surface Type:	_____					Ft ²
EXISTING IMPERVIOUS TOTAL:						10,914.00	Ft²

STAFF TIME TABLE CHECKLIST

- Pre-application conference with Planning and Development Department Staff. (optional)**
Date: _____ Participants: _____

- Application and required plans filed with the Village.**
Date: _____ Received by: _____

- Application fee received by Village.**
Date: _____ Received by: _____

- Application and submitted plans verified as being complete.**
Date: _____ Reviewed by: _____

- Determination by Zoning Administrator as to whether requested zoning permit requires approval or recommendation from another body under the zoning ordinance (e.g., conditional use permit, site plan approval). (Skip if N/A)**
Review Authority: _____ Meeting Date: _____

Action Taken: Granted Granted with modifications Denied

- Zoning Administrator (or designee) action.** Designee: _____
Date: _____ Action Taken: Granted Denied

- Applicant notified of decision and sent Occupancy Permit Application.**
Date: _____ Sent by: _____

- Attached in Smart Search.**
Date: _____ Attached by: _____

- Attached and closed in Beehive.**
Date: _____ Closed by: _____

Commercial Site Plan

Application

Village of Weston/ETZ

Date: 12/18/2015

Site Plan No. : CSIT-12-15-1561

Payment: Cash Check No. 10702

FULL COMPLETION OF THIS FORM IS REQUIRED FOR PROCESSING



5500 Schofield Ave
Weston, WI 54476

SITE PLAN PROJECTS AND FEES

<input type="checkbox"/>	Accessory Structure Plan Review	\$ <u>100.00</u>
<input type="checkbox"/>	Landscape Plan Review	\$ <u>100.00</u>
<input type="checkbox"/>	Architectural Review	\$ <u>100.00</u>
<input checked="" type="checkbox"/>	Parking Lot Plan or Drainage Review	\$ <u>300.00</u> <i>VP</i>
<input type="checkbox"/>	Building Addition Plan Review (under 50% of the existing building)	\$ <u>300.00</u>
<input type="checkbox"/>	New Construction-Staff Review	\$ <u>500.00</u>
<input type="checkbox"/>	New Construction-Plan Commission Review	\$ <u>600.00</u>
<input type="checkbox"/>	New Construction: Large Retail/Commercial Services Development-Plan Commission Review (with CUP Application Fee)	\$ <u>750.00+\$10.00/Acre over 10 Acres =</u>
<input type="checkbox"/>	New Construction: Large Retail/Commercial Services Development (over 75,000 ft ²)-Plan Commission Review (with CUP Application Fee)	\$ <u>900.00+\$10.00/Acre over 10 Acres =</u>

***Staff also reserves the right to forward site plan applications for Plan Commission review, which is an additional \$100.00 fee. All special exceptions from the Zoning Code require Plan Commission review and approval, which is an additional \$100.00 fee.**

EXPLANATION OF THE SITE PLAN APPROVAL PROCESS

The Site Plan approval processes is a requirement throughout the Village of Weston and its Extraterritorial Zoning (ETZ) within the Town of Weston for all non-residential construction projects. **Prior to submitting this site plan application a zoning permit must be filed with and approved by staff.** The site plan process is designed so that all proposed projects are reviewed to ensure that the requirements listed therein are upheld to the standards in which they are written and interpreted by the Zoning Administrator, as granted by this Chapter.

Staff shall be the approval authority for all site plans, except for the following circumstances:

- 1) The applicant has indicated on this application form a desire for Plan Commission action instead of Zoning Administrator action (**\$600.00 Fee**);
- 2) The application is filed concurrently with a rezoning or conditional use permit application, or both of the same site (**\$100.00 Discount from all fees**);
- 3) The site plan is a large Retail/Commercial Service Development as described in 94.10.04 (**\$750.00+\$10.00/Acre over 10 Acres for developments between 25,000 and 75,000 ft² or \$900.00+\$10.00/Acre over 10 Acres for developments over 75,000 ft²**);
- 4) The site plan proposes public improvements other than driveway connections to public streets, sanitary sewer and/or water lateral connections to existing mains, or if the opinion of the Zoning Administrator requires such improvements;
- 5) The Zoning Administrator is unable to determine whether one or more of the standards for approval within subsection (6) will be met;
- 6) Review under subsection (5) reveals differences that cannot be resolved by the Zoning Administrator, following consultation with the Village Administrator;
- 7) A written agreement between the Village and Applicant requires Plan Commission of the site plan;
- 8) For projects in the ETZ area, the Town Board has adopted a resolution requiring Extraterritorial Zoning Committee to determine all site plan applications instead of the Zoning Administrator.

Staff also reserves the right to forward site plan applications for Plan Commission review, which is an additional \$100.00 fee. Fees for any other proposed site plans that are not listed above shall be determined by the Zoning Administrator based on the complexity of the proposal and how it compares to the site plan projects and fees listed above. Completed site plan with then be reviewed by staff.

APPLICANT INFORMATION

Applicant Name: Mark Thompson
Mailing Address: 404 Franklin Street
Wausau, WI 54403

Agent* Property Owner
Phone: (715) 843-7292
Email: mark@mtslc.net

* Agents must have a LETTER OF AUTHORIZATION from all property owners at the time of filing.

Property Owner: DRJTT Properties LLC
Mailing Address: 5403 Normandy Street
Weston, WI 54476

Contact Name: Dr. Joel Tikalsky
Phone: (715) 541-8100
Email: _____

PROJECT SITE SPECIFICATIONS

Project Address: 5403 Normandy St
(or PIN if no address)

Lot Size(ft²): 31273
Acres: 0.718

Property Zone: B-3 - General Business

Proposed Rezone*: B-3 - General Business

Current Future Land Use Designation: Commercial

Proposed Future Land Use Designation*: Commercial

Legal Description: Lot 1 CSM 16686-78-35 & West 85' of Lot 4 Block 1 Pine Park

*A separate application is required for all Rezoning and Comprehensive Plan Map Amendments.

APPLICATION COMPLETENESS

The applicant shall submit a site plan application to the Planning and Development Department. The site plan application shall not be placed on an agenda as an action item unless the application is approved and certified as complete by the Zoning Administrator. The review of a site plan application for completeness shall occur within ten working days of application submittal, or else the application shall be considered complete. The Zoning Administrator shall notify the applicant of the date and time of the applicable Plan Commission or Extraterritorial Zoning Committee meeting, if Commission or Committee review is required. Applications must be complete at least 10 days in advance of a Commission or Committee meeting to be scheduled for action at such meeting (as opposed to the subsequent meeting), except under exceptional circumstances as determined by the Zoning Administrator. **Failing to attach ALL OF THE REQUIRED COMPONENTS, when applicable, will result in the status of this application as incomplete. Incomplete applications will not be reviewed and shall be discarded after 30-days of the application status being incomplete. Any fees collected in association with this permit shall not be refunded.**

CONTRACTORS' INFORMATION

Construction of all projects obtaining site plan approval shall be overseen by a professional construction manager or project manager, whose name and contact information shall be provided by the project owner to the Zoning Administrator in the space provided below.

Project Managing Firm: N/A
Address: _____

Contact Name: _____
Phone: _____
Email: _____

General Contracting Firm: N/A
Address: _____

Contact Name: _____
Phone: _____
Email: _____

Engineer: Marathon Technical Services
Address: 404 Franklin St
Wausau, WI 54403

License: 17891
Phone: 715-843-7292
Email: mark@mtslc.net

Licensed Architect Required. All proposed new construction and building additions shall require building elevations stamped by an architect licensed in the State of Wisconsin, unless otherwise approved by the Plan Commission. All such elevations shall demonstrate compliance with Section 94.10.03 by showing the calculated percentages of all proposed exterior materials.

Architect: N/A
Address: _____

License: _____
Phone: _____
Email: _____

Required Landscape Plan and Preparer Qualifications. All proposed landscape plantings to be located on the subject property shall be depicted on a landscape plan as to their location, type, and size at time of planting and maturity. All landscape plans required under this Article shall be prepared by a licensed landscape architect, certified landscape designer, or another professional or individual skilled in landscape design as determined by the Zoning Administrator.

Landscape Contractor: Revi Design
Address: 4701 County Road Z
Wausau, WI 54403

License: _____
Phone: 715-355-7384
Email: dave@revi-design.com

SITE PLAN REQUIREMENTS

The applicant shall provide the Zoning Administrator with the complete application certified by the Zoning Administrator, including an easily reproducible electronic copy plus hard copies in a quantity directed by the Zoning Administrator. Except as otherwise allowed below or with the express approval of the Zoning Administrator, the application shall include the following information within the site plan or in supporting documentation to be considered complete:

- The date of the original plan and the latest date of revision to the plan.
- A north arrow and a graphic scale.
- A legal description or plat of survey of the subject property.
- All property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled.
- Delineations and labels of floodplains, shoreland-wetlands, shoreland areas, steep slopes, and other natural resource areas.
- All existing and proposed easement lines and dimensions with a key provided and explained on the margins of the plan as to ownership and purpose.
- All required building setback lines applicable to the zoning district(s), including setbacks from natural resource areas.
- A grading plan at the same scale as the main site plan; showing existing and proposed grades; finish floor elevations of all existing and proposed buildings; elevations of adjacent curbs, property lines, and street center lines; and retention walls and related devices.
- An erosion control plan, meeting applicable state and local requirements.
- The location of existing and proposed stormwater management and structures, along with any technical data required by the Director of Public Works or designee to determine the adequacy of the proposed facilities.
- Proposed land use or uses, with projected number of employees, residents, and maximum customer capacity (Should have been provided with the Zoning Permit Application)
- All existing and proposed buildings, structures, and hard surfaced and graveled areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities, and walls, labeling actual and proposed setbacks from all lot lines as well as the areas of all the impervious surfaces.
- The location and dimension of all access points onto public streets.
- The location and dimension of all on-site parking (and, if applicable, off-site parking), including a summary of the number of parking stalls provided versus required by Chapter 94.

- The location and dimension of all loading and service areas on the subject property and labels indicating the dimension of such areas.
- The location of all outdoor storage areas including dumpsters and the design and materials for all screening fences, including pre-approval from the contracted hauler on proposed design and location.
- The location of all outdoor areas for daily, seasonal, or longer-term sales, display, and/or collection of merchandise, including but not limited to donation drop-off boxes and vending machines.
- The location, type, height, fixture design, and cut-off angle of all exterior lighting, including a detailed photometric plan showing the distribution of light output across the property to the property lines.
- A detailed landscaping plan for the subject property at the same scale as the main plan showing the location, type, and size of all proposed landscaping. All landscape plans shall be prepared by a licensed landscape architect, certified landscape designer, or another professional or individual skilled in landscape design as determined by the Zoning Administrator.
- Elevation drawings, drawn to a recognized architectural scale, of proposed buildings or proposed remodeling of existing buildings to include exterior or roof mechanical equipment and lighting, and showing finished exterior treatment, with adequate labels provided to clearly depict exterior materials, texture, color, and overall appearance.
- The location, type, height, size and lighting of all existing signage on the subject property, and for proposed signage to the extent practical at the time. Multitenant retail centers and group developments shall provide a sign plan for the project that:
 - Meets the submittal requirements of Section 94.13.02(2).
 - Includes proposed signable areas on building facades.
 - Includes a group development sign with space for individual business identification if desired.
- In the site plan map legend, the following additional data for the subject property:
 - Proposed zoning (or existing zoning if no change)
 - Lot area
 - Total number and type of residential dwelling units (if applicable)
 - Total gross floor area of building and outdoor storage space
 - Landscape surface area, and percentage of site to be covered in green space
 - Building heights
- Plans and methods for fire control and suppression, which may include hydrants, sprinklers, alarms, and/or access rooms. Compliance with the Fire Code shall be required.
- If hazardous materials are to be kept or stored on site, a written description of such materials and the operations involving such materials conducted on their property. The Village may also require a process safety management, risk management, containment, and emergency response program.

COMPARISON OF PROPOSED SITE PLAN WITH REQUIRED REVIEW CRITERIA

1. Have all standards of the Village zoning ordinance and other applicable Village, Town, State, and Federal regulations been met? Explain how, or why not (May consult with Zoning Administrator or designee).

Yes.

2. Explain what measures you have taken so that the project will not endanger public health or safety.

3. Have adequate public facilities and utilities been provided to serve the site? If not, how will they?

N/A

4. How will stormwater and erosion be adequately managed?

Shallow detention areas prior to discharge to existing culvert

5. How will disruptions to existing topography, drainage patterns, and vegetative cover be minimized?

Work limits will be limited to necessary areas

6. How will traffic control and parking appropriate to the site and proposed land use be provided?

Project is for more parking stalls to better serve the clients and employees of Family Foot & Ankle Clinic

7. What measures will be taken to provide appropriate landscaping and open space areas?

Interior parking island, setbacks from property lines

8. How will the building(s) comply with architectural standards in Article 6 of the zoning ordinance?

N/A

IMPERVIOUS SURFACES

All impervious surfaces must be identified on the property. Impervious surfaces includes the footprint of all existing and proposed structures, driveways, private walkways/sidewalks, patios and any other hard surfaces. All parcels must maintain a Landscape Surface Ratio (LSR). The following must be completely filled out. Failure to fill out this portion of the permit will result in the status of this application as incomplete.

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Building Footprints:	(Principal and Accessory structures)					<u>4,657.00</u>	Ft ²
Driveways/Parking Lots:	Surface Type:	<input checked="" type="checkbox"/> Asphalt	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Pavers	<input type="checkbox"/> Gravel	<u>6,257.00</u>	Ft ²
Walkways/Sidewalks:	Surface Type:	<input checked="" type="checkbox"/> Asphalt	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Pavers	<input type="checkbox"/> Gravel	_____	Ft ²
Patio:	Surface Type:	<input checked="" type="checkbox"/> Asphalt	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Pavers	<input type="checkbox"/> Gravel	_____	Ft ²
Other Hard Surfaces:	Surface Type:	_____				_____	Ft ²
EXISTING IMPERVIOUS TOTAL:						<u>10,914.00</u>	Ft²

STAFF TIME TABLE CHECKLIST

Pre-application conference with Planning and Development Department Staff. (optional)
Date: _____ Participants: _____
N/A

Application and required plans filed with the Village.
Date: 12-18-15 Received by: VP

Application fee received by Village.
Date: 12-18-15 Received by: VP

Application and submitted plans verified as being complete.
Date: _____ Reviewed by: _____

Determination by Zoning Administrator as to whether requested zoning permit requires approval or recommendation from another body under the zoning ordinance (e.g., conditional use permit, site plan approval). (Skip if N/A)
Review Authority: _____ Meeting Date: _____

Action Taken: Granted Granted with modifications Denied

Zoning Administrator (or designee) action. Designee: _____
Date: _____ Action Taken: Granted Denied

Applicant notified of decision and sent Occupancy Permit Application.
Date: _____ Sent by: _____

Attached in Smart Search.
Date: _____ Attached by: _____

Attached and closed in Beehive.
Date: _____ Closed by: _____

Village of Weston, Wisconsin
OFFICIAL PROCEEDINGS OF THE JOINT BOARD OF TRUSTEES,
COMMUNITY DEVELOPMENT AUTHORITY, AND PLAN COMMISSION
held on Monday, December 14, 2015 at 6:00 p.m., in the Board Room, at the Municipal Center
President Ermeling presiding.

A. OPENING OF SESSION AT 6:00 P.M.

1. **Board of Trustees' meeting called to order by President Ermeling.**
2. **Community Development Authority meeting called to order by CDA Chairman Berger.**
3. **Plan Commission meeting called to order PC Chairman White.**
4. **Pledge of Allegiance to the Flag.**
5. **Clerk will take attendance and roll call.**

Roll call indicated 7 Board of Trustees' members present.

<u>Trustee</u>	<u>Present</u>
Berger, Scott	YES
Ermeling, Barb	YES
Ostrowski, Kevin	YES
Schmutzler, Karen	YES
Schuster, Fred	YES
White, Loren	YES
Ziegler, Jon	YES

Roll call indicated 5 Community Development Authority members present.

<u>Member</u>	<u>Present</u>
Berger, Scott	YES
Hagedorn, Todd	NO
Jelmeland, David	YES
Knopf, Michelle	YES
Winkels, Stephen	YES
Ziegler, Jon	YES
Vacant	NO

Roll call indicated 7 Plan Commission members present.

<u>Member</u>	<u>Present</u>
Diesen, Dave	YES
Johnson, Marty	YES
Kollmansberger, Tina	YES
Schuster, Fred	YES
Stenstrom, Mike	YES
White, Loren	YES
Zeyghami, Hooshang	YES

Village Staff in attendance: Guild, Jacobs, Higgins, Donner, Weinkauf, Hodell, Wodalski, Osterbrink, Wehner, and Parker. Guests in attendance were Mark Roffers, MD Roffers Consulting, and Justin Frahm, Dave Jenkins, Bill Dunlop, Jim Bricker, and Jan Schroeder, all of JSD Professional Services. There were also about 25 - 30 people in the audience.

6. **Requests for Silencing of cellphones and other electronic devices.**
7. **Administrator instructions on order of business and how multiple concurrent meetings will work.**
8. **Recess Board of Trustees until Agenda Item I.**
Ermeling recessed the Board of Trustees meeting until Agenda Item F.
9. **Recess Community Development Authority until Agenda Item D.**

Berger recessed the Community Development Authority Meeting until Agenda Item D.

B. PLAN COMMISSION

10. Public Hearing before Plan Commission REZN-11-15-1554 Jacqueline and Matthew Hable, for James and Carol Esker, requesting a rezoning from RR-5 (Rural Residential – 5 Acre) to AR (Agricultural & Residential), on vacant 10.358 acre parcel on Nick Avenue (PIN 192-2808-333-0988), located adjacent on west side of 10506 Heeren Street, to allow for the combination of this parcel and the western 349.86 ft. wide x 1,293.34 ft. long section of 10506 Heeren Street (which is currently zoned AR).

White opened the public hearing at 6:03 p.m.

Higgins explained there are two related items here. A certified survey map to combine an individual parcel to a portion of Jim Esker’s land to allow them to construct a home. Also this rezone request to rezone the individual parcel of land from RR-5 to AR to allow the parcel combination to occur.

No one spoke in favor or opposition.

Diesen confirmed that staff approves of this. Higgins explained that staff has been working with the Esker’s and Hable’s on this for about a year now. This will allow them to construct their home, and the CSM will grant the Village 33’ for right-of-way dedication for Nick Avenue.

Stenstrom questioned if they were able to pass a perk test for their septic. Higgins stated the westernmost lot did perk.

White closed the hearing at 6:06 p.m.

11. Discussion and Action by Plan Commission on Director’s recommendation to approve the Rezone Request REZN-11-15-1554 (Esker/Hable) per the specifications, conditions, and limitations of the submitted staff report, and forward to the Board of Trustees for their consideration.

Motion by Diesen, second by Schuster to approve the Rezone Request REZN-11-15-1554 (Esker/Hable), per the specifications, conditions, and limitations of the submitted staff report, and forward to the Board of Trustees for their consideration.

Yes Vote: 7 No Votes: 0 Abstain: 0 Not Voting: 0 Result: PASS

<u>Member</u>	<u>Voting</u>
Diesen, Dave	YES
Johnson, Marty	YES
Kollmansberger, Tina	YES
Schuster, Fred	YES
Stenstrom, Mike	YES
White, Loren	YES
Zeyghami, Hooshang	YES

12. Discussion and Action by Plan Commission on Director’s recommendation to approve the Certified Survey Map RCSM-11-15-1555 (Vreeland/Esker/Hable) per the specifications, conditions and limitations of the submitted staff report, and forward to the Board of Trustees for their consideration and approval.

Higgins stated with the successful rezone, they will be allowed to create this new parcel. Both the rezone and this CSM will go before the Board of Trustees at their next regular meeting on 12/21/2015. The required Board approval of the CSM is due to there being 33’ of right-of-way dedication. It was stated the southern half of Nick Avenue is within the Village of Kronenwetter.

Motion by Stenstrom, second by Zeyghami to approve the Certified Survey Map RCSM-11-15-1555 (Vreeland/Esker/Hable) per the specifications, conditions and limitations of the submitted staff report, and forward to the Board of Trustees for their consideration and approval.

13. Discussion and Action by Plan Commission on Director’s recommendation to approve the revised Schedule of Fees, per the specifications, conditions and limitation of the submitted staff report, and forward to the Board of Trustees for their consideration and approval.

Higgins stated there were a few changes and updates to the schedule of fees, and these pertain to the Planning & Development Department. The first four items listed on the Request for Considerations were the Planning & Development Department changes to the fees within the schedule of fees. This will go along with other general Village-related updates to the Schedule of Fees, and will be presented to the Board of Trustees for their approval.

Johnson questioned the “Add On” fees to the Accessory Structure Permit, and confirmed those fees are added to the regular accessory structure permit fee. Wehner confirmed that was correct and stated those “Add On” fees cover the cost for Building Inspector Tatro to go to the project site and perform the inspections.

Motion by Schuster, second by Diesen to approve the revised Schedule of Fees, per the specifications, conditions and limitation of the submitted staff report, and forward to the Board of Trustees for their consideration and approval.

Yes Vote: 6 No Votes: 1 Abstain: 0 Not Voting: 0 Result: PASS

<u>Member</u>	<u>Voting</u>
Diesen, Dave	YES
Johnson, Marty	NO
Kollmansberger, Tina	YES
Schuster, Fred	YES
Stenstrom, Mike	YES
White, Loren	YES
Zeyghami, Hooshang	YES

14. Recess Plan Commission until Agenda Item E.

White recessed the Plan Commission until Agenda Item E.

C. PUBLIC COMMENT

15. Comments from the public on issues, which the Community Development Authority and Plan Commission has oversight or on business items that might be recommended to the Board of Trustees.

Berger asked for any comments from the public, which there were no comments from the public.

D. CONSENT ITEMS – COMMUNITY DEVELOPMENT AUTHORITY

16. Approve previous meeting(s) minutes from the CDA November 9, 2015, regular meeting.

Motion by Ziegler, second by Jelmeland to approve the November 9, 2015, CDA meeting minutes.

Yes Vote: 5 No Votes: 0 Abstain: 0 Not Voting: 2 Result: PASS

<u>Member</u>	<u>Present</u>
Berger, Scott	YES
Hagedorn, Todd	NO
Jelmeland, David	YES
Knopf, Michelle	YES
Winkels, Stephen	YES
Ziegler, Jon	YES
Vacant	NO

17. Recess until Agenda Item G.

Berger recessed the Community Development Authority until Agenda Item G.

E. CONSENT ITEMS – PLAN COMMISSION

18. Approve previous meeting(s) minutes from the Plan Commission November 9, 2015, regular meeting.

Motion by Diesen, second by Stenstrom to approve the November 9, 2015, PC meeting minutes.

Yes Vote: 7 No Votes: 0 Abstain: 0 Not Voting: 0 Result: PASS

<u>Member</u>	<u>Voting</u>
Diesen, Dave	YES
Johnson, Marty	YES
Kollmansberger, Tina	YES
Schuster, Fred	YES
Stenstrom, Mike	YES
White, Loren	YES
Zeyghami, Hooshang	YES

19. Recess until Agenda Item H.

White recessed the Plan Commission until Agenda Item H.

F. PRESENTATIONS FROM JSD PROFESSIONAL SERVICES

20. Report on Neighborhood Master Plan

Guild introduced the representatives of JSD Professional Services Frahm, Jenkins, Dunlop, and Bricker, who were present and who hosted the 4:30 p.m. – 6:00 p.m. Public Engagement Session, which was held just before this meeting. Guild explained the TIF Districts and the Comprehensive Planning Process and how Weston has changed over time.

Representatives of JSD Professional Services, Frahm, Dunlop, and Bricker, then gave a 30-minute presentation on the Neighborhood Master Plan project (attached).

Guild explained how the Neighborhood Plan is part of the Broader Camp Phillips Road Neighborhood Plan and the overall Village Comprehensive Plan, which the goal is to have adopted by the end of next year.

G. REPORTS FROM STAFF

21. Report from Planning and Development Director.

Higgins reported that today staff met with Mark Roffers on the remaining chapters of the Comprehensive Plan. She explained how comments received previously from Commissioners will be incorporated in those chapters. She then informed them the Building Inspector, Scott Tatro, is now off on medical leave until about January 18th, and she and Wehner are working on permitting projects in his absence. While Tatro is out, we are contracting with the City of Wausau for our building inspections.

22. Report from CDA CFO/Finance Director.

Jacobs announced that we were awarded the special TIF legislation. Jacobs stated he had a call in to our Financial Advisor, Ehlers, about refinancing our CDA TIF debt. About \$22 million of that is callable debt, and he will be going forward in the first quarter of 2016. We will not wait for the audit to be completed (in the 2nd quarter), we will use the preliminary year-end data for the restructuring of the debt. The interest rates will be rising, so there is no reason to wait for the audit. Jacobs is anticipating to have a package to present to the CDA in February, and resolutions in March.

23. Report from CDA Executive/Administrator.

Guild thanked everyone for coming out and stated the materials presented tonight will be put out on our website for the public to access, and sending out through our newsletter and social media letting the public know when and where it can be found.

H. REMARKS FROM OFFICIALS.

24. Remarks from the Community Development Authority members to set the next meeting date, as well as discuss items for next committee agenda – January 11, 2016, at 4:30 p.m.

Berger asked the CDA if they had any items to discuss at the next meeting. There were none. The next meeting date is set for January 11, 2016, at 4:30 p.m.

25. Remarks from the Plan Commission to set the next meeting date, as well as discuss items for next committee agenda – January 11, 2016, at 6:00 p.m.

White asked the PC if they had any items to discuss at the next meeting. There were none. The next meeting date is set for January 11, 2016, at 6:00 p.m.

I. ADJOURN.

26. Adjourn Community Development Authority.

Berger adjourned the Community Development Authority meeting at 7:05 p.m.

27. Adjourn Plan Commission,

White adjourned the Plan Commission meeting at 7:05 p.m.

28. Adjourn Board of Trustees.

Ermeling adjourned the Board of Trustees meeting at 7:05 p.m.

Barbara Ermeling, President
Daniel R. Guild, Administrator
Valerie Parker, Recording Secretary

Camp Phillips @ 29 Preliminary Neighborhood Planning

Village of Weston Joint CDA/PC
Presentation

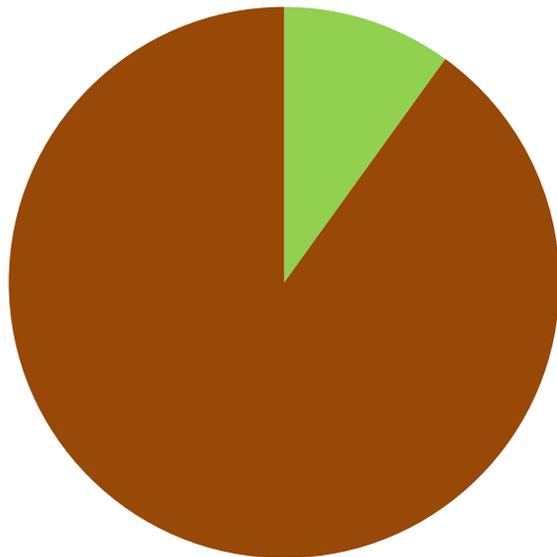
December 14, 2015
Village of Weston Municipal Center
Weston, WI

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners



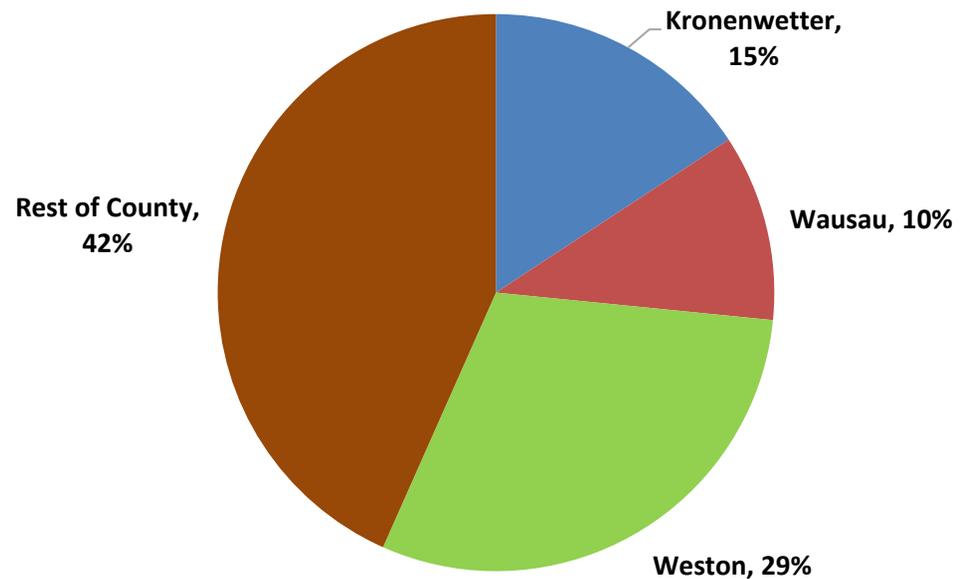
Region & Village Growth

Today: 10% of Marathon County's Population



■ Weston ■ Marathon County

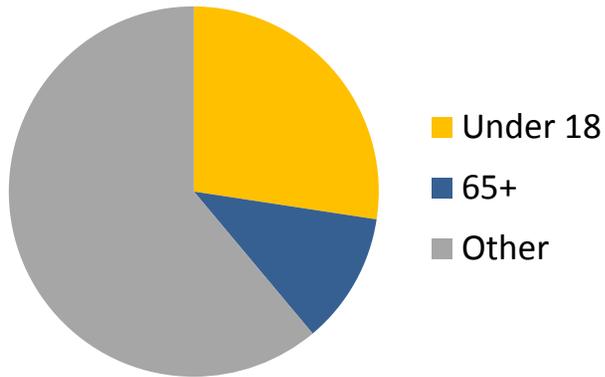
By 2040: Weston to get 1/3 of County's growth



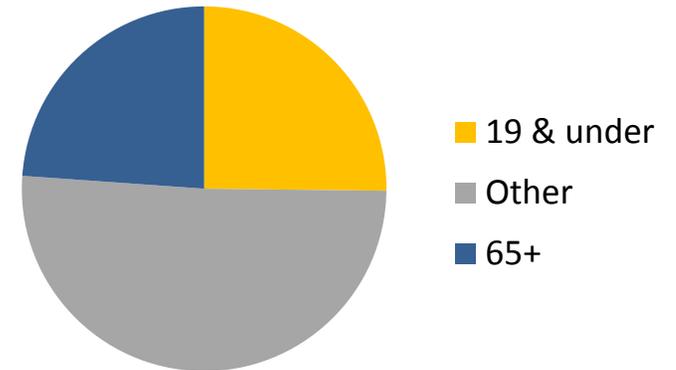
By 2040: continued fast growth, and 5,400 new residents – more new residents than any other community in the County.

Weston Community Overview

Today: 1 in 3 a youth,
1 in 10 over 65



2040: Aging quickly, like rest of
County and State



**The most significant demographic shift to expect may be AGE.
County's elderly population is expected to double.**



Village of Weston Context & Trends



- **Weston Land Development Patterns** - Residential Core, Aging Commercial uses along Schofield Ave., east and west ends Industrial oriented, Weston Business & Tech Park north of STH 29 (250+ ac.), south Business & Tech Park south of STH 29 (76 ac.), STH 29 & Camp Phillips Business Campus (w/ Weston Regional Medical Center), “class A” office and medical locations, recreational areas
- **Proposed Commercial & Mixed-Use south of STH 29 along CTH X / Camp Phillips Rd. Corridor** – Rapid Growth in last 10-15 years, focus on economic development near existing highways and utilities, neighborhood expansion
- **Community Today** – Approx. population of 15,000, over 10% of Marathon County’s population and over 1/3 the size of Wausau, nearly 1 in 3 Weston residents are youth, over 1 in 10 elderly, inform future development trends
- **Future Community** – Most significant demographic shift expects to be AGE, by 2040 nearly 25% of population to be elderly (65+) compared to 14% now, what kind of environment do we need to create for the community to thrive?
- **Future Community** – Most significant demographic shift expects to be AGE, by 2040 nearly 25% of population to be elderly (65+) compared to 14% now, what kind of environment do we need to create for the community to thrive?
- **Economy & Trends** – Economically diverse region, manufacturing, 2/3 of workforce works in the immediate area (Weston, Wausau, Schofield or Rothschild), most (68%) work in educational services, health care, manufacturing, retail trade and financial services with strong incomes in relationship to county and statewide averages
- **Local Assets** – highway access, strong infrastructure, recreation opportunities, abundant land, low taxes, safe “Village” atmosphere, and closeness to jobs, friends and family
- **Investment** - strong investment in core and infrastructure, 23.4% growth from 2000-2010, 32% increase in housing with over 1,500 units building. Rising home prices, yet still below statewide median, combined with population projects and recent Retail Coach analysis suggests more room for retail growth



Weston Community Vision

Image Courtesy of
Village of Weston &
MDRoffers Consulting, LLC

THE VILLAGE OF WESTON — IT'S RIGHT HERE.

Guiding Principles

NATURAL AND AGRICULTURAL RESOURCES: Weston will protect and celebrate natural amenities, such as the riverway and wetlands, to enhance natural systems, recreational opportunities, and community appearance.

LAND USE: Weston will promote sustainable new development and redevelopment that adds jobs, products, services, homes, value, and beauty.

ECONOMIC DEVELOPMENT: Weston will support business retention and development that adds jobs, products, services, and value to the Village to maintain our affordable tax rate, enhance our vitality, and increase opportunities for interaction.

HOUSING AND NEIGHBORHOODS: Weston will accommodate housing choices and attractive neighborhoods that support families, older residents, and our local workforce and contribute to a welcoming and interactive community.

TRANSPORTATION: Weston will work with other units of government to develop and maintain a safe, efficient, and interconnected transportation network serving motorists, businesses, pedestrians, bicyclists, and transit riders.

COMMUNITY FACILITIES AND SERVICES: Weston will provide and support community facilities and services, that are efficient, open, support resident interaction and connectedness, and maintain reasonable tax rates.

PARKS AND RECREATION: Weston will provide, maintain, and collaborate on trails, parks, playgrounds, and open spaces that encourage an active, engaged, and healthy community.

UTILITIES: Weston will support cost-effective water, sanitary sewer, stormwater, and private utility networks to serve our residents and businesses and to protect natural resources.

BROADBAND TECHNOLOGY: Weston will facilitate greater access to higher-speed internet communications to businesses and residents as a pathway to opportunity and connection.

CULTURAL RESOURCES: Weston will grow a sense of place and image through a network of public and private places, spaces, educational opportunities, and activities.

INTERGOVERNMENTAL COOPERATION: Weston will collaborate with neighboring and overlapping governments to achieve common goals, deliver efficient services, share resources, educate residents, and avoid conflicts.



IN WESTON, IT'S TIME TO WELCOME FAMILIES,
BUSINESSES, AND SUSTAINABLE NEW GROWTH
TO A BEAUTIFUL PLACE IN CENTRAL WISCONSIN.



Goal: Capturing the Growth & Vision of a Community



Projected Population Growth

+

Strong Community Development Vision

+

Local Assets

+

Investment in Community & Infrastructure

=

Growth



Goal: Capturing the Growth & Vision of a Community

*“The Village will plan for new land development and redevelopment in a manner that **advances the local economy, maximizes use of its existing infrastructure and land base, protects the environment, and special places, and enhances the quality of life for its residents.**”*

(from Weston’s updated Comprehensive Plan, Land Use chapter)

Neighborhood Plan Project Study Area



Project Study Area Regional Context



Site Inventory & Analyses



- **Site Characteristics** (terrain, soils, geology, drainage, vegetative cover, existing land use and development history)
- **Infrastructure** (water, sanitary, electric service, natural gas service, communication facilities, transportation & traffic volumes)
- **Public Development Policies** (Village Comprehensive Plan, Camp Phillips Road Corridor Plan, Tax Increment District #1, Village Capital and Operating Budgets)
- **Regulatory Agency Requirements** (Zoning and Land Division, Stormwater Management, Wetlands, Street and Highway Access, and municipal and private utility)
- **Market & Demographic Information** (Census Data, Local & Regional Economic Data, Employment Data, Published Reports & Studies)
- **Environmental** (Phase I Environment Site Assessment, Site Contamination Investigation)
- **Public Engagement** (Landowners, Public, Stakeholders, Village Staff, Agencies)



Site Assessment and Field Work GOALS:

- Field Reconnaissance for study of existing conditions, lands and features
- Establish location, extent and quality of existing wetlands
- Provide assured wetland delineation for base map and project plan use
- Develop understanding of wetland impacts, regulations and mitigation strategies



?

Where are the wetlands located and what is the quality and vegetative cover of the wetland?

?

How do natural and superficial features contribute to wetlands found in the project study area?



?

How can the project create natural amenities associated with wetland mitigation planning & design?

?

How will mitigation strategies affect development patterns?

?

What types of flora and fauna habits are found on site?

?

Where are the wetlands located in relationship to access, site topography, stormwater drainage and potential development sites?

?

How will regulatory agencies in coordination with the project team develop strategies for dealing with wetland areas?



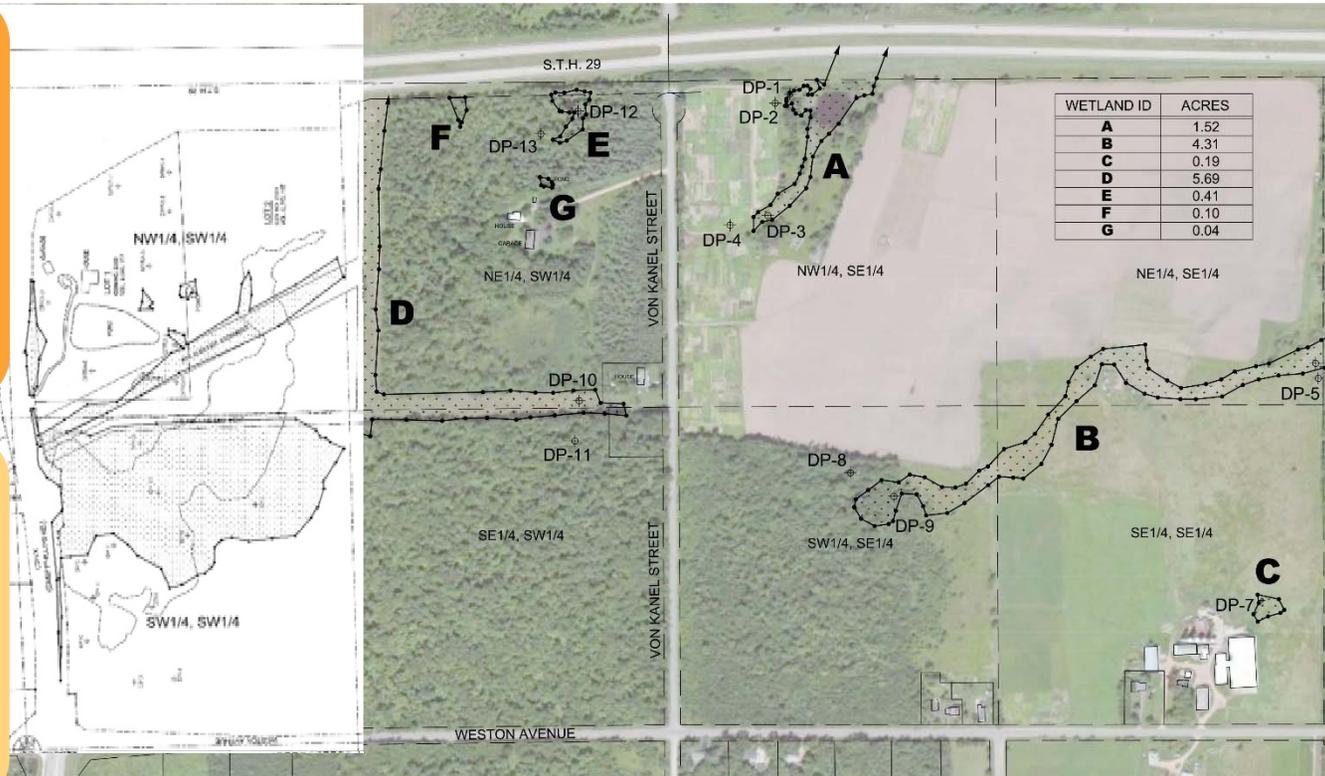
Wetland Delineation Study GOALS: *Map Data Provided by CWE, Inc.

- Analyze existing wetlands in project study area
- Establish location, extent and quality of existing wetlands
- Provide assured wetland delineation for base map and project plan use
- Develop understanding of wetland impacts, regulations and mitigation strategies



Significant Wetland Areas found in each quadrant of the overall project study area

Major wetland area associated with SW ¼ quadrant & electric easement adjacent to proposed site access from CTH X / Camp Phillips Rd



G – Total of 0.04 ac Wetland area associated with manmade pond

E, F – Total of 0.51 ac Wetland area associated with surface drainage

D – 5.69 ac Wetland area associated with ATC Overhead Electric Transmission Line Easement

A – 1.52 ac. Wetland area associated with shore of pond at base of steep slope adjacent to STH 29

B – 4.31 ac Wetland area associated with gently sloping natural field drainage

C – 0.19 ac Wetland area associated with a spring fed depression in an agricultural field

CWE

JSD

Traffic Impact Analysis (TIA) GOALS:

- Analyze existing transportation network and gather baseline field traffic data
- Establish transportation network capacity and volumes (traffic counts)
- Understand future traffic demands associated with Land Use, WisDOT projections
- Establish recommendations for traffic design and improvements to serve future growth



?

How important is it to you to have convenient access to local jobs, services and goods?

?

Do you feel traffic control is sufficient in the Village? Which areas may be underserved?

?

What level of service will be required to accommodate future Village growth and proposed plans?

?

How does traffic data, projections and recommendations potentially impact environmental resources in the area?

?

How will existing development with future development pads impact trip generation for STH 29 & CTH X / Camp Phillips Rd?

?

What will trip generations and subsequent recommended level of service be based on proposed land use?

?

How will development south of Weston Ave impact traffic control and connections to Project Study Area?



Traffic Impact Analysis (TIA) Steps:

- ✓ Counts / Data Collection
- Projection (WisDOT)
- Master Plan
- Analysis
- Alternative Development
- Recommendation to Village

*Public
Input*



*Public
Input*



Traffic Impact Analysis (TIA) GOALS:

- Analyze existing transportation network and gather baseline field traffic data
- Establish transportation network capacity and volumes (traffic counts)
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Strongest Traffic Counts on Schofield Ave

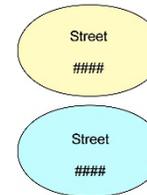
Strong Traffic Counts on Camp Phillips Rd North and South of STH 29



Relatively low traffic counts for collectors with undeveloped lots at Barbican and Everest Aves

Village of Weston Wisconsin Camp Phillips Road South Neighborhood Plan

Traffic Analysis Study
Existing Traffic Counts and AADT



2014 Average Annual Daily Traffic (AADT)
Obtained from WisDOT

24 Hour Traffic Count
Collected by JSD Professional Services
Week of 19 October 2015



Strong STH WB Traffic counts existing CTH X / Camp Phillips Rd

Strong Traffic Counts (12500) on CTH X / Camp Phillips Rd in front of Subject Site / Project Study Area

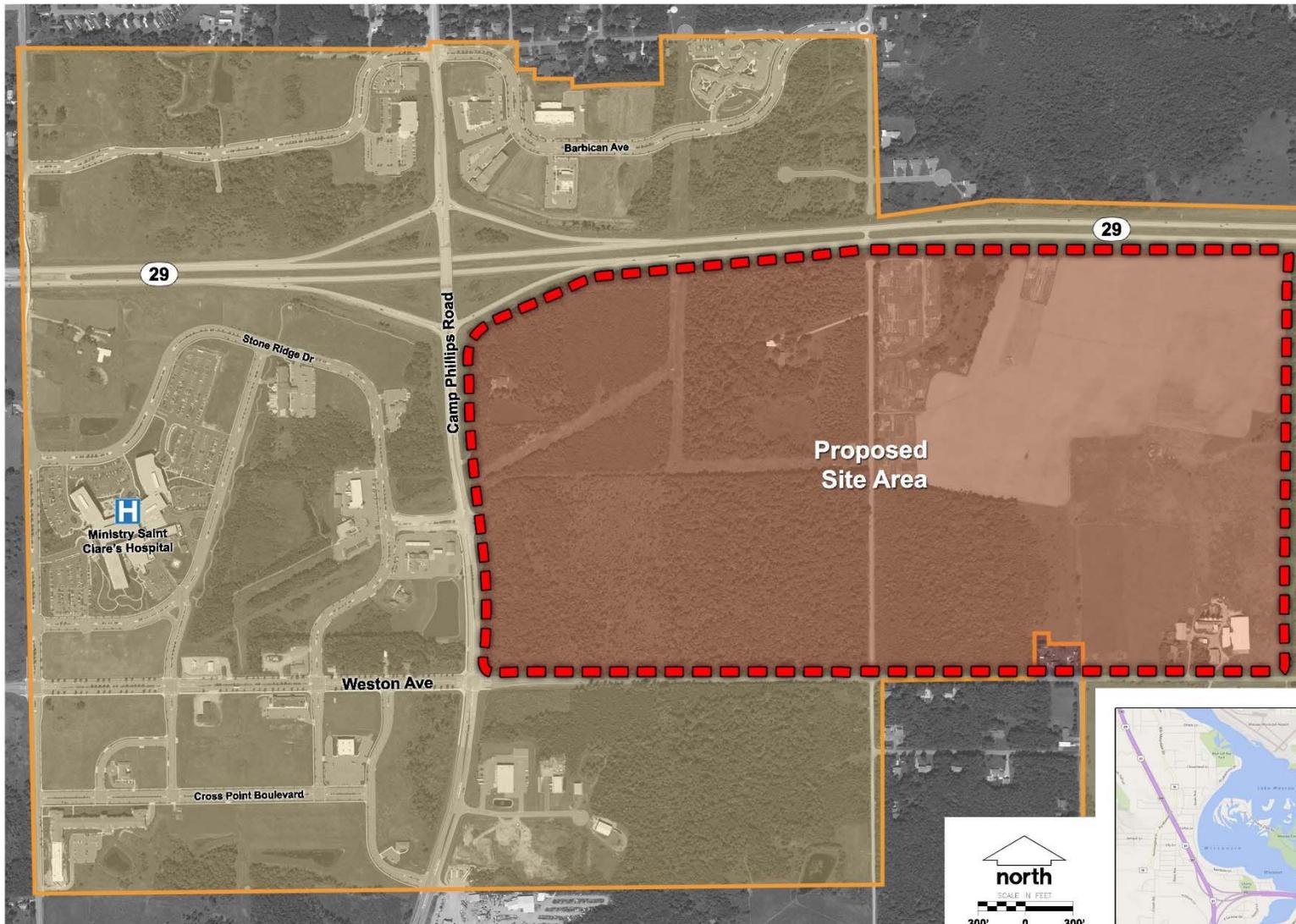
Future Development sites in Westview / Stone Ridge Development projected to increase trip generation

Improved CTH X / Provides access stub from Westview east to Subject Site / Project Study Area



TIF District #1 Boundary

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners



TIF Boundary Site Overview

Village of Weston Comprehensive Plan

Village of Weston Comprehensive Plan 3-1

Future Land Use

Approval Date: 04/08/2015

Map Date: 04/08/2015

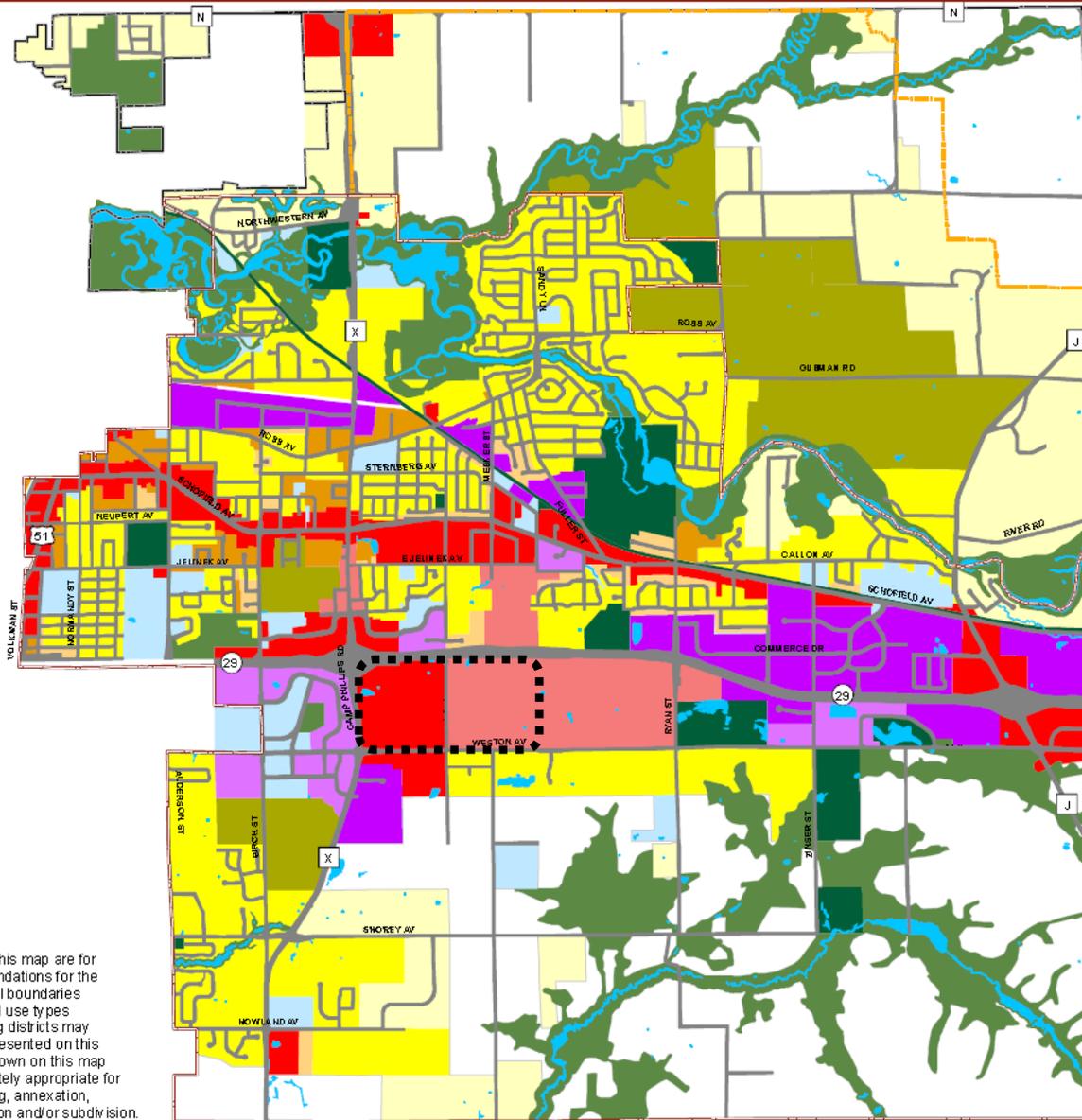
Created by the Village of Weston
Tech. Services Department



0 0.25 0.5 1 Mile

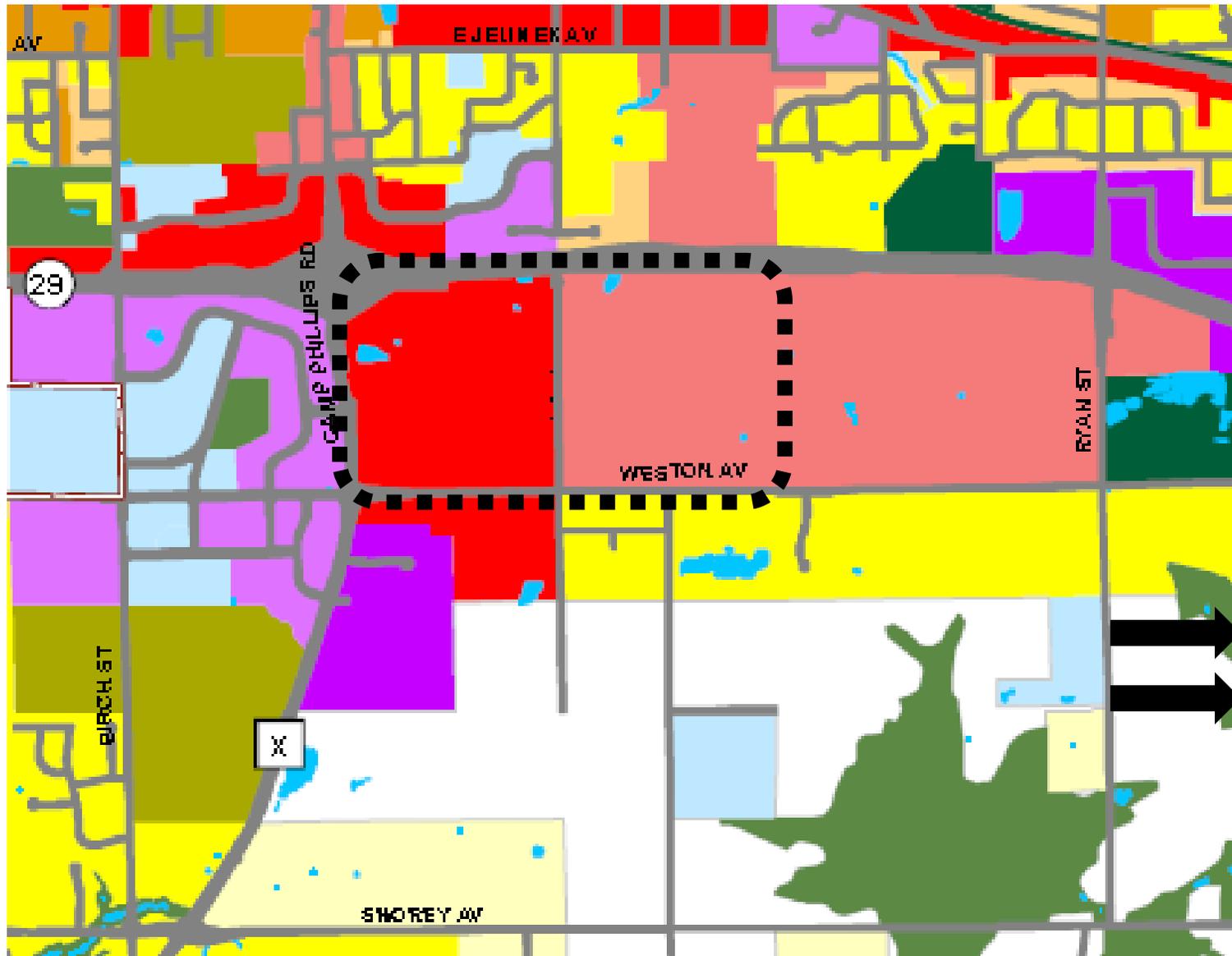
Legend

-  2015 Village of Weston
-  2015 Extraterritorial Zoning
-  2015 Town of Weston
-  Right-of-Way
-  Surface Water
- Future Land Use Designations**
-  Single Family Residential - Unsewered
-  Single Family Residential - Sewered
-  Two Family Residential
-  Multiple Family Residential
-  Planned Neighborhood
-  Commercial
-  Business/Office Park
-  Mixed Use
-  Industrial
-  Institutional
-  Parks and Recreation
-  Agriculture
-  Environmental Corridor



Note:
The designations on this map are for the general recommendations for the future land use. Actual boundaries between different land use types and associated zoning districts may vary from what is represented on this map. Designations shown on this map may not be immediately appropriate for development, rezoning, annexation, utility service expansion and/or subdivision.

Comprehensive Plan Detail



Village of Weston
Comprehensive Plan

3-1

Future Land Use

Approval Date: 04/08/2015
Map Date: 04/08/2015
Created by the Village of Weston
Tech. Services Department

0 0.25 0.5 1 Mile

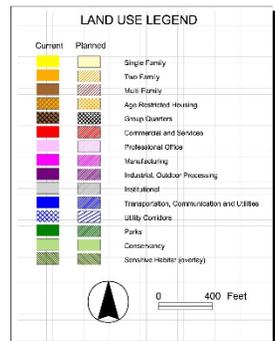
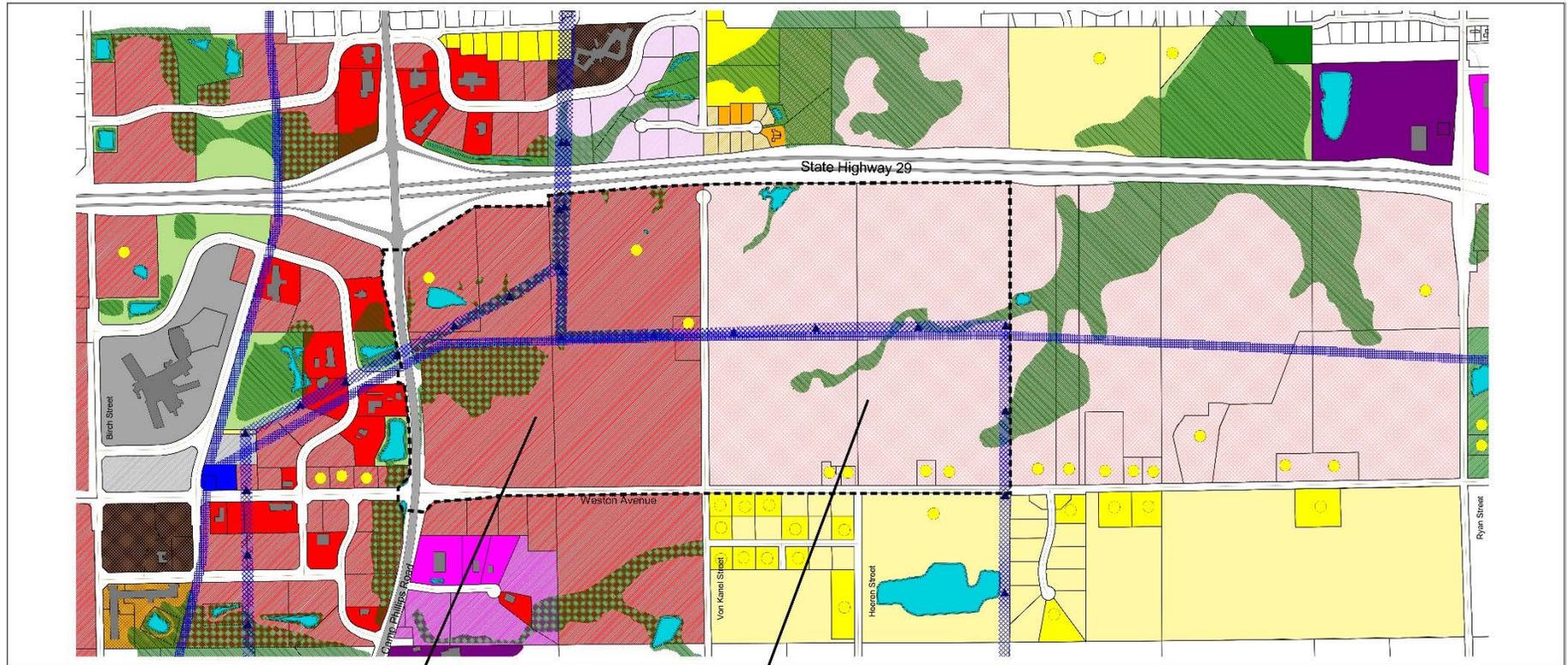
Legend

- 2015 Village of Weston
- 2015 Extraterritorial Zoning
- 2015 Town of Weston
- Right-of-Way
- Surface Water

Future Land Use Designations

- Single Family Residential - Unsewered
- Single Family Residential - Sewered
- Two Family Residential
- Multiple Family Residential
- Planned Neighborhood
- Commercial
- Business/Office Park
- Mixed Use
- Industrial
- Institutional
- Parks and Recreation
- Agriculture
- Environmental Corridor

Development & General Land Use Policies



Land Use Policy:

Future Commercial Areas

Retail, commercial service, restaurant, and office uses, all served by public sanitary sewer and water services. Where along major highway corridors or outside of the Village's neighborhood areas, the scale and range of uses may expand, including lodging, large-scale retail, wholesaling, and outdoor display land uses.

Development Policies

1. Meet associated non-residential building and site design standards, per zoning ordinance, including any overlay district requirements.
2. Time rezoning to when public utilities are available and a development proposal is made.
3. Assume that development provides access and an attractive rear yard appearance to development behind it.
4. Require developments to address traffic, environmental, and neighborhood impacts.

Land Use Policy:

Future Mixed Use Areas

A carefully designed blend of commercial services, retail, office, multiple family residential, and/or institutional land uses, including mixed use sites and/or buildings, creating vibrant urban places and community gathering spots. Compared to the "Planned Neighborhood" future land use designation, "Mixed Use" areas typically are dense, more focused on non-residential development, do not typically include single family housing, and are generally located along major roadway corridors. All served by a public sewer system.

Development Policies

1. Design areas according to a plan that skillfully mixes different uses on the same site and/or building, and creates amenities and "place."
2. Use policies associated with each future land use designation that makes up the Mixed Use area, described elsewhere in Figure 3 of the Plan.
3. Integrate multiple family residential components in Mixed Use areas with the fabric of the area through design, pedestrian connections, landscaping, and scale.
4. Require developments to address traffic, environmental, and neighborhood impacts.

Village of Weston, Wisconsin

**Camp Phillips Road
South Neighborhood Plan**

Workmap:
Current Development and Adopted
General Land Use Policies

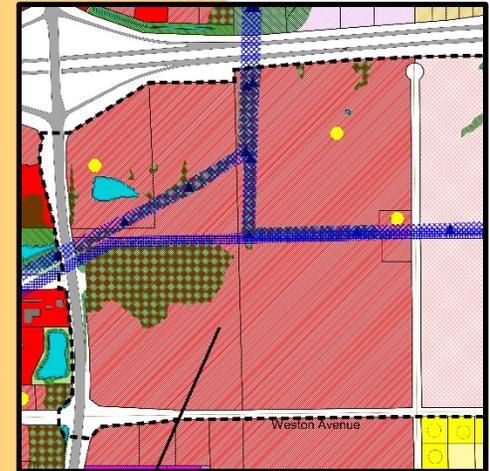
Land Use Policy: Future Commercial Areas

Overview:

- Retail, Commercial Service, Restaurant & Office Uses
- Served by Sanitary Sewer & Water Services
- Appropriate design of scale and mass where along major highway corridors or outside of Village neighborhood areas

Policy:

- Meet associated non-residential building and site design standards, per zoning ordinance, including any overlay district requirements
- Time rezoning to when public utilities are available and a development proposal is made
- Assure that development provides access and an attractive rear yard appearance to development behind it
- Require developments to address traffic, environmental and neighborhood impacts



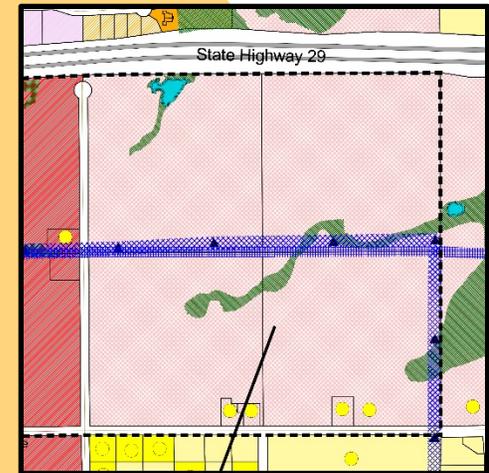
Land Use Policy: Future Multi-Use Areas

Overview:

- Blend of Commercial Services, Retail, Office, Multiple Family Residential, and/or Institutional Uses including mixed use sites and/or buildings
- Dense, focus on non-residential development, generally no single family housing included

Policy:

- Design areas according to a plan that skillfully mixes different uses on the same site and/or building, and creates amenities and “place”
- Uses policies associated with each future land use designation that makes up a multi-use or mixed-use area
- Integrate multiple family residential components in mixed-use areas through quality design, pedestrian connectivity, landscaping and scale
- Require developments to address traffic, environmental and neighborhood impacts



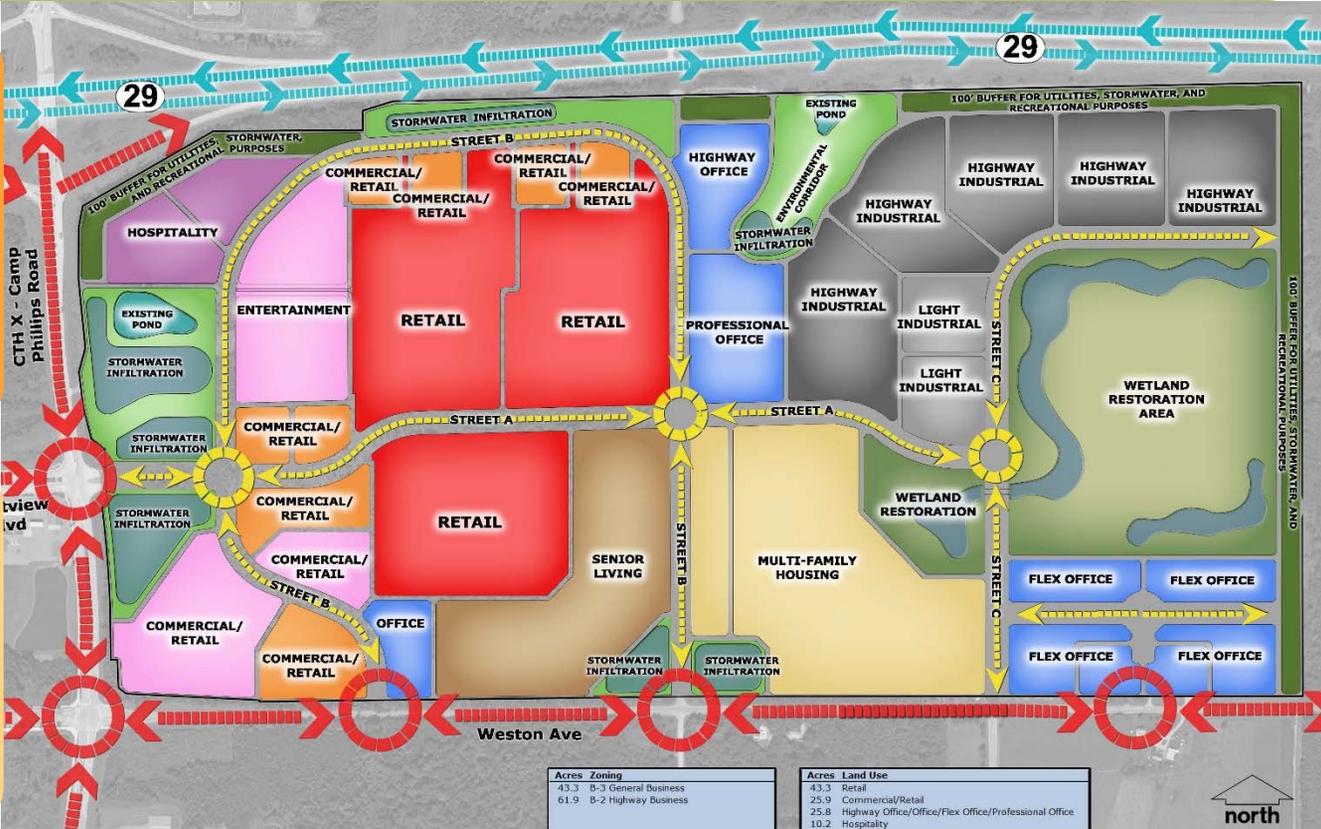
Preliminary Neighborhood Land Use Plan GOALS:

- Enhance Weston’s “front door” (Camp Phillips Road)
- Provide commercial retail and services for Village, Marathon County & Region
- Create “memorable places” (gathering places, open space, trails, etc.)
- Plan an attractive new neighborhood to serve residents and boost Village image



?
 What types of businesses do you visit most often?
 What types of businesses are missing that you would use?

?
 What should the community have here in the future, to be a place where everyone thrives?



?
 How will balancing multi-use development attract local job talent and economic growth?

?
 How will housing options adapt to accommodate population trends?

?
 How do you see the need for goods & services changing in your daily route?
 Your family’s routine?

?
 How important is environmental protection to you in this area?

?
 Could you see yourself living here?
 Why or why not? What about when you are older?



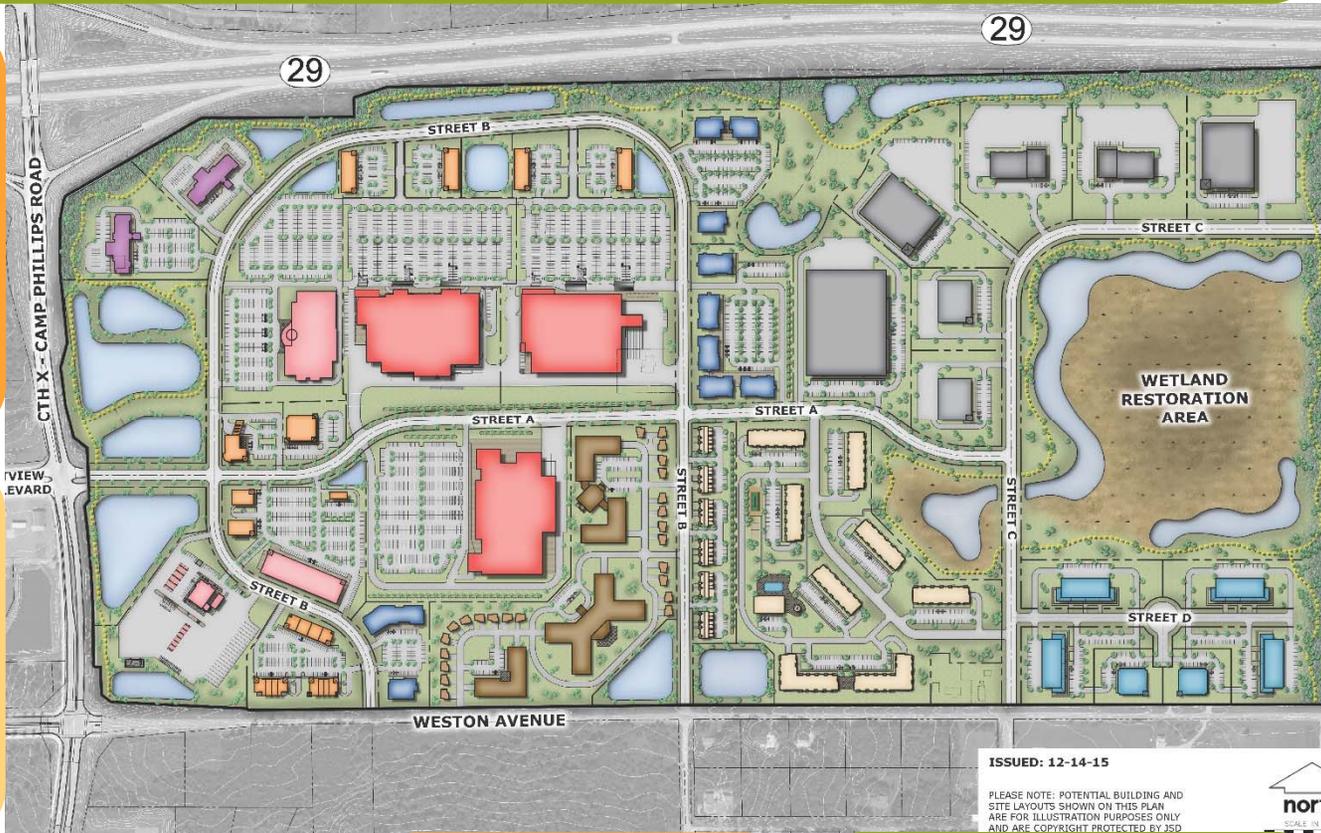
Preliminary Concept Plan GOALS:

- Establish understanding of potential development plans for associated land uses
- Balancing of site development for the integration of multi-use and future phases
- Provide commercial retail and services for Village, Marathon County & Region
- Create “memorable places” (gathering places, open space, trails, etc.)



Strong Retail Core for Commercial, Retail, Restaurant, Hospitality and service oriented Land Use consistent with Village Comprehensive Plans and Corridor Studies

Strong Multi-Use Core for Retail, Office, Multiple Family Residential, and/or Institutional Uses including mixed use sites and/or buildings



Industrial Park space to accommodate need within Village for expanding Industrial and Regional Manufacturing and Distribution Facilities

Integration of Office development & employment opportunities

Open Space integration for recreational opportunities and non-motorized connectivity

Multiple Family Housing opportunities to include varying levels of Assisted/Senior Care Living

Regional Stormwater Management approach for the integration of natural stormwater treatment amenities and mitigation strategies for wetland areas



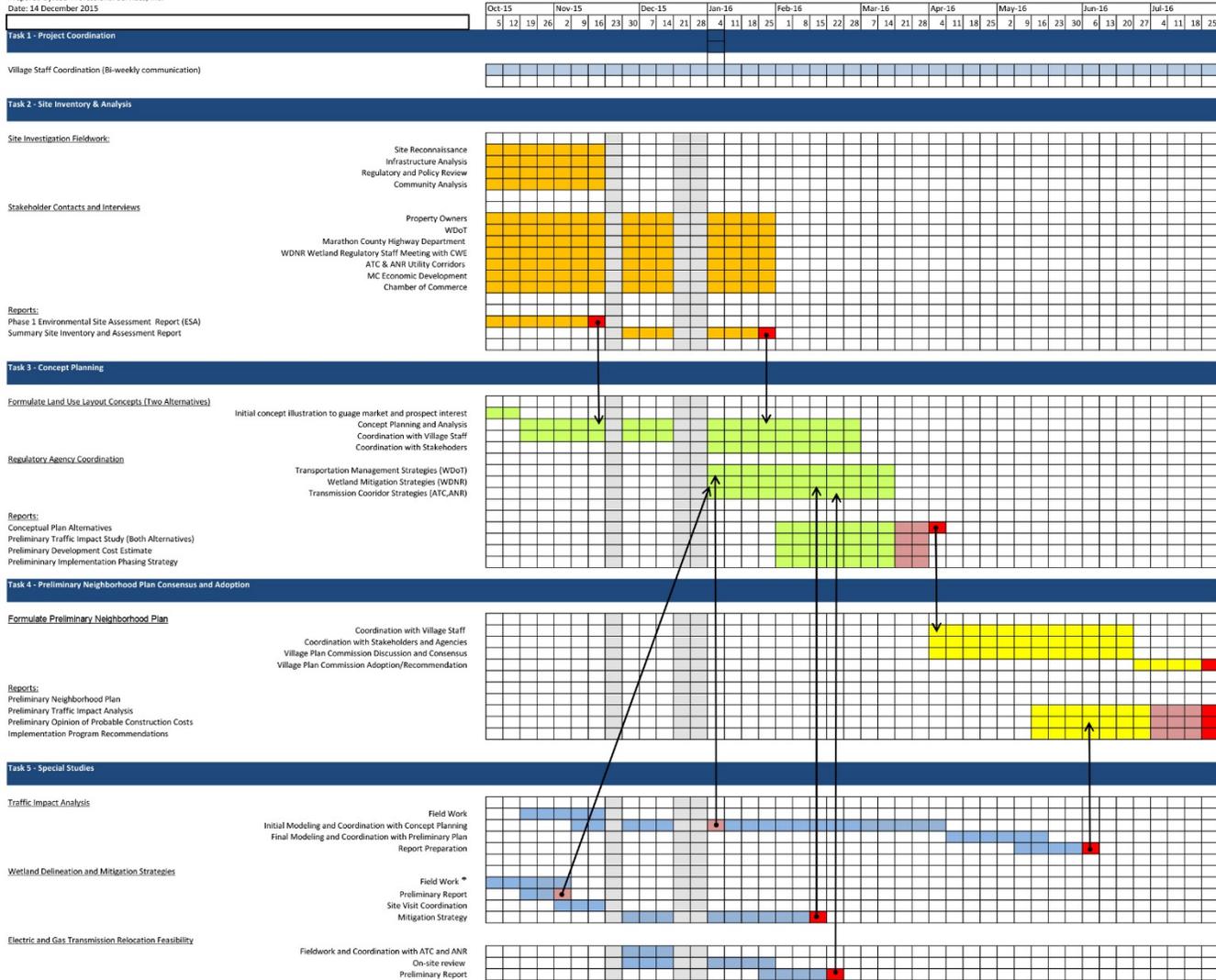
Schedule & Process



Village of Weston -- Camp Phillips Road Corridor Planning -- South Study Area

Phase 1 - Due Diligence and Preliminary Neighborhood Plan Anticipated Timeline

Weston, WI
 JSD Project # 15-6918
 Prepared By: JSD Professional Services, Inc.
 Date: 14 December 2015



*** Notes:**

Completion of wetland delineation field work presumes property access prior to first hard freeze of season. If access permissions are not obtained or if adverse weather conditions are encountered, wetland delineation and mitigation strategies will be deferred until May - June 2016. The neighborhood planning report will also be deferred.





JSD Professional Services, Inc.
• Engineers • Surveyors • Planners

Questions ??