



Village of Weston, Wisconsin

OFFICIAL MEETING AGENDA OF THE COMMUNITY DEVELOPMENT AUTHORITY

The Regular meeting of the Village of Weston Community Development Authority, composed of seven (7) members, will convene at the Weston Municipal Center, Board Room, 5500 Schofield Ave., Weston, on **Monday, April 11, 2016, at 4:45 p.m.** to consider the following matters:

- A. Opening of Session.
 - 1. Meeting called to order by Trustee Berger at 4:45 p.m.
 - 2. Clerk will take attendance and roll call.
 - 3. Request for silencing of cellphones and other electronic devices.
 - 4. Acknowledgment of visitors if any.
- B. Comments from the public on matters pertaining to committee business and oversight.
- C. Consent Items.
 - 5. Approve previous Community Development Authority Meeting Minutes: December 21, 2015.
- D. Presentations.
- E. Business Items for consideration, discussion, and action.
 - 6. Review with Administrator progress on Q1 2016 projects and timeline for economic development projects and tasks through the remainder of 2016, including comprehensive planning, business retention and expansion, economic development projects, southeast quadrant master planning, sports cluster project planning, as well as discussions about budgets and financing projects moving forward.
- F. Reports.
 - 7. Planning and Development Director
 - 8. Chief Financial Officer
 - 9. Administrator
- G. Remarks from the Commissioners; discuss items to be included for the next CDA agenda.
- H. Set next meeting date for **Monday, May 9, 2016** @ 4:30 p.m.
- I. Announcements.
 - SE Quadrant Open House on Monday, May 9, 2016
 - Formal Presentation by JSD to CDA & PC from 4:30 – 5pm
 - Public Engagement Session and Open House from 5 – 6pm
- J. Adjourn.

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

Daniel Guild
Weston Village Administrator

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 4/8/2016 @ 4:30 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. No actions to be taken by any other board, commission, or committee of the Village, aside from the Community Development Authority. 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, by 2pm the Friday prior to the meeting, so any necessary arrangements can be made to accommodate each request.

**Village of Weston, Wisconsin
REGULAR MEETING OF THE
COMMUNITY DEVELOPMENT AUTHORITY**

April 11, 2016

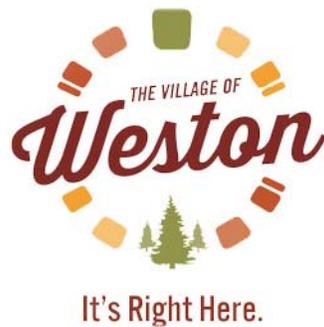
**MEETING PACKET COVER SHEET
AGENDA ITEM – A.1.**



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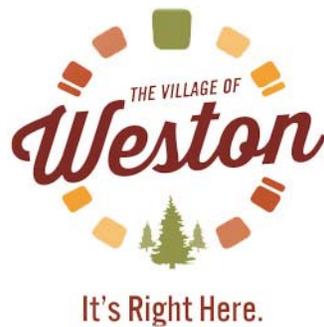
**MEETING PACKET COVER SHEET
AGENDA ITEM – A.2.**



**Village of Weston, Wisconsin
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April 11, 2016

**MEETING PACKET COVER SHEET
AGENDA ITEM – A.3.**



**Village of Weston, Wisconsin
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April 11, 2016

**MEETING PACKET COVER SHEET
AGENDA ITEM – A.4.**



**Village of Weston, Wisconsin
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COMMUNITY DEVELOPMENT AUTHORITY**

April 11, 2016

**MEETING PACKET COVER SHEET
AGENDA ITEM – C.5.**



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

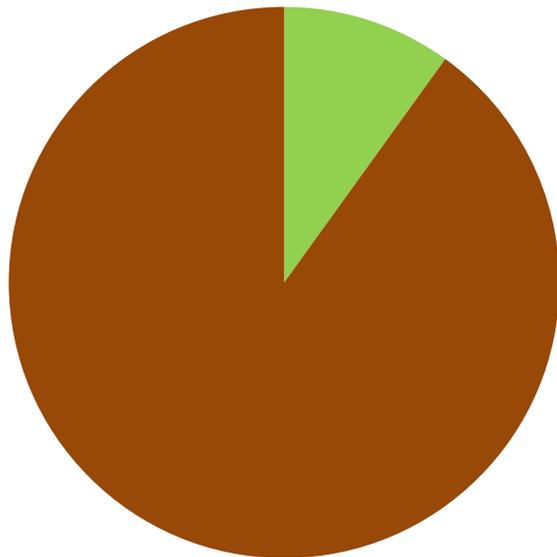
December 14, 2015
Village of Weston Municipal Center
Weston, WI

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



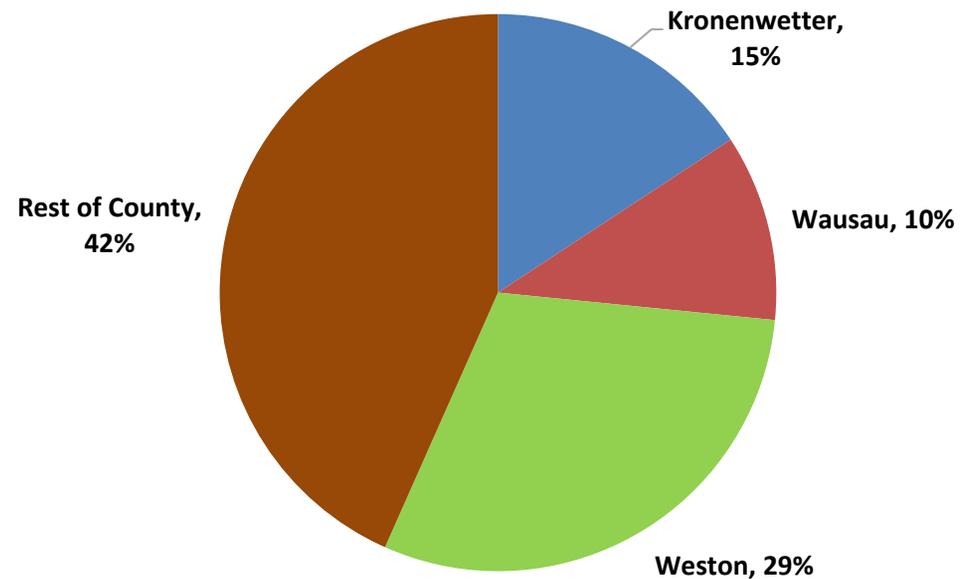
Region & Village Growth

Today: 10% of Marathon County's Population



■ Weston ■ Marathon County

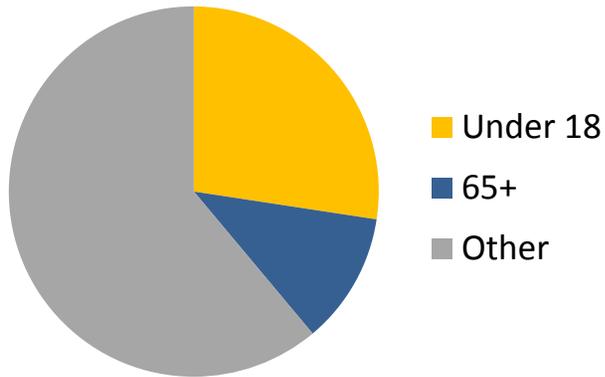
By 2040: Weston to get 1/3 of County's growth



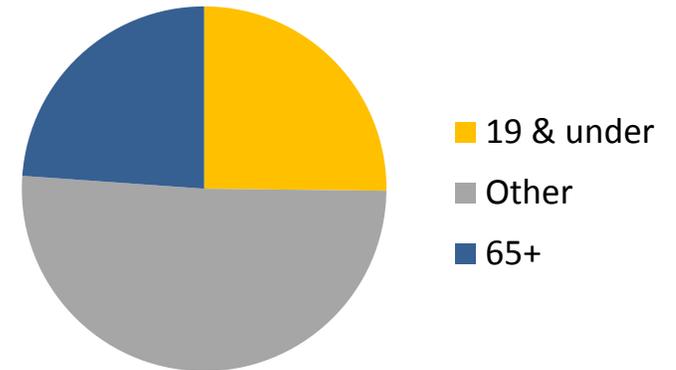
By 2040: continued fast growth, and 5,400 new residents – more new residents than any other community in the County.

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?



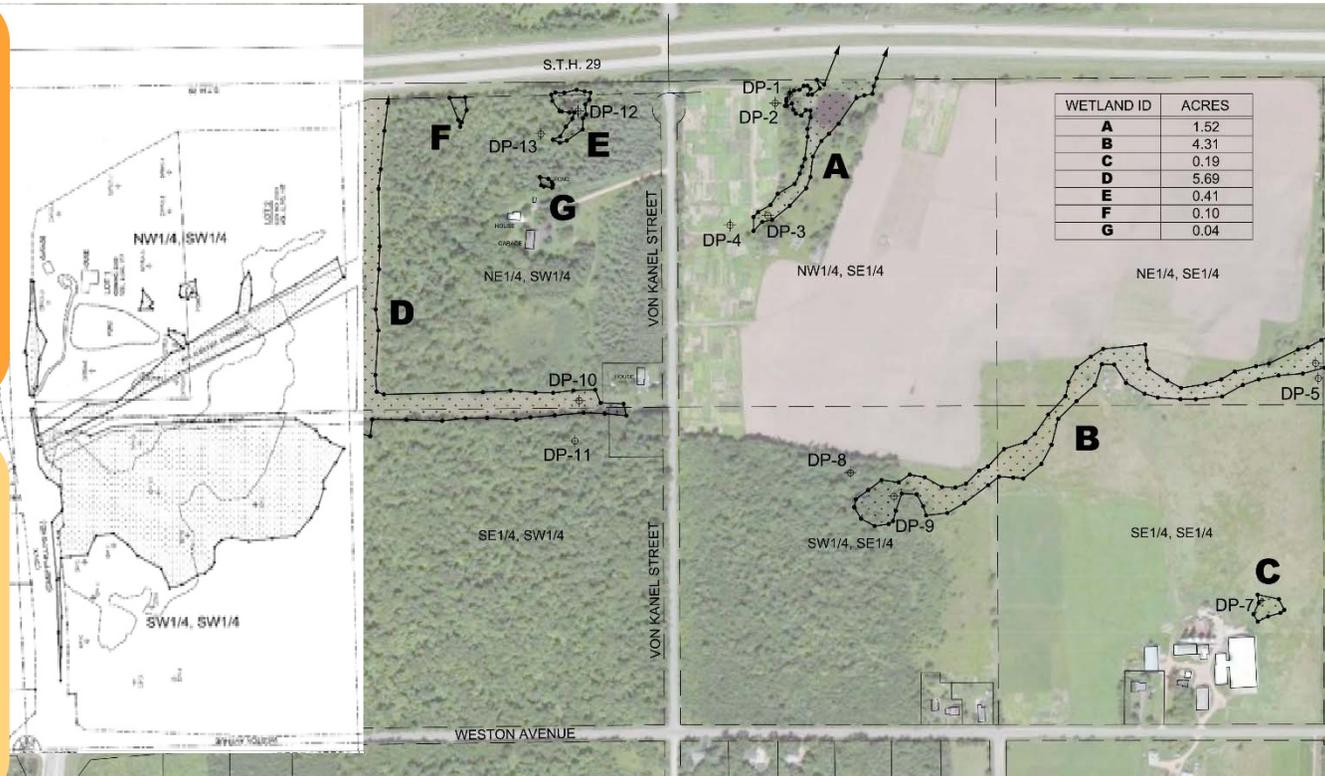
Wetland Delineation Study GOALS: *Map Data Provided by CWE, Inc.

- 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



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)
- Understand future traffic demands associated with Land Use, WisDOT projections
- Establish recommendations for traffic design and improvements to serve future growth



Strongest Traffic Counts on Schofield Ave

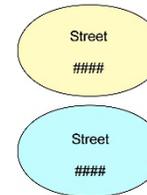
Strong Traffic Counts on Camp Phillips Rd North and South of STH 29



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

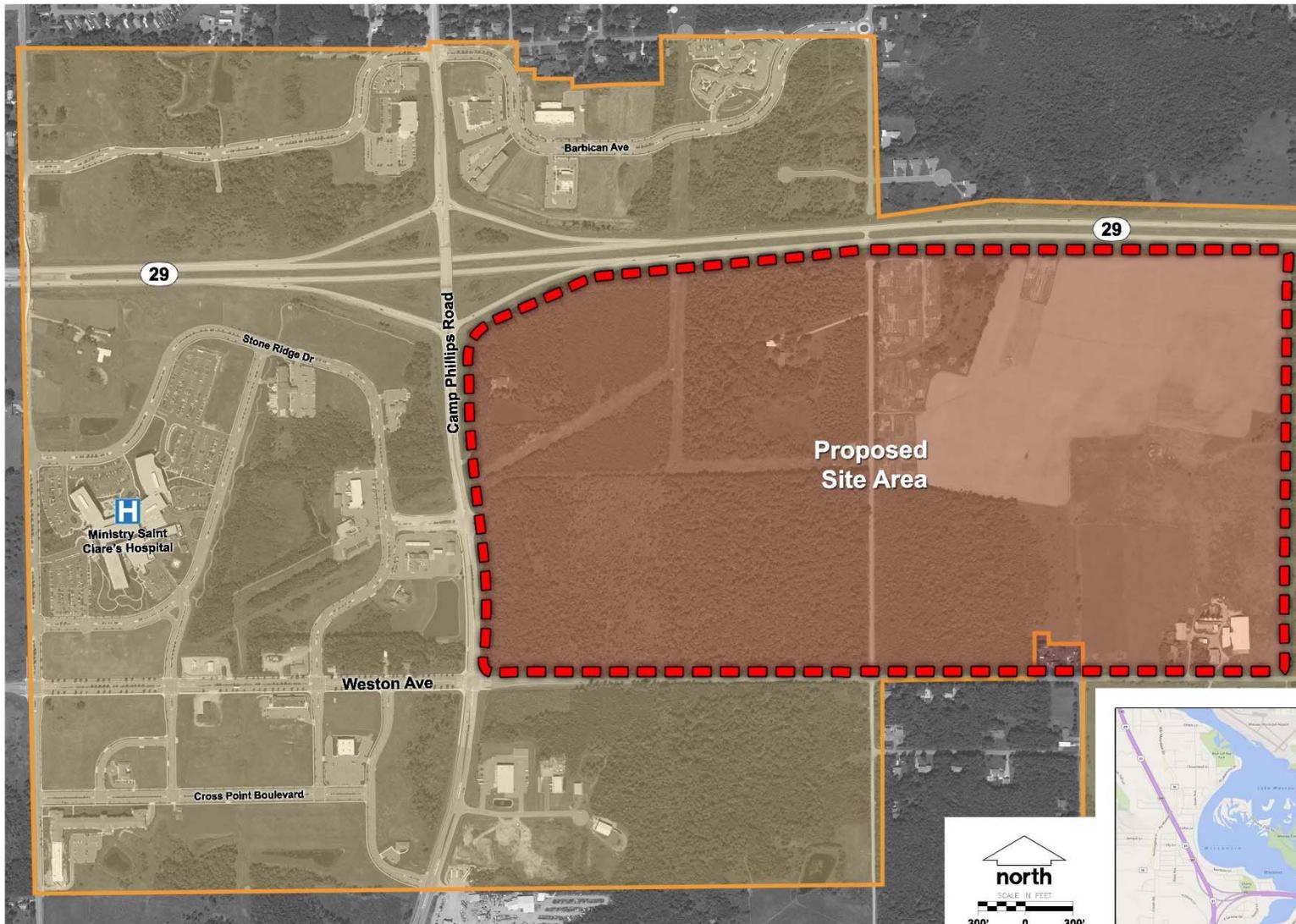
Future Development sites in Westview / Stone Ridge Development projected to increase trip generation

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

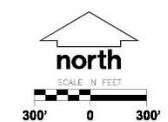


TIF District #1 Boundary

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



LEGEND
- - - Property Boundary
- - - TIF Boundary



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

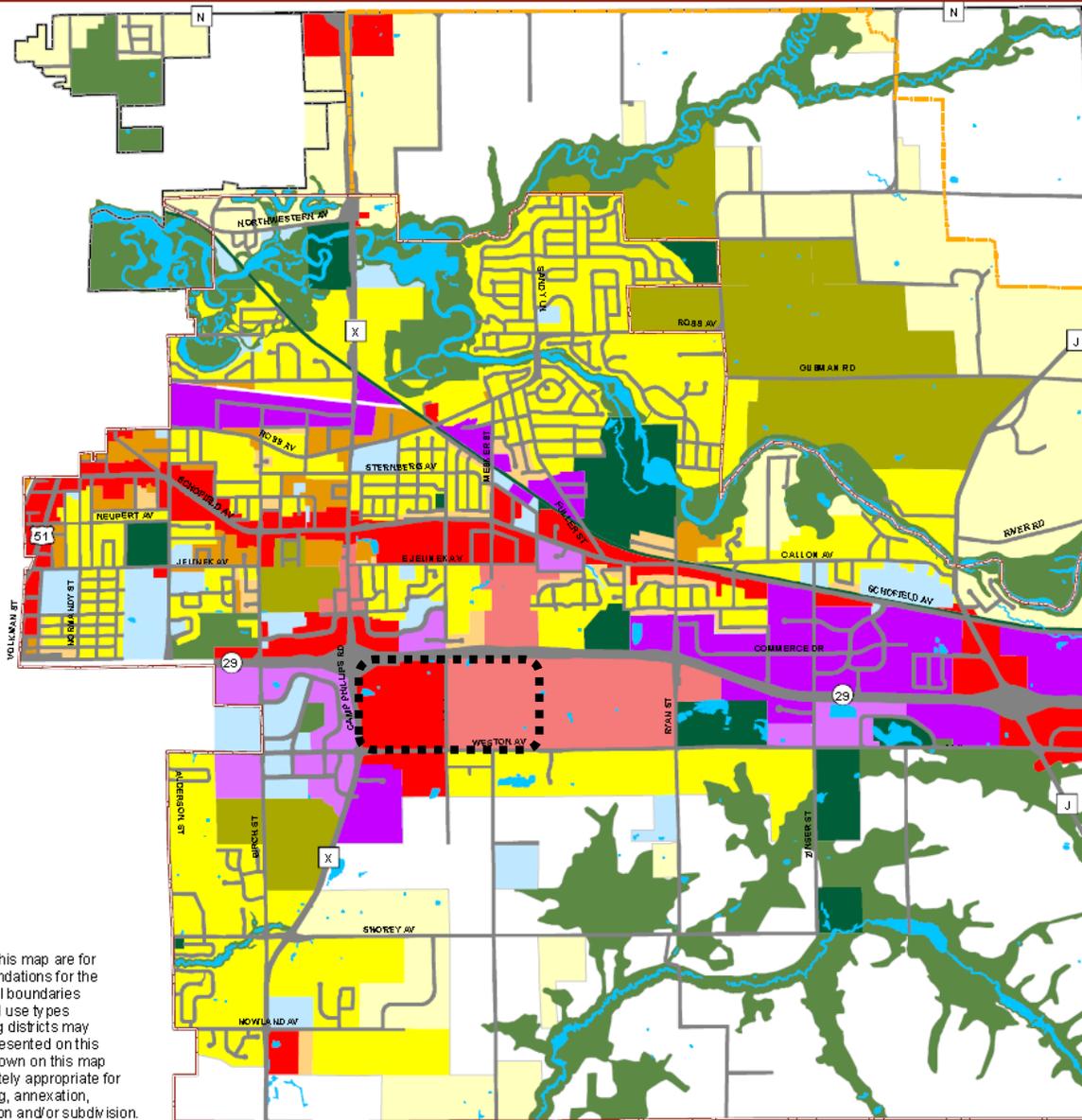
Created by the Village of Weston
Tech. Services Department



0 0.25 0.5 1 Mile

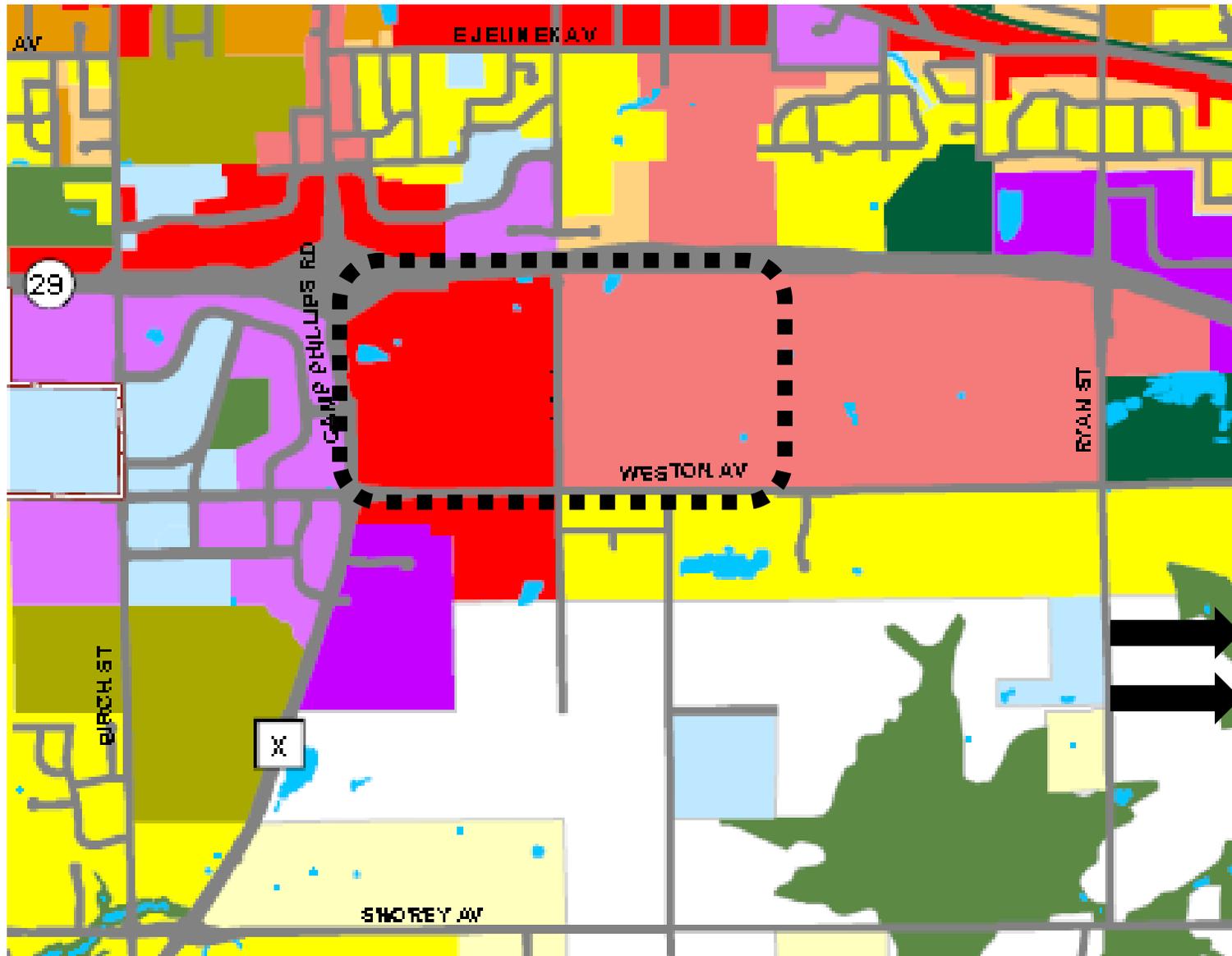
Legend

-  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

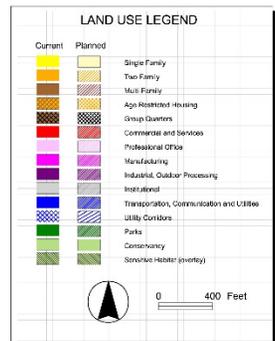
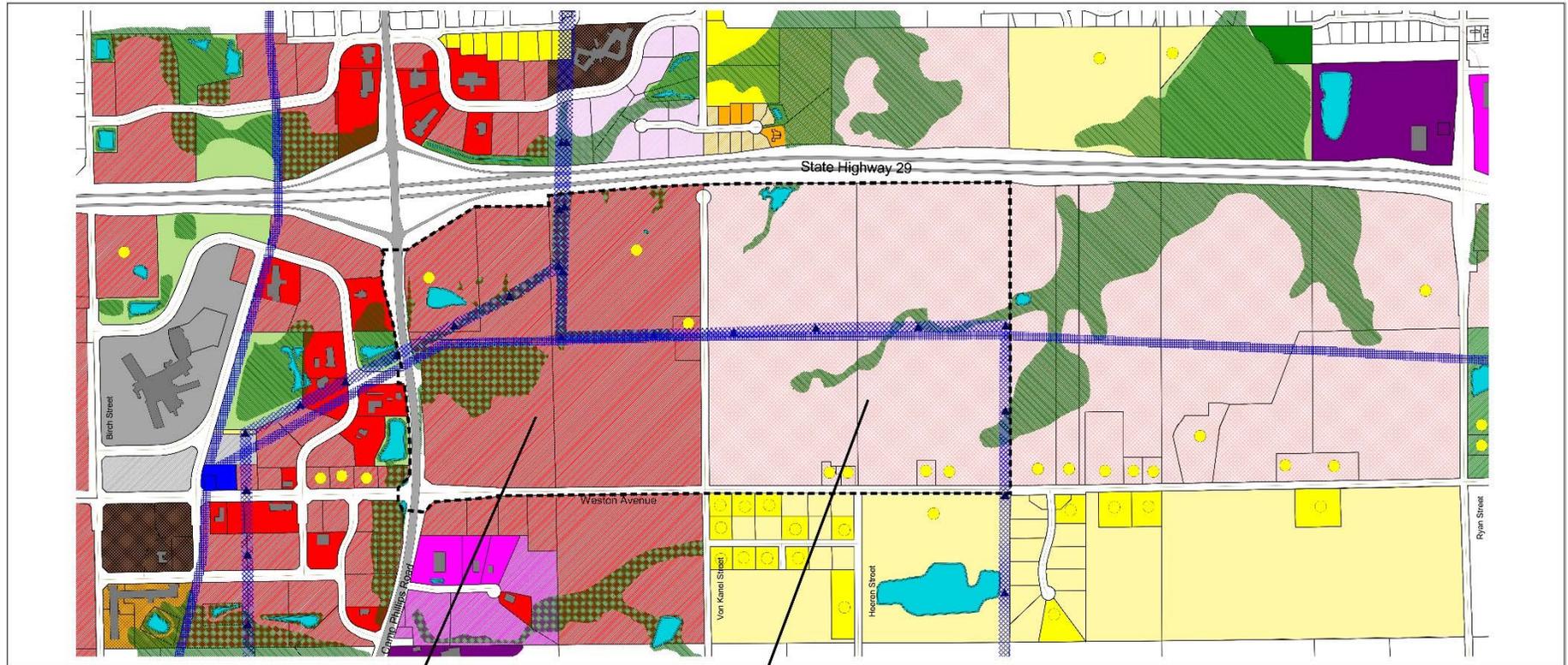
Legend

- 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

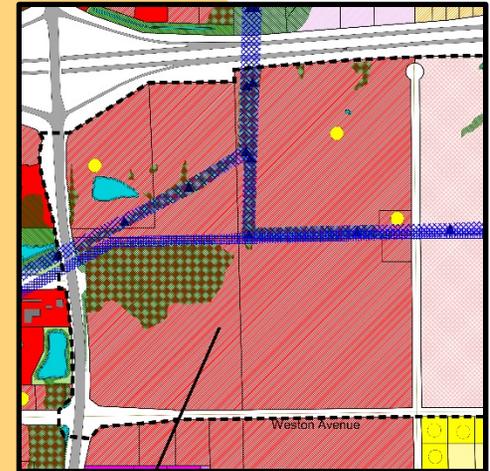
Land Use Policy: Future Commercial Areas

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



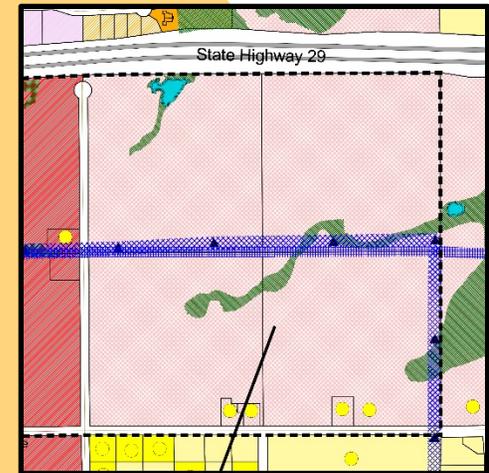
Land Use Policy: Future Multi-Use Areas

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



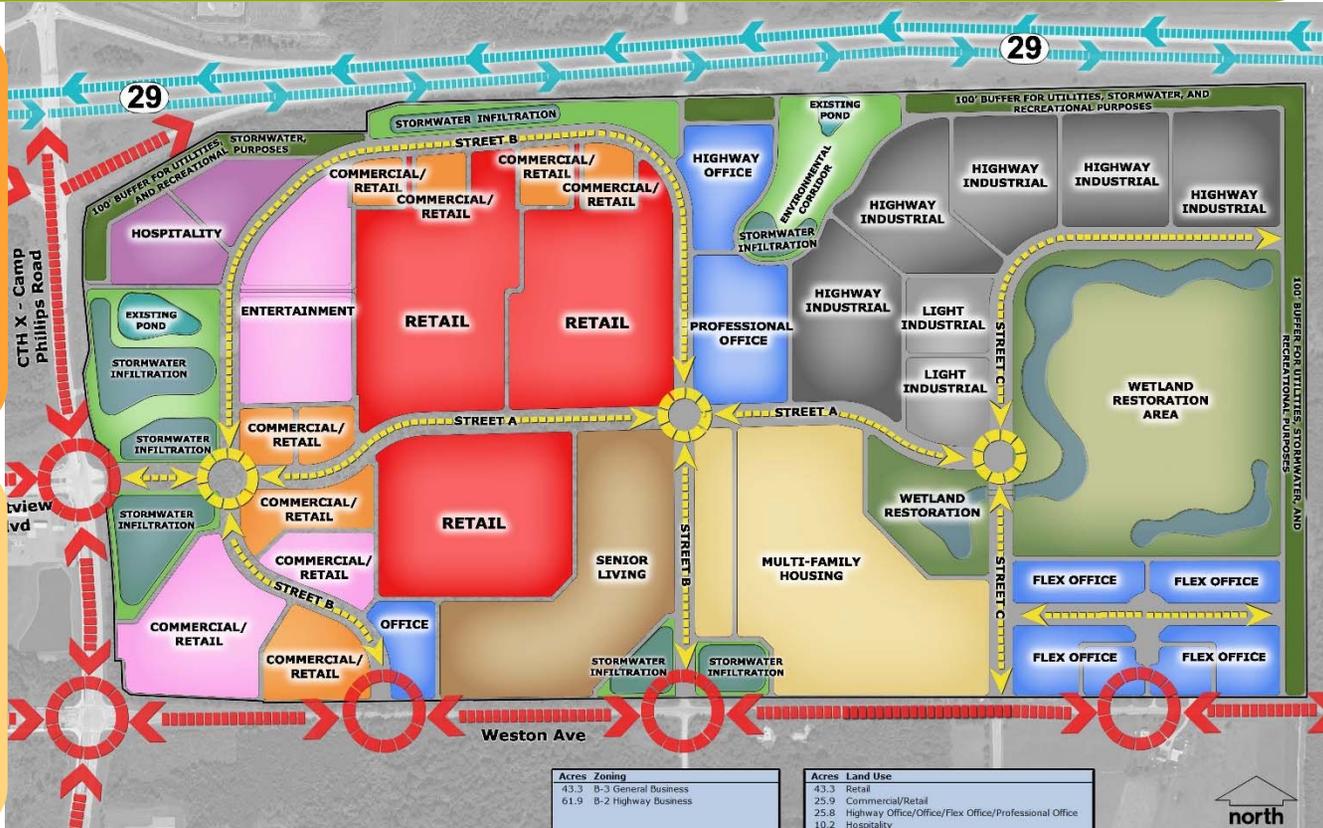
Preliminary Neighborhood Land Use Plan GOALS:

- 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?



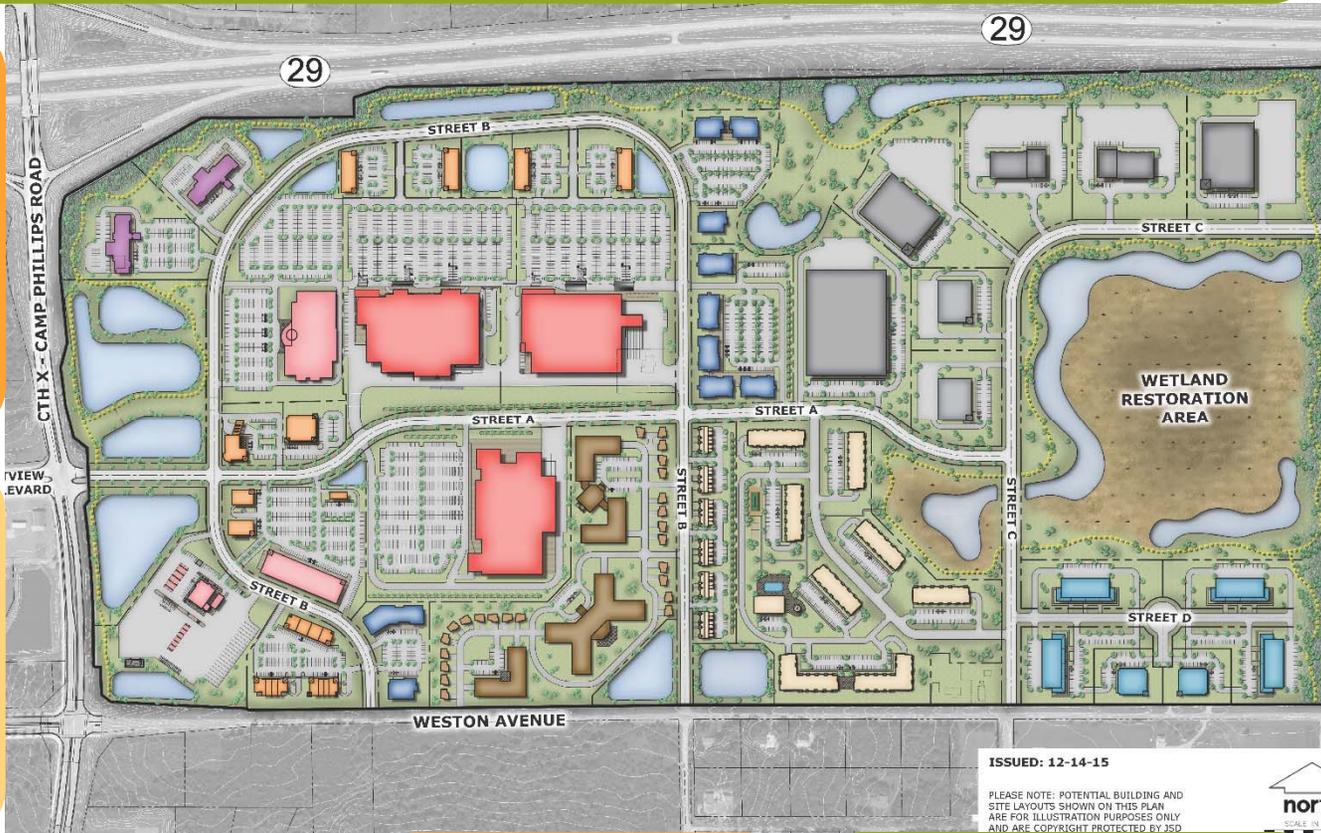
Preliminary Concept Plan GOALS:

- 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

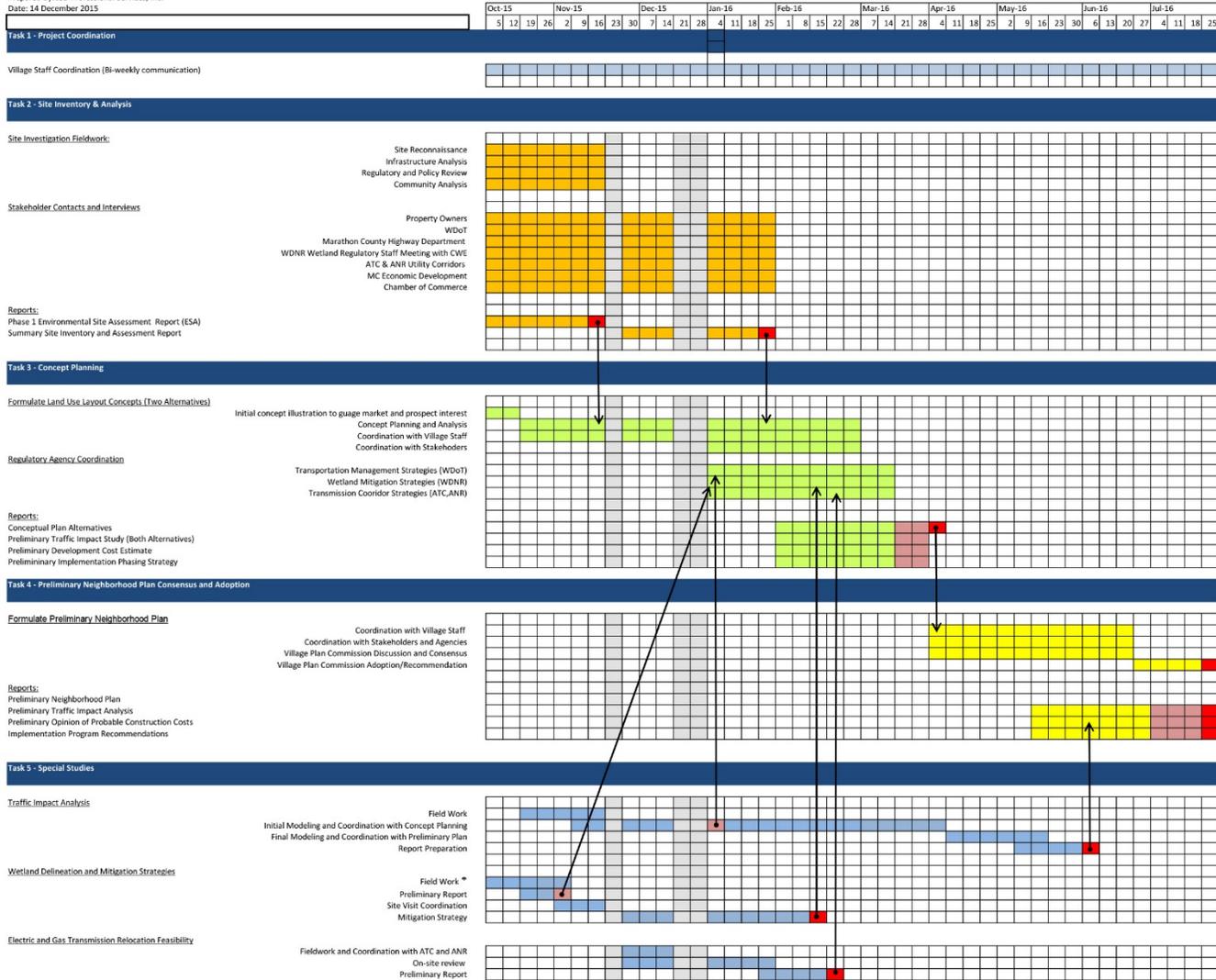


Schedule & Process



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 ??

**Village of Weston, Wisconsin
REGULAR MEETING OF THE
COMMUNITY DEVELOPMENT AUTHORITY**

April 11, 2016

**MEETING PACKET COVER SHEET
AGENDA ITEM – E.6.**



**Village of Weston, Wisconsin
REGULAR MEETING OF THE
COMMUNITY DEVELOPMENT AUTHORITY**

April 11, 2016

**MEETING PACKET COVER SHEET
AGENDA ITEM – F.7.**



Village of Weston, Wisconsin
Report for the month of March 2016
MONTHLY DEPARTMENT REPORT FROM PLANNING AND DEVELOPMENT DIRECTOR

Monthly Department Briefer #2016-03

Jennifer Higgins, Planning and Development Director/Zoning Administrator

Friday, April 8, 2016, 10:56 AM

1. FOR YOUR IMMEDIATE ATTENTION -- TRUSTEES.

- Home Composting Workshop, Saturday, April 30th from 10:30 to Noon at Municipal Center (Hosted by the Village of Weston, Presented by Marathon County Solid Waste & Recycling Connections Corporation).
- 2015 Responsible Unit Recycling Program Accomplishments and Actual Costs Annual Report – Due to State by April 30, 2016
- Southeast Quadrant Presentation 4:30-5pm, Monday, May 9th.
- Southeast Quadrant Public Engagement Session and Open House 5-6pm, Monday, May 9th.
- Marathon County Uniform Addressing System – Municipal Advisory Group will meet May 12th and June 9th from 7-9pm in Room 5, 212 River Drive, Wausau.

2. STRATEGIC PLAN PROJECT STATUS.

As reported to you previously, myself, Donner, Wodalski and Osterbrink have been meeting under the umbrella of the Services Division to coordinate projects in the 3 Departments, such as the SE Quad, Comp Plan Update, Subdivision Ordinance, Business Park signage and site plan review procedures. This team meets every other week to focus on key areas and projects that integrate the 3 departments and our staff.

Department Development

- **Project 1 - Comprehensive Plan Update – In progress.**
 - **Volume 1 – Conditions and Issues** (adopted 3/4/15) – Amend in 2016 to correct any incorrect information from 2015 adopted version. Also consider relocating “Broadband Technology” background information to Volume 3.
 - **Volume 2 – Visions and Directions** (Statutory Plan Elements) – Scheduled for adoption Spring 2016
 - **Chapter 1 – introduction** – draft #1 received from MDROffers on March 23, 2016
 - **Chapter 2 – Community Vision** – draft #1 forwarded to the PC and Board for comments in Fall 2015; Draft #2 received March 30, 2016 and has been placed on 4/11/16 Plan Commission Agenda for final review.
 - **Chapter 3 – Land Use** (adopted 4/8/15) plan to be amended as necessary as part of complete Volume 2
 - **Chapter 4 – Economic Development** – revised draft received from MDROffers on 3/23/16.
 - **Chapter 5 – Housing and Neighborhoods** – (revised draft delivered by MDROffers on 1/28/16)- Provided to PC and Board in 2/8/16 PC Packet. Comments/changes were sent back to MDROffers in Feb 2016. Next version in full Volume 2, to be delivered in April.

- **Chapter 6 – Natural, Agricultural, and Cultural Resources** - (revised draft delivered by MDROffers on 1/28/16) -Provided to PC and Board in 2/8/16 PC Packet. Comments/changes were sent back to MDROffers in Feb 2016. Next version in full Volume 2.
 - **Chapter 7 – Parks and Recreation** - (adopted 1/10/15 as CORP for Village) plan to be amended as necessary as part of complete volume
 - **Chapter 8 – Transportation (Official Map)** (revised draft delivered by MDROffers on 1/28/16) - Provided to PC and Board in 2/8/16 PC Packet. Official map was approved in Feb 2016 by ordinance. Comments and changes to the Plan document and the new official map were sent to MDROffers in Feb 2016. Next version in full Volume 2.
 - **Chapter 9 –Community Facilities and Utilities** (revised draft delivered by MDROffers on 2/11/16) -Provided to PC and Board in 3/14/16 PC Packet. Comments and changes to the Plan document were sent to MDROffers in March 2016. Next version in full Volume 2.
 - **Chapter 10 – Intergovernmental Cooperation** – (revised draft delivered by MDROffers on 2/11/16) -Provided to PC and Board in 3/14/16 PC Packet. Comments and changes to the Plan document were sent to MDROffers in March 2016. Next version in full Volume 2.
 - **Chapter 11 – Implementation** – draft #1 received from MDROffers on March 23, 2016
- **Volume 3 – Vision and Directions** (Supplemental Plan Elements)
 - **Chapter 1 – Introduction** (to be prepared in 2016 when Camp Phillips Corridor Plan adopted)
 - **Chapter 2 – Bike and Pedestrian System Plan** (future, post 2016)
 - **Chapter 3 – Broadband Technology Plan** (adopted 3/4/15, considering bringing in background info from Vol. 1)
 - **Chapter 4 – Camp Phillips Corridor Plan** (schedule for adoption in July 2016, shortly after Vol. 2 adoption)
 - **Chapter 5 – Park and Public Facilities Master Plans** (include recent plans when Camp Phillips Plan adopted)
 - **Chapter 6 – Retail Recruitment Strategy** (adopt at same time Camp Phillips Plan Adopted)
 - **Chapter 7 – Schofield Avenue Corridor Plan** (future, post 2016)
 - **Chapter 8 – TID 1 Amended Project and Redevelopment Plans** (scheduled adoption in August 2016)
 - **Chapter 9 – TID 2 Amended Project Plan** (future, post 2016)
 - **Chapter 10 – Tourism Plan** (scheduled for adoption by early fall 2016)
- **Project 2 – Chapter 50 Nuisance Ordinance Update** – In progress. I have made updates to this ordinance in regards to zoning code consistency, statute reference updates and to include standards from the International Code Compliance especially for rental property. Hodell has reviewed the ordinance to make sure it adequately addresses the nuisance issues she deals with and Tatro has updated the areas he would like updated. This is one of the projects I would like Maguire to work on to bring forward through CLPS and to the Board for final approvals.
 - **Project 5 - Beehive Software System implementation** – Staff is still using Energov. Beehive has been ruled out for working for the department. New software solution from Infovision Software called Evolve was approved by the Board on 3/21/16 as a replacement for Beehive. Evolve is cloud based, allows applicants to apply, pay and upload plans right to the system. We would no longer have to do

this data entry ourselves by hand. The software also can keep track of staff review performance by tracking the amount of time it takes to review each permit. This would assist us in the Pay for Performance direction the Village is headed for personnel. A signed contract was received on 3/29/16. A project kickoff meeting was held on 4/4/16. Wehner and myself are now working on the first module which will be the site plan review process. Sounds like we could be training on the module as early as April 27th.

- **Project 6 - Update Subdivision Ordinance** – In progress. As of 4/7/16, the ordinance has been reviewed by staff and a 2nd updated draft has been received from MDROffers. Services Division staff will be meeting for a conference call with MDROffers on 4/8/16 to discuss his remaining questions. The plan is to begin moving the draft through approvals in May.
- **Project 8 – Audit of Multi-family and commercial properties for Refuse and Recycling Compliance** – Ongoing. Audit was completed for multi-family properties in the summer of 2014 by our Refuse and Recycling Intern. Parker continues to work with these multi-family properties when time allows. We have not started on the commercial audit yet to date. Staff continues to address this at change of use, new construction, or change of owner for both multi-family and commercial at time of approvals and/or permitting. Parker and I have recently completed our interviews of intern applicants and our top candidate, Heidi Miller, a UWSP student, has been hired to fill the position this summer. She will begin her internship on May 23rd.

Staff Development

- **Project 1 – American Planning Association (APA) membership** – This item is complete and will be removed during the next update to the Strategic Plan. Jared and I are both members of APA and WAPA.
- **Project 2 – Planning Technician Position** – This item is complete and will be removed during the next update to the Strategic Plan.
- **Project 4 – Assistant Building Inspector Position (Code Enforcement/Property Inspector)** – Maguire started employment with the Village in this position on 4/4/16. This item is complete and will be removed during the next update to the Strategic Plan.
- **Project 5 – Plan Commission bylaws, policies and procedures** – Ongoing. Plan Commission Code of Conduct and Rules of Procedures were adopted by the Plan Commission in June. All commissioners have signed the Code of Conduct. We continue to work on policies for the Commission. I am offering Commissioners the ability to attend the 3/15/16 Plan Commissioners workshop offered at the Portage County Annex building in Stevens Point. Commissioners White and Zeyghami along with Assistant Planner Wehner will be attending.

3. BUDGET AND FINANCIAL PLAN STATUS.

- The Department has received the Budget Status Report for February.

4. EMPLOYEE DEVELOPMENT & ENGAGEMENT.

- Staff continued to spend time preparing for the addition of Maguire (Property Inspector) to our Team during the month of March. Maguire began his employment with the Village on 4/4/16.

- Higgins attendance at Weekly C Team Meetings.
- Higgins attendance at Weekly ED Team Meetings
- Higgins attendance at Weekly One-on-One Meetings with Guild.
- Higgins attendance at Bi-weekly Service Division Team Meetings
- Higgins and Parker attend monthly Wellness Committee Meetings.
- Parker and Wehner attend monthly Staff Social Committee Meetings.
- Parker, Wehner, Tatro and Maguire have begun the 2016 Lumin Training.
- Tatro is the current Vice-President of the WI- IAEI. He will be taking over as President later this year.
- Higgins continues to attend the Alumni 2015 Lumin Training Sessions monthly (Feb, March, April, Sept.).
- Department participation at the March All-Staff meeting.
- Each Staff member has completed a meeting with Crowe to discuss our individual tech learning plans. We are also getting acquainted with Lynda.com and have begun watching some of the training videos.
- Attendance at Village 20th Anniversary Dinner on 3/11/16

5. PERFORMANCE AND METRICS.

- No further training has been provided to Directors or staff on this since the 1/20/16 meeting with Carlson Dettman staff.
- Infovision Software's Evolve Software will be able to be used for project management and will also have a performance management component to the software. Once an application is deemed complete, a timer will be running in the background and will be able to monitor and track how long it takes staff to complete our review and get approvals out the door.

6. COMMUNITY FEEDBACK

- County Board Supervisor Craig McEwen phoned to compliment me on the article I wrote on the Village's involvement in the upcoming County Addressing project.

7. IDENTIFIED NEEDS.

- Project Management Software, which is being addressed through the deployment of the Evolve software project.

8. NEW IDEAS & OPPORTUNITIES.

- None at this time.

9. MISCELLANEOUS COMMENTS / ISSUES.

- SE Quad Neighborhood Plan – proposed adoption June 2016:
 - Donner, Wodalski and I spent a considerable amount of time working with JSD and WIDOT on updating the WIDOT traffic model and the Village's Traffic Analysis Zones (TAZs) for updating the model. We expect an updated model to be received by 4/8/16.
 - Staff has been working with MiTech on the Wetland Exemption Applications to the DNR.

- Donner and myself are working on the extension of Transport Way out to Weston Avenue. Resolutions 2016-003 and 2016-004 were adopted by the Board to designate Weston Avenue as an arterial street and limit access on Weston Avenue.
- JSD has completed 2 land use alternatives analyses and Staff is currently in the process of reviewing them prior to them going to the WDNR.
- Presentation and Open House for SE Quad is scheduled for May 9th from 4:30 to 6pm.
- Economic Development/Plan Commission Update
 - Sign Permits Issued:
 - Platinum Grafix, LLC, 5503 Schofield Avenue, Suite A – SIGN-3-16-6573
 - All Green Corporation, 4803 Ross Avenue, Suite #300 – SIGN-3-16-6577
 - Stine Eye and First Impressions 4009 Community Center Drive – SIGN-3-16-6578
 - Zoning Permits have been issued for the following new businesses:
 - All Green Corporation, 4803 Ross Avenue, STE 3 – ZONE-3-16-6563
 - John Jokela Law Firm, 3409 Schofield Avenue, Unit D – ZONE-3-16-6561
 - Ringle Medical Supply, 5906 Hilgemann Street – ZONE-3-16-6562
 - ANR Pipeline, Weston Avenue– ZONE-2-16-6558
 - Kwik Trip, 7605 Schofield Avenue – ZONE-12-15-6482
 - Platinum Grafix, LLC, 5503 Schofield Avenue, Suite A – ZONE-3-16-6573
 - Redbull, 5302 Schofield Avenue-ZONE-12-15-6467
 - Cricket Wireless (Weston Marketplace)
 - Occupancy Permits Issued:
 - Foundation Finance, 7802 Meadow Rock Drive (CO-1138) (ZONE-8-15-6220) – 3/2/16
 - Redbull, 5302 Schofield Avenue (CO-1144)
 - CSM Approvals:
 - RCSM-2-16-1568 – 4707 & 4709 Holly Avenue - Zero lot line structure (3/8/16)
 - 8902 Progress Way, Lot 5 BP South (From the Forest Project) – 3/24/16
 - Home Occupation Permit Issued for Blake Worniak, 9905 Sandhill Dr – Mail order business is Badger State Ordnance (HOCC-2-16-6559) – 3/8/16
 - Zoning Compliance Letter for Coca Cola, 7707 Schofield Avenue (ZC-16-001) – 3/8/16
 - Zoning Compliance Letter for WOW, 3605 Concord Avenue (ZC-16-002)
 - MHP License Renewal, letter and inspection report sent to Alpine on 3/11/16.
 - On 3/10/16, Donner, Parker, Wehner and myself attended the Chambers Environmental Regulations Update at MiTech.
 - Completed the 2016 Government Units Survey from the US Census Bureau on 3/11/16
 - Parker completed the Green Tier 2015 annual report and emailed it to the DNR on 4/1/16. It will be placed on the 3/18/16 Board Meeting Agenda as a consent item
 - Guild and I met with Bill Scholfield to discuss his needs for a marketing piece to take to the April ICSC Milwaukee. He is doing a roundtable discussion on retail opportunities in Central WI at the conference and will be highlighting our current and available retail spaces to the attending retail retailers and site selectors for the big boxes and other retail franchises.
 - Staff completed the following site plan reviews in February:
 - ANR Pipeline, accessory building, Weston Avenue (CSIT-2-16-1569)

- Kwik Trip, Façade Upgrades at 7605 Schofield Avenue (CSIT-1-16-1565)
- Boy Scouts, 3501 Camp Phillips Rd – Accessory Building – (CSIT-3-16-1572)- 3/24/16
- Coca Cola, 7707 Schofield Ave – Architectural Review – (CSIT-3-16-1571)-3/24/16
- Staff is working on the following site plan reviews:
 - We have been working with a local banking institution on a site plan for a new location in the Village.
 - I have been talking with Lokre Development on a revised Weston Marketplace layout. They have acquired the home to the north of their property and would like to add it to their Marketplace Development.
 - Site Plan Review for parking lot addition at Mount Olive.

2016 Building Permits Issued to Date

Date:	Single Family	Duplex	Multi-Family				Commercial	Total All Permits Issued
			4	6	8	12		
January	1	-	-	-	-	-	23	29
February	2	-	-	-	-	-	25	35
March	-	-	-	-	-	-	23	41
Total	3	-	-	-	-	-	71	105
Totals from March of each year								
2015	6	1	-	-	-	-	35	71
2014	6	-	-	1	1	-	51	88
2013	2	-	-	-	-	-	42	73
2012	1	-	-	-	-	-	59	90
2011	3	-	-	-	-	-	20	62
2010	4	-	-	-	-	-	17	101
2009	1	2	-	-	1	-	4	46
2008	1	2	-	-	-	1	11	35

Permits Issued (By Work Class)

Permits Issued From Tuesday, March 1, 2016 through Thursday, March 31, 2016

Permit	Location Address	Issued	Valuation	Square Feet
Additional Building Garage				
ADDB-3-16-6566	3020 NICK Avenue	03/04/2016	25,000.00	1,564
ADDB-3-16-6593	3511 CAMP PHILLIPS RD	03/24/2016	55,000.00	1,976
Totals For Additional Building Garage : 2 Permit(s)			80,000.00	3,540
Additional Building Yard Shed				
ADDB-3-16-6580	6300 BIRCH Street	03/14/2016	300.00	80
Totals For Additional Building Yard Shed : 3 Permit(s)			300.00	80
Commercial Building Exterior Remodel				
CBLD-3-16-6597	5507 SCHOFIELD Avenue	03/29/2016	21,300.00	0
Totals For Commercial Building Exterior Remodel : 1 Perm			21,300.00	0
Commercial Building Local Business, Institutional & Office				
CBLD-3-16-6570	3301 CRANBERRY Boulevard	03/09/2016	10,000.00	0
Totals For Commercial Building Local Business, Institutio			10,000.00	0
Commercial Building Manufacturing and Industrial				
CBLD-3-16-6595	7707 SCHOFIELD AVE	03/29/2016	0.00	60
Totals For Commercial Building Manufacturing and Industr			0.00	60
Electrical Commercial				
ELEC-2-16-6557	3600 Weston Avenue	03/03/2016	0.00	0
Totals For Electrical Commercial : 1 Permit(s)			0.00	0
Electrical Local Business, Institutional & Office				
ELEC-3-16-6588	4020 SCHOFIELD Avenue	03/22/2016	0.00	1,300
Totals For Electrical Local Business, Institutional & Office			0.00	1,300
Electrical Multi Family (3+Units)				
ELEC-3-16-6576	6903 RIVER TRAIL DR	03/15/2016	0.00	9,500
Totals For Electrical Multi Family (3+Units) : 3 Permit(s)			0.00	9,500
Excavation Permit Public Utility				
EXCA-3-16-6600	6510 Ryan Street	03/31/2016	0.00	0
Totals For Excavation Permit Public Utility : 1 Permit(s)			0.00	0
Fence Residential				
FENC-3-16-6582	6404 CONNIE Lane	03/14/2016	4,000.00	0
FENC-3-16-6583	5006 VON KANEL ST	03/14/2016	2,300.00	0
FENC-3-16-6590	5511 SCOTT Street	03/23/2016	1,899.00	0
FENC-3-16-6591	6214 QUENTIN Street	03/23/2016	1,949.00	0
Totals For Fence Residential : 4 Permit(s)			10,148.00	0
Home Occupation Residential				
HOCC-2-16-6559	9905 Sandhill Drive	03/08/2016	0.00	0
Totals For Home Occupation Residential : 1 Permit(s)			0.00	0

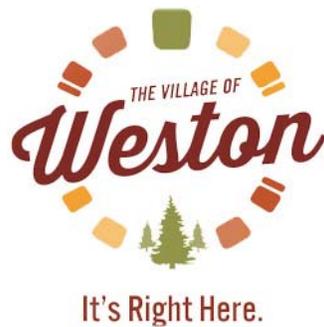
Permit	Location Address	Issued	Valuation	Square Feet
HVAC HVAC Commercial New				
HVAC-3-16-6589	4020 SCHOFIELD Avenue	03/22/2016	0.00	1,300
Totals For HVAC HVAC Commercial New : 1 Permit(s)			0.00	1,300
Plumbing Commercial				
PLUM-3-16-6564	4020 SCHOFIELD Avenue	03/02/2016	0.00	0
Totals For Plumbing Commercial : 1 Permit(s)			0.00	0
Residential Building Addition				
RBLD-3-16-6586	3706 MICHAEL Drive	03/18/2016	50,000.00	432
Totals For Residential Building Addition : 1 Permit(s)			50,000.00	432
Residential Building Exterior Remodel				
RBLD-3-16-6581	4807 STERNBERG Avenue	03/14/2016	35,000.00	200
RBLD-3-16-6596	2909 CROSSTRAIL Lane	03/29/2016	14,200.00	0
RBLD-3-16-6598	5105 KELLYLAND Street	03/30/2016	10,800.00	0
Totals For Residential Building Exterior Remodel : 4 Perm			60,000.00	200
Residential Building Interior Remodel				
PLUR-3-16-6572	5303/5305 BIRCH Street	03/10/2016	0.00	0
RBLD-3-16-6565	2701 COUNTRY CREEK Lane	03/02/2016	8,500.00	412
RBLD-3-16-6571	6107 THOMAS Avenue	03/09/2016	0.00	0
RBLD-3-16-6584	5505 RAE JAMES Street	03/18/2016	12,000.00	50
RBLD-3-16-6585	5202 ISAIAH Street	03/18/2016	3,000.00	100
Totals For Residential Building Interior Remodel : 9 Permi			23,500.00	562
Sign Face Replacement New Business				
SIGN-3-16-6577	4803 Ross Avenue	03/11/2016	120.00	32
Totals For Sign Face Replacement New Business : 1 Perm			120.00	32
Sign New				
SIGN-3-16-6574	5503 Schofield Avenue	03/10/2016	300.00	15
SIGN-3-16-6578	4009 Community Center Drive	03/11/2016	5,370.00	48
SIGN-3-16-6579	4009 Community Center Drive	03/11/2016	5,390.00	58
SIGN-4-16-6607	5906 HILGEMANN ST	03/21/2016	350.00	10
Totals For Sign New : 5 Permit(s)			11,410.00	131
Sign Special Event				
SIGN-3-16-6569	4020 SCHOFIELD Avenue	03/07/2016	0.00	48
Totals For Sign Special Event : 6 Permit(s)			0.00	48
Zoning Commercial				
ZONE-12-15-6467	5304 Schofield Avenue	03/11/2016	0.00	9,800
ZONE-2-16-6558	3600 Weston Avenue	03/03/2016	0.00	0
ZONE-3-16-6561	3409 Schofield Avenue	03/03/2016	0.00	8,000
ZONE-3-16-6562	5906 Hilgemann Street	03/04/2016	0.00	3,000
ZONE-3-16-6563	4803 Ross Avenue	03/03/2016	0.00	805
ZONE-3-16-6573	5503 SCHOFIELD AVE	03/10/2016	0.00	1,600
ZONE-3-16-6575	4020 Schofield Avenue	03/10/2016	0.00	1,200
ZONE-3-16-6587	4613 Camp Phillips Road	03/21/2016	0.00	2,400
ZONE-3-16-6592	7707 SCHOFIELD AVE	03/24/2016	0.00	12

Permit	Location Address	Issued	Valuation	Square Feet
Totals For Zoning Commercial : 9 Permit(s)			0.00	26,817

**Village of Weston, Wisconsin
REGULAR MEETING OF THE
COMMUNITY DEVELOPMENT AUTHORITY**

April 11, 2016

**MEETING PACKET COVER SHEET
AGENDA ITEM – F.8.**



**Village of Weston, Wisconsin
REGULAR MEETING OF THE
COMMUNITY DEVELOPMENT AUTHORITY**

April 11, 2016

**MEETING PACKET COVER SHEET
AGENDA ITEM – F.9.**

