

VILLAGE OF WESTON

MEETING NOTICE & AGENDA

of a Village Board, Commission, Committee, Agency, Corporation, Quasi-Municipal Corporation, or Sub-unit thereof

Meeting: **JOINT MEETING OF THE VILLAGE PLAN COMMISSION AND JOINT TOWN & VILLAGE OF WESTON EXTRATERRITORIAL ZONING COMMITTEE**

Members:

Plan Commission Loren White (CHAIR); Fred Schuster (Vice-chair); Dave Diesen; Mike Stenstrom; Hooshang Zeyghami; Tina Kollmansberger; and Marty Johnson

Joint Town & Village Extraterritorial Zoning Committee Milton Olson (T)(CHAIR); Mark Hull (T); Randy Christiansen (T); Mike Stenstrom (V); Dave Diesen (V)(Vice-chair); and Tina Kollmansberger (V)

Location: **Weston Municipal Center (5500 Schofield Ave) – Board Room**

Date/Time: **Monday, June 8, 2015, at 6:00 p.m.**

AGENDA ITEMS FOR CONSIDERATION (All items listed may be action upon)

1. **Call to Order of Plan Commission by Chairman White.**
2. **Call to Order of Joint Town and Village of Weston Extraterritorial Territorial Zoning (ETZ) Committee by Chairman Olson.**
3. **General Comments from the Public on items on the agenda.**
4. **Approve the [Minutes of the May 11, 2015](#), Plan Commission & Joint Town & Village of Weston ETZ Meeting.**
5. **Public Hearing on [Ordinance No. 15-009](#) – An Ordinance Amending Section 94.15.02(2) Entitled Development of Nonconforming Lots – Residential, RR and AR Zoning Districts.**
 - A. Action by Plan Commission on Director’s recommendation to approve Ordinance No. 15-009 per the specifications, conditions and limitations of the submitted staff report, and forward to the Board of Trustees for their consideration.
 - B. Action by ETZ Committee on Director’s recommendation to approve Ordinance No. 15-009 per the specifications, conditions and limitations of the submitted staff report, and forward to the Board of Trustees for their consideration.
6. **Public Hearing on Zoning Map Corrections where parcels inadvertently consisted of dual-zoning through land hooks. ([Ordinance No. 15-010](#) and [Ordinance No. 15-011](#))**
 - A. Action by ETZ Committee on Director’s recommendation to approve [Ordinance No. 15-010](#) to rezone those parcels listed below per the specifications, conditions and limitations of the submitted staff report, and forward to the Board of Trustees for their consideration.
 - a) [082-2808-112-0998 / 7610 Kozlowski Street](#), Town of Weston (Gary Kozlowski): AR & SF-L to AR
 - b) [082-2808-144-0997 / 8604 Riverview Lane](#), Town of Weston (Peter & Tamara Holmes): RR-5 & SF-L to RR-5
 - c) [082-2808-111-0995 / Kersten Rd & Tamarack Ln](#), Town of Weston (Renee Radcliffe): RR-5 & AR to RR-5
 - d) [082-2808-131-0991 / County Rd J & Roble Ln](#), Town of Weston (Mabel Witz): To RR-2
 - e) [082-2808-132-0981 / County Rd J](#), Town of Weston (Edward & Lucille Roble): RR-5 & AR to RR-5
 - f) [082-2808-134-0995 / River Rd](#), Town of Weston (Maryanne Peterson): AR & RR-5 to AR
 - B. Action by Plan Commission on Director’s recommendation to approve [Ordinance No. 15-011](#) to rezone those parcels listed below per the specifications, conditions and limitations of the submitted staff report, and forward to the Board of Trustees for their consideration.
 - a) [192-2808-092-0980 / 3113 Camp Phillips Road](#), Village of Weston (Iozzo Real Estate, LLC): 2F & SF-L to 2F
 - b) [192-2808-172-0931 / 4545 Alderson Street](#), Village of Weston (Greenheck Fan Corp): GI & 2F to GI
 - c) [192-2808-143-0948 / Willard Ln & Ski Ln](#), Village of Weston (Ann Kostuck): SF-L & 2F to SF-L
 - d) [192-2808-164-0093 / Weston Comm. Park](#), Village of Weston (Village of Weston): B-3 & LI to INT
 - e) [192-2808-204-0968 / Ministry Parkway & Camp Phillips Rd](#), Village of Weston (Putnam Capital Mgt): INT & B-2 to INT with D-CC Overlay
 - f) [192-2808-294-0986 / Camp Phillips Rd](#), Village of Weston (Marathon County): INT & AR to INT
7. **Adjournment of the Joint Town & Village Extraterritorial Zoning Committee.**

8. **Public Hearing on [REZN-5-15-1511](#) a Rezoning Request from AR Agriculture & Residential Zoning District to RR-5 Rural Residential-5 Acre Zoning District, Filed by Matthew Hable, 7102 Brehm Street, for a 10.5 acre illegal, non-conforming lot located on Nick Avenue, west of Heeren Street (PIN 192 2808 334 0985).**
 - A. Action by Plan Commission on application REZN-5-15-1511.
9. **Unfinished Business - Discussion and Action on Postponed [Plan Commission Code of Conduct](#).**
10. **Unfinished Business - Discussion and Action on Postponed [Plan Commission Rules of Procedure](#).**
11. **Discussion and Acknowledgement of Recently Approved [Resolution No. VW-15-14](#) A Resolution of the Board of Trustees Providing for a Complete Streets Policy.**
12. **Discussion and Action on [Resolution No. VW-15-15](#) A Resolution of the Plan Commission Providing a Bi-Annual Amendment Cycle for the Comprehensive Plan.**
13. **Discussion and Action on Assistant Planner's Recommendation to Approve the Request ([ADDB-6-15-6007](#)) from Dan Arndt to Exceed the "Maximum Accessory Structure Floor Area" as Defined in Figure 5.01(1) in Chapter 94 of the Municipal Code, per the specifications, conditions, and limitation of the submitted staff report.**
14. **Report from Planning and Development Director/Zoning Administrator.**
 - A. Update on new Zoning Ordinance Implementation Progress
 - B. Update on Comprehensive Plan Update Project
 - C. [May 2015 Issued Building Permits](#)
 - D. Staff report on staff-approved site plans, CSM's, sign permits, commercial zoning & occupancy permits, and other issues:
 - a) [CSIT-6-14-1457](#) WJ Higgins, 8605 Progress Way – Revised Landscape Plan
 - b) [CSIT-5-15-1508](#) Auto Select, 3103 Schofield Avenue – Architectural Review
 - c) [CSIT-5-15-1509](#) Palms Supper Club, 5912 Business Highway 51 – Architectural Review
 - d) [RCSM-5-15-1507](#) PRLC/Asplund, Northwestern Avenue – Reconfiguring Parcels
 - e) [RCSM-5-15-1513](#) Riverside Land Surveying/Arndt, Fountain Circle – Combining Parcels
 - f) [SIGN-11-14-5668](#) Family Foot & Ankle, 5403 Normandy Street – Wall Sign
 - g) [SIGN-12-14-5736](#) Family Foot & Ankle, 5403 Normandy Street – Wall Sign
 - h) [SIGN-4-15-5850](#) & [5851](#) Greenville Colorant, 6703 Rickyval Street – Wall & Pylon Signs
 - i) [SIGN-5-15-5949](#) Marye's Hair Design, 3707 Schofield Avenue – Pylon Sign
 - j) [SIGN-5-15-5951](#) Anytime Fitness, 1711 Schofield Avenue – Temporary Sign
 - k) [SIGN-5-15-5974](#) Fehrman Orthodontics, 1815 Schofield Avenue – Variable Message Sign
 - l) [SIGN-5-15-5982](#), [5983](#), & [5984](#) EZ Auto Credit, 5503 Business Highway 51 – Pylon & Wall Signs
 - m) [SIGN-5-15-5987](#) Bartelt Insurance, 5717 Business Highway 51 – Temporary Sign
 - n) [TCO-1082 / ZONE-5-15-5934](#) Cellcom, 2106 Schofield Avenue – Outdoor Assembly Event
 - o) [TCO-1086 / ZONE-5-15-5975](#) DCE Idea Charter School, 4704 Camp Phillips Road – Outdoor Assembly Event
 - p) [CO-1083 / ZONE-5-15-5925](#) Melanie's Studio, 2405 Schofield Avenue – New Business
 - q) [DRIV-6-15-6006](#) Dan Arndt, 7303 Fountain Circle – 2nd Driveway Permit
15. **Remarks from Plan Commissioners (No actions will be taken as a result of this agenda item).**
16. **Set next meeting date, and discuss items to be included for next Plan Commission agenda: Monday, July 13, 2015, 6:00 p.m.**
17. **Adjourn.**

This notice was posted at the Municipal Center and sent to the local media outlets on Friday, June 5, 2015, at 11:00 a.m.

Questions regarding this agenda may be directed to the Planning and Development Department at (715) 359-6114 or PlanDevDept@westonwi.gov.

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids & services. For information or to request this service, contact the Village Clerk at (715) 359-6114.

Meeting of the: **JOINT MEETING OF THE VILLAGE PLAN COMMISSION AND JOINT TOWN & VILLAGE EXTRATERRITORIAL ZONING COMMITTEE**

Members:

Plan Commission Loren White (Chair); Fred Schuster (Vice-Chair); Dave Diesen; Mike Stenstrom; Hooshang Zeyghami; Tina Kollmansberger; and Marty Johnson

Joint Town & Village Extraterritorial Zoning Committee Milton Olson (T); Mark Hull (T); Randy Christiansen (T); Mike Stenstrom (V); Dave Diesen (V); and Tina Kollmansberger (V)

Location: Weston Municipal Center (5500 Schofield Ave) – Board Room

Date/Time: **Monday, May 11, 2015 @ 6:30 P.M.**

MINUTES

1. Call to Order of Plan Commission by Chairman White

White called the meeting to order at 6:30 p.m. Members present were: White, Schuster, Stenstrom, Kollmansberger, Johnson, and Zeyghami. Diesen was excused. Staff Present: Director of Planning & Development Higgins, Director of Public Works Donner, Building Inspector Tatro, Assistant Planner, Wehner, SAFER Fire Inspector, Marty Christiansen, and Recording Secretary Parker.

- A. Acknowledgement of President Ermeling’s Appointment of Trustee White as Weston Plan Commission Chairperson.**
- B. Acknowledgement of President Ermeling’s Appointment of Trustee Schuster as Plan Commission Vice Chairperson.**
- C. Appointment by Chairman White of Administrative Specialist Valerie Parker as Plan Commission Secretary.**

**M/S/P Schuster/Zeyghami: to Acknowledge and Approve Items A, B, and C.*

2. Call to Order of Joint Town and Village of Weston Extraterritorial Zoning (ETZ) Committee by Jennifer Higgins, Director of Planning and Development/Zoning Administrator.

Higgins called the meeting to order at 6:32 p.m. Members present were: Olson, Christiansen, Stenstrom, and Kollmansberger. Hull and Diesen were excused. Staff Present: Director of Planning & Development Higgins, Director of Public Works Donner, Building Inspector Tatro, Assistant Planner, Wehner, SAFER Fire Inspector, Marty Christiansen, and Recording Secretary Parker.

A. Selection of Chairperson of Joint ETZ Committee.

**M/S/P Stenstrom/Kollmansberger: to appoint Olson as ETZ Chairperson.*

B. Selection of Vice-Chairperson of Joint ETZ Committee.

**M/S/P Olson/Stenstrom: to appoint Diesen as ETZ Vice-Chairperson.*

C. Appointment by Chairperson of Administrative Specialist Valerie Parker as Secretary of Joint ETZ Committee.

**M/S/P Stenstrom/Kollmansberger: to appoint Parker as ETZ Secretary.*

3. General Comments from the Public on items on the agenda.

4. Public Hearing on Ordinance No. 15-005 – An Ordinance Repealing Section 94.6.02(3)(d) Entitled D-WC Weston Center Overlay and Renaming and Recreating Section 94.6.02(03)(d) Entitled D-WM Weston Marketplace Overlay.

White read the public hearing notice.

A. Action by Plan Commission on Director’s recommendation to approve Ordinance No. 15-005 per the specifications, conditions and limitations of the submitted staff report, and forward to the Board of Trustees for their consideration.

Higgins spoke in favor, explaining how at the last PC Meeting, PC approved the name change to Lokre’s property from “Weston Center” to “Weston Marketplace”. Because this affects the name of an overlay zoning district within our zoning code, we have to change the ordinance.

There was no opposition.

White closed the public hearing at 6:40 p.m.

**M/S/P Johnson/Schuster: to approve Ordinance No. 15-005 per the specifications, conditions and limitations of the submitted staff report, and forward to the Board of Trustees for their consideration.*

B. Action by ETZ Committee on Director’s recommendation to approve Ordinance No. 15-005 per the specifications, conditions and limitations of the submitted staff report, and forward to the Board of Trustees for their consideration.

Olson closed the public hearing at 6:42 p.m.

**M/S/P Stenstrom/Kollmansberger: to approve Ordinance No. 15-005 per the specifications, conditions and limitations of the submitted staff report, and forward to the Board of Trustees for their consideration.*

5. Public Hearing on Ordinance No. 15-006 – An Ordinance Amending Section 94.17.04 Definitions.

A. Action by Plan Commission on Director’s recommendation to approve Ordinance No. 15-006 per the specifications, conditions and limitations of the submitted staff report, and forward to the Board of Trustees for their consideration.

Higgins spoke in favor, explaining there are new definitions for “Street”, “Street Arterial”, and “Street Collector”, which coincides with the new Chapter 71 (approved in April). The Village Attorney would like these definitions and terms to be consistent between the chapters. We also want the terms to match the Functional Classification System used by the Village and the Wausau Metropolitan Planning Organization (MPO).

White closed the hearing at 6:44 p.m.

****M/S/P Stenstrom/Johnson: to approve Ordinance No. 15-006 per the specifications, conditions and limitations of the submitted staff report, and forward to the Board of Trustees for their consideration.***

- B. Action by ETZ Committee on Director's recommendation to approve Ordinance No. 15-006 per the specifications, conditions and limitations of the submitted staff report, and forward to the Board of Trustees for their consideration.**

Olson closed the hearing at 6:45 p.m.

****M/S/P Stenstrom/Christiansen: to approve Ordinance No. 15-006 per the specifications, conditions and limitations of the submitted staff report, and forward to the Board of Trustees for their consideration.***

6. Adjournment of the Joint Town & Village Extraterritorial Zoning Committee.

****M/S/P Stenstrom/Kollmansberger: to adjourn the ETZ Committee Meeting at 6:45 p.m.***

7. Public Hearing on REZN-5-15-1506 a Rezoning Request from MF Multiple Family Residential Zoning District to SF-S Single Family Residential-Small Lot Zoning District, Filed by Village of Weston, on Behalf of Property Owners Michael and Danette Gilbertson, for Property Addressed as 2807 Jelinek Avenue, to Correct a Mapping Error.

- A. Action on Director's recommendation to approve application REZN-5-15-1506 and rezone 2807 Jelinek Avenue to SF-S Single Family Residential – Small Lot per the specifications, conditions and limitations of the submitted staff report, and forward to the Board of Trustees for their consideration.**

Higgins spoke in favor of this request, explaining how this is essentially a mapping error. She explained how she spoke with Danette Gilbertson last year, when Ed Prohaska was in the process of rezoning the surrounding properties for the then proposed Pine View Subdivision. At that point Gilbertson discussed and expressed concern of her single-family residential lot which was zoned residential two-family to Higgins. Higgins stated when the new zoning map was created, this lot was meant to be single-family residential-small lot, but remained classified as multiple family residential. This omission was noticed when Gilbertson's submitted an application for a home business, and within the new zoning code, a home business is not a permitted use in the multiple family residential zoning district, and would need to obtain a conditional use permit. This home business is a permitted use within the single-family residential-small lot district.

White closed the hearing at 6:52 p.m.

****M/S/P Zeyghami/Schuster: to approve application REZN-5-15-1506 and rezone 2807 Jelinek Avenue to SF-S Single Family Residential – Small Lot per the specifications, conditions and limitations of the submitted staff report, and forward to the Board of Trustees for their consideration.***

Higgins pointed out to the Plan Commission that in June there will be more requests like this, as staff has found several dual-zoned properties in the Town, and one in the Village, which were divided by roads, but are still considered the same parcel. She explained a situation at the Lewis Construction property located on Camp Phillips Road and Shorey Avenue.

8. Approve the Minutes of the April 11, 2015, Plan Commission Meeting.

****M/S/P Schuster/Johnson: to approve the minutes of the April 11, 2015, Plan Commission Meeting.***

9. Discussion and Action on Plan Commission Code of Conduct.

10. Discussion and Action on Plan Commission Rules of Procedure.

Higgins explained these two agenda items go together. She explained how whenever a new Plan Commission Member is appointed these documents would be shared with them. She stated these documents were put together using sample documents provided by the UW-Extension and the Center for Land Use Education (CLUE). These documents describe the roles of Plan Commissioners, authority, purpose, processes, actions that they take, etc. She further explained these documents to the Commissioners and indicated that she would like to have these two documents adopted by Plan Commission.

Schuster stated that he would prefer to have another chance to review these in more detail at a later time, prior to adopting these. He asked Higgins if she could send these two individual documents under a separate email to the commission for their review.

Stenstrom questioned if the Village Attorney should review the Code of Conduct.

Johnson asked a question, regarding "Ex Parte Contact". He stated as they do their due diligence and go to a site to review an upcoming issue, if the owner comes out and wishes to speak with them, if that is considered Ex Parte Contact. After discussion, Higgins recommended if there is enough interest on a matter when a site visit should occur, that we schedule an open meeting where the Plan Commission as a whole goes on a site visit, versus individually. If a Plan Commission member has Ex Parte contact with someone, should publicly state it at the meeting.

Zeyghami questioned if there are other committees who follow these procedures. Higgins stated Plan Commission has certain statutory powers (quasi-judicial) that other committees do not have. She commented the Zoning Board of Appeals would be the closest committee to follow similar procedures.

Donner pointed out with Plan Commission being a 7-member commission, that 4 members present is a quorum, resulting in just 2 members together being a negative quorum. He said with this in mind, there should never be any discussion taken outside of a Plan Commission meeting between any Plan Commission members.

White polled the Plan Commission Members on whether to adopt these documents or hold off. A majority indicated they would prefer to postpone any action on these until next month.

****M/S/P Schuster/Zeyghami: to postpone action on Agenda Items 9 and 10, until the June Plan Commission Meeting, giving Planning & Development staff an opportunity to send it to the members in a separate document for their individual review.***

11. Discussion of Sec. 14.318 Moving Permits and the Plan Commission's Preferred Role in the Approval and Permitting Process.

Higgins explained how while going through Section 14 – Buildings and Building Regulations, of the Municipal Code, staff found that under Sec. 14.318 it requires that any buildings (small shed, mobile home, house, etc.) moving into the Village can only do so through a public hearing process before the Plan Commission. She stated as long as she has worked for the Village, that she does not believe we have put any moved buildings through the public hearing process. She is looking for Plan Commission's opinion on how they would like to handle this going forward. She stated that staff is in agreement that we do not want to make someone, bringing a small shed in to the Village, go through the public hearing process. Would Plan Commission want this to be based on the type of building or the size of building moving in? Higgins gave an example of in a brand new neighborhood, if someone wanted to move an old farmhouse into that neighborhood, that the residents would be up in arms.

Stenstrom feels there should be a defined difference between a moved house and a manufactured home. Wehner commented that our zoning code does require certain design standards to be met for single-family homes.

Schuster feels staff is capable of approving these, versus their coming to Plan Commission.

Higgins referred the Plan Commission to the policy choices she has suggested to them in her report. After further discussion, the Plan Commission members were in agreement to Policy Option #1, however, not including mobile homes: *Amend the ordinance to only require residential single- and two-family homes, ~~mobile homes~~, and garages over 500 square feet, being moved into the Village, to have a public hearing before the Plan Commission and receive Plan Commission approvals prior to being placed within a lot within the Village. Sheds and garages under 500 square feet could be reviewed and approved by staff as they are currently being done today.*

****M/S Johnson/Stenstrom: to direct staff to amend Section 14.318 to include the policy described in Option #1, but striking the words "mobile home", and forward the amended ordinance on to the Village Board for their consideration and approvals. Q: White questioned this means mobile homes would not need a permit to come in to Weston. Higgins explained there is a mobile home permit to obtain either way. Mobile homes are only allowed in Mobile Home Parks. Motion carried.***

12. Report from Planning and Development Director/Zoning Administrator

A. Update on new Zoning Ordinance Implementation Progress

Higgins explained that staff is working on updating all the permit applications, and when sending them out, explaining to the people the new processes.

B. Update on Comprehensive Plan Update Project

Higgins explained staff met with Consultant, Mark Roffers, today. Staff received for review the Community Facilities and Utilities chapter. Staff finalized the Natural Resources and Transportation chapters, which will be sent out to Plan Commission for

their comments shortly, which then we will start the process of public hearing and Board adoption. The Economic Development chapter is on hold for a bit. Roffers had received The Retail Coach Study, but we are waiting for the CWED issues to settle before we continue that. Higgins explained what is going on with CWED. She then explained the Village is waiting to hear the outcome of our special TIF legislation request with the State. We probably will not know until June or July. She said that if we do receive the TIF legislation, then we will need to update our TIF Plan, which she believes would be done through Plan Commission. Higgins stated during our meeting with Roffers, we reviewed the Camp Phillips Corridor Plan. We now have a final draft along with five maps, which will be shared with Plan Commission for their individual review, prior to going out to the public. We plan to hold an informational meeting for residents prior to the public hearing.

C. April Issued Building Permit

D. Staff Report on Staff-Approved Site Plans, CSM's, Sign Permits, Commercial Zoning & Occupancy Permits, and Other Issues

Higgins explained from this point forward, this is where we will put the above-mentioned permits and minor site plan approvals for Plan Commission to be aware of what is going on. Schuster questioned if these need to be acknowledged by Plan Commission. Higgins stated it is not necessary, as these are items staff has the authorization to approve and the permits have already been issued.

Higgins explained that Plan Commission will start receiving, from Parker, copies of minor site plans that come in for their individual review. With the new zoning code, Plan Commission is part of the review process, where they basically act as a member of staff.

Higgins brought up an issue with the Erickson Contractor Condos that Plan Commission will be seeing in the future. White questioned the status of the Randow building on Transport Way. Tatro and Higgins gave an update to the Plan Commission on the status of the building on Transport Way, along with the building foundation within the Weston Ridge Development.

13. Remarks from Plan Commissioners.

None.

14. Set next meeting date, and discuss items to be included for next Plan Commission agenda: Monday, June 8, 2015, 6:00 p.m.

Higgins explained the two documents discussed on Agenda #9 & 10, will be brought back next month. Higgins also stated there will be a public hearing on the Lewis Construction property, along with the dual-zoned Town and Village properties.

15. Adjourn

**M/S/P Stenstrom/Schuster: to adjourn at 7:30 p.m.*

Respectfully,

Valerie Parker

**Valerie Parker,
Recording Secretary**

**VILLAGE OF WESTON
REQUEST FOR CONSIDERATION**

AGENDA ITEM DSCRPTN: ORDINANCE NO. 15-009 *AN ORDINANCE AMENDING SECTION 94.15.02(2) ENTITLED DEVELOPMENT OF NONCONFORMING LOTS – RESIDENTIAL, RR AND AR ZONING DISTRICTS.*

FOR CONSIDERATION AT: PLAN COMMISSION/EXTRATERRITORIAL ZONING (ETZ) COMMITTEE; MONDAY, JUNE 8, 2015

LEGISLATION TYPE: ACKNOWLEDGE | **MOTION** | ORDINANCE | POLICY | RESOLUTION

RECOMMENDATION TO: Recommendation to the Board of Trustees to adopt Ordinance No. 15-009 to amend Sec. 94.15.02(2) as proposed.

REPORT PREPARED BY: JENNIFER HIGGINS, DIRECTOR OF PLANNING AND DEVELOPMENT

BACKGROUND: Planning and Development Staff received a request from an individual off of Northwestern Avenue to add a new garage to a property he was planning to purchase. The lot is an existing flag lot and therefore does not meet the required Minimum Public Street Frontage that is now required by the new zoning ordinance of all lots. The lot is considered to be a non-conforming lot and the parcel could not be improved and a building permit issued without a variance.

There are a number of flag lots throughout the Village and Town of Weston that were created prior the current subdivision and zoning regulations and Village staff felt this issue could warrant a number of unnecessary variance requests in the future if provisions were not made in the new code to handle them now. New flag lots will not be allowed to be created in the Village or Town per the zoning ordinance so this ordinance will only address those properties already in existence.

Staff worked with Mark Roffers to draft the proposed amendment to Sec. 94.15.02(2) which will allow for staff to issue building permits to lots made non-conforming due to not meeting the Minimum Public Street Frontage, provided the minimum street frontage is no less than 33 feet. We feel this will allow the owners of flag lots the ability to improve their properties but only if they meet the 33 feet width criteria. It will also keep variance requests to a minimum.

Staff recommends approval of the amendments to Sec. 94.15.02(2) as proposed.

Please note, the Plan Commission and ETZ Committee should both take separate action on the request.

FISCAL IMPACTS:

Budget Line Item: _____
Budget Line Item: _____
Budgeted Expenditure: _____

Budgeted Revenue: _____

STATUTORY REFERENCES:

Wisconsin Statue: _____

Administrative Code: _____

Municipal Code: Sec. 94.15.02(2)

Judicial Ruling: _____

FURTHER REVIEW: VILLAGE BOARD FOR FINAL APPROVALS ON 6/15/15



VILLAGE OF WESTON NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Village of Weston Plan Commission and Joint Town and Village of Weston Extraterritorial Zoning Committee on **Monday, June 8, 2015, at 6:00 p.m.**, at the Village Municipal Center located at 5500 Schofield Avenue, Weston, Wisconsin, to hear comments and concerns related to the following request:

- Ordinance No. 15-009 *An Ordinance Amending Section 94.15.02 Nonconforming and Substandard Lots, (2) Development of Nonconforming Lots – Residential, RR, and AR Zoning Districts.*

Beginning Tuesday, May 26, 2015, the Zoning Ordinance text amendment materials will be available for public inspection in the office of the Village Clerk, and will also be available on the Village of Weston website located at <http://westonwi.gov/421/Public-Hearing-Notices>.

Written testimony may be forwarded to Valerie Parker, Administrative Specialist, Planning and Development Department, 5500 Schofield Avenue, Weston, WI 54476, or e-mailed to vparker@westonwi.gov, **by noon on the day of the public 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, at 715-241-2607.

Dated this 21st day of May, 2015

Valerie Parker
Plan Commission Secretary
Joint Town and Village of Weston Extraterritorial Zoning Committee Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, May 25, 2015, and Monday, June 1, 2015.

Section 94.15.02: Nonconforming and Substandard Lots

(1) **New Lots Meet New Lot Standards.** After March 18, 2015, no lot shall be created that does not meet the lot width, lot area, or lot frontage requirements of each zoning district, per Article 5.

(2) **Development of Nonconforming Lots—Residential, RR, and AR Zoning Districts.** Within such zoning districts as mapped on March 18, 2015, a lot of record lawfully created but not meeting one or more of the minimum lot width, lot area, or lot frontage requirements for the zoning district may not be utilized for a new permitted-by-right use in that district, except where such use does not include or require the erection of any building. Such lots shall become buildable only in one of the following circumstances:

(a) The lot is combined with all or part of an adjoining lot(s) to meet all the minimum width, area, and frontage requirements for the zoning district,

(b) The lot is rezoned to another zoning district in which all width, area, and frontage requirements are met, ~~or~~

(c) The owner of the lot obtains a variance from the Board of Appeals meeting the requirements and subject to the limitations of Section 94.16.11, ~~or~~

(d) The lot is ~~considered nonconforming only due to not meeting the associated “Minimum Public Street Frontage”~~, as specified in Figure 5.01(1), provided that minimum street frontage is. Only in this instance shall the ~~“Minimum Public Street Frontage,”~~ be no less than 33 feet.

(3) **Development of Nonconforming Lots—All Other Zoning Districts.** Within all other zoning districts as mapped on March 18, 2015, a lot of record lawfully created and not designated as an unbuildable outlot, but that does not meet one or more the minimum lot dimensional requirements for the zoning district, may be utilized for a new permitted-by-right use in that district, provided the measurements of such lot area, dimensions, and setbacks are equal to or greater than 67 percent of the minimum requirements of the district. Said lot shall not be more intensively developed unless combined with one or more abutting lots (or portions thereof) so as to create a lot that meets the requirements of this Chapter.



VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN

ORDINANCE NO. 15-009

AN ORDINANCE AMENDING SECTION 94.15.02(2) ENTITLED *DEVELOPMENT OF NONCONFORMING LOTS – RESIDENTIAL, RR AND AR ZONING DISTRICTS*

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

WHEREAS, the Village adopted a new Chapter 94 in March 2015, to serve as the Village's general zoning ordinance and the Village's extraterritorial zoning ordinance for the portions of the Town of Weston defined as the extraterritorial zoning area; and

WHEREAS, in administering this new Chapter 94, Village staff has found Sec. 94.15.02(2) does not adequately address the ability to improve existing flag lot parcels in the Village and Town of Weston ETZ area created prior to the new zoning ordinance going into effect; and

WHEREAS, Village Staff has requested an amendment Sec. 94.15.02(2) to address this issue; and

WHEREAS, the Plan Commission has recommended enactment of the Zoning Ordinance amendments set forth below, for applicability within the Village limits; and

WHEREAS, the Joint Town and Village Extraterritorial Zoning Committee has recommended enactment of the Zoning Ordinance amendments set forth below, for applicability within the Extraterritorial Zoning limits of the Town of Weston; and

WHEREAS, the Joint Village and Town of Weston Extraterritorial Zoning Committee and Village Plan Commission have held a joint public hearing on this ordinance, in compliance with Wis. Stat. § 62.23, and following such hearing the Board considered public comments and the recommendation of the Village Plan Commission and Joint Village and Town of Weston Extraterritorial Zoning Committee; and

WHEREAS, the Village Board finds the proposed amendment is reasonable, consistent with the Village Comprehensive Plan, and in the public interest;

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

SECTION 1: Section 94.15.02(2) of the Village Of Weston Ordinances entitled *Development of Non-conforming Lots – Residential, RR and AR Zoning Districts* is hereby amended to provide as follows:

Section 94.12.02: Nonconforming and Substandard Lots

(2) **Development of Nonconforming Lots—Residential, RR, and AR Zoning Districts.** Within such zoning districts as mapped on March 18, 2015, a lot of record lawfully created but not meeting one or more of the minimum lot width, lot area, or lot frontage requirements for the zoning district may not be utilized for a new permitted-by-right use in that district, except where such use does not include or require the erection of any building. Such lots shall become buildable only in one of the following circumstances:

- (a) The lot is combined with all or part of an adjoining lot(s) to meet all the minimum width, area, and frontage requirements for the zoning district,
- (b) The lot is rezoned to another zoning district in which all width, area, and frontage requirements are met, ~~or~~
- (c) The owner of the lot obtains a variance from the Board of Appeals meeting the requirements and subject to the limitations of Section 94.16.11.
- ~~(e)~~(d) The lot is nonconforming only due to not meeting the associated “Minimum Public Street Frontage” in Figure 5.01(1), provided that minimum street frontage is no less than 33 feet.

SECTION 2: The amendment effectuated by this Ordinance shall apply within the municipal limits of the Village and within its extraterritorial zoning jurisdiction in the Town of Weston.

SECTION 3: SEVERABILITY. If any section, clause, provision, or portion of this Ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby. If an application of this Ordinance to a particular structure, land, or water is adjudged unconstitutional or invalid by a court of competent jurisdiction, such judgment shall not be applicable to any other structure, land, or water not specifically included in said judgment. If any requirement or limitation attached to an authorization given under this Ordinance is found invalid, it shall be presumed that the authorization would not have been granted without the requirement or limitation and, therefore, said authorization shall also be invalid. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

SECTION 4: EFFECTIVE DATE. This ordinance shall take effect upon approval and publication.

Dated the 15th day of June, 2015

WESTON VILLAGE BOARD

By: _____
Barbara Ermeling, its President

Attest:

Sherry Weinkauff, its Clerk

APPROVED: _____

PUBLISHED: _____

**VILLAGE OF WESTON
NOTICE OF PUBLIC HEARING**



NOTICE IS HEREBY GIVEN that a public hearing will be held before the Village of Weston Plan Commission and Joint Town and Village of Weston Extraterritorial Zoning Committee on **Monday, June 8, 2015, at 6:00 p.m.**, at the Village Municipal Center located at 5500 Schofield Avenue, Weston, Wisconsin, to hear comments and concerns related to the following request:

Zoning Map Corrections, where parcels inadvertently consisted of dual-zoning through land-hooks, following the zoning code map amendment on March 18, 2015.

The following is a general list, by street address, of properties requiring zoning map corrections.

- 3113 Camp Phillips Road, Village of Weston (Iozzo Real Estate, LLC): 2F & SF-L to 2F
- 4545 Alderson Street, Village of Weston (Greenheck Fan Corp): GI & 2F to GI
- 7610 Kozlowski Street, Town of Weston (Gary Kozlowski): AR & SF-L to AR
- 8604 Riverview Lane, Town of Weston (Peter & Tamara Holmes): RR-5 & SF-L to RR-5

The following is a general list, by PIN and Street Name, of un-addressed properties requiring zoning map corrections.

- 082-2808-111-0995 / Kersten Rd & Tamarack Ln, Town of Weston (Renee Radcliffe): RR-5 & AR to RR-5
- 082-2808-131-0991 / County Rd J & Roble Ln, Town of Weston (Mabel Witz): To RR-2
- 082-2808-132-0981 / County Rd J, Town of Weston (Edward & Lucille Roble): RR-5 & AR to RR-5
- 082-2808-134-0995 / River Rd, Town of Weston (Maryanne Peterson): AR & RR-5 to AR
- 192-2808-143-0948 / Willard Ln & Ski Ln, Village of Weston (Ann Kostuck): SF-L & 2F to SF-L
- 192-2808-164-0093 / Weston Comm. Park, Village of Weston (Village of Weston): B-3 & LI to INT
- 192-2808-204-0968 / Ministry Parkway & Camp Phillips Rd, Village of Weston (Putnam Capital Mgt): INT & B-2 to INT with D-CC Overlay
- 192-2808-294-0986 / Camp Phillips Rd, Village of Weston (Marathon County): INT & AR to INT

For full legal descriptions, please visit the website address listed below.

Beginning Tuesday, May 26, 2015, the Zoning Ordinance map amendment materials will be available for public inspection in the office of the Village Clerk, and will also be available on the Village of Weston website located at <http://westonwi.gov/421/Public-Hearing-Notices>.

Written testimony may be forwarded to Valerie Parker, Administrative Specialist, Planning and Development Department, 5500 Schofield Avenue, Weston, WI 54476, or e-mailed to vparker@westonwi.gov, **by noon on the day of the public 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, at 715-241-2607.

Dated this 21st day of May, 2015

Valerie Parker

Plan Commission Secretary

Joint Town and Village of Weston Extraterritorial Zoning Committee Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, May 25, 2015, and Monday, June 1, 2015.

**VILLAGE OF WESTON
REQUEST FOR CONSIDERATION**

AGENDA ITEM DSCRPTN: DISCUSSION AND ACTION ON DIRECTOR OF PLANNING & DEVELOPMENT'S RECOMMENDATION TO APPROVE ZONING MAP CORRECTIONS IN THE VILLAGE AND TOWN OF WESTON ETZ AREA, PER THE SPECIFICATIONS, CONDITIONS, AND LIMITATION OF THE SUBMITTED STAFF REPORT, AND FORWARD TO THE BOARD OF TRUSTEES FOR THEIR CONSIDERATION.

FOR CONSIDERATION AT: PLAN COMMISSION; MONDAY, JUNE 8, 2015

LEGISLATION TYPE: ACKNOWLEDGE | **MOTION** | ORDINANCE | POLICY | RESOLUTION

RECOMMENDATION TO: Recommendation to the Board of Trustees to approve the Zoning Map Corrections as outlined in the Staff Report.

REPORT PREPARED BY: JENNIFER HIGGINS, DIRECTOR OF PLANNING AND DEVELOPMENT

BACKGROUND: The proposed rezone request is to correct a number of mapping errors found when staff was compiling the zoning database to be sent to Marathon County for inclusion in their Land Records System. It seems a number of parcels in the Village and Town of Weston are attached via land hooks which are impossible to see on paper maps which were used during the staff exercise to develop the original draft map.

Please see the attached Staff Memo for additional details. Separate action should be taken by each Commission/Committee.

The ETZ Committee must consider and make a recommendation to the Board on those parcels listed under 5.A.a) through f). The Village Board would then approve Ordinance No. 15-010 at their meeting on 6/15/15.

The Plan Commission must consider and make a recommendation to the Board on those parcels listed under 5.B.a) through f). The Village Board would then approve Ordinance No. 15-011 at their meeting on 6/15/15.

FISCAL IMPACTS:

Budget Line Item: _____
Budget Line Item: _____
Budgeted Expenditure: _____
Budgeted Revenue: _____

STATUTORY REFERENCES:

Wisconsin Statue: _____
Administrative Code: _____
Municipal Code: Sec. 94.16.03

Judicial Ruling:

FURTHER REVIEW:

VILLAGE BOARD FOR FINAL APPROVALS ON 6/15/15



To: Village Plan Commission/Joint ETZ Committee Members

From: Jennifer Higgins, Director of Planning & Development

Date: May 26, 2015

Re: **AN ORDINANCE TO CORRECT MAPPING ERRORS ON THE OFFICIAL EXTRATERRITORIAL ZONING MAP AND OFFICIAL ZONING MAP OF THE VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN (ORD NO. 15-010 AND ORD. NO. 15-011)**

Requested Approval: Staff is requesting a rezone of a number of parcels in the Town and ETZ area, where parcels inadvertently consisted of dual-zoning through land hooks following the zoning ordinance map amendment which was adopted and went into effect on March 18, 2015.

Location, Owner, Current Zoning & Proposed Zoning:

Town of Weston ETZ Properties

- 082-2808-112-0998 / 7610 Kozlowski Street, Town of Weston (Gary Kozlowski): AR & SF-L to AR
- 082-2808-144-0997 / 8604 Riverview Lane, Town of Weston (Peter & Tamara Holmes): RR-5 & SF-L to RR-5
- 082-2808-111-0995 / Kersten Rd & Tamarack Ln, Town of Weston (Renee Radcliffe): RR-5 & AR to RR-5
- 082-2808-131-0991 / County Rd J & Roble Ln, Town of Weston (Mabel Witz): To RR-2
- 082-2808-132-0981 / County Rd J, Town of Weston (Edward & Lucille Roble): RR-5 & AR to RR-5
- 082-2808-134-0995 / River Rd, Town of Weston (Maryanne Peterson): AR & RR-5 to AR

Village of Weston Properties

- 192-2808-092-0980 / 3113 Camp Phillips Road, Village of Weston (Iozzo Real Estate, LLC): 2F & SF-L to 2F
- 192-2808-172-0931 / 4545 Alderson Street, Village of Weston (Greenheck Fan Corp): GI & 2F to GI
- 192-2808-143-0948 / Willard Ln & Ski Ln, Village of Weston (Ann Kostuck): SF-L & 2F to SF-L
- 192-2808-164-0093 / Weston Comm. Park, Village of Weston (Village of Weston): B-3 & LI to INT
- 192-2808-204-0968 / Ministry Parkway & Camp Phillips Rd, Village of Weston (Putnam Capital Mgt): INT & B-2 to INT with D-CC Overlay
- 192-2808-294-0986 / Camp Phillips Rd, Village of Weston (Marathon County): INT & AR to INT

Recommendation to Joint ETZ Committee: Pending public hearing comments, I recommend the Joint ETZ Committee recommend to the Village Board the following changes to the Official ETZ Zoning Map:

- 082-2808-112-0998 / 7610 Kozlowski Street, Town of Weston (Gary Kozlowski): AR & SF-L to AR
- 082-2808-144-0997 / 8604 Riverview Lane, Town of Weston (Peter & Tamara Holmes): RR-5 & SF-L to RR-5
- 082-2808-111-0995 / Kersten Rd & Tamarack Ln, Town of Weston (Renee Radcliffe): RR-5 & AR to RR-5
- 082-2808-131-0991 / County Rd J & Roble Ln, Town of Weston (Mabel Witz): To RR-2
- 082-2808-132-0981 / County Rd J, Town of Weston (Edward & Lucille Roble): RR-5 & AR to RR-5
- 082-2808-134-0995 / River Rd, Town of Weston (Maryanne Peterson): AR & RR-5 to AR

Recommendation to Plan Commission: Pending public hearing comments, I recommend the Plan Commission recommend to the Village Board the following changes to the Official Zoning Map:

- 192-2808-092-0980 / 3113 Camp Phillips Road, Village of Weston (Iozzo Real Estate, LLC): 2F & SF-L to 2F
- 192-2808-172-0931 / 4545 Alderson Street, Village of Weston (Greenheck Fan Corp): GI & 2F to GI
- 192-2808-143-0948 / Willard Ln & Ski Ln, Village of Weston (Ann Kostuck): SF-L & 2F to SF-L
- 192-2808-164-0093 / Weston Comm. Park, Village of Weston (Village of Weston): B-3 & LI to INT
- 192-2808-204-0968 / Ministry Parkway & Camp Phillips Rd, Village of Weston (Putnam Capital Mgt): INT & B-2 to INT with D-CC Overlay
- 192-2808-294-0986 / Camp Phillips Rd, Village of Weston (Marathon County): INT & AR to INT

Background Information: It recently came to staff's attention, while working on the database for Marathon County Land Records, that there were quite a few properties which were given dual zoning districts as the properties were connected by land hooks and staff was unable to see this during our exercise to rezone the Village by drawing on paper maps.

Assistant Planner Wehner has created pdf maps of each of the dual zoned properties so you can see their locations and what happened. Staff has given you our recommendation of the single zoning for each of the properties. Those maps are attached to this report. An analysis of this rezoning request against criteria from the zoning ordinance is attached on the following pages.

APPLICABLE REVIEW STANDARDS	EVALUATION	COMMENTS
1. Consistency with the Village's Comprehensive Plan, as is required by Wisconsin Statutes, including but not limited to the Future Land Use map and associated policies.	Yes, Consistent	
2. Does the rezoning further the purpose and intent of the chapter? (Sec. 94.1.03)	Yes	
3. Does rezoning address a mistake which was made in mapping on the Official Zoning Map?	Yes	The rezoning removes the 2 nd zone on the parcel. The new zoning ordinance does not allow dual zoned parcels. (See Sec. 94.2.02)
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	The rezone corrects a mapping error.



VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN

ORDINANCE NO. 15-010

**AN ORDINANCE TO CORRECT MAPPING ERRORS ON THE OFFICIAL
EXTRATERRITORIAL ZONING MAP OF THE VILLAGE OF WESTON,
MARATHON COUNTY, WISCONSIN**

WHEREAS, the Joint Town and Village of Weston Extraterritorial Zoning Committee having held a public hearing on the 8th day of June 2015, on the application described below for the zoning of the properties described herein; and

WHEREAS, the Joint Town and Village of Weston Extraterritorial Zoning Committee having thereafter filed its written recommendations and findings with the Village Board, and the said Board having received and approved the recommendations of said Joint Town and Village of Weston Extraterritorial Zoning Committee;

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

SECTION 1: The Official Extraterritorial Zoning Map of the Village of Weston is hereby corrected by changing the zoning designations of the areas described as follows:

1. 082-2808-112-0998 / 7610 Kozlowski Street, Town of Weston (Gary Kozlowski): AR & SF-L to AR
2. 082-2808-144-0997 / 8604 Riverview Lane, Town of Weston (Peter & Tamara Holmes): RR-5 & SF-L to RR-5
3. 082-2808-111-0995 / Kersten Rd & Tamarack Ln, Town of Weston (Renee Radcliffe): RR-5 & AR to RR-5
4. 082-2808-131-0991 / County Rd J & Roble Ln, Town of Weston (Mabel Witz): To RR-2
5. 082-2808-132-0981 / County Rd J, Town of Weston (Edward & Lucille Roble): RR-5 & AR to RR-5
6. 082-2808-134-0995 / River Rd, Town of Weston (Maryanne Peterson): AR & RR-5 to AR

SECTION 2: The Clerk shall make the necessary alterations upon the Official Extraterritorial Zoning Map of the Village of Weston to reflect the changes in the zoning classifications of the properties 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 15th day of June, 2015

VILLAGE BOARD OF WESTON

By: _____
Barbara Ermeling, its President

Attest: _____
Sherry Weinkauf, Village Clerk

APPROVED: _____

PUBLISHED: _____

DRAFT

Rezoning from AR
and SF-L to AR

Village of Weston Official Zoning Map

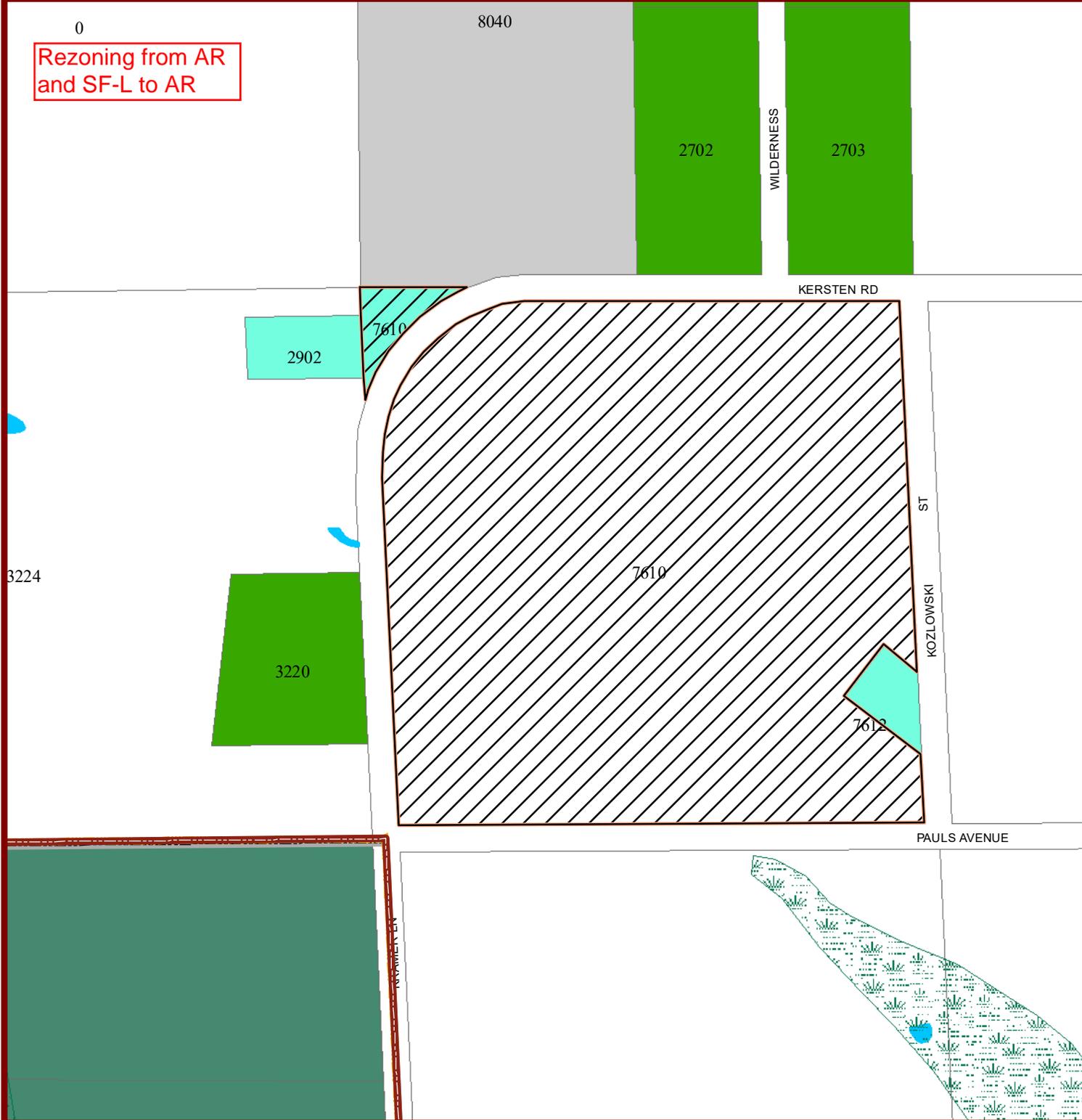
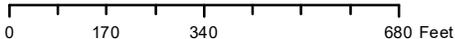


7610 Kozlowski Street

Map Date: 05/15/2015



Created by the Village of Weston
Tech. Services Department



Legend

- 7610 Kozlowski Street
 - ROW
 - Wetlands
 - Surface Water
 - Parcel Boundary
- Zoning District Designations**
- 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

LRS10801
LRS108I

Land Records
Browse

5/15/15
10:37:01

PIN 082 2808 112 0998

Town of WESTON

Parcel 41 112808 006 000 00 00

Status: **ACTIVE**

Adr 1 7610 KOZLOWSKI ST

WESTON

54476 0000

Own 1 KOZLOWSKI GARY

P

General Parcel Information:

PIN.	: 37 082 4 2808 112 0998	Town of WESTON
Parcel Number	: 41 112808 006 000 00 00	Parcel Status: ACTIVE
Sale Date. . . .	: 1/13/2010	Sale Type. . . : Blank
Sale Amount. . .	: 0	Transfer Tax : .00
Deed Type. . . .	: Termination of Jnt P	
Deed Reference:	M667-80 1561035	
MAILING & PARCEL	GARY KOZLOWSKI	

7610 KOZLOWSKI ST

WESTON

WI 54476 0000

USA

F2=Owners

F3=Exit F4=Prompt F7=Previous F8=Next F24=More

Positioning to PIN: 082 2808 112 0998

+

LRS10801
LRS108I

Land Records
Browse

5/15/15
14:26:17

PIN 082 2808 112 0998

Town of WESTON

Parcel 41 112808 006 000 00 00

Status: ACTIVE

Adr 1 7610 KOZLOWSKI ST

WESTON

54476 0000

Own 1 KOZLOWSKI GARY P

Parcel Descriptions:

1 Description(s) on File

Year	Acres	Front	Depth	Flood Line	Description
1987	36.060				

- 1 SEC 11-28-08
- 2 NW 1/4 NW 1/4
- 3 EX VOL 88R-26 (HWY) EX BEG
- 4 170' N OF SE NWLY 275' NELY
- 5 150' SELY 150' S TO BEG

F2=Assessments F3=Exit F4=Prompt F7=Previous F8=Next F24=More
Positioning to PIN: 082 2808 112 0998 +

Rezoning from
RR-5 and SF-L to
RR-5

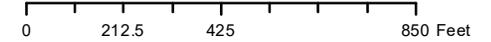
Village of Weston Official Zoning Map



8604 Riverview Lane

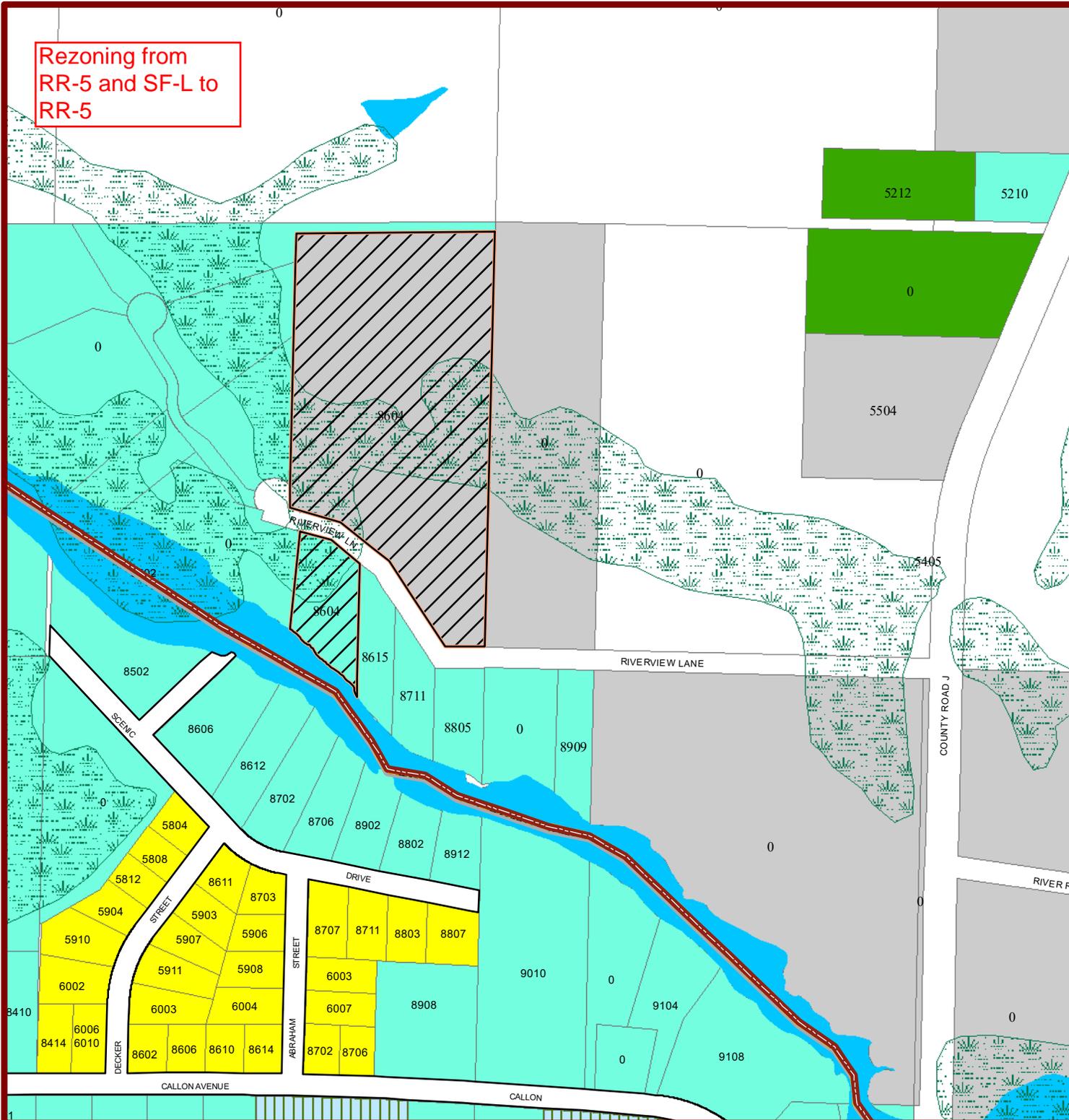
Map Date: 05/15/2015

Created by the Village of Weston
Tech. Services Department



Legend

- 8604 Riverview Lane
- Village of Weston
- ROW
- Parcel Boundary
- Wetlands
- Surface Water
- Zoning District Designations**
- 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
- Design Overlay District**
- D-Condominium
- D-Rail-to-Trail
- D-Commercial Corridor
- D-Renaissance
- D-Weston Center
- Wellhead Protection Zones**
- A
- B



LRS10801
LRS108I

Land Records
Browse

5/15/15
11:35:14

PIN 082 2808 144 0997

Town of WESTON

Parcel 41 142808 013 002 00 00

Status: **ACTIVE**

Adr 1 8604 RIVERVIEW LN

WESTON

54476 0000

Own 1 HOLMES PETER J

P

General Parcel Information:

PIN.	: 37 082 4 2808 144 0997	Town of WESTON
Parcel Number	: 41 142808 013 002 00 00	Parcel Status: ACTIVE
Sale Date.	: 5/19/1993	Sale Type. : Blank
Sale Amount.	: 0	Transfer Tax : .00
Deed Type.	: Quit Claim	
Deed Reference: M629-938		
MAILING ADDRESS	PETER J HOLMES	
	TAMARA D M HOLMES	
	8604 RIVERVIEW LN	

WESTON WI 54476 0000 USA

F2=Owners F3=Exit F4=Prompt F7=Previous F8=Next F24=More
Positioning to PIN: 082 2808 144 0997 +

LRS10801
LRS108I

Land Records
Browse

5/15/15
14:17:54

PIN 082 2808 144 0997

Town of WESTON

Parcel 41 142808 013 002 00 00

Status: ACTIVE

Adr 1 8604 RIVERVIEW LN

WESTON

54476 0000

Own 1 HOLMES PETER J P

Parcel Descriptions:

2 Description(s) on File

Year	Acres	Front	Depth	Flood Line	Description
2006	15.800				
					1 SEC 14-28-08
					2 PT OF E 1/2 SE 1/4
					3 THAT PT DESD IN VOL 60 OF
					4 REC PG 389
1987	16.000				
					1 SEC 14-28-08
					2 PT OF E 1/2 SE 1/4

F2=Assessments

F3=Exit

F4=Prompt

F7=Previous

F8=Next

F24=More

Positioning to PIN: 082 2808 144 0997

+

+

Rezoning from
RR-5 and AR to
RR-5

Village of Weston Official Zoning Map

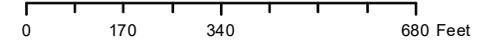


Kersten Street and Tamarack Lane

Map Date: 05/15/2015



Created by the Village of Weston
Tech. Services Department



Legend

08228081110995

ROW

Wetlands

Surface Water

Parcel Boundary

Zoning District Designations

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



LRS10801
LRS108I

Land Records
Browse

5/15/15
10:18:38

PIN 082 2808 111 0995
Parcel 41 112808 002 001 00 00
Adr 0
Own 1 RENEE MAUREEN RADCLI FFE REVOCA B LE B

Town of WESTON

Status: ACTIVE

General Parcel Information:

PIN.	: 37 082 4 2808 111 0995	Town of WESTON
Parcel Number :	41 112808 002 001 00 00	Parcel Status: ACTIVE
Sale Date. . . .	4/22/2013	Sale Type. . . : ADDITIONAL PARCELS
Sale Amount. . .	0	Transfer Tax : .00
Deed Type. . . .	Quit Claim	
Deed Reference:	1278397 1647314	
MAILING ADDRESS	RENEE MAUREEN RADCLIFFE REVOCABLE TRUST 3115 TAMARACK LN	
	WESTON	WI 54476 USA

F2=Owners F3=Exit F4=Prompt F7=Previous F8=Next F24=More
Positioning to PIN: 082 2808 111 0995 +

JMW

VILLAGE OF WESTON

PLANDEV DEPT

LRS10801
LRS108I

Land Records
Browse

5/15/15
14:36:37

PIN 082 2808 111 0995
Parcel 41 112808 002 001 00 00
Adr 0
Own 1 RENEE MAUREEN RADCLI FFE REVOCA B LE B

Town of WESTON

Status: **ACTIVE**

Parcel Descriptions:

3 Description(s) on File

Year	Acres	Front	Depth	Flood Line	Description
2003	18.970				
					1 SEC 11-28-08
					2 PT OF NW 1/4 NE 1/4 - PCL 1
					3 CSM VOL 20 PG 104 (#5511)
					4 (DOC #910207) INCL PCL 2
					5 D/I VOL 596M-936 EX#1179986
					6 (HWY)
2000	18.970				

+

F2=Assessments F3=Exit F4=Prompt F7=Previous F8=Next F24=More
Positioning to PIN: 082 2808 111 0995

+

Rezoning to RR-2

Village of Weston Official Zoning Map

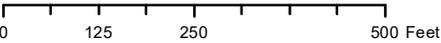


County Road 'J' and Roble Lane

Map Date: 05/15/2015

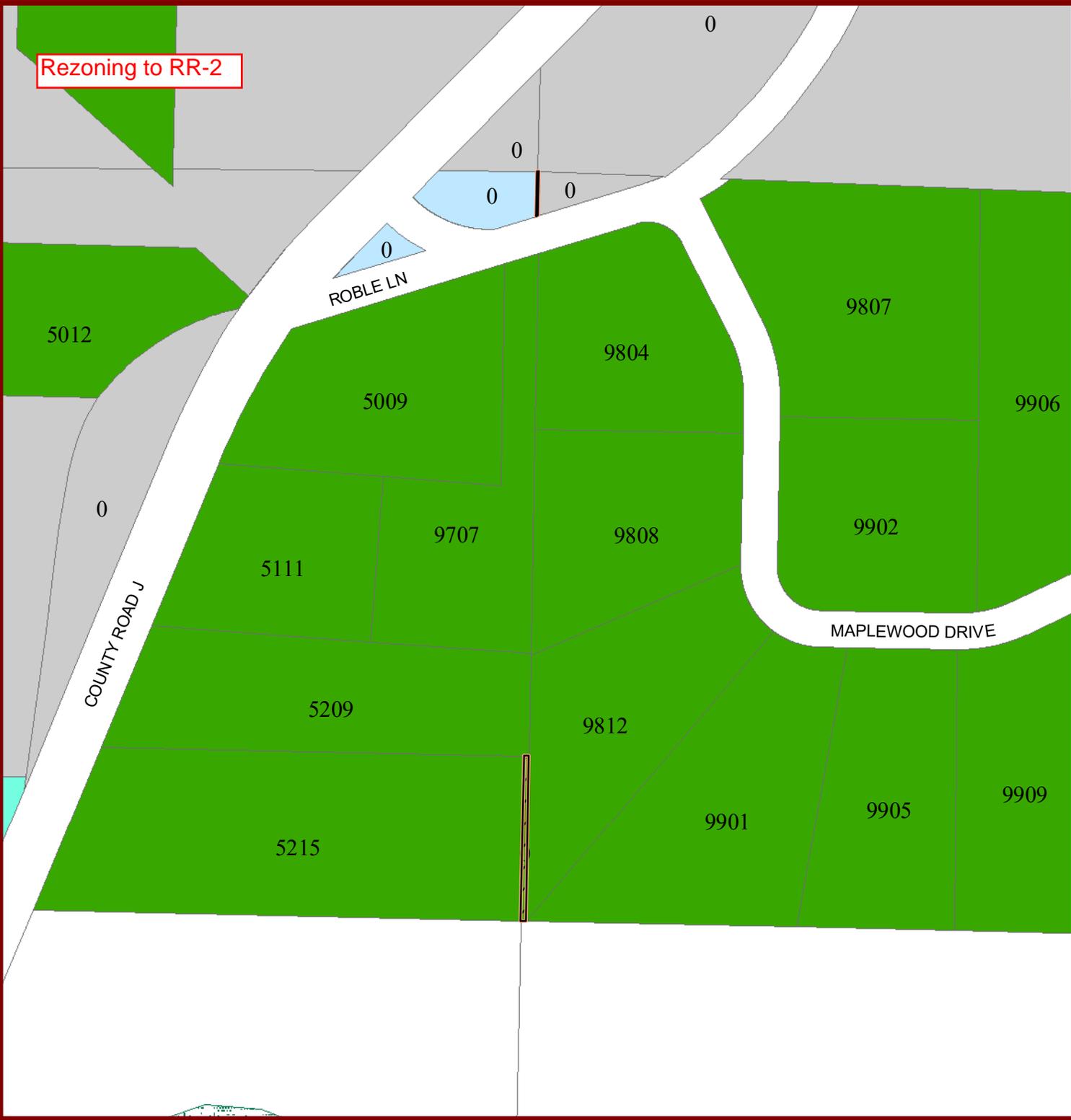


Created by the Village of Weston
Tech. Services Department



Legend

-  08228081310991
 -  ROW
 -  Wetlands
 -  Surface Water
 -  Parcel Boundary
- Zoning District Designations**
-  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



LRS10801
LRS108I

Land Records
Browse

5/15/15
10:45:11

PIN 082 2808 131 0991
Parcel 41 132808 003 001 00 00
Adr 0
Own 1 WITZ _____ MABEL _____ P _____

Town of WESTON

Status: ACTIVE

General Parcel Information:

PIN. : 37 082 4 2808 131 0991 Town of WESTON
Parcel Number : 41 132808 003 001 00 00 Parcel Status: ACTIVE
Sale Date. . . : 8/26/2009 Sale Type. . : Blank
Sale Amount. . : 200 Transfer Tax : .60
Deed Type. . . : Personal Rep Deed
Deed Reference: 1550952
MAILING ADDRESS MABEL WITZ

5215 COUNTY ROAD J

SCHOFIELD WI 54476

USA

F2=Owners F3=Exit F4=Prompt F7=Previous F8=Next F24=More
Positioning to PIN: 082 2808 131 0991 +

LRS10801
LRS108I

Land Records
Browse

5/15/15
14:24:13

PIN 082 2808 131 0991
Parcel 41 132808 003 001 00 00
Adr 0
Own 1 WITZ _____ MABEL _____ P _____

Town of WESTON

Status: **ACTIVE**

Parcel Descriptions:

1 Description(s) on File

Year	Acres	Front	Depth	Flood Line	Description
2001	.070				

- 1 SEC 13-28-08
- 2 SW 1/4 NE 1/4 EX PAT'S
- 3 MAPLEWOOD ACRES EX CSM VOL
- 4 4 PG 24 (#834) (DOC #685649)
- 5 EX CSM VOL 3 PG 211 (#741)
- 6 (DOC #679061)

F2=Assessments F3=Exit F4=Prompt F7=Previous F8=Next F24=More
Positioning to PIN: 082 2808 131 0991 +

Rezoning from
RR-5 and AR to
RR-5

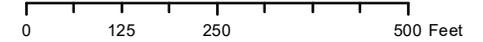
Village of Weston Official Zoning Map



County Road 'J'

Map Date: 05/15/2015

Created by the Village of Weston
Tech. Services Department



Legend

08228081320981

ROW

Wetlands

Surface Water

Parcel Boundary

Zoning District Designations

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

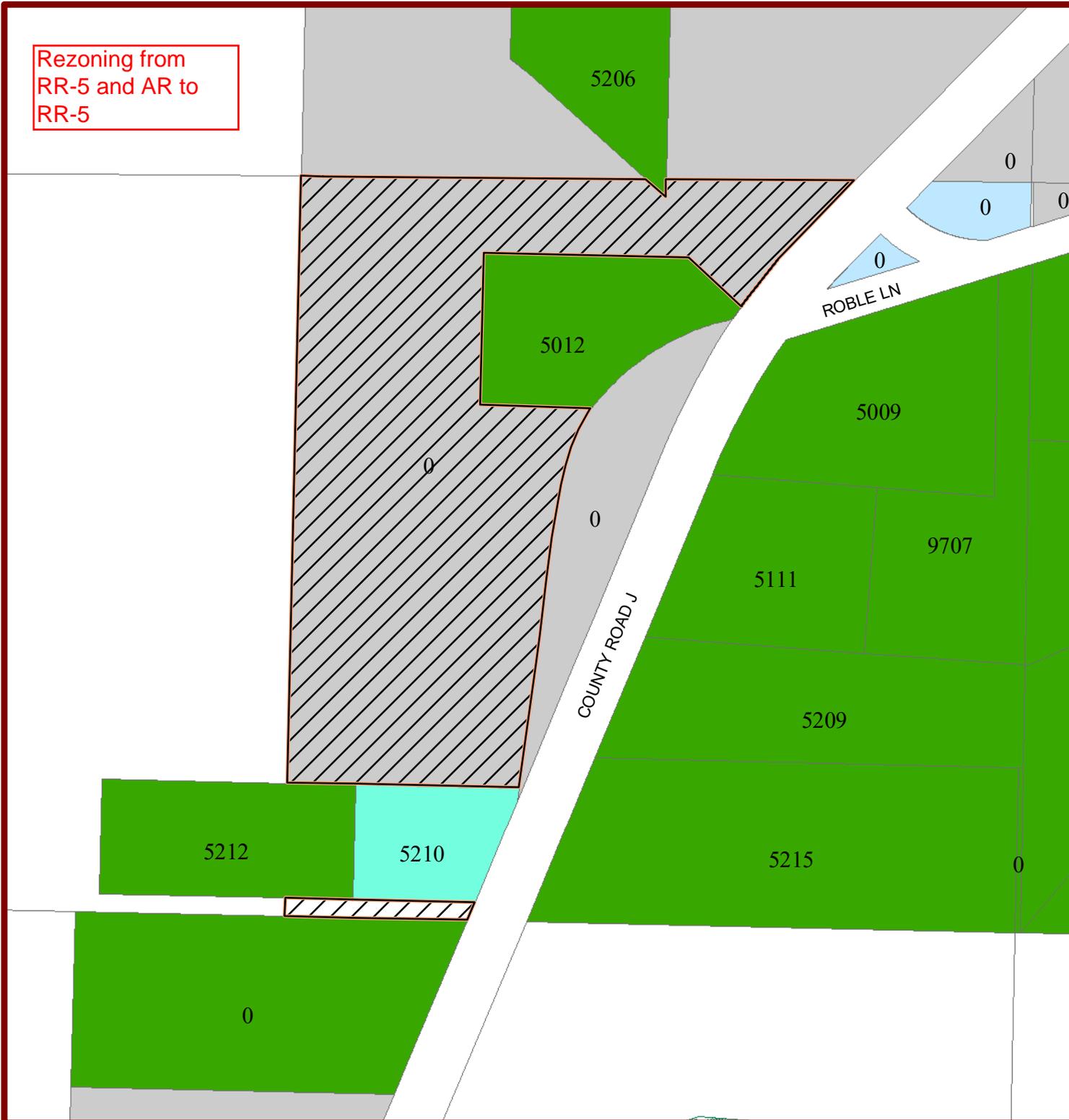
B-2 - Highway Business

B-3 - General Business

BP - Business Park

LI - Limited Industrial

GI - General Industrial



LRS10801
LRS108I

Land Records
Browse

5/15/15
10:52:09

PIN 082 2808 132 0981
Parcel 41 132808 008 011 00 00
Adr 0
Own 1 ROBLE EDWARD F P (LIFE EST)

Town of WESTON

Status: ACTIVE

General Parcel Information:

PIN. : 37 082 4 2808 132 0981 Town of WESTON
Parcel Number : 41 132808 008 011 00 00 Parcel Status: ACTIVE
Sale Date. . . : 8/05/2003 Sale Type. . . : ADDITIONAL PARCELS
Sale Amount. . : 0 Transfer Tax : .00
Deed Type. . . : Quit Claim
Deed Reference: D448-564 M775-797 1303050 1303051 1314034 1443069 -->
MAILING ADDRESS EDWARD & LUCILLE ROBLE
LLC
4102 PINE RIDGE LN
WESTON WI 54476 USA

F2=Owners F3=Exit F4=Prompt F7=Previous F8=Next F24=More
Positioning to PIN: 082 2808 132 0981 +

LRS10801
LRS108I

Land Records
Browse

5/15/15
14:20:30

PIN 082 2808 132 0981
Parcel 41 132808 008 011 00 00
Adr 0
Own 1 ROBLE _____ EDWARD _____ F _____ P (LIFE EST)

Town of WESTON

Status: ACTIVE

Parcel Descriptions:

1 Description(s) on File

Year	Acres	Front	Depth	Flood Line	Description
2010	12.830				

1					SEC 13-28-08
2					PT OF SE 1/4 NW 1/4
3					THAT PT LYG N & W OF OLD
4					CNTY RD J EX N 209' OF S
5					242' EX CSM VOL 21 PG 141
6					(#5823) (DOC #923031) EX
7					LOT 1 CSM VOL 68 PG 109

+

F2=Assessments F3=Exit F4=Prompt F7=Previous F8=Next F24=More
Positioning to PIN: 082 2808 132 0981

+

JMW

VILLAGE OF WESTON

PLANDEV DEPT

LRS10801
LRS108I

Land Records
Browse

5/15/15
14:20:30

PIN 082 2808 132 0981
Parcel 41 132808 008 011 00 00
Adr 0
Own 1 ROBLE _____ EDWARD _____ F _____ P (LIFE EST)

Town of WESTON

Status: ACTIVE

Parcel Descriptions:

1 Description(s) on File

Year	Acres	Front	Depth	Flood Line	Description
				8	(#15187) (DOC #1511715)
				9	ADD'L DEED 1461599

F2=Assessments F3=Exit F4=Prompt F7=Previous F8=Next F24=More
Positioning to PIN: 082 2808 132 0981 +

Rezoning from
RR-5 and AR to
AR

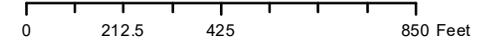
Village of Weston Official Zoning Map



River Road

Map Date: 05/15/2015

Created by the Village of Weston
Tech. Services Department



Legend

08228081340995

Village of Weston

ROW

Parcel Boundary

Wetlands

Surface Water

Zoning District Designations

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

Design Overlay District

D-Condominium

D-Rail-to-Trail

D-Commercial Corridor

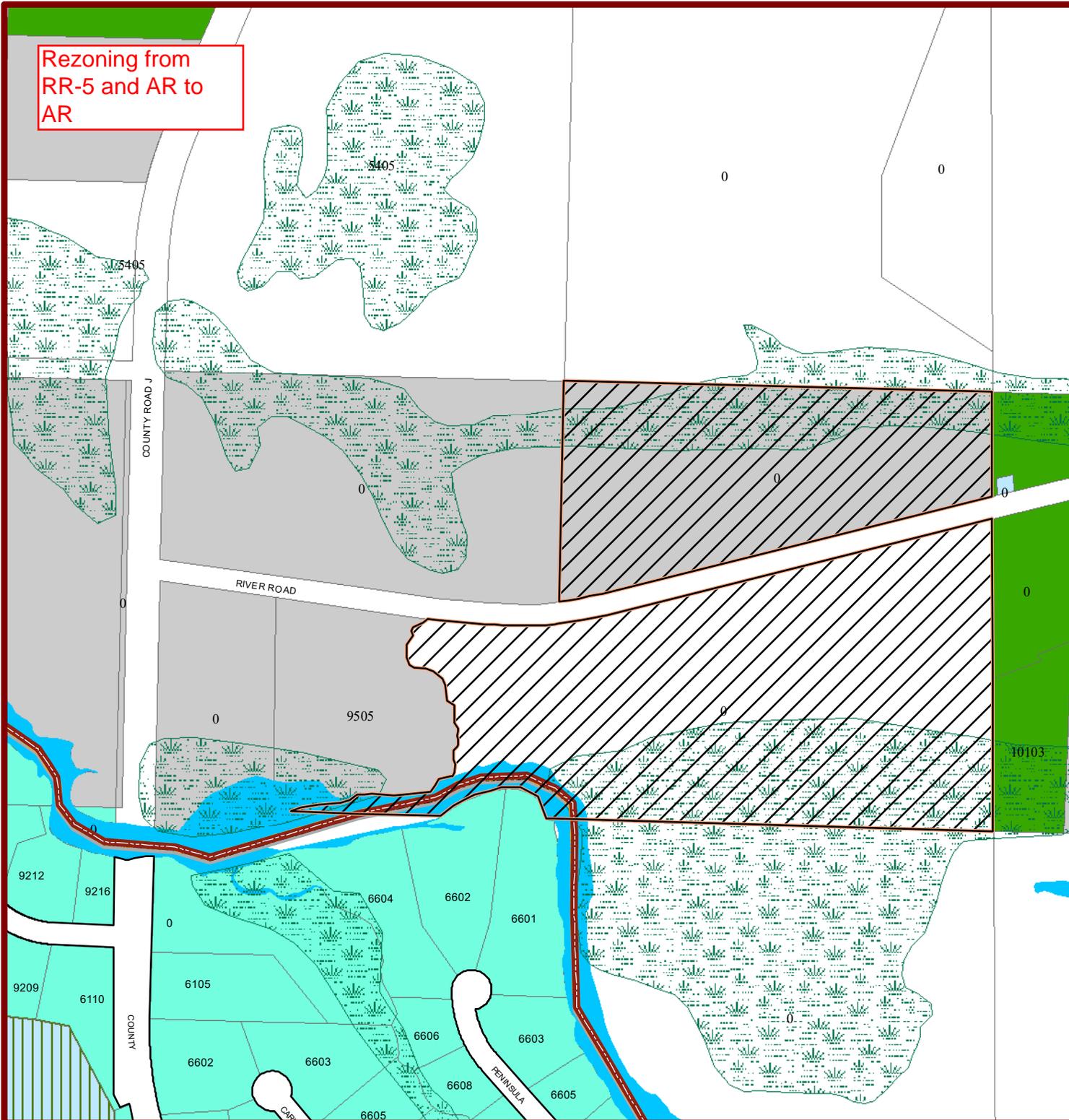
D-Renaissance

D-Weston Center

Wellhead Protection Zones

A

B



LRS10801
LRS108I

Land Records
Browse

5/15/15
11:30:39

PIN 082 2808 134 0995

Town of WESTON

Parcel 41 132808 015 000 00 00

Status: **ACTIVE**

Adr 0

Own 1 SACHSE MARYLYNNE P P (TRUSTEE)

General Parcel Information:

PIN.	: 37 082 4 2808 134 0995	Town of WESTON
Parcel Number	: 41 132808 015 000 00 00	Parcel Status: ACTIVE
Sale Date.	: 8/16/2002	Sale Type. : ADDITIONAL PARCELS
Sale Amount.	: 0	Transfer Tax : .00
Deed Type.	: Quit Claim	
Deed Reference:	1290302	
MAILING ADDRESS	MARYANNE PETERSEN	

1401 21ST ST

MANHATTAN BCH CA 90266

USA

F2=Owners F3=Exit F4=Prompt F7=Previous F8=Next F24=More
Positioning to PIN: 082 2808 134 0995 +

LRS10801
LRS108I

Land Records
Browse

5/15/15
14:19:34

PIN 082 2808 134 0995

Town of WESTON

Parcel 41 132808 015 000 00 00

Status: ACTIVE

Adr 0

Own 1 SACHSE MARYLYNNE P P (TRUSTEE)

Parcel Descriptions:

2 Description(s) on File

Year	Acres	Front	Depth	Flood Line	Description
1998	42.600				
					1 SEC 13-28-08
					2 SW 1/4 SE 1/4 & PT OF SE
					3 1/4 SW 1/4-THAT PT LYG S OF
					4 RIVER RD & N OF EAU CLAIRE
					5 RIV EX CSM VOL 40 PG 124
					6 (#9901) (DOC #1117015)
1987	40.000				

+

F2=Assessments

F3=Exit F4=Prompt F7=Previous F8=Next F24=More

Positioning to PIN: 082 2808 134 0995

+



VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN

ORDINANCE NO. 15-011

AN ORDINANCE TO CORRECT MAPPING ERRORS ON THE OFFICIAL ZONING MAP OF THE VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN

WHEREAS, the Village of Weston Plan Commission having held a public hearing on the 8th day of June 2015, on the application described below for the zoning of the properties described herein; 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 recommendations of said Plan Commission;

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

SECTION 1: The Official Zoning Map of the Village of Weston is hereby corrected by changing the zoning designations of the areas described as follows:

1. 192-2808-092-0980 / 3113 Camp Phillips Road, Village of Weston (Iozzo Real Estate, LLC): 2F & SF-L to 2F
2. 192-2808-172-0931 / 4545 Alderson Street, Village of Weston (Greenheck Fan Corp): GI & 2F to GI
3. 192-2808-143-0948 / Willard Ln & Ski Ln, Village of Weston (Ann Kostuck): SF-L & 2F to SF-L
4. 192-2808-164-0093 / Weston Comm. Park, Village of Weston (Village of Weston): B-3 & LI to INT
5. 192-2808-204-0968 / Ministry Parkway & Camp Phillips Rd, Village of Weston (Putnam Capital Mgt): INT & B-2 to INT with D-CC Overlay
6. 192-2808-294-0986 / Camp Phillips Rd, Village of Weston (Marathon County): INT & AR to INT

SECTION 2: The Clerk shall make the necessary alterations upon the Official Zoning Map of the Village of Weston to reflect the changes in the zoning classifications of the properties 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 15th day of June, 2015

VILLAGE BOARD OF WESTON

By: _____
Barbara Ermeling, its President

Attest: _____
Sherry Weinkauf, Village Clerk

APPROVED: _____

PUBLISHED: _____

DRAFT

Rezoning from 2F
and SF-L to 2F

2906

LAHR AVENUE

4151

4303

4125

3115

4109

4115

3111
3113

COUNTY HIGHWAY X

CAMP PHILLIPS ROAD

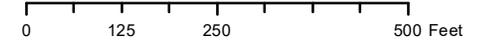
Village of Weston Official Zoning Map



3113 Camp Phillips Road

Map Date: 05/15/2015

Created by the Village of Weston
Tech. Services Department



Legend

3113 Camp Phillips Road

Village of Weston

ROW

Parcel Boundary

Wetlands

Surface Water

Zoning District Designations

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

Design Overlay District

D-Condominium

D-Rail-to-Trail

D-Commercial Corridor

D-Renaissance

D-Weston Center

Wellhead Protection Zones

A

B

LRS10801
LRS108I

Land Records
Browse

5/15/15
11:42:10

PIN 192 2808 092 0980

Village of WESTON

Parcel 62 092808 006 012 00 00

Status: **ACTIVE**

Adr 1 3113 CAMP PHILLIPS RD WAUSAU

54403 0000

Own 1 IOZZO JOSEPH A P

General Parcel Information:

PIN.	: 37 192 4 2808 092 0980	Village of WESTON
Parcel Number	: 62 092808 006 012 00 00	Parcel Status: ACTIVE
Sale Date.	: 8/12/2011	Sale Type. : Blank
Sale Amount.	: 192,000	Transfer Tax : 576.00
Deed Type.	: Warranty Deed	
Deed Reference: 1602310		

MAILING & PARCEL JOSEPH A IOZZO
 3113 CAMP PHILLIPS RD
 WAUSAU WI 54403 0000 USA

F2=Owners F3=Exit F4=Prompt F7=Previous F8=Next F24=More
 Positioning to PIN: 192 2808 092 0980 +

LRS10801
LRS108I

Land Records
Browse

5/15/15
14:16:45

PIN 192 2808 092 0980

Village of WESTON

Parcel 62 092808 006 012 00 00

Status: **ACTIVE**

Adr 1 3113 CAMP PHILLIPS RD WAUSAU

54403 0000

Own 1 IOZZO JOSEPH A P

Parcel Descriptions:

1 Description(s) on File

Year	Acres	Front	Depth	Flood Line	Description
2011	16.000				

1					SEC 09-28-08
2					PT OF W 1/2 NW 1/4
3					THAT PT LYG N & E OF EAU
4					CLAIRE RI EX N 1/2 NW 1/4
5					NW 1/4 EX W 2 RDS EX E 416'
6					OF W 1266' OF N 416' OF
7					S 1/2 NW 1/4 NW 1/4 INCL

+

F2=Assessments F3=Exit F4=Prompt F7=Previous F8=Next F24=More
Positioning to PIN: 192 2808 092 0980

+

LRS10801
LRS108I

Land Records
Browse

5/15/15
14:16:45

PIN 192 2808 092 0980 Village of WESTON

Parcel 62 092808 006 012 00 00 Status: **ACTIVE**
Adr 1 3113 CAMP PHILLIPS RD WAUSAU 54403 0000
Own 1 IOZZO JOSEPH A P

Parcel Descriptions:

1 Description(s) on File

Year	Acres	Front	Depth	Flood Line	Description
				8	CSM VOL 31 PG 10 (#8057)
				9	(DOC #1028137) EX CSM VOL
				10	46 PG 112 (#11060) (DOC
				11	#1193503) EX DOC #1257682
				12	(HWY) EX CSM VOL 74 PG 54
				13	(#16100) (DOC #1600633)

F2=Assessments F3=Exit F4=Prompt F7=Previous F8=Next F24=More
Positioning to PIN: 192 2808 092 0980 +

Rezoning from GI
and 2F to GI

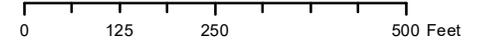
Village of Weston Official Zoning Map



4545 Alderson Street

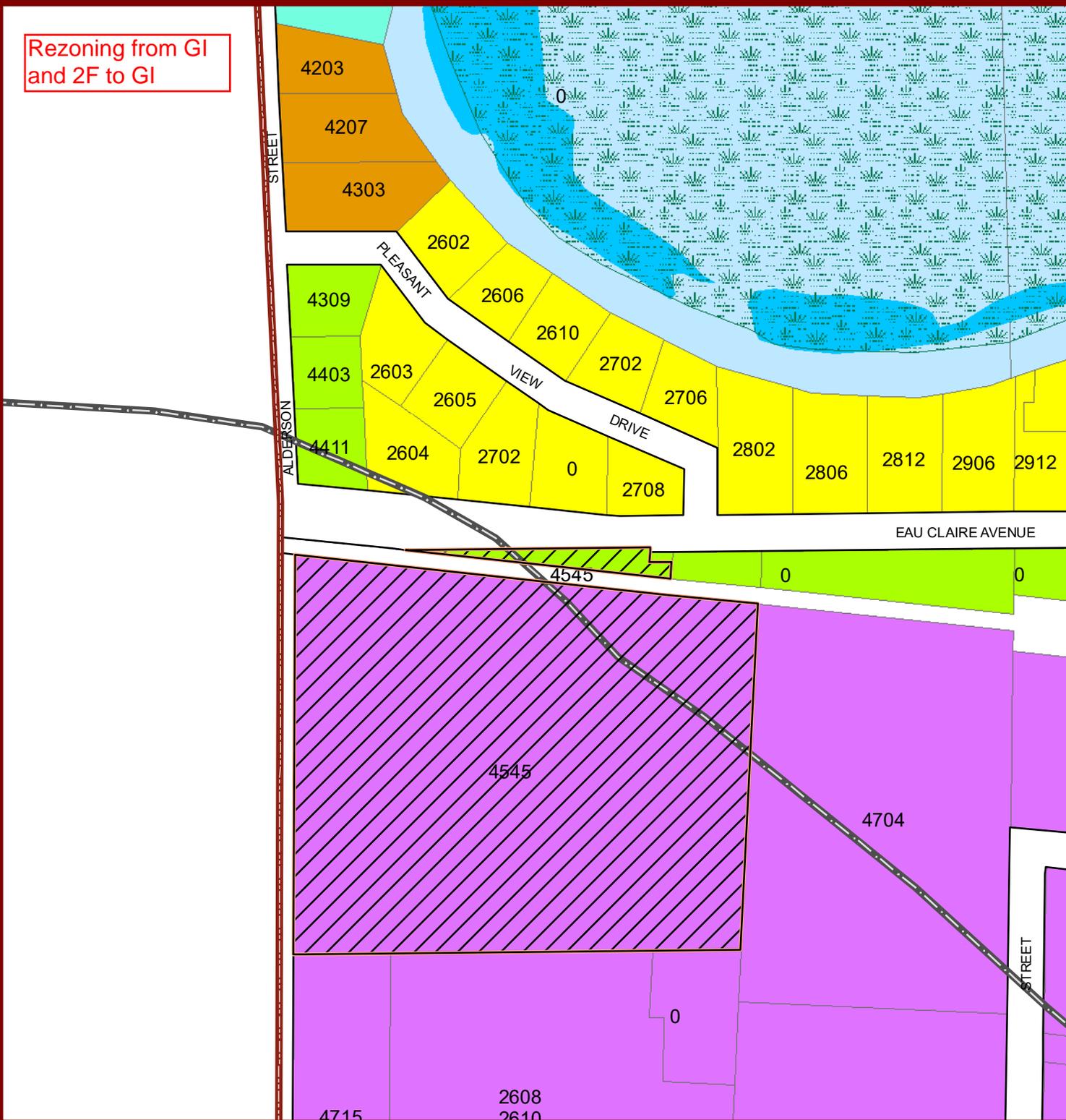
Map Date: 05/15/2015

Created by the Village of Weston
Tech. Services Department



Legend

- 4545 Alderson Street
 - Village of Weston
 - ROW
 - Parcel Boundary
 - Wetlands
 - Surface Water
- #### Zoning District Designations
- 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
- #### Design Overlay District
- D-Condominium
 - D-Rail-to-Trail
 - D-Commercial Corridor
 - D-Renaissance
 - D-Weston Center
- #### Wellhead Protection Zones
- A
 - B



LRS10801
LRS108I

Land Records
Browse

5/15/15
13:25:45

PIN 192 2808 172 0931 Village of WESTON

Parcel 62 172808 006 009 00 00 Status: **ACTIVE**
Adr 1 4545 ALDERSON ST WESTON 54476 0000
Own 1 GREENHECK FAN CORPOR ATION B

General Parcel Information:

PIN. : 37 192 4 2808 172 0931 Village of WESTON
Parcel Number : 62 172808 006 009 00 00 Parcel Status: ACTIVE
Sale Date. . . : Sale Type. . . : Blank
Sale Amount. . : 0 Transfer Tax : .00
Deed Type. . . : Blank
Deed Reference: M384-692 M735-1048
MAILING ADDRESS GREENHECK FAN CORP
400 ROSS AVE
PO BOX 410
WESTON WI 54476 0410 USA

F2=Owners F3=Exit F4=Prompt F7=Previous F8=Next F24=More
Positioning to PIN: 192 2808 172 0931 +

LRS10801
LRS108I

Land Records
Browse

5/15/15
14:12:20

PIN 192 2808 172 0931

Village of WESTON

Parcel 62 172808 006 009 00 00

Status: **ACTIVE**

Adr 1 4545 ALDERSON ST

WESTON

54476 0000

Own 1 GREENHECK FAN CORPOR ATION

B

Parcel Descriptions:

2 Description(s) on File

Year	Acres	Front	Depth	Flood Line	Description
2008	13.070				

1					SEC 17-28-08
2					PT OF NW 1/4 NW 1/4 - PCLS
3					2 & 3 CSM VOL 13 PG 83
4					(#3488) (DOC #818264) ALSO
5					PCL 1 CSM VOL 34 PG 161
6					(#8783) (DOC #1058597) THIS
7					PCL INCL PCL 1 CSM VOL 46

+

F2=Assessments

F3=Exit F4=Prompt F7=Previous F8=Next F24=More

Positioning to PIN: 192 2808 172 0931

+

LRS10801
LRS108I

Land Records
Browse

5/15/15
14:12:20

PIN 192 2808 172 0931

Village of WESTON

Parcel 62 172808 006 009 00 00

Status: **ACTIVE**

Adr 1 .4545 ALDERSON ST

WESTON

54476 0000

Own 1 GREENHECK FAN CORPOR ATION

B

Parcel Descriptions:

2 Description(s) on File

Year	Acres	Front	Depth	Flood Line	Description
				8	PG 20 (#10968)(DOC #1187962
				9	TO BE COMBINED W/PCL 1 CSM
				10	VOL 34 PG 162 (#8784) (DOC
				11	#1058598) *AS PER SURVEY
2002	12.790			1	SEC 17-28-08
				2	PT OF NW 1/4 NW 1/4 - PCLS
				3	2 & 3 CSM VOL 13 PG 83/3488

+

F2=Assessments F3=Exit F4=Prompt F7=Previous F8=Next F24=More
Positioning to PIN: 192 2808 172 0931

+

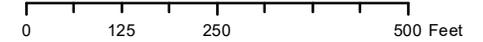
Village of Weston Official Zoning Map



Willard and Ski Lanes

Map Date: 05/15/2015

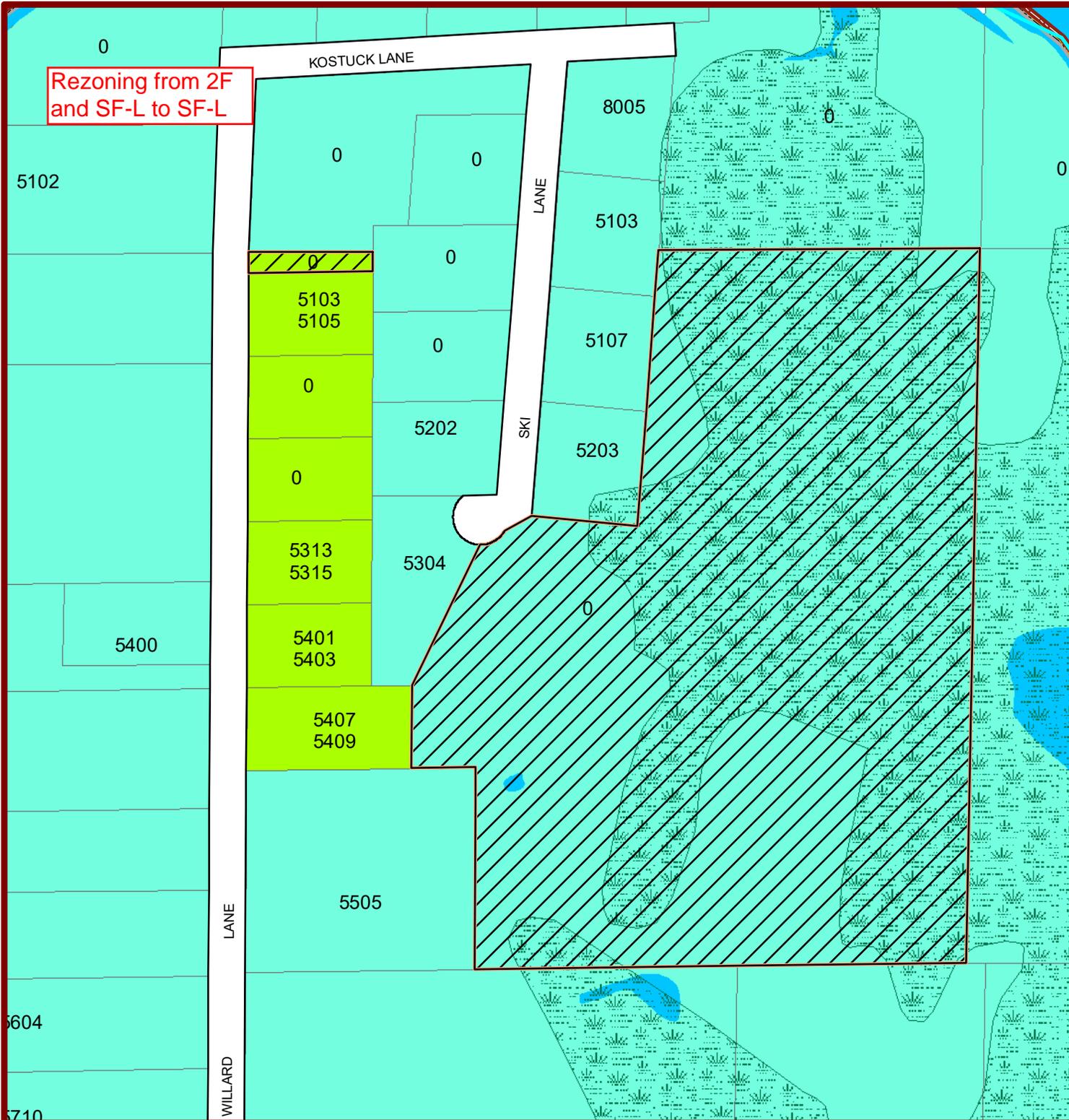
Created by the Village of Weston
Tech. Services Department



Legend

- 19228081430948
- Village of Weston
- ROW
- Parcel Boundary
- Wetlands
- Surface Water
- Zoning District Designations**
- 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
- Design Overlay District**
- D-Condominium
- D-Rail-to-Trail
- D-Commercial Corridor
- D-Renaissance
- D-Weston Center
- Wellhead Protection Zones**
- A
- B

Rezoning from 2F
and SF-L to SF-L



LRS10801
LRS108I

Land Records
Browse

5/15/15
11:47:25

PIN 192 2808 143 0948
Parcel 62 142808 009 018 00 00
Adr 0
Own 1 KOSTUCK _____ ANN _____ H _____ P _____ (LIFE EST)

Village of WESTON

Status: ACTIVE

General Parcel Information:

PIN. : 37 192 4 2808 143 0948 Village of WESTON
Parcel Number : 62 142808 009 018 00 00 Parcel Status: ACTIVE
Sale Date. . . : 8/01/2012 Sale Type. . : ADDITIONAL PARCELS
Sale Amount. . : 0 Transfer Tax : .00
Deed Type. . . : Quit Claim
Deed Reference: M253-420 1217458 1602986 1628134
MAILING ADDRESS ANN H KOSTUCK

7706 KOSTUCK LN

WESTON

WI 54476

USA

F2=Owners F3=Exit F4=Prompt F7=Previous F8=Next F24=More
Positioning to PIN: 192 2808 143 0948 +

LRS10801
LRS108I

Land Records
Browse

5/15/15
14:14:48

PIN 192 2808 143 0948
Parcel 62 142808 009 018 00 00
Adr 0
Own 1 KOSTUCK ANN H P (LIFE EST)

Village of WESTON

Status: ACTIVE

Parcel Descriptions:

1 Description(s) on File

Year	Acres	Front	Depth	Flood Line	Description
2008	24.220				

1					SEC 14-28-08
2					NE 1/4 SW 1/4
3					EX S 300' OF W 450' EX W 2
4					RDS EX VOL 279-11 (RD) EX
5					CSM VOL 23 PG 133 (#6305)
6					(DOC #943162) EX CSM VOL 49
7					91 (#11609) (DOC #1222392)

+

F2=Assessments F3=Exit F4=Prompt F7=Previous F8=Next F24=More
Positioning to PIN: 192 2808 143 0948

+

LRS10801
LRS108I

Land Records
Browse

5/15/15
14:14:48

PIN 192 2808 143 0948
Parcel 62 142808 009 018 00 00
Adr 0
Own 1 KOSTUCK ANN H P (LIFE EST)

Village of WESTON

Status: ACTIVE

Parcel Descriptions:

1 Description(s) on File

Year	Acres	Front	Depth	Flood Line	Description
				8	EX CSM VOL 49 PG 92(#11610)
				9	(DOC #1222393) EX CSM VOL
				10	69 PG 10 (#15268) (DOC
				11	#1517246)

F2=Assessments F3=Exit F4=Prompt F7=Previous F8=Next F24=More
Positioning to PIN: 192 2808 143 0948 +

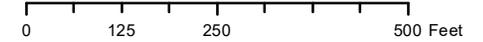
Village of Weston Official Zoning Map



Weston Commercial Park

Map Date: 05/15/2015

Created by the Village of Weston
Tech. Services Department



Legend

- 19228081640093
- Village of Weston
- ROW
- Parcel Boundary
- Wetlands
- Surface Water
- Zoning District Designations**
- 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
- Design Overlay District**
- D-Condominium
- D-Rail-to-Trail
- D-Commercial Corridor
- D-Renaissance
- D-Weston Center
- Wellhead Protection Zones**
- A
- B



LRS10801
LRS108I

Land Records
Browse

5/15/15
13:17:32

PIN 192 2808 164 0093
Parcel 62 082300 00L 001 00 00
Adr 0
Own 1 VILLAGE OF WESTON

Village of WESTON

Status: **ACTIVE**

B

General Parcel Information:

PIN : 37 192 4 2808 164 0093 Village of WESTON
Parcel Number : 62 0823 00L 001 00 00 Parcel Status: ACTIVE
Sale Date . . . : 1/19/2001 Sale Type . . : ADDITIONAL PARCELS
Sale Amount . . : 0 Transfer Tax : .00
Deed Type . . . : Quit Claim
Deed Reference: M280-518 M541-192 1224333
MAILING ADDRESS VILLAGE OF WESTON

5500 SCHOFIELD AVE

WESTON

WI 54476

USA

F2=Owners

F3=Exit F4=Prompt F7=Previous F8=Next F24=More

LRS10801
LRS108I

Land Records
Browse

5/15/15
14:13:44

PIN 192 2808 164 0093
Parcel 62 082300 00L 001 00 00
Adr 0
Own 1 VILLAGE OF WESTON

Village of WESTON

Status: ACTIVE

B

Parcel Descriptions:

3 Description(s) on File

Year	Acres	Front	Depth	Flood Line	Description
2014	.900				
					1 WESTON COMMERCIAL PARK
					2 OUTLOTS 1-2 & 3 EX PCL 2
					3 CSM VOL 22 PG 165 (#6087)
					4 (DOC# 933436) EX DOC#
					5 1155529 (HWY) INCL PT OF
					6 LOT 3 BLK 3 D/A PCLS 1 & 3
					7 CSM VOL 22 PG 165 (#6087) +

F2=Assessments F3=Exit F4=Prompt F7=Previous F8=Next F24=More
Positioning to PIN: 192 2808 164 0093 +

LRS10801
LRS108I

Land Records
Browse

5/15/15
14:13:44

PIN 192 2808 164 0093
Parcel 62 082300 00L 001 00 00
Adr 0
Own 1 VILLAGE OF WESTON

Village of WESTON

Status: ACTIVE

B

Parcel Descriptions:

3 Description(s) on File

Year	Acres	Front	Depth	Flood Line	Description
1999				8	(DOC# 933436)
				1	WESTON COMMERCIAL PARK
				2	OUTLOTS 1-2 & 3
				3	EX HWY 1155529
1987				1	WESTON COMMERCIAL PARK
				2	OUTLOTS 1, 2 & 3

F2=Assessments F3=Exit F4=Prompt F7=Previous F8=Next F24=More
Positioning to PIN: 192 2808 164 0093 +

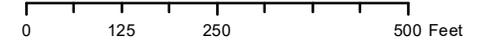
Village of Weston Official Zoning Map



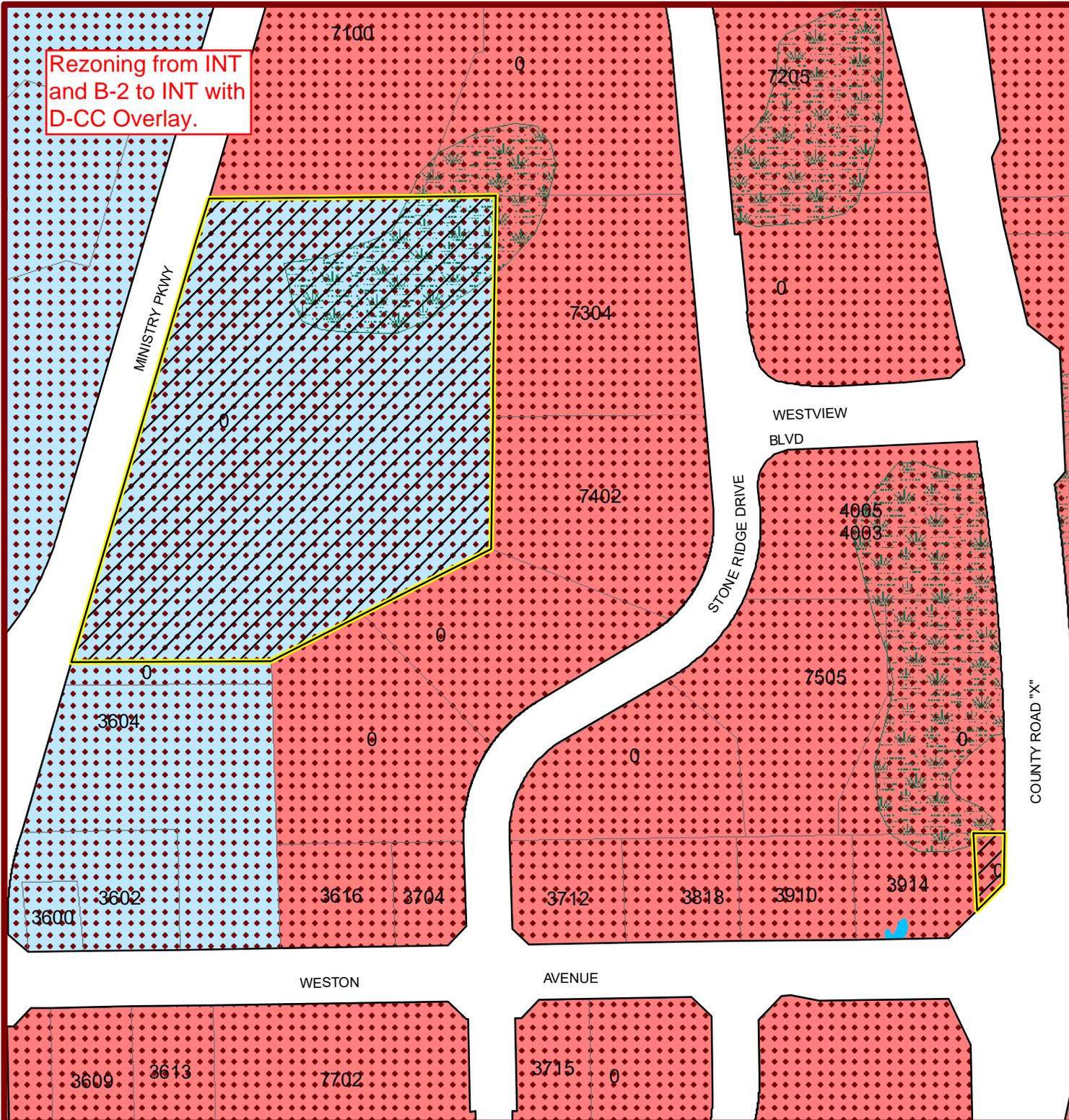
Ministry Parkway and Camp Phillips

Map Date: 05/15/2015

Created by the Village of Weston
Tech. Services Department



Rezoning from INT
and B-2 to INT with
D-CC Overlay.



Legend

- 19228082040968
- Village of Weston
- ROW
- Parcel Boundary
- Wetlands
- Surface Water
- Zoning District Designations**
- 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
- Design Overlay District**
- D-Condominium
- D-Rail-to-Trail
- D-Commercial Corridor
- D-Renaissance
- D-Weston Center
- Wellhead Protection Zones**
- A
- B

LRS10801
LRS108I

Land Records
Browse

5/15/15
13:40:53

PIN 192 2808 204 0968
Parcel 62 202808 016 016 00 00
Adr 0
Own 1 PUTNAM CAPITAL MANAG EMENT LLC

Village of WESTON

Status: ACTIVE

B

General Parcel Information:

PIN. : 37 192 4 2808 204 0968 Village of WESTON
Parcel Number : 62 202808 016 016 00 00 Parcel Status: ACTIVE
Sale Date. . . : 10/01/2002 Sale Type. . . : ADDITIONAL PARCELS
Sale Amount. . : 0 Transfer Tax : .00
Deed Type. . . : Quit Claim
Deed Reference: 1277641 1299363 1423508
MAILING ADDRESS PUTNAM CAPITAL MGT LLC

11925 WEST LAKE PARK DR
SUITE 100
MILWAUKEE WI 53224 3002 USA

F2=Owners F3=Exit F4=Prompt F7=Previous F8=Next F24=More
Positioning to PIN: 192 2808 204 0968 +

LRS10801
LRS108I

Land Records
Browse

5/15/15
13:41:03

PIN 192 2808 204 0968
Parcel 62 202808 016 016 00 00
Adr 0
Own 1 PUTNAM CAPITAL MANAG EMENT LLC B

Village of WESTON

Status: ACTIVE

Parcel Descriptions:

2 Description(s) on File

Year	Acres	Front	Depth	Flood Line	Description
2006	11.550			?	
				1	SEC 20-28-08
				2	PT OF SE 1/4 SE 1/4 - LOT 1
				3	CSM VOL 41 PG 98 (#10075)
				4	(DOC #1128296) & LOT 1 CSM
				5	VOL 38 PG 87 (#9464) (DOC
				6	#1094954) & LOT 1 CSM VOL
				7	44 PG 44 (#10602) (DOC

+

F2=Assessments

F3=Exit F4=Prompt F7=Previous F8=Next F24=More

LRS10801
LRS108I

Land Records
Browse

5/15/15
13:41:03

PIN 192 2808 204 0968
Parcel 62 202808 016 016 00 00
Adr 0
Own 1 PUTNAM CAPITAL MANAG EMENT LLC

Village of WESTON

Status: ACTIVE

B

Parcel Descriptions:

2 Description(s) on File

Year	Acres	Front	Depth	Flood Line	Description
				8	#1177201) EX CSM VOL 45 PG
				9	29 (#10777) (DOC #1145994)
				10	EX CSM VOL 43 PG 2 (#10370)
				11	(DOC #1210062) EX CSM VOL
				12	48 PG 40 (#11358) (DOC
				13	#1282290) EX CSM VOL 53 PG
				14	163 (#12455) (DOC #1282290)
				15	EX CSM VOL 57 PG 135

+

F2=Assessments

F3=Exit F4=Prompt F7=Previous F8=Next F24=More

LRS10801
LRS108I

Land Records
Browse

5/15/15
13:41:03

PIN 192 2808 204 0968
Parcel 62 202808 016 016 00 00
Adr 0
Own 1

Village of WESTON

Status: ACTIVE

PUTNAM CAPITAL MANAG EMENT LLC B

Parcel Descriptions:

2 Description(s) on File

Year	Acres	Front	Depth	Flood Line	Description
				16	(#13198) (DOC #1362318)INCL
				17	THAT PT OF NE 1/4 SE 1/4
				18	COM AT NW COR LOT 1 CSM VOL
				19	53 PG 163 (#12455) (DOC
				20	#1282290) W TO PT ON E R/W
				21	LN MINISTRY PKWY S ALG SD
				22	R/W TO 40 LN E ALG SD 40 LN
				23	TO W LN CSM VOL 53 PG 163

F2=Assessments

F3=Exit F4=Prompt F7=Previous F8=Next F24=More

LRS10801
LRS108I

Land Records
Browse

5/15/15
13:41:03

PIN 192 2808 204 0968
Parcel 62 202808 016 016 00 00
Adr 0
Own 1 PUTNAM CAPITAL MANAG EMENT LLC

Village of WESTON

Status: ACTIVE

B

Parcel Descriptions:

2 Description(s) on File

Year	Acres	Front	Depth	Flood Line	Description
2004	11.400			?	24 (#12455) (DOC #1282290) N 25 TO POB INCL E 1/2 OF VAC RD 26 LYG E OF STASZAK ADD
					1 SEC 20-28-08 2 PT OF SE 1/4 SE 1/4 - LOT 1 3 CSM VOL 41 PG 98 (#10075) 4 & LOT 1 CSM VOL 38 PG 87

+

F2=Assessments

F3=Exit F4=Prompt F7=Previous F8=Next F24=More

Rezoning from AR
and INT to INT

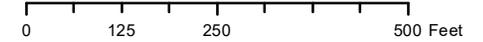
Village of Weston Official Zoning Map



Ministry Parkway and Camp Phillips

Map Date: 05/15/2015

Created by the Village of Weston
Tech. Services Department



Legend

- 19228082940986
- Village of Weston
- ROW
- Parcel Boundary
- Wetlands
- Surface Water

Zoning District Designations

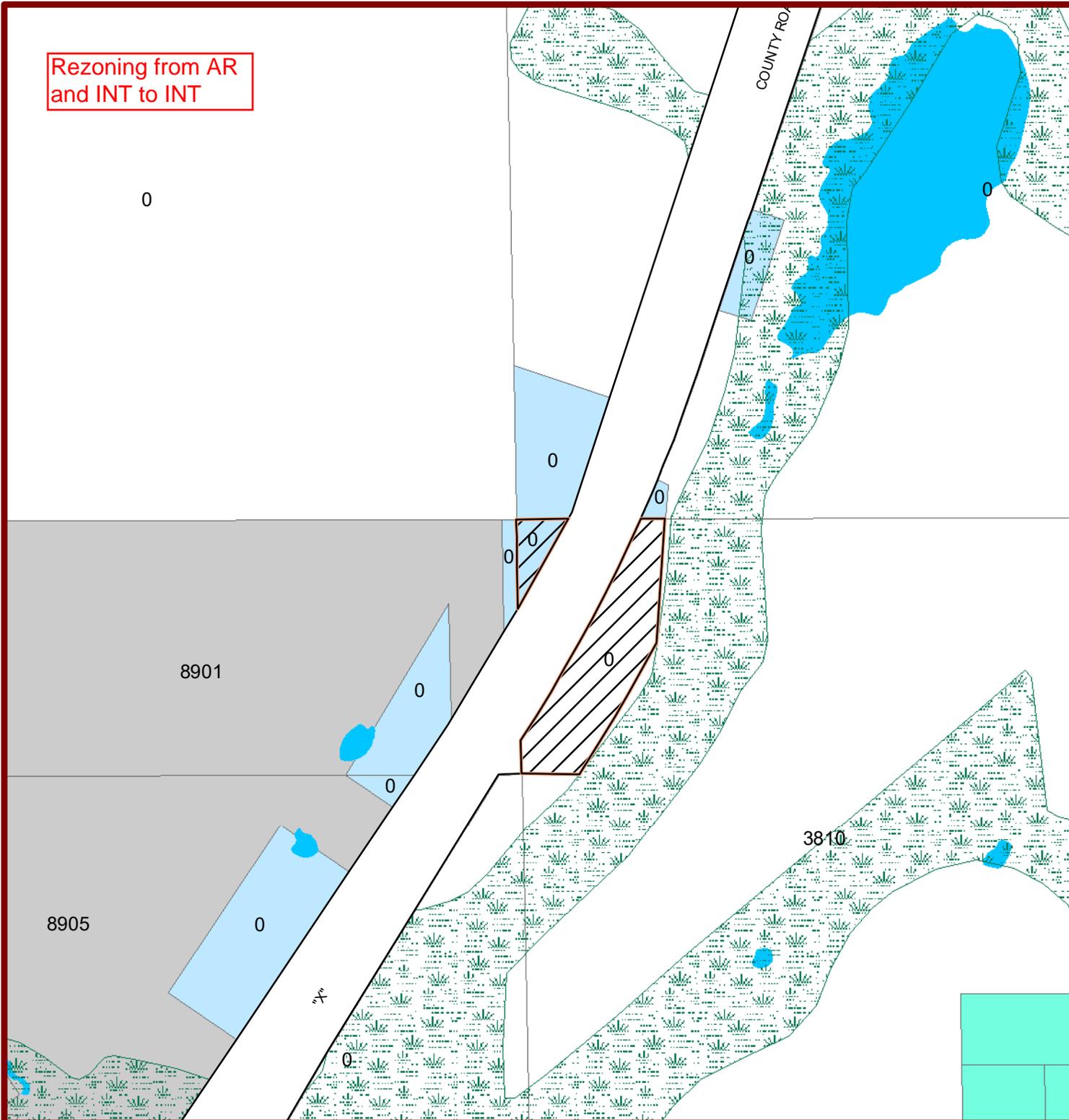
- AR - Agriculture and Residential
- PR - Parks and Recreation
- RR-2 - Rural Residential-2 Acre
- RR-5 - Rural Residential-5 Acre
- SF-L - Single Family Residential-Large Lot
- SF-S - Single Family Residential-Small Lot
- 2F - Two Family Residential
- MF - Multiple Family Residential
- MH - Manufactured Home
- INT - Institutional
- B-1 - Neighborhood Business
- B-2 - Highway Business
- B-3 - General Business
- BP - Business Park
- LI - Limited Industrial
- GI - General Industrial

Design Overlay District

- D-Condominium
- D-Rail-to-Trail
- D-Commercial Corridor
- D-Renaissance
- D-Weston Center

Wellhead Protection Zones

- A
- B



LRS10801
LRS108I

Land Records
Browse

5/15/15
14:06:37

PIN 192 2808 294 0986
Parcel 62 292808 016 006 00 00
Adr 0
Own 1 MARATHON COUNTY

Village of WESTON

Status: ACTIVE

B

General Parcel Information:

PIN.	: 37 192 4 2808 294 0986	Village of WESTON
Parcel Number	: 62 292808 016 006 00 00	Parcel Status: ACTIVE
Sale Date.	: 3/09/2006	Sale Type. : Blank
Sale Amount.	: 5,000	Transfer Tax : .00
Deed Type.	: Warranty Deed	
Deed Reference:	1440451	
MAILING ADDRESS	MARATHON COUNTY	

500 FOREST ST

WAUSAU

WI 54403

USA

F2=Owners

F3=Exit F4=Prompt F7=Previous F8=Next F24=More

LRS10801
LRS108I

Land Records
Browse

5/15/15
14:06:25

PIN 192 2808 294 0986
Parcel 62 292808 016 006 00 00
Adr 0
Own 1 MARATHON COUNTY

Village of WESTON

Status: ACTIVE

B

Parcel Descriptions:

1 Description(s) on File

Year	Acres	Front	Depth	Flood Line	Description
2006	1.398				

- 1 SEC 29-28-08
- 2 PT OF SE 1/4 SE 1/4 - THAT
- 3 PT DESD IN DOC# 1440451
- 4 DESD AS WETLAND MITIGATION

F2=Assessments F3=Exit F4=Prompt F7=Previous F8=Next F24=More
Positioning to PIN: 192 2808 294 0986 +

**VILLAGE OF WESTON
REQUEST FOR CONSIDERATION**

AGENDA ITEM DSCRPTN: PUBLIC HEARING ON REZN-5-15-1511 A REZONING REQUEST FROM AR AGRICULTURE & RESIDENTIAL ZONING DISTRICT TO RR-5 RURAL RESIDENTIAL-5 ACRE ZONING DISTRICT, FILED BY MATTHEW HABLE, 7102 BREHM STREET, FOR A 10.5 ACRE ILLEGAL, NON-CONFORMING LOT LOCATED ON NICK AVENUE, WEST OF HEEREN STREET (PIN 192 2808 334 0985).

FOR CONSIDERATION AT: PLAN COMMISSION; MONDAY, JUNE 8, 2015

LEGISLATION TYPE: ACKNOWLEDGE | **MOTION** | ORDINANCE | POLICY | RESOLUTION

RECOMMENDATION TO: Recommendation to deny the rezone request to RR-5 Rural Residential – 5 Acre.

REPORT PREPARED BY: JENNIFER HIGGINS, DIRECTOR OF PLANNING AND DEVELOPMENT

BACKGROUND: The applicant purchased an illegally created lot from his father-in-law, James Esker. This lot was created by Attorney Hittner via a deed recording at the time of sale. Nothing was submitted to Village staff for review and no one contacted Village staff to ask any questions regarding zoning or the ability to construct the property. Village staff found out about it, via the County, prior to the sale and in time for them to proceed through the Village review and approval processes, however, their Attorney ignored the Village's letters and proceed with the creation of the illegal, non-conforming lot. This lot was created at the time the old zoning regulations were in place and due to the Village only receiving parcels quarterly from the County, this lot did not appear on the zoning map approved by the Village Board in March when the new zoning ordinance went into effect.

Please see the attached Staff Memo for additional details, including a letters and memos related to this issue.

FISCAL IMPACTS:

Budget Line Item: _____
Budget Line Item: _____
Budgeted Expenditure: _____
Budgeted Revenue: _____

STATUTORY REFERENCES:

Wisconsin Statue: _____
Administrative Code: _____
Municipal Code: Sec. 94.16.03
Judicial Ruling: _____

FURTHER REVIEW: VILLAGE BOARD FOR FINAL APPROVALS ON 5/18/15



**VILLAGE OF WESTON
NOTICE OF PUBLIC HEARING
ON APPLICATION FOR REZONE
#REZN-5-15-1511**

NOTICE IS HEREBY GIVEN that on **Monday, June 8, 2015, at 6:00 p.m.**, the Village of Weston Plan Commission will hold a public hearing at the Weston Municipal Center, 5500 Schofield Avenue, Weston, WI 54476 to take testimony relative to an application REZN-5-15-1511, having been filed with the Village Clerk by Matthew Hable, 7102 Brehm Street, Weston, WI 54476, requesting a rezone from AR Agriculture & Residential to RR-5 Rural Residential-5 Acre, to allow him to build a home on lands described as:

The South 948 feet of the West 500 feet of the SW 1/4 of the SE 1/4 of the SE 1/4 of Section 33, Township 28 North, Range 8 East, in the Village of Weston, Marathon County, Wisconsin, except the South 33 feet thereof used for public highway purposes. This property described consists of 10.5 acres, and is located on Nick Avenue, west of Heeren Street.

The hearing notice and applicable application materials are available 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 21st day of May, 2015

Valerie Parker
Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, May 25, 2015 and Monday, June 1, 2015.

Conditional Use/Rezone/Comprehensive Plan Amendment

Permit Application
 Village of Weston/ETZ
 Date: 05/15/2015

Permit No. : REZN-5-15-1511

Payment: Cash Check No. 1885



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 type="checkbox"/>	Conditional Use (Non-Residential)	\$250.00 + \$10.00/Acre over 10 Acres =	\$ _____
<input type="checkbox"/>	Conditional Use Amendment		\$ 250.00
<input checked="" 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: Matthew P. Hable Agent* Property Owner
 Mailing Address: 7102 Brehm St Phone: _____
Weston, WI 54476 Email: _____

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

Property Owner: Matthew & Jacqueline Hable Contact Name: Matthew P. Hable
 Mailing Address: 7102 Brehm St Phone: _____
Weston, WI 54476 Email: _____

PROJECT SITE SPECIFICATIONS

Project Address: PT-192-2808-334-0997 Lot Size(ft²): 474,000
(or PIN if no address) Acres: 10.5
 Property Zone: AR (Agriculture and Residential) Proposed Rezone: RR-5 (Rural Residential 5 acres)
 Current Future Land Use Designation: Single family residential-unsewered Proposed Future Land Use Designation: N/A
 Legal Description: See Attached Form

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

1

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

N/A

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.

NIA

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

N/A

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.

Yes, as this property meets all requirements for a 10.5 acre lot according to the Comprehensive Plan.

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.

Yes, as this property meets all 12 of the purposes expressed in Section 94.1.03 of the Village of Weston's zoning ordinance.

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.

Yes, as this property doesn't have enough acres to be AR (Agriculture and Residential). According to the Village of Weston's zoning ordinance in order to be zoned AR (Agriculture and Residential) you need a minimum of 20 acres and this property is only 10.5 acres.

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.

Yes, because it is a newly developed property taking it under 20 acres there fore it can no longer be zoned AR (Agriculture and Residential) and now falls under RR-5 (Rural Residential

5 acres).

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, as far as I am aware the growth patterns or rates have not changed since this land was zoned as it is now.

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?

Yes, as this property will be used in the same way it has been. Those ways include having buildings on it, hunting, pasturing animals and growing crops.

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.

N/A

5

V/A

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.

6)

NIA

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.

71

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.**

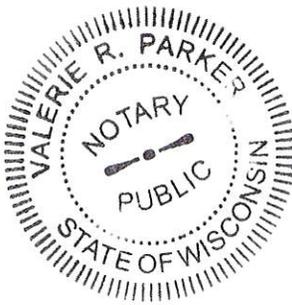
Matthew P. Hable Signature of Applicant 5-15-15 Date

MATTHEW P. HABLE 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 15th day of May 20 15, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledge the same.



Valerie R. Parker Notary Public
My Commission Expires: 05-17-2019

Legal Description: The South 948 feet of the West 500 feet of the SW 1/4 of the SE 1/4 of Section 33, Township 28 North, Range 8 East, in the Village of Weston, except the South 33 feet thereof used for public highway purposes.

Written Justification: This lot should be changed from AG to RR-5 because it is 10.5 acres and will be use for a single family home, along with small-scale institutional and recreational uses and low-intensity agricultural uses. See the map for the general locations of buildings.

MORTGAGE

Document Number

Document Name

Matthew P. Hable & Jacqueline S. Hable, husband and wife

("Mortgagor," whether one or more) mortgages to James S. Esker & Carol M. Esker, as survivorship marital property, its successors or assigns ("Mortgagee," whether one or more), to secure payment of \$ 39,000.00 evidenced by a note or notes, or other obligation ("Obligation") dated of even date executed by above Mortgagors

to Mortgagee, and any extensions, renewals and modifications of the Obligation and refinancings of any such indebtedness on any terms whatsoever (including increases in interest) and the payment of all other sums, with interest, advanced to protect the Property and the security of this Mortgage, and all other amounts paid by Mortgagee hereunder, the following property, together with all rights and interests appurtenant thereto in law or equity, all rents, issue and profits arising therefrom, including insurance proceeds and condemnation awards, all structures, improvements and fixtures located thereon, in Marathon County, State of Wisconsin ("Property"):

The South 948 feet of the West 500 feet of the SW 1/4 of the SE 1/4 of Section 33, Township 28 North, Range 8 East, in the Village of Weston, except the South 33 feet thereof used for public highway purposes.

Recording Area

Name and Return Address

PT-192-2808-334-0997

Parcel Identification Number (PIN)

This is not homestead property. (is) (is not)

This is a purchase money mortgage. (is) (is not)

1. MORTGAGOR'S COVENANTS.

a. COVENANT OF TITLE. Mortgagor warrants title to the Property, except restrictions and easements of record, if any, and further excepting: any part used for public highway purposes.

b. FIXTURES. Any property which has been affixed to the Property and is used in connection with it is intended to become a fixture. Mortgagor waives any right to remove such fixture from the Property which is subject to this Mortgage.

c. TAXES. Mortgagor promises to pay when due all taxes and assessments levied on the Property or upon Mortgagee's interest in it and to deliver to Mortgagee on demand receipts showing such payment.

d. INSURANCE. Mortgagor shall keep the improvements on the Property insured against loss or damage occasioned by fire, extended coverage perils and such other hazards as Mortgagee may require, without co-insurance, through insurers approved by Mortgagee, in the amount of the full replacement value of the improvements on the Property. Mortgagor shall pay the insurance premiums when due. The policies shall contain the standard mortgage clause in favor of Mortgagee, and evidence of all policies covering the Property shall be provided to Mortgagee. Mortgagor shall promptly give notice of loss to insurance companies and Mortgagee. Unless Mortgagor and Mortgagee



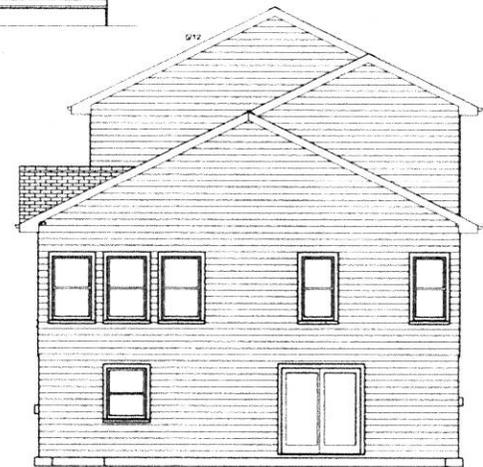
FRONT ELEVATION
1/2" = 1'-0"



LEFT ELEVATION
1/2" = 1'-0"



REAR ELEVATION
1/2" = 1'-0"



RIGHT ELEVATION
1/2" = 1'-0"

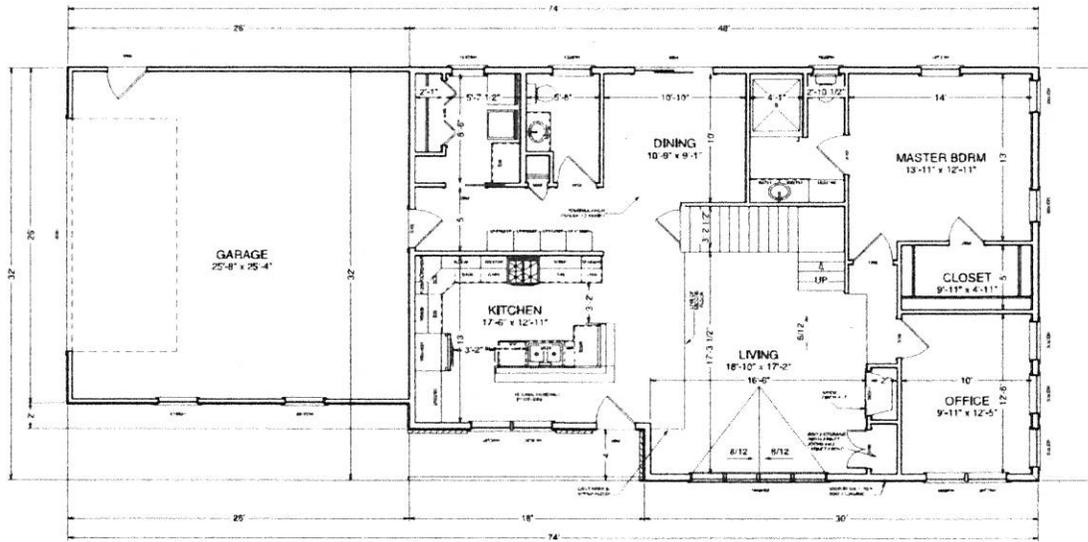
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CUSTOM VIEW DESIGN

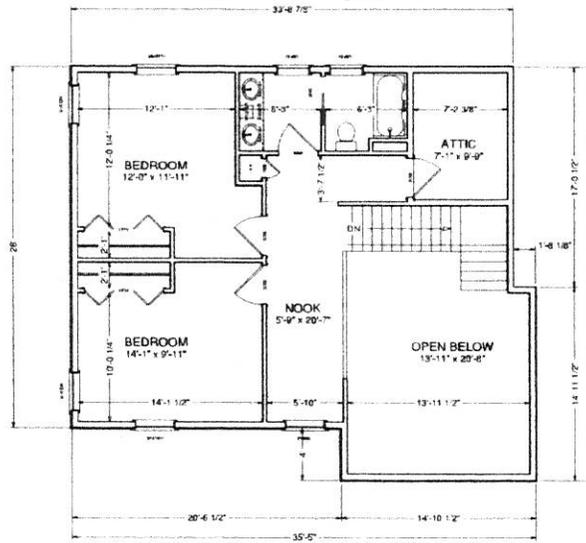
HABLE RESIDENCE

DWGS: 1/2" = 1'-0"
DATE: 8/14/21
PAGE # 1



LIVING AREA
1459 sq ft

FLOOR PLAN



LIVING AREA
836 sq ft

2ND FLOOR PLAN

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CUSTOM VIEW DESIGN

HABLE RESIDENCE

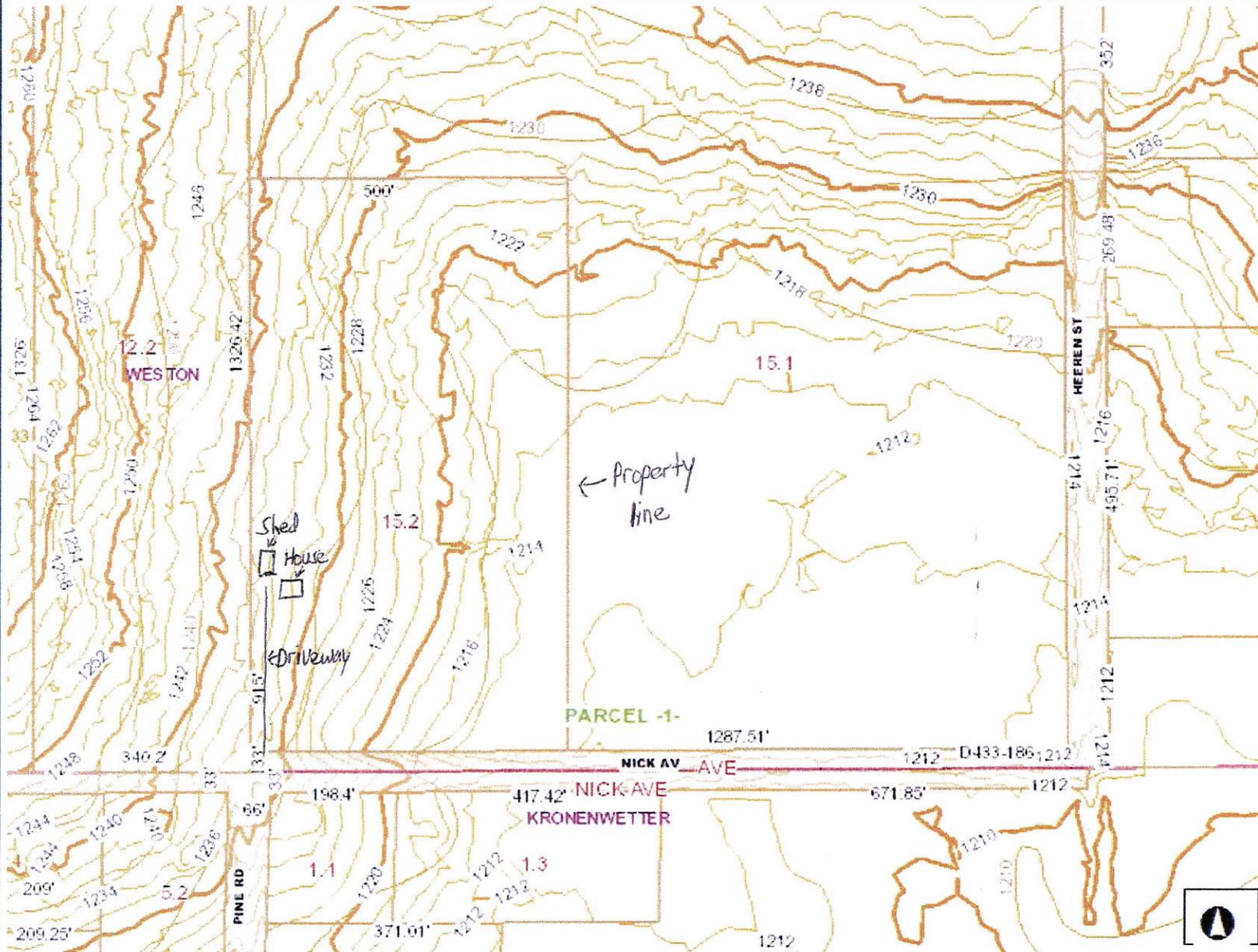
LIVING AREA 2397 SQ FT
DATE: 3/14/2015

PAGE 3



WAUSAU

Land Information Mapping System



- ### Legend
- Parcels
 - Land Hooks
 - Section Lines/Numbers
 - Right Of Ways
 - Road Names
 - Named Places
 - Municipalities
 - County Benchmarks_2000
 - USGS Benchmarks
 - County-wide 2ft Contours (2012)
 - Index
 - Intermediate
 - USGS 10ft Contours

118.59 0 118.59 Feet



User_Defined_Lambert_Conformal_Conic

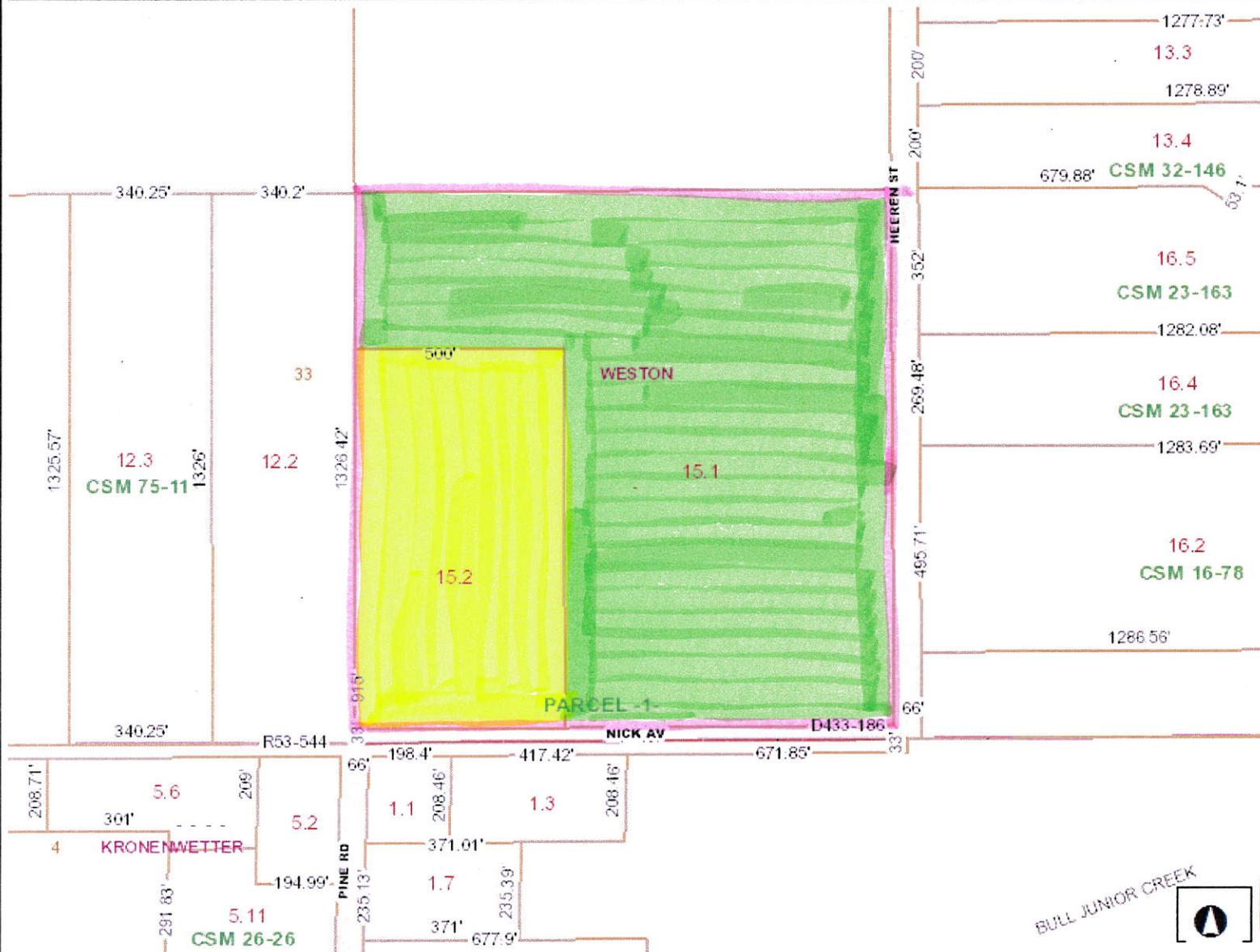
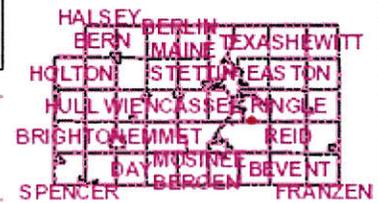
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



Land Information Mapping System



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

Original ~39.02-acre parcel

Remaining 28.52-acre parcel

Newly created 10.5-acre parcel



178.51 0 178.51 Feet



User_Defined_Lambert_Conformal_Conic

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

LRS10801
LRS108I

Land Records
Browse

5/19/15
11:10:28

PIN 192 2808 334 0985 Village of WESTON

Parcel 62 332808 015 002 00 00

Status: **ACTIVE**

Adr 0

Own 1 HABLE MATTHEW P P

General Parcel Information:

PIN. : 37 192 4 2808 334 0985 Village of WESTON
Parcel Number : 62 332808 015 002 00 00 Parcel Status: ACTIVE
Sale Date. . . : 12/26/2014 Sale Type. . : Blank
Sale Amount. . : 0 Transfer Tax : .00
Deed Type. . . : Warranty Deed
Deed Reference: 1684260
MAILING ADDRESS MATTHEW P HABLE
JACQUELINE S HABLE
7102 BREHM ST

WESTON WI 54476 USA

Parcel Descriptions:

1 Description(s) on File

Year	Acres	Front	Depth	Flood Line	Description
2014	10.500				

1	SEC 33-28-08
2	PT OF SW 1/4 SE 1/4 -
3	W 500' OF S 948' THRF EX S
4	33' THRF

LRS10801
LRS108I

Land Records
Browse

5/19/15
11:10:37

PIN 192 2808 334 0986 Village of WESTON
 Parcel 62 332808 015 001 00 00 Status: **ACTIVE**
 Adr 1 10506 HEEREN ST WESTON 54476 0000
 Own 1 ESKER JAMES S P (LIFE EST)

General Parcel Information:

PIN. : 37 192 4 2808 334 0986 Village of WESTON
 Parcel Number : 62 332808 015 001 00 00 Parcel Status: ACTIVE
 Sale Date. . . : 3/30/2009 Sale Type. . : Blank
 Sale Amount. . : 0 Transfer Tax : .00
 Deed Type. . . : Quit Claim
 Deed Reference: R66-8 1536385 1536386
 MAILING & PARCEL JAMES S ESKER
 CAROL M ESKER
 10506 HEEREN ST

WESTON WI 54476 0000 USA

Parcel Descriptions:

1 Description(s) on File

Year	Acres	Front	Depth	Flood Line	Description
2014	28.520				1 SEC 33-28-08 2 SW 1/4 SE 1/4 EX S 33' (RD) 3 EX W 500' OF S 948' THRF

PIN 192 2808 334 0997 Village of WESTON
 Parcel 62 332808 015 000 00 00 Status: DELETED
 Adr 1 10506 HEEREN ST WESTON 54476 0000
 Own 1 ESKER JAMES S P (LIFE EST)

General Parcel Information:

PIN.: 37 192 4 2808 334 0997 Village of WESTON
 Parcel Number : 62 332808 015 000 00 00 Parcel Status: DELETED
 Sale Date. . . : 3/30/2009 Sale Type. . : Blank
 Sale Amount. . : 0 Transfer Tax : .00
 Deed Type. . . : Quit Claim
 Deed Reference: R66-8 1536385 1536386
 MAILING & PARCEL JAMES S ESKER
 CAROL M ESKER
 10506 HEEREN ST

WESTON WI 54476 0000 USA

Parcel Owner Names:

5 Owner Name(s) on File

#	Last	First	M	Jr/Sr	Misc	Type
1	ESKER	JAMES	S		(LIFE EST)	PERSON
2	ESKER	CAROL	M		(LIFE EST)	PERSON
3	ESKER	DANIEL	J			PERSON
4	ESKER	AMY	C			PERSON
5	ESKER	JACQUELINE	S			PERSON

Parcel Addresses:

1 Parcel Address(es) on File

#	House	Street	Unit	City	Zip
1	10506	HEEREN ST		WESTON	54476 0000

Parcel Descriptions:

2 Description(s) on File

Year	Acres	Front	Depth	Flood Line	Description
1998	39.020				1 SEC 33-28-08 2 SW 1/4 SE 1/4 EX S 33' (RD)
1987	40.000				1 SEC 33-28-08 2 SW 1/4 SE 1/4

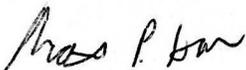
To whom it may concern,

My wife Jacqueline S. Hable and I purchased 10.5 acres (the South 948 feet of the West 500 feet of the SW 1/4 of the SE 1/4 of Section 33, Township 28 North, Range 8 East, in the Village of Weston, except the South 33 feet thereof used for public highway purposes) from my father in law James Esker. During this process my father in law said he would take care of creating this lot and changing the name over with his attorney Peter Hittner. It should be noted that Attorney Hittner owns 10 acres to the west of my father in laws property in the Village of Weston.

Sometime during the middle of December 2014 I received a letter from Village of Weston employee Jennifer Higgins about creating this property. Since my father in law was handling this with an attorney I gave him this letter to give to Attorney Hittner. A week or so later Attorney Hittner created this property.

We did not go behind anyone's back or the Village of Weston's back to create this property as we would not have had anything to gain by doing so. We entrusted in Attorney Hittner and thought all laws were being followed. It is our dream to build a house on this property as it has been in the Esker family for generations and in order to get a building permit we need this property zoning changed from AR Agricultural Residential to RR-5 Rural Residential.

Thank you,



Matthew P. Hable



To: Village Plan Commission

From: Jennifer Higgins, Director of Planning & Development

Date: June 5, 2015

Re: REZN-5-15-1511 Proposed Rezone from AR Agriculture & Residential Zoning District to RR-5 Rural Residential-5 Acre Zoning District, Filed by Matthew Hable, 7102 Brehm Street, for a 10.5 acre illegal, non-conforming lot located on Nick Avenue, west of Heeren Street (PIN 192 2808 334 0985).

Request: Rezone an illegally created 10.5 acre lot from AR Agriculture & Residential to RR-5 Rural Residential to allow for a single family home to be built on the property.

Location: The South 948 feet of the West 500 feet of the SW 1/4 of the SE 1/4 of the SE 1/4 of Section 33, Township 28 North, Range 8 East, in the Village of Weston, Marathon County, Wisconsin, except the South 33 feet thereof used for public highway purposes. This property described consists of 10.5 acres, and is located on Nick Avenue, west of Heeren Street.

Current Land Use: agricultural pasture land and contains an agricultural outbuilding from when it was part of a 40 ac ag parcel.

Proposed Use: single family residential

Current Zoning: AR Agriculture & Residential

Proposed Zoning: RR-5 Rural Residential-5 Acre

Village Comprehensive Plan's Future Land Use Designation: Single Family Residential - Unsewered

Recommendation: Pending public hearing comments, I recommend the Village Plan Commission deny the rezoning request as the parcel was created knowingly in violation of the Village's zoning and subdivision ordinances and by approving the rezone without having them follow the proper procedures to create and rezone the parcel undermines the Village's ordinances and land use decisions.

Background Information: I have included a memo that I supplied Administrator Guild, dated February 24, 2015, which outlines the majority of the history of this issue. To make a long story short, Planning & Development Staff received a letter from Marathon County Conservation, Planning & Zoning (CPZ) alerting us to a request for a septic system on a 10 acre parcel on Nick Avenue. When staff looked into it further, we could find no record of such a parcel and drafted the attached letter to Mrs. Hable, dated December 16, 2014) alerting her to the processes she would need to create the parcel and get the parcel rezoned. I then spoke to Mr. Esker the owner and relayed the process needed to be taken to do this correctly and consistent with our ordinances and processes. Based on discussions with Mr. Hable, the Attorney, Pete Hittner,

knowingly went forward with this even though he had been notified by Mr. Esket and the Hable's of Village Staff concerns.

Administrator Guild and I sat down last month with Marathon County CPZ to share our concerns and it was stated they also share the same concerns. MC Register of Deeds (MCROD's) will record anything anyone gives them if it is in the proper recording format. This creates many situations all over the County with illegal, non-conforming lots being created. Per CPZ staff, the Village does not have to issue any permits and can request the property sale and deed be reversed. Staff's suggestion is that this occur and if the applicant wishes to follow the appropriate Village procedures to create and rezone the parcel the Village will again entertain the request.

It is important to note, with the new zoning regulations, this parcel would also need a variance from the ZBA for a holding tank. The property does not perk. If the Plan Commission approves the rezone, they will still need to submit an application to the ZBA for this variance prior to a building permit being issued for the new home or look into the higher end septic systems the state does allow.

It is also important to note to the applicant that many of the AR permitted uses currently enjoyed on the property, like hunting and pasturing of animals, could be restricted under the RR-5 zoning.

The current zoning map and future land use map of the area, with my analysis of this rezoning request against criteria from the zoning ordinance is attached on the following pages.

Village of Weston Official Zoning Map

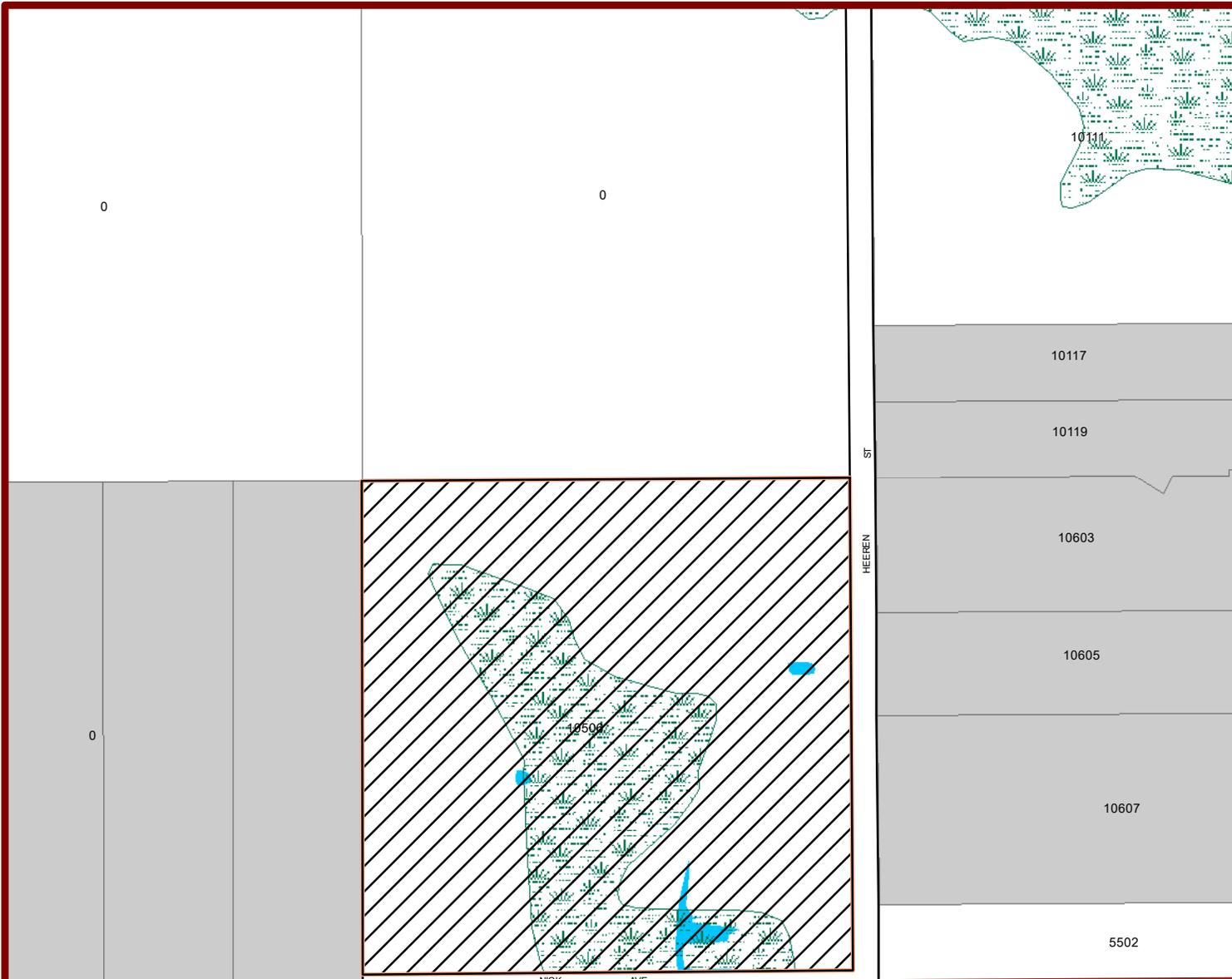
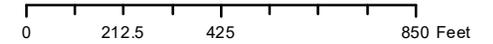


10506 Nick Avenue

Map Date: 05/15/2015



Created by the Village of Weston
Tech. Services Department



Legend

- 10506 Nick Ave
 - Village of Weston
 - ROW
 - Parcel Boundary
 - Wetlands
 - Surface Water
- ### Zoning District Designations
- 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

Design Overlay District

- D-Condominium
- D-Rail-to-Trail
- D-Commercial Corridor
- D-Renaissance
- D-Weston Center

Wellhead Protection Zones

- A
- B

Village of Weston Future Land Use Map

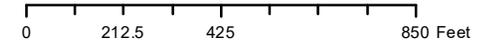


10506 Nick Avenue

Map Date: 05/15/2015



Created by the Village of Weston
Tech. Services Department



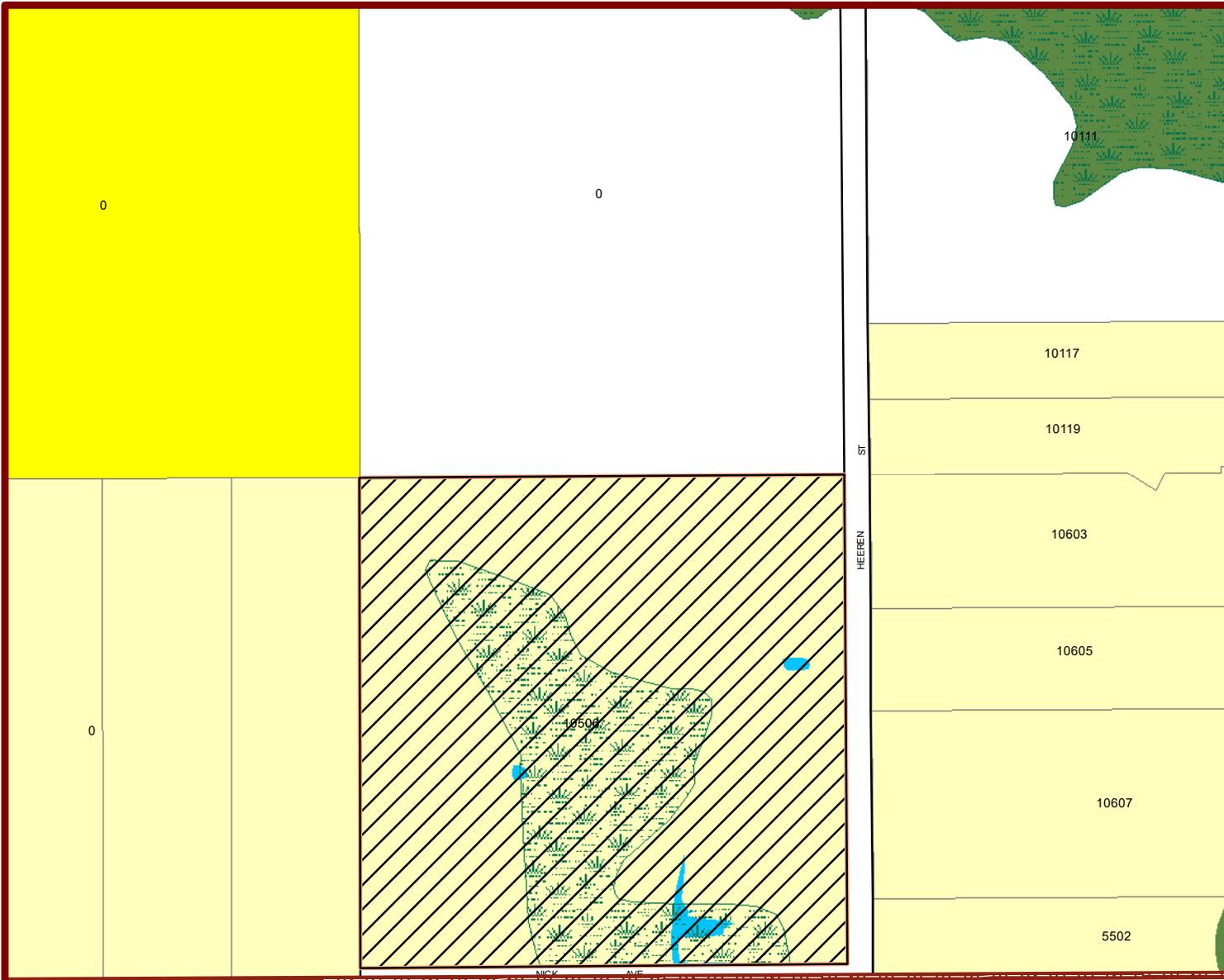
Legend

- 10506 Nick Ave
- Village of Weston
- ROW
- Parcel Boundary
- Wetlands
- Surface Water

2015 Future Land Use

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



APPLICABLE REVIEW STANDARDS	EVALUATION	COMMENTS
COMPREHENSIVE PLAN		
Consistency with Comprehensive Plan's Future Land Use Map Designation	Consistent	The property is shown as single family residential – unsewered on the newly approved Village Future Land Use map.
2006 Comp Plan – 3. Land use Element, Goal 2: Provide tools for managing growth. Objective: To direct future growth to areas contiguous to existing developed areas that can be cost-effectively served by public utilities.	No	Sewer and water is not available in this area of the Village.
2006 Comp Plan – 3. Land use Element, Goal 3: Preserve the environmental sensitivity of the SE Quadrant. Policies: the Village of Weston will strive to ensure development in the SE Quadrant does not negatively impact the natural conditions and character of the neighborhood.	Effect unknown	Taking the property out of pasture land and changing to a single family residential use could have varying effects on the environmental sensitivity of this area. Removing the animal waste would be a good thing but you will still have an environmental impact as you are opening it up to household, human and vehicular waste.
REZONING STANDARDS		
1. Consistency with the Village's Comprehensive Plan, as is required by Wisconsin Statutes, including but not limited to the Future Land Use map and associated policies.	Consistent	The property is shown as single family residential – unsewered on the newly approved Village Future Land Use map.
2. Does the rezoning further the purpose and intent of the chapter? (Sec. 94.1.03)	No	Due to the parcel being created illegally per our ordinances, they have circumvented the Village Plan Commission & Board's ability to manage growth and the impacts of land development (Sec. 94.1.03(11)). Due to the property not perking, the development of this property

		is also in question with Sec. 94.1.03(6) Encouraging the protection of natural resources.
3. Does rezoning address a mistake which was made in mapping on the Official Zoning Map?	No	As stated earlier in the report, by recording a deed with the Marathon County ROD for a 10.5 acre parcel without first gaining Village required approvals, they have created an illegal, non-conforming parcel that staff cannot legally give a building permit at this time.
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	There are similar RR-5 zoned properties directly to the west of this parcel.



MEMORANDUM

To: Administrator Guild
Cc: Attorney Yde
From: Jennifer Higgins, Director of Planning & Development
Date: February 24, 2015
Re: Hable/Esker parcel on Nick Avenue (PIN 192 2808 334 0997)

On December 8, 2014, Village Planning & Development Staff received the attached letter from Dale Diamond at Marathon County Conservation Planning & Zoning (CPZ) alerting us to a request by Jakie Hable for a sanitary permit on a 39 acre parcel (PIN 192 2808 334 0997) here in the Village of Weston. The letter went on to say that the applicant was proposing to divide a 500' by 915' parcel off of the 39 acre parcel currently owned by James Esker to create a lot for the proposed new home site and holding tank system. At the time of receiving the letter from the CPZ, Village staff had no record of a certified survey map application being submitted for this property, nor had Mr. Esker or Ms. Hable contacted the Village to verify zoning or the process for splitting the parcel off of the existing 39 acres. In checking the zoning on this property it was found to be zoned AG (Agriculture) which would prohibit a lot of that size being created.

As a result of these findings, I drafted and sent the attached letter, dated December 16, 2014, to Ms. Hable notifying her that the Village had no record of a Certified Survey Map (CSM) being proposed for the new lot, and to make her aware that all new parcels created in the Village must be verified by Village staff to ensure compliance with Village Zoning and Subdivision regulations, prior to their recording at the Marathon County Register of Deeds. In the letter, I also notified her that the 39 acre parcel was currently zoned AG, which had a nominal 20 acre lot size minimum and would therefore not allow for staff to approve a new parcel created smaller than a nominal 20 acres in size on the parcel.

Following Ms. Hable's receipt of the letter, her father, James Esker, stopped into the office and met with me a few days later. I told him the same information outlined in the 12/16/14 letter to Hable and he relayed that his Attorney, Pete Hittner, was working on the land sale documents for him and they would be completed soon. His daughter and son-in-law, Matt Hable, planned to purchase 10 acres and construct a home on it. I reiterated to Mr. Esker that the current AG zoning would not allow for a parcel of their planned size (~10 acres) to be created. He mentioned that Attorney Hittner had said that the County allows 10.5 acre parcels to be created throughout the county without the requirement of a CSM. I told him that if this was true, the Village, and many communities in Marathon County, who had their own zoning and subdivision regulations, would have an issue with this as the County could be creating non-conforming, unbuildable parcels throughout the County. He said he would talk to his Attorney and make him aware that a rezone and CSM would be required to create the lot.

The week of January 5, 2015, I contacted Linda Schroeder, Marathon County Property Description, to find out if indeed a 10.5 acre parcel could be created at the County level without the Village knowing and signing off on it. She said the County ordinances allowed the creation of a 10.5 acre or larger lot without a CSM. I questioned why local zoning ordinances didn't factor into any of this, and alerted her to the issue that could be occurring if they allowed the Esker/Hable property land division to occur. She said that whenever she talked to landowners, she always referred them to the municipality to find out zoning and other land regulations they may have. I explained the Esker/Hable situation to her and requested she call me if anything came in on the parcel. She said she would put a watch on the parcel and requested the name of the landowner. As soon as I said the name Esker, she stated that she had just received a deed that was recorded at the Register of Deeds which created a 10.5 acre parcel. I let her know that this created a non-conforming parcel in the Village, which the land owner therefore could not request a building permit for as they had planned. I asked her how to go about fixing it and she suggested I send a letter to the property owner notifying them of the error.

Following the phone conversation with the County, I received phone calls from both Jakie and Matt Hable requesting information on obtaining a building permit for the site. I told them that their lawyer created a non-conforming parcel by recording the deed at Marathon County. I told them both that, by ordinance, Village staff is unable to allow a non-conforming parcel or use to be expanded, so therefore no building permit could be issued until the situation is resolved. They requested I send them a letter outlining the process that they will need to take to make their parcel conforming so that a building permit can be issued. I have not completed this task yet as I am waiting for the new zoning ordinance to go into effect so I can accurately detail the new process.

I am writing this memo to you because I am frustrated that the County can create this mess and now it is my staff's responsibility to clean it up. I feel the Village will be expected to rezone the parcel because the new owners have building plans already drawn up and are expecting to use the parcel for a new home, even if that was not what the Plan Commission had envisioned for the parcel. If the County can circumvent our ordinances we could be dealing with future issues like this in the Village and the Town of Weston, as all our AG parcels could very well be divided by deed to lot sizes smaller than what is allowed per our codes.

I would like Attorney Yde to look into this issue and see if there is any legal course that can be taken to void the deed recording, and therefore the parcel creation. I would also like to have Attorney Yde review our subdivision ordinance to make sure that it explicitly states that all land divisions must be approved by the Village. After the zoning code is adopted, we had planned to amend our subdivision ordinance based on a sample that MDRoffers had provided us. I would like Attorney Yde to assist with reviewing this new ordinance and making sure that the above provision is included.

I would also like for you to contact County Administrator Karger to ensure that action is taken at the County level to not to create situations like this in the future.



December 16, 2014

Jakie Hable
7102 Brehm Street
Weston, WI 54476

RE MARATHON COUNTY LETTER DATED DECEMBER 8, 2014

Dear Jakie,

The Village received a letter dated 12/8/14 (attached) from Dale Diamond of Marathon County Conservation Planning & Zoning (CPZ) addressed to you concerning a property located in Section 33 of the Village of Weston (PIN 192 2808 334 0997). It appears that you have applied for a sanitary permit for a new, yet to be created, 500' X 915' parcel, in Section 33 here in the Village of Weston. I am writing to you because we have no such record of a Certified Survey Map (CSM) being applied for here at the Village to create such a lot. Therefore, I wanted to make you aware that all new parcels created in the Village of Weston must be verified with Village Staff to ensure compliance with Village Zoning and Subdivisions Regulations prior to their recording at the Marathon County Register of Deeds.

Also, based on the information in the letter, I wanted to make you aware that the current zoning of this parcel may not be appropriate for what you wish to accomplish on the property. The Parcel known as PIN 192 2808 334 0997 is currently zoned AG Agriculture, which requires a minimal lot size of 870,000 square feet or a nominal 20 acres. Per the dimension in Mr. Diamond's letter, the parcel you wish to create would not meet the minimum lot size requirements of the AG zoning district and would need to be rezoned prior to the CSM being approved and recorded.

All Village zoning regulations are available for viewing online at <http://wi-weston.civicplus.com/356/94-Zoning>. Article XI *District regulations* describes the different zoning districts in the Village and will assist you in determining the appropriate zoning classification. Please also feel free to call or email me. I can assist you with this.

I also wanted to mention that the Village is in the process of adopting a new zoning code and map for the Village. If you are planning to create and build on the parcel next spring, it may be advantageous to look at the new proposed district regulations which can be found at <http://wi-weston.civicplus.com/365/Zoning-Code-Update-Project-2015>. The proposed zoning of this property on the new map is AR Agriculture and Residential. There would also be new setback requirements for any home you are planning on the property.

If you have any questions or concerns or would like to meet to discuss your future plans on the property, please feel free to contact me at (715) 359-6114 or via email at jhiggins@westonwi.gov. I would be more than happy to meet with you.

Sincerely,

Jennifer Higgins
Planning & Development Director

Cc: Dale Diamond, Marathon County CPZ



December 8, 2014

Jakie Hable
7102 Brehm St
Weston WI 54476

SW $\frac{1}{4}$, SE $\frac{1}{4}$, Sec. 33, T28N, R8E, Village of Weston, PIN #192.2808.334.0997, **County ID# 14-280**

A soil and site evaluation report for the property referenced above has been filed with this department. The report has been reviewed by our staff, and has been accepted.

The please note that the soil tester has advised us that you propose to divide the existing 39 acre parcel, creating a 500' (east-west) by 915' (north-south) parcel for the proposed home and holding tank system. **The land division creating this parcel must be completed before a sanitary permit can be issued.** If the parcel created is not the same size and location as indicated by the soil tester, additional testing may be required to confirm suitability.

After you have recorded a document creating this proposed parcel, the next step in obtaining a sanitary permit is to have the plumber or plumbing designer of your choice design a system and submit the design to this office for approval. **Please be sure that plans accurately show the parcel size and lot line locations of the newly created parcel** (not the "parent" parcel).

A sanitary permit must be obtained prior to beginning construction of a structure that requires a private on-site wastewater treatment system. To avoid delays in permit issuance, please be sure any land transactions are made prior to application. **Sanitary permits are only issued to the owner of the property.**

Acceptance of this soil evaluation report is based upon the requirements of county and state private sewage system regulations only. In order to determine whether there are regulated wetlands on this property which may affect proposed construction, we suggest that you contact Keith Patrick, Department of Natural Resources (715-241-7502) and Eric Norton, US Army Corps of Engineers (715-345-7911).

Please call the Conservation, Planning and Zoning Department at **(715) 261-6021** if you have any questions.

Dale Dimond
On-Site Waste Specialist

enc soil evaluation report

cc: Kevin Fischer, CST
Scott Tatro, Village of Weston

**VILLAGE OF WESTON
REQUEST FOR CONSIDERATION**

AGENDA ITEM DSCRPTN: UNFINISHED BUSINESS – DISCUSSION AND ACTION ON POSTPONED PLAN COMMISSION CODE OF CONDUCT.

FOR CONSIDERATION AT: PLAN COMMISSION; MONDAY, JUNE 8, 2015

LEGISLATION TYPE: ACKNOWLEDGE | **MOTION** | ORDINANCE | POLICY | RESOLUTION

RECOMMENDATION TO: Recommendation to approve as presented.

REPORT PREPARED BY: JENNIFER HIGGINS, DIRECTOR OF PLANNING AND DEVELOPMENT

BACKGROUND: A few years ago, the UW Extension and the Center for Land Use Education (CLUE) developed a Plan Commission handbook (<https://www.uwsp.edu/cnr-ap/clue/Pages/publications-resources/PlanCommissions.aspx>). The handbook is designed to assist the plan commission, local government officials and citizens in understanding the roles and responsibilities of the plan commission and related decision-making standards.

The handbook includes sample applications, decision forms and other documents which communities can use to in their day to day operation of the Plan Commission. One of the sample documents is the *Plan Commission Code of Conduct*. After reviewing this document, I thought it would be something good for the Plan Commission to adopt for themselves. I had been meaning to do this for quite some time and thought with the new terms kicking off, this would be a good time to bring this before the Commission for discussion and approval.

I have placed a draft copy of this document in your packet for your review and approval on Monday night. If you are interested in seeing the original sample document, it can be found online at https://www.uwsp.edu/cnr-ap/clue/Documents/PlanCommissions/Conduct_RulesProcedure.docx.

Please feel free to make any changes you want to the document as it will become the Code of Conduct for this and future Plan Commissions for the Village.

Please note action on this item was postponed at the May 11, 2015 meeting to give the Plan Commission additional time to review. If you have questions, it is best to look directly at the link to the overall Plan Commission Handbook. It does a very good job of explaining many of the questions I have received already from Commissioners. It wouldn't hurt for everyone to brush up on this document and know what your roles and responsibilities are on the Commission either.

FISCAL IMPACTS:

Budget Line Item: _____

Budget Line Item: _____

Budgeted Expenditure: _____
Budgeted Revenue: _____

STATUTORY REFERENCES:

Wisconsin Statue: §62.23
Administrative Code: _____
Municipal Code: Chapter 62
Judicial Ruling: _____

FURTHER REVIEW: POSTPONED AT 5/11/15 PLAN COMMISSION MEETING
NONE – DOES NOT REQUIRE VILLAGE BOARD ACTION

Plan Commission Code of Conduct

Appointed members of the Village of Weston Plan Commission agree to abide by the following Code of Conduct.

As a member I will:

1. Represent the Plan Commission with dignity and pride by conducting myself in a business-like manner and respecting the rights and opinions of the public and other members of the Plan Commission.
2. Read, respect, and enforce the rules, policies, and guidelines established by the Plan Commission and the Village Board.
3. Read and become familiar with local plans, ordinances, and other documents which relate to Plan Commission functions.
4. Continue to gain knowledge and understanding of planning issues which affect the community through self-study, inquiries and appropriate training.
5. Attend meetings of the Plan Commission on a regular basis and provide prior notification of any necessary absences.
6. Read meeting material packets ahead of time and come prepared to participate in meetings.
7. Participate in Plan Commission deliberation at meetings and hearings and refrain from making decisions until adequate information has been provided.
8. Give full consideration to all aspects of a project and make decisions based upon the best interests of the entire community.
9. Represent the official position of the Plan Commission when authorized to speak on behalf of the Commission.
10. Treat fellow officials, staff and the public with courtesy, even when we disagree. Insulting, profane or excessively argumentative language or conduct will not be tolerated.
11. Refrain from situations which might appear to compromise my independent judgment (including but not limited to situations involving ex parte communication, conflicts of interest, voting on the same issue twice by virtue of serving on two different bodies, participating in a decision for which I previously served as an advocate, and accepting gifts).
12. Read and abide by the State of Wisconsin *Code of Ethics for Local Government Officials* (Wis. Stat. s. 19.59) and the American Planning Association *Ethical Principles in Planning* (available at: www.planning.org/ethics/ethicalprinciples.htm).

Signature _____ Date _____

Adapted from *Sample Planning Commission and Zoning Board of Appeals Code of Conduct*. Kurt H. Schindler. 2008. Michigan State University Extension Land Use Series #8. and *Planning Commissioner's Handbook*, "Public Service Values for Commissioners." League of California Cities. 2004.

**VILLAGE OF WESTON
REQUEST FOR CONSIDERATION**

AGENDA ITEM DSCRPTN: UNFINISHED BUSINESS – DISCUSSION AND ACTION ON POSTPONED PLAN COMMISSION RULES OF PROCEDURE.

FOR CONSIDERATION AT: PLAN COMMISSION; MONDAY, JUNE 8, 2015

LEGISLATION TYPE: ACKNOWLEDGE | **MOTION** | ORDINANCE | POLICY | RESOLUTION

RECOMMENDATION TO: Recommendation to approve as presented.

REPORT PREPARED BY: JENNIFER HIGGINS, DIRECTOR OF PLANNING AND DEVELOPMENT

BACKGROUND: A few years ago, the UW Extension and the Center for Land Use Education (CLUE) developed a Plan Commission handbook (<https://www.uwsp.edu/cnr-ap/clue/Pages/publications-resources/PlanCommissions.aspx>). The handbook is designed to assist the plan commission, local government officials and citizens in understanding the roles and responsibilities of the plan commission and related decision-making standards.

The handbook includes sample applications, decision forms and other documents which communities can use to in their day to day operation of the Plan Commission. One of the sample documents is the *Plan Commission Rules of Procedure*. After reviewing this document, I thought it would be something good for the Plan Commission to adopt for themselves. I had been meaning to do this for quite some time and thought with the new terms kicking off, this would be a good time to bring this before the Commission for discussion and approval.

I have placed a draft copy of this document in your packet for your review and approval on Monday night. There were a number of spots where they gave you the freedom to tweak numbers and procedures. If you are interested in seeing those areas, the original sample document can be found online at https://www.uwsp.edu/cnr-ap/clue/Documents/PlanCommissions/Conduct_RulesProcedure.docx.

Please feel free to make any changes you want to the document. Under Attendance, I went with the suggested 3 consecutive absences. The PC may want more or less. Under Site Inspections, the Plan Commission could narrow down to one way they would like site inspections to be handled. In this document, I tweaked the document to include all 3 ways suggested by CLUE.

Please note action on this item was postponed at the May 11, 2015 meeting to give the Plan Commission additional time to review. If you have questions, it is best to look directly at the link to the overall Plan Commission Handbook. It does a very good job of explaining many of the questions I have received already from Commissioners. It wouldn't hurt for everyone to brush up on this document and know what your roles and responsibilities are on the Commission either.

FISCAL IMPACTS:

Budget Line Item: _____
Budget Line Item: _____
Budgeted Expenditure: _____
Budgeted Revenue: _____

STATUTORY REFERENCES:

Wisconsin Statue: §62.23
Administrative Code: _____
Municipal Code: Chapter 62
Judicial Ruling: _____

FURTHER REVIEW: POSTPONED AT 5/11/15 PLAN COMMISSION MEETING
NONE – DOES NOT REQUIRE VILLAGE BOARD ACTION

Plan Commission Rules of Procedure

SECTION I AUTHORITY AND PURPOSE

The following rules of procedure are hereby adopted by the Village of Weston Plan Commission. The Plan Commission has been established pursuant to Section 62.23 of the Wisconsin Statutes and Chapter 62 of the Village of Weston Ordinance, and assumes thereby, all responsibilities, duties and powers as provided therein. These rules supplement the provisions of state statutes and local ordinances as they relate to the procedures of the Plan Commission.

SECTION II MEMBERSHIP

- A. Selection of Members. Members of the Commission are appointed by the Village President with input from the Governing Body and Plan Commission. The following criteria will be considered when selecting members:
1. Geographic or jurisdictional diversity
 2. Demographic diversity
 3. Planning skills or expertise
 4. Interpersonal and decision-making skills
 5. Commitment to community service
- B. Vacancies. Plan Commission vacancies are filled for the remainder of a term. If a vacancy occurs, the Village Clerk will announce the vacancy and the procedures and deadline for applying for the position. The Village President will review the applications/letters of interest and/or interview the applicants. The Village President will make the final selection and appointments.

SECTION III OFFICERS AND COMMITTEES

- A. The Chairperson shall be appointed by the Village President and shall preside at the meetings of the Commission, supervise the work of the Secretary, and decide all points of procedure unless otherwise directed by a majority of the Commissioners present.
- B. The Vice-Chairperson shall be appointed by the Village President at the first meeting of the Commission in May of each year. The Vice-Chairperson shall act in the capacity of the Chairperson in his or her absence.
- C. The Secretary shall be appointed by the Chairperson at the first meeting of the Commission in May of each year. The Secretary shall prepare all correspondence for the Commission; receive and file all referrals, applications, papers, and records; prepare, publish, and mail all notices required; and prepare and keep all minutes and records of the Commission's proceedings.
- D. Director or Planning and Development / Zoning Administrator or his or her designee shall attend all meetings for the purpose of providing technical assistance when requested by the Commission.
- E. Standing or Special Committees may be appointed by the Chairperson. Committees shall be charged with duties of examination, investigation and inquiry related to one or more subjects of interest to the Plan Commission. No committee shall have the power to

commit the Plan Commission to the endorsement of any plan or program without submission to the Plan Commission for consideration.

SECTION IV CONDUCT OF MEMBERS

- A. Attendance. Plan Commission members shall notify the Chairperson or Secretary as soon as possible regarding an absence. If any member of the Commission is absent from 3 consecutive regularly scheduled meetings, that member shall be considered delinquent. Delinquency shall be grounds for the Governing Body to remove the member for nonperformance of duty or misconduct upon public hearing from the Commission. The Secretary or a designated recorder, shall keep attendance records and shall notify the Governing Body whenever any member of the Commission is absent from 3 consecutive regularly scheduled meetings, so the Governing Body can consider further action allowed under law.
- B. Participation. Plan Commission members shall participate in all proceedings except in the case of a conflict of interest, a disqualification, an excused absence, or other manifest inability to serve.
- C. Training. Members are encouraged to attend at least 2 hours of training per year with instruction from one or more of the following: Wisconsin Towns Association, Wisconsin Counties Association, League of Wisconsin Municipalities, Wisconsin Chapter of the American Planning Association, Center for Land Use Education, Local Government Center, County Planning & Zoning Offices, County Extension Offices, and other related organizations.
- D. Conflicts of Interest. Plan Commission members shall avoid issuing, deliberating, voting or reviewing cases which present a conflict of interest. As used here, a conflict of interest includes, but is not necessarily limited to situations:
1. concerning the member or the member's spouse, child, step-child, grandchild, parent, brother, sister, grandparent, in-law, or household members.
 2. concerning work on land owned by the member, located adjacent to, or within 300 feet of one's property.
 3. which result in actions that have a financial benefit to the member.
 4. involving a corporation, company, partnership, or any other entity in which the member is a part owner, or any other relationship where the member may stand to have a financial gain or loss.
 5. where an employee or employer is an applicant or agent for the applicant, or has a direct interest in the outcome.

When a conflict of interest exists the Plan Commission member shall do all of the following immediately, upon first knowledge of the case and determining a conflict exists:

1. Declare that a conflict exists and recuse oneself from the portion of the meeting that presents a conflict, including all proceedings, deliberations and voting on the matter.
2. Leave the hearing room or the front table where members of the Commission sit until that agenda item is concluded.
3. The Plan Commission member may represent himself before the Commission for the purposes of providing testimony, but should do so as a member of the public.

- E. Ex Parte Contact. Members of the Plan Commission shall attempt to avoid ex parte contact. As defined here, ex parte contact refers to communication regarding a pending quasi-judicial matter that will come before the Plan Commission. Members of the Plan Commission have a duty to not prejudge a case, and to base their decision only on the materials and facts presented at public meetings and hearings on the matter.

Despite one's best efforts it is sometimes not possible to avoid ex parte contact. If a Plan Commission member receives such communication, the member should immediately inform the contact that they may not discuss the matter while the matter is pending and terminate the conversation. The member should publicly report the content and context of the ex parte contact in full at the public hearing or meeting prior to the Plan Commission making a decision on the issue. The Plan Commission member may continue to participate in the matter, so long as they are of the opinion that their objectivity has not been influenced.

- F. Not Voting On the Same Issue Twice. Members of the Plan Commission shall avoid situations where they are sitting in judgment and voting on a decision in which they had a part in making or previously served as an advocate.

When a member of the Plan Commission is in this situation, the member shall do all of the actions required by Section IV.D. of these Rules of Procedure for cases of conflict of interest immediately, upon first knowledge of the case and determining one's prior involvement.

SECTION V MEETINGS

- A. Meetings shall be held monthly, if needed. The Commission hereby establishes a regular meeting day of the second Monday of each month, at 6:00 p.m. Meetings shall be held at the Weston Municipal Center, 5500 Schofield Avenue, Weston, WI.
- B. Special Meetings may be called by the Village President, Village Staff or upon the written request of four members of the Commission to the Chairperson. Notice of special meetings shall be provided to all Commission members and posted at least 24 hours prior to the special meeting.
- C. Open Meetings. Meetings shall be open to the public.
- D. Closed Sessions. The Commission may go into closed session for the purposes enumerated in Section 19.85 of the Wisconsin Statutes.
- E. Quorum shall consist of 4 members.
- F. The Order of Business at meetings shall be substantially as follows:
1. Call to order.
 2. Roll call and declaration of a quorum.
 3. Reading and approval of minutes from the previous meeting.
 4. Communications.
 5. Unfinished business.
 5. Review of Land Divisions.
 6. Review of Rezoning Petitions.
 7. Review of applications for Conditional Use Permits/Special Exceptions.

8. Referrals from the Governing Body.
 9. New Business.
 10. Staff reports
 11. Miscellaneous.
 12. Adjournment.
- G. Voting. Each regularly appointed Plan Commission member shall be entitled to one vote on any matter that comes before the Plan Commission.
- H. Minutes of the proceedings shall be kept by the Secretary or a designated recorder, showing the vote of each member upon each question, the reasons for the Commission's determination, and its findings. The minutes shall be immediately filed with the Village Clerk and shall become a public record.
- I. Parliamentary Procedure. Parliamentary procedure in Commission meetings shall be informal. However, if required to keep order, Commission meetings shall be governed by *Roberts Rules of Order, Newly Revised* for issues not specifically covered by these Rules of Procedure.

SECTION VI HEARINGS

- A. Notice of the time, date, and place of hearings required for petitions for changes and amendments to the comprehensive plan, plan components, zoning ordinance text or map, official map, subdivision ordinance, and applications for conditional use permits/special exceptions or subdivision approval shall be published in the official newspaper or posted, as required by law, and shall be mailed to Commission members, the Zoning Administrator, the applicant, and those parties specified in applicable local ordinances.
- B. Appearances. The applicant may appear in person or be represented by an agent. In the absence of an appearance by the applicant or agent for or against any petition or application, the Commission may table or take action to deny, authorize, or make the recommendation to deny or grant the petition or application.
- C. The Order of Business at hearings shall be substantially as follows:
1. Introduction by the Chairperson.
 2. Explanation by the planning or zoning staff or Chairperson.
 3. Hearing of the applicant or agent.
 4. Report and recommendation by the planning or zoning staff.
 5. Hearing of interested property owners or citizens.
 6. Response of the applicant or agent.
 7. Response of any opposition.
- D. Written Decision. The final disposition of all petitions or applications shall be in the form of a written resolution signed by the Commission Chairperson and Secretary and attached to the minutes. Such resolution shall show the reasons for the Commission's determination and its findings.
- E. Conditions imposed with respect to any conditional use permit/special exception shall be stated in the minutes embodying the Commission's decision and shall also be set forth

upon the permit. Such permit shall be valid only as long as the conditions upon which it is granted are observed.

- F. Exhibits. All petitions, letters, photographs, sketches, drawings, documents, study reports or results, architectural and engineering renderings, and any item submitted by any persons, companies, agencies, local officials or staff prior to and/or during public hearings in order to qualify for consideration by the Commission, shall become exhibits for the related matter and shall be numbered, upon receipt, by the Secretary or recorder. Exhibits shall be immediately filed with the Village Clerk and shall become a public record.

SECTION VII SITE INSPECTIONS

- A. Site Inspections. Site inspections shall be performed by village staff. If desired, no more than one member of the Commission may accompany staff on site. A written report of the site inspection shall be orally presented to the Commission, along with accompanying photographs, videos, or other exhibits.

Site inspections may also be performed by individual members of the Plan Commission. No more than three members of the Commission shall visit a site at any given time.

Site inspections may also be performed by the entire Plan Commission if the site inspection is posted as a public meeting and the public is allowed to come on site.

- B. Authorization for site inspections shall be included as part of the application packet. Failure to authorize inspection of the site may be considered grounds for denying the application.

SECTION VIII PER DIEM AND MILEAGE

Mileage and per diem may be paid to members of the Plan Commission at rates established by the Governing Body for attendance at Plan Commission meetings, hearings, site inspections, and authorized training events, if those members submit a bill for the same. No mileage or per diem will be paid to any member unless authorized and budgeted for by the governing body.

SECTION IX AMENDMENTS

These Rules of Procedure may be amended, suspended, or revoked by a majority vote of the full Commission at any meeting.

SECTION X CONFLICT

Whenever any conflict occurs between these Rules of Procedure and the laws of the State of Wisconsin or local ordinances, the State laws and local ordinances shall prevail.

SECTION XI EFFECTIVE DATE

These Rules of Procedure shall be effective upon adoption by a majority vote of the full Commission and filing with the Village Clerk.

Signature of Chairperson

Signature of Secretary

Date Adopted _____

Date Filed _____

DRAFT

Adapted from *Model Rules of Governance for Town Plan Commissions*. 2004. Southeastern Wisconsin Regional Planning Commission. and *Sample Bylaws for a Planning Commission*. Kurt H. Schindler. 2008. Michigan State University Extension Land Use Series #1E.

**VILLAGE OF WESTON
REQUEST FOR CONSIDERATION**

AGENDA ITEM DSCRPTN: DISCUSSION AND ACKNOWLEDGEMENT OF RECENTLY APPROVED RESOLUTION NO. VW-15-14, A RESOLUTION OF THE BOARD OF TRUSTEES PROVIDING FOR A COMPLETE STREETS POLICY

FOR CONSIDERATION AT: PLAN COMMISSION, MONDAY, JUNE 8, 2015

LEGISLATION TYPE: **ACKNOWLEDGE** | MOTION | ORDINANCE | POLICY | RESOLUTION

RECOMMENDATION TO: Acknowledge Resolution VW-15-14, adopted by the Village Board on 6/1/15.

REPORT PREPARED BY: KEITH DONNER, P.E., DIRECTOR OF PUBLIC WORKS AND UTILITIES
MICHAEL WODALSKI, P.E., DEPUTY DIRECTOR OF PUBLIC WORKS
JENNIFER HIGGINS, PLANNING AND DEVELOPMENT DIRECTOR

BACKGROUND: This item is on your agenda for informational and discussion purposes only. This Resolution was recently recommended for approval from the Property and Infrastructure Committee and approved by the Village Board at their meetings on June 1, 2015.

As the Village moves forward with its Comprehensive Plan update the Director and Deputy Director of Public Works as well as the Planning and Development Director have recommended embracing the principles of Complete Streets and the PIC and Village Board have agreed to this new philosophy change for the Village by the adoption of this ordinance. Upcoming Chapters in the Comprehensive Plan (Transportation and the Camp Phillips Road Corridor Plan) are being drafted to include the Complete Streets philosophy. The Plan Commission, through their duties and approval authorities, along with staff will be enforcing this policy through the site planning and platting process. For example, this Commission will soon be asked for approvals of plans to complete infrastructure in the Ridgeview Subdivision and in the former proposed Carisbrooke Subdivision. Director Donner's full report of the issue is attached. We have also included aerial photos of the area to illustrate how the Complete Streets policy will affect these two projects relative to previous proposals.

Again, this item is on the Plan Commission agenda to make you aware of this new policy and direction set forth by the Village Board. On Monday night, we will just need a motion to acknowledge.

FISCAL IMPACTS:

Budget Line Item: Unknown at this time – Case-by-case potentially

Budget Line Item: _____

Budgeted Expenditure: Also unknown at this time – case-by-case potentially as well

Budgeted Revenue: N/A

STATUTORY REFERENCES:

Wisconsin Statue: _____

Administrative Code: _____

Municipal Code:

Judicial Ruling:

FURTHER REVIEW:

VILLAGE OF WESTON, 5500 Schofield Ave, Weston WI 54476

RESOLUTION OF BOARD OF TRUSTEES

Resolution approving a Complete Streets Policy for the Village and directing staff to develop implementation strategies to increase the usability of all streets for all modes of travel for citizens of all ages and abilities in the Village.

Committee Action: Property & Infrastructure Committee 6/1/15

Fiscal Impact: Unknown as it will be applied case-by-case.

File Number:

Date Introduced: 6/1/2015

RESOLUTION NO. VW-15-14

A RESOLUTION OF THE BOARD OF TRUSTEES PROVIDING FOR A COMPLETE STREETS POLICY AND DIRECTING STAFF TO DEVELOP IMPLEMENTATION STRATEGIES TO INCREASE THE USABILITY OF ALL STREETS FOR ALL MODES OF TRAVEL FOR CITIZENS OF ALL AGES AND ABILITIES IN THE VILLAGE OF WESTON.

WHEREAS, The Village of Weston wishes to ensure that all users of our transportation system are able to travel safely and conveniently on all streets and roadways within the public right-of-way in Weston; and

WHEREAS, a Complete Street is defined as one which provides a safe, convenient, and context-sensitive facility for all modes of travel, for users of all ages and all abilities; and

WHEREAS, the Village of Weston views all transportation improvements as opportunities to connect neighborhoods, calm traffic and improve safety, provide greater access and mobility for users of the public way, and recognizes bicycle, pedestrian, and transit modes as integral elements of the transportation system; and

WHEREAS, complete streets have public health benefits, such as encouraging physical activity and improving air quality, by providing the opportunity for more people to bike and walk safely; and

WHEREAS, complete streets improve access and safety for those who cannot or choose not to drive motor vehicles; and

WHEREAS, complete streets are essential in providing safe routes to school for children; and

WHEREAS, complete streets policies have been adopted legislatively by at least five states, and by at least 36 localities – of which 13 are by local law (resolutions or ordinances); and

WHEREAS, the Village of Weston currently has a limited complete streets policy applying particularly to streets developed in new subdivisions; and

WHEREAS, the Village of Weston has a Sidewalk Map and other programs focused on improving the ability of Weston's streets to meet the travel needs of all users; and

WHEREAS, the concept and principles of complete streets are entirely compatible with the direction and plans embodied in the 2006 Wausau Urban Area Transportation Plan; and

WHEREAS, the concept and principles of complete streets are entirely compatible with the direction and plans embodied in the Transportation Chapter of the Village's draft Comprehensive Plan; and

WHEREAS, it is the desire of the Village of Weston to formalize a commitment to the principles of complete streets for all of our streets;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF WESTON, WISCONSIN, that the Village of Weston commits to a Complete Streets Policy which has the following elements:

1. Any roadway in the Village of Weston which is to be newly constructed or completely reconstructed must be designed and constructed to:
 - A. Provide for the safety and convenience of all users of all ages and of all abilities: pedestrians, bicyclists, transit users, and motorists; and
 - B. Address the needs of all users both along roadway corridors and crossing the corridors.
2. Any project in which an existing roadway surface is to be restored or rehabilitated, and any remediation of deficient or non-existent sidewalks, shall be reviewed for the potential of making the roadway a complete street. Consideration shall particularly include proportionality: is the scope of work needed to make a complete street reasonable in relation to the scope of the proposed roadway maintenance or improvement?
3. Sidewalks will be required to be installed in all new subdivisions.
4. Sidewalks will be required to be installed for all new construction and substantial remodels (50% improvement to existing building value) of a structure regardless of if sidewalk is present on either side of the development.
5. Any exception to applying this Complete Streets Policy to a specific roadway project must be approved by the Board of Trustees, with documentation of the reason for the exception.
6. An annual report will be made to the Board of Trustees by the Village Administration showing progress made in implementing this policy.

AND BE IT FURTHER RESOLVED BY THE BOARD OF TRUSTEES OF THE SAID VILLAGE OF WESTON, WISCONSIN, that this Complete Streets Policy will apply to the scoping, design, and construction of projects within our corporate boundary.

AND BE IT FURTHER RESOLVED BY THE BOARD OF TRUSTEES OF THE SAID VILLAGE OF WESTON, WISCONSIN, that the Public Works Department will review current design standards, including the design standards embodied in the most recent version of the subdivision regulations (currently Chapter 74) which apply to new roadway construction, to assure that they reflect the best available design standards and guidelines, and effectively implement the Complete Streets Policy above stated.

AND BE IT FURTHER RESOLVED BY THE BOARD OF TRUSTEES OF THE SAID VILLAGE OF WESTON, WISCONSIN, that these design standards also serve as guidance for all existing roadway rehabilitation, reconstruction, or resurfacing, to the extent that the work required is reasonably proportional to the scale of the proposed rehabilitation, reconstruction, or resurfacing.

AND BE IT FURTHER RESOLVED BY THE BOARD OF TRUSTEES OF THE SAID VILLAGE OF WESTON, WISCONSIN, that application of design standards will be flexible to permit context-sensitive design, fitting the roadway design within the context of the neighborhood, recognizing that all streets are different and user needs will be balanced.

AND BE IT FURTHER RESOLVED BY THE BOARD OF TRUSTEES OF THE SAID VILLAGE OF WESTON, WISCONSIN, that exceptions may be made when:

- The project involves a roadway on which non-motorized use is prohibited by law. In this case, an effort shall be made to accommodate pedestrians and bicyclists elsewhere.
- There is documentation that there is an absence of use by all except motorized users now and would be in the future even if the street were a complete street.
- The scope of the relevant project is limited to maintenance activities intended to keep the roadway in serviceable condition.
- There is sufficient documentation that there is no feasible way to accommodate improvements for non-vehicular traffic with a project's scope.
- There is no documented current or anticipated need for accommodations of non-motorized roadway user or the road is not a current or planned transit route.
- The cost for a particular Complete Street design recommendation would be excessively disproportionate to the need of that particular improvement, with due consideration given to future users, latent demand, and the social and economic value of providing a safer and more convenient transportation system for all users.
- There are documented environmental constraints or an unsafe transportation issue

AND BE IT FURTHER RESOLVED BY THE BOARD OF TRUSTEES OF THE SAID VILLAGE OF WESTON, WISCONSIN, that staff in the Public Works Department be directed to develop ordinances, resolutions, programs, and recommendations for funding to implement the Complete Streets Policy, for consideration by the Village of Weston; and that these shall identify the complete streets needs and recommend a plan to meet those needs, including for sidewalks, throughout the village.

AND BE IT FURTHER RESOLVED BY THE BOARD OF TRUSTEES OF THE SAID VILLAGE OF WESTON, WISCONSIN, that the Board of Trustee commits to including Complete Streets Policy and principles in all future Village plans.

PASSED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF WESTON, at a regular meeting thereof, this 1st day of the month of June, 2015.

VILLAGE OF WESTON, a Municipal Corporation of the State of Wisconsin.

By: Barbara J. Ermeling
Barbara Ermeling, Village President

ATTEST:

By: Sherry Weinkauff
SHERRY WEINKAUF, Village Clerk

**VILLAGE OF WESTON
REQUEST FOR CONSIDERATION**

AGENDA ITEM DSCRPTN: RESOLUTION NO. VW-15-14, A RESOLUTION OF THE BOARD OF TRUSTEES PROVIDING FOR A COMPLETE STREETS POLICY

FOR CONSIDERATION AT: PROPERTY & INFRASTRUCTURE COMMITTEE, MONDAY, JUNE 1, 2015
BOARD OF TRUSTEES, MONDAY, JUNE 1, 2015

LEGISLATION TYPE: ACKNOWLEDGE | MOTION | ORDINANCE | POLICY | **RESOLUTION**

RECOMMENDATION TO: Adopt Resolution VW-15-14 a Resolution of the Board of Trustees Providing for a Complete Streets Policy and Directing Staff to Develop Implementation Strategies to Increase the Usability of All Street for All Modes of Travel for Citizens of All Ages and Abilities in the Village of Weston.

REPORT PREPARED BY: KEITH DONNER, P.E., DIRECTOR OF PUBLIC WORKS AND UTILITIES
MICHAEL WODALSKI, P.E., DEPUTY DIRECTOR OF PUBLIC WORKS
JENNIFER HIGGINS, PLANNING AND DEVELOPMENT DIRECTOR

BACKGROUND: The Director has noted in previous planning discussions regarding the Village of Weston's growth history that the community has evolved around a "suburban" model – one that is highly dependent on travel by automobile. This has resulted in expansion of a street system without consideration for pedestrians or bicyclists. Weston is not unique in this area, or in the nation for that matter. The 2006 Urban Area Transportation Plan notes that development prior to World War II generally including sidewalks, but with sidewalks less likely to be constructed after the War. It is further noted that in the Wausau Urban Area the Village of Rothschild is (or was) the only community which required sidewalks in new developments though Wausau was noted to review the requirement on a case-by-case basis (see attached page 4-66 from the Transportation Plan). Much attention is being paid to accommodating other modes of transportation which are also reliant upon travel/mobility within public rights-of-way. In addition to accommodating multiple modes of travel, public rights of way can also provide for aesthetic enhancements within a municipality; e.g. the streetscape on Schofield and Weston Avenues, or more simply with street trees. Yet another concept of "Complete Streets" is preserving and enhancing connectivity through reduced use of cul-de-sacs. This is another area where the Village could improve its street system. The concept of "Complete Streets" has gained traction throughout the country as a recognition of the need for multi-modal transportation options, aesthetics, connectivity, and other considerations. As the Village moves forward with its Comprehensive Plan update the Director and Deputy Director of Public Works as well as the Planning and Development Director recommend embracing the principles of Complete Streets. A brochure explaining the concept of Complete Streets from the American Planning Association is attached. Also be aware that the Village will soon be asked for approvals of plans to complete infrastructure in the Ridgeview Subdivision and in the former proposed Carisbrooke Subdivision. Copies of aerial photos of the area are included to illustrate how the Complete Streets policy will affect these two projects relative to previous proposals.

FISCAL IMPACTS:

Budget Line Item: Unknown at this time – Case-by-case potentially

Budget Line Item: _____

Budgeted Expenditure: Also unknown at this time – case-by-case potentially as well

Budgeted Revenue: N/A

STATUTORY REFERENCES:

Wisconsin Statue: _____

Administrative Code: _____

Municipal Code: _____

Judicial Ruling: _____

FURTHER REVIEW:

PEDESTRIANS

Walking is often overlooked and undervalued as a transportation mode. Yet, in the Wausau MPA, 2.3 percent of commuters reported regularly walking to work. Walk commuting percentages are even higher within the City of Wausau's older neighborhoods near downtown. These percentages do not include other pedestrian activity, such as walking trips to school, to shopping, or for recreation, many of these pedestrians are children and seniors, requiring special consideration regarding pedestrian needs. Pedestrians also include persons using wheelchairs, who also require access to pedestrian facilities.

Everyone is a pedestrian at some point in his or her trip, whether it is walking to the parking lot, a bus stop, or to work from home. The most common pedestrian facilities people think of are sidewalks. Other facilities include pedestrian ramps, pedestrian islands (i.e. road medians), crosswalks and pedestrian signals. Where sidewalks are not available, roads and/or road shoulders provide the public right-of-way for pedestrians. However, what constitutes a "pedestrian-friendly" or "walkable" neighborhood or business district is much more than merely having the aforementioned facilities in place.

A walkable or pedestrian-friendly community is one that provides a comfortable and safe environment for pedestrians. Having sidewalks certainly is one part of the equation; however, other amenities such as street trees, pedestrian-scale lighting, street furniture and boulevard space separating vehicle traffic lanes from sidewalks are also important.

Another important element of walkable communities is having something to walk to. Destinations, such as commercial areas, parks, churches, and schools, need to be within walking distance and accessible if walking is going to be a serious transportation alternative. The scale and interest of buildings can add or detract from the pedestrian experience. Studies have also found that pedestrians like company and seeing other pedestrians increases one's comfort level and sense of safety and security.

Requirements for pedestrian facilities within the Wausau MPA vary by municipality. Municipalities within the urbanized area generally do not require sidewalks in residential areas. The Village of Rothschild is the exception, requiring sidewalks within new residential developments. The City of Wausau addresses the issue of sidewalks with developers on a case by case basis. However, interest in creating walkable neighborhoods and downtown areas has been increasing.

Neighborhoods constructed prior to World War II generally included sidewalks. Post war era neighborhoods tended to be built without sidewalks. Retrofitting areas with sidewalks is often controversial given cost and funding issues (i.e. who should pay).



COMPLETE STREETS:

POLICY BASICS

The streets of our cities & towns are an important part of our communities. They allow children to get to school & parents to get to work. They bring together neighbors & draw visitors to neighborhood stores. These streets ought to be designed for everyone – whether young or old, on foot or on bicycle, in a car or in a bus – but too often they are designed only for speeding cars or creeping traffic jams.

Now, in communities across the country, a movement is growing to **complete the streets**. States, cities, & towns are asking their planners & engineers to build roads that are **safer, more accessible, & easier for everyone**. In the process, they are creating better communities for people to live, play, work, & shop.

What are Complete Streets?

Complete Streets are designed & operated to enable safe access for all users: pedestrians, bicyclists, motorists, & public transportation users of all ages & abilities. Complete Streets make it easy to cross the street, walk to shops, & bicycle to work. They allow buses to run on time & make it safe for people to walk to & from train stations.

What are Complete Streets policies?

By adopting a Complete Streets policy, communities direct their transportation planners & engineers to routinely design & operate the entire right of way to enable safe access for all users, regardless of age, ability, or mode of transportation. This means that every transportation project will make the street network better & safer for drivers, transit users, pedestrians, & bicyclists – making your town a better place to live.



Why do we need Complete Streets policies?

Many of our streets are incomplete.

Incomplete streets – those designed with only cars in mind – limit transportation choices by making walking, bicycling, & taking public transportation **inconvenient, unattractive, & too often, dangerous**. These roadways often lack sidewalks, crosswalks, & space for people to safely ride bicycles. Roads often make no room for public transportation vehicles & riders & few accommodations for people with disabilities.

Americans want mobility.

Recent opinion polls found that **66% of Americans want more transportation options** & the freedom to choose how to get where they need to go. Yet **73% feel they have no choice but to drive** as much as they do. This is no surprise, as about one-quarter of walking trips take place on roads without sidewalks or shoulder, & bike lanes are available for only about 5% of bicycle trips. Changing policy so that our transportation system routinely includes the needs of people on foot, public transportation, & bicycles means that people of all ages & abilities will have more options when traveling to work, to school, to the grocery store, & to visit family.

Complete Streets foster strong communities.

Complete streets play an important role in livable communities, where all people – regardless of age, ability or mode of transportation – **feel safe & welcome** on the roadways. Complete streets provide benefits to the community in many ways, by improving public health, lowering transportation costs for families, encouraging local business, increasing capacity, & improving mobility for all.

Few states build complete transportation corridors.

In 2000, the US Department of Transportation advised states receiving federal funds that “bicycling & walking facilities will be incorporated into all transportation projects unless exceptional circumstances exist.” Unfortunately, fewer than half the states follow this federal guidance. Many highway projects add automobile capacity & increase vehicle speeds, but **do nothing** to mitigate the negative impact this can have on walking, biking, & taking public transportation.

National Complete Streets Coalition

1707 L St NW, Suite 250 • Washington, DC 20036
202.955.5543 • info@completestreets.org

www.completestreets.org



A comprehensive Complete Streets policy:

- Includes a vision for how & why the community wants to complete its streets.
- Specifies 'all users' to include pedestrians, bicyclists, & transit passengers of all ages & abilities, as well as trucks, buses, & automobiles.
- Applies to both new and retrofit projects, including design, planning, maintenance, & operations, for the entire right of way.
- Makes specific exceptions & sets a clear procedure that requires high-level approval of exceptions.
- Encourages street connectivity & aims to create a comprehensive, integrated, connected network for all modes.
- Is understood by all agencies to cover all roads.
- Directs the use of the latest & best design guidelines while recognizing the need for flexibility in balancing user needs.
- Directs that Complete Streets solutions will complement the context of the community.
- Establishes performance standards with measurable outcomes.
- Includes specific next steps for implementation of the policy.



Implementing Complete Streets

Complete Streets policies end the project-by-project struggle for better facilities by requiring all road construction & improvement projects to begin with evaluating how the street serves all who use it – people of all ages & abilities, whether on foot or on bicycles, riding public transportation, or driving trucks & automobiles.

An effective Complete Streets policy should prompt transportation agencies to:

- Restructure procedures to accommodate all users on every project;
- Develop new design policies & guides;
- Offer training & education opportunities to planners, engineers, project managers, elected officials, & the general public; &
- Institute better ways to measure performance & collect data on how well the streets are serving all users.

National Complete Streets Coalition Steering Committee:

AARP • Active Living by Design • Alliance for Biking & Walking • America Bikes • America Walks • American Council of the Blind • American Planning Association • American Public Transportation Association • American Society of Landscape Architects • Association of Pedestrian and Bicycle Professionals • City of Boulder • Institute of Transportation Engineers • League of American Bicyclists • National Association of Area Agencies on Aging • National Association of City Transportation Officials • National Association of REALTORS • National Center for Bicycling and Walking • Ryan Snyder Associates • Safe Route to School National Partnership • Smart Growth America • SvR Design Company • Transportation for America



How do I write a Complete Streets policy?

Developing a Complete Streets policy means working with your neighbors, elected officials, transportation planners & engineers, transit agencies, and representatives from older adult, public health, disability, environment, & youth organizations. Bringing everyone to the table will build a robust community vision for Complete Streets & foster a broader understanding of why & how transportation decisions are made.

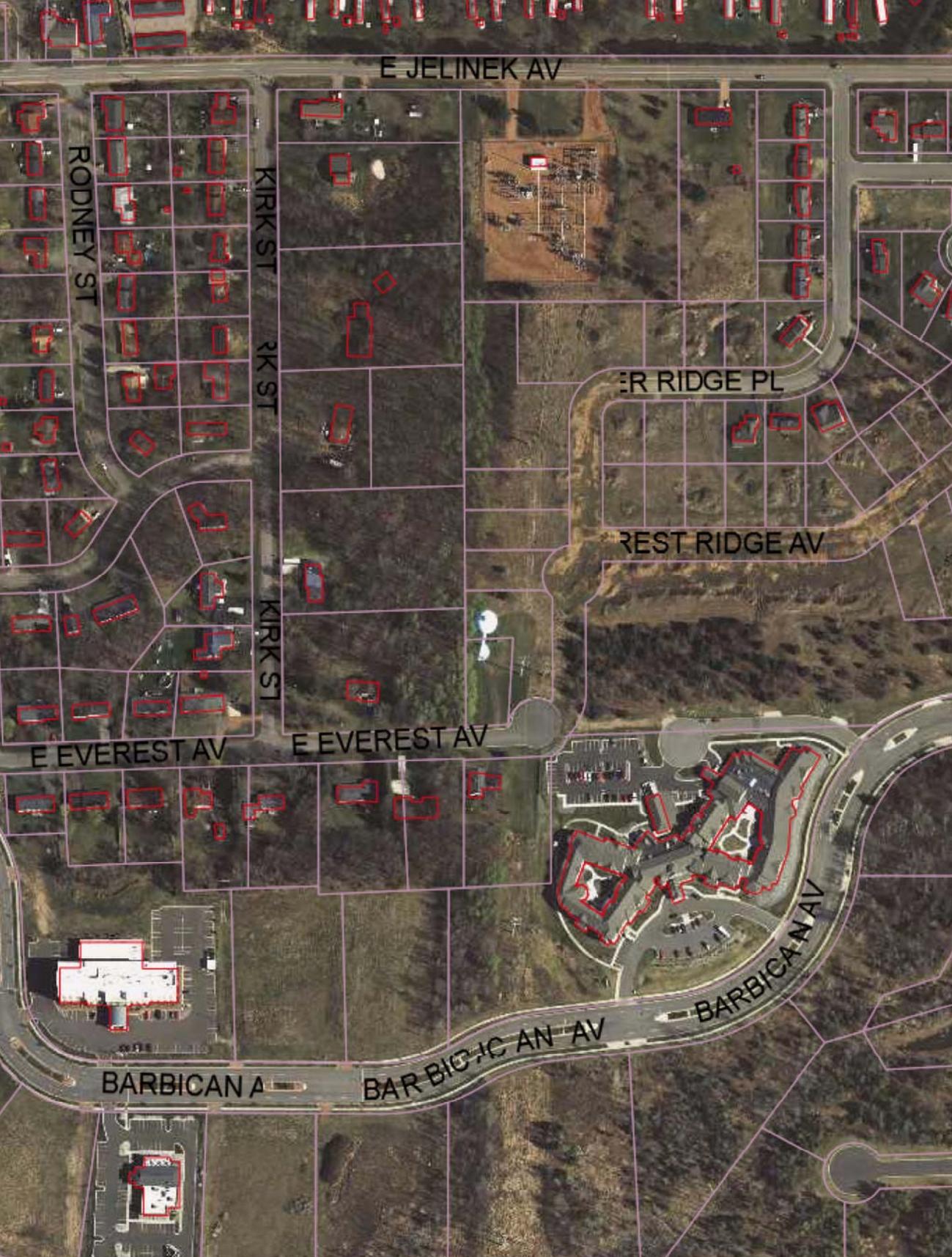
In developing language for each of the 10 elements of a comprehensive policy (listed at left), be sure to refer to the National Complete Streets Coalition's website for more information on each element (www.completestreets.org/policyelements). Check out examples of existing strong policy language in the annual policy analysis report at www.completestreets.org/policyanalysis

The National Complete Streets Coalition offers interactive full-day workshops led by national experts to help communities develop a Complete Streets policy that builds on local expertise & implement that policy by identifying ways to change the transportation decision-making process: www.completestreets.org/workshops

Need transportation planning & engineering professionals who are ready to help design & construct complete streets? Our Complete Streets Partner firms can offer the expertise & dedication you need: www.completestreets.org/help

What about the costs of Complete Streets?

Complete Streets are sound financial investments in our communities that provide long-term benefits from investments. An existing transportation budget can incorporate Complete Streets projects with little to no additional funding, accomplished through re-prioritizing projects & allocating funds to projects that improve overall mobility. Many of the ways to create more complete roadways are low cost, fast to implement, and high impact. Building sidewalks striping bike lanes have been shown to create more jobs than traditional car-focused transportation projects.

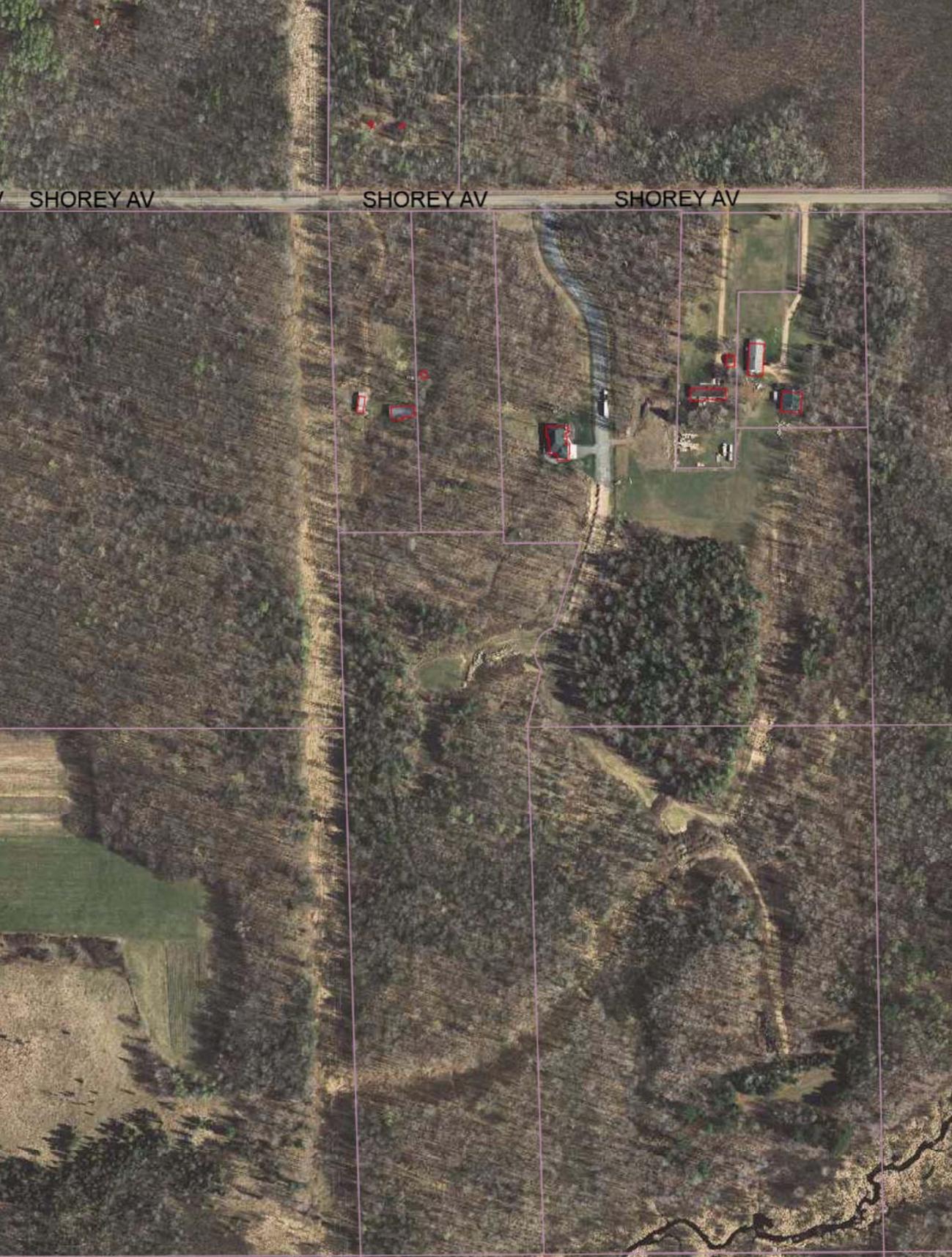


Weston



View of Connection Potential between Tower Ridge/Crest Ridge and East Everest Avenue - Ridgeview Subdivision

DISCLAIMER: The information presented should not be relied upon for making financial, survey, legal or other commitments. If you have questions or comments regarding the data displayed on this map, please contact Weston.



Weston



View of Area of Former Carisbrooke Subdivision where Cul-de-sac street is now and proposed.

DISCLAIMER: The information presented should not be relied upon for making financial, survey, legal or other commitments. If you have questions or comments regarding the data displayed on this map, please contact Weston.

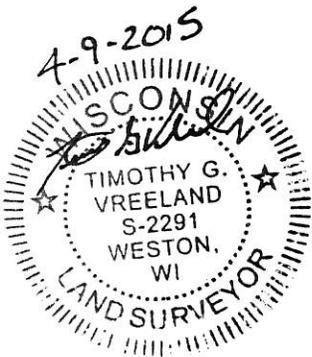
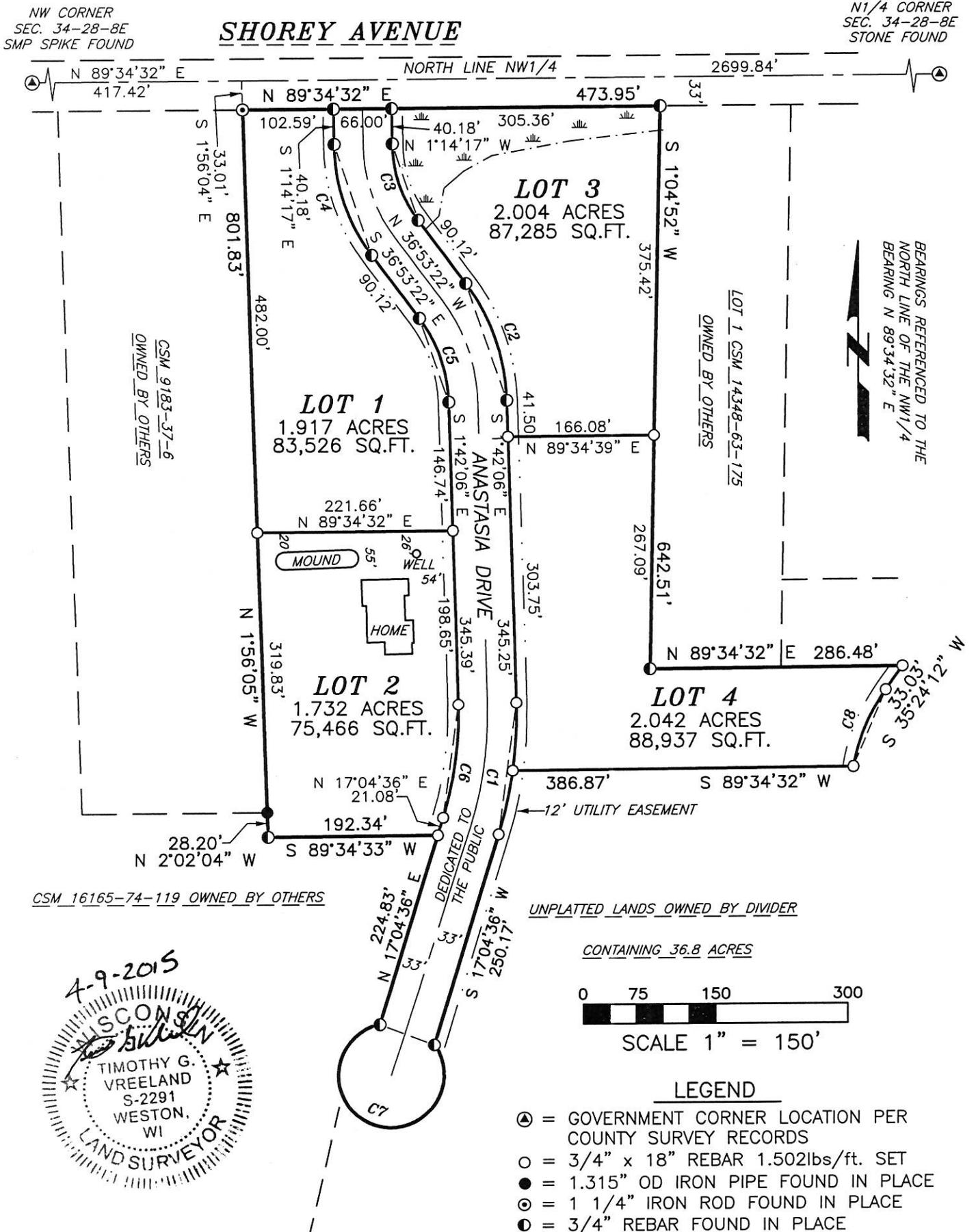
CERTIFIED SURVEY MAP

MARATHON COUNTY NO. _____ VOL. _____ PAGE _____

PART OF THE NW1/4 NW1/4, SECTION 34, 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 vreeland@dwave.net	PREPARED FOR: <h2 style="margin: 0;">CHRIS REEDY</h2>
FILE #: R-247 REEDY 4 LOTS	DRAFTED AND DRAWN BY: TIMOTHY G. VREELAND

SHEET 1 OF 3 SHEETS



**VILLAGE OF WESTON
REQUEST FOR CONSIDERATION**

AGENDA ITEM DSCRPTN: RESOLUTION NO. VW-15-15, A RESOLUTION OF THE PLAN COMMISSION PROVIDING A BI-ANNUAL AMENDMENT CYCLE FOR THE COMPREHENSIVE PLAN.

FOR CONSIDERATION AT: PLAN COMMISSION, MONDAY, JUNE 8, 2015

LEGISLATION TYPE: ACKNOWLEDGE | MOTION | ORDINANCE | POLICY | **RESOLUTION**

RECOMMENDATION TO: Adopt Resolution VW-15-15, a resolution of the Plan Commission to adopt a policy for the Bi-Annual Amendment Cycle and Procedure for the Comprehensive Plan with the intent to review any Comprehensive Plan amendments filed with the Department of Planning and Development.

REPORT PREPARED BY: JARED WEHNER, ASSISTANT PLANNER, PLANNING AND DEVELOPMENT

BACKGROUND: Per Section 94.16.14(3)(a) of the Village of Weston Zoning Code, Plan Commission is required to adopt an amendment cycle by August 1 of each year.

FISCAL IMPACTS:

Budget Line Item:	<u>NONE</u>
Budget Line Item:	<u>NONE</u>
Budgeted Expenditure:	<u>NONE</u>
Budgeted Revenue:	<u>NONE</u>

STATUTORY REFERENCES:

Wisconsin Statue:	<u>Wis. Stat. § 66.1001(4)</u>
Administrative Code:	<u></u>
Municipal Code:	<u>94.16.14</u>
Judicial Ruling:	<u></u>

FURTHER REVIEW: NONE

RESOLUTION NO. VW-15-15

A RESOLUTION OF THE PLAN COMMISSION ADOPTING A BI-ANNUAL AMMENDMENT CYCLE FOR THE VILLAGE OF WESTON COMPREHENSIVE PLAN

A RESOLUTION, adopting a policy for the Bi-Annual Amendment Cycle and Procedure for the Comprehensive Plan with the intent to review any Comprehensive Plan amendments filed with the Department of Planning and Development.

WHEREAS, Per Section 94.16.14(3)(a) of the Village of Weston Municipal Code the Plan Commission shall adopt a policy defining the Bi-Annual Amendment Cycle for the review of the Comprehensive Plan, with the intent to adopt any Comprehensive Plan amendments in the bi-annual amendment cycle by February of the following year.

WHEREAS, the Village of Weston Plan Commission shall accept applications for a Comprehensive Plan amendment in writing no later than April 1 or October 1 of each year, using a Village provided application form and notarized, in order to be considered in that year's bi-annual amendment cycle.

WHEREAS, the Village of Weston Plan Commission shall review and consider each application for a Comprehensive Plan amendment at the regularly scheduled Plan Commission meeting date in the month of May or November, respectively, as prescribed Section 94.16.14(4) in the Village of Weston Municipal Code.

WHEREAS, the Village of Weston Plan Commission shall recommend, by resolution, the applications for a Comprehensive Plan amendment that pass each review criteria as prescribed in Section 94.16.14(4) and forward to the Village Board of Trustees for a public hearing following a 45-day public comment period.

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

NOW THEREFORE BE IT RESOLVED, by the Plan Commission of the Village of Weston, that the Chair is hereby authorized to execute the attached Annual Amendment Cycle and Procedure for the Comprehensive Plan.

PASSED BY THE PLAN COMMISSION OF THE VILLAGE OF WESTON, at a regular meeting thereof, this _____ day of the month of _____, 2015.

VILLAGE OF WESTON, a Municipal Corporation of the State of Wisconsin.

By: _____
LOREN WHITE, Plan Commission Chair

ATTEST:

By: _____
VALERIE PARKER, Secretary, Plan Commission

Attachment 'A' – Section 94.16.14 of the Village of Weston Municipal Code

Attachment 'B' – Bi-Annual Amendment Cycle for the Village of Weston Comprehensive Plan

Section 94.16.14: Comprehensive Plan Amendments

(1) Purpose. The purpose of this Section is to provide procedures and criteria for amending and updating the Comprehensive Plan. Comprehensive plan amendments may involve changes in the written text or maps of the Comprehensive Plan. Nothing in this Section shall be construed to limit the legislative authority of the Village to consider and adopt amendments and revisions to the Village of Weston Comprehensive Plan or the Village's development regulations.

(2) Amendment Procedure—Generally. The Village shall follow the procedure in Wis. Stat. § 66.1001(4), for all amendments to the Comprehensive Plan. The Village will consider Comprehensive Plan amendments only once per calendar year, so that the cumulative effects of all proposed amendments can be analyzed for consistency and the overall effect on the remainder of the Comprehensive Plan. The Village Board may elect to amend the Comprehensive Plan on a more frequent or different cycle for amendments that the Board determines necessary to:

- (a) Address changes in state or federal law.
- (b) Address an emergency situation.
- (c) Resolve a court decision or challenge to the Comprehensive Plan that may result in court action.
- (d) Capture a unique economic development opportunity.
- (e) Address rapidly changing land use or other needs or circumstances.

(3) Annual Amendment Cycle and Procedure.

(a) 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.

(b) 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.

(c) 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.

(d) 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.

(e) 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.

(f) 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.

(g) 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.

(h) 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.

(4) Review Criteria for Amendments to Comprehensive Plan.

The Plan Commission and Village Board shall utilize the following criteria when reviewing each application to amend the Comprehensive Plan:

(a) The change is consistent with the goals and objectives of the Village of Weston Comprehensive Plan.

(b) The requested amendment was not reviewed and denied during a previous comprehensive plan amendment cycle.

(c) 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.

(d) Projected development that would result from the amendment will not create an undue or adverse impact on surrounding properties, and will be consistent with or upgrade the character of the site and the surrounding neighborhood.

(e) The amendment or projected development that would result will not 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.

(f) The amendment is justified by a change in Village actions or neighborhood characteristics.

(g) The change corrects an error in the Comprehensive Plan.

(h) There is a community or regional need identified in the Comprehensive Plan for the proposed land use or service.

(i) The proposed amendment is consistent with other Village plans, policies, and regulations.

(j) If the proposed amendment is to the Future Land Use map, the amendment must

1. Respond to a substantial change in conditions beyond the property owner's control applicable to the area within which the subject property lies, or
2. Better implement applicable Comprehensive Plan polices than the current map designation; or
3. Correct a mapping error; or
4. Address a deficiency in the Comprehensive Plan as identified by the Commission or Board.

(5) 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.

(6) Fee. The Village may require a fee may for this procedure, per the fee schedule approved by the Village Board.

Annual Amendment Cycle and Procedure for the Comprehensive Plan



Cycle 1:

Milestone	Deadline
Application Due Date	April 1
Plan Commission Review and Recommendation	May – June
Public Comment Period	June – July (45-days)
Public Hearing	June – July
Village Board Action	June – July

Cycle 2:

Milestone	Deadline
Application Due Date	October 1
Plan Commission Review and Recommendation	November - December
Public Comment Period	November – January (45-days)
Public Hearing	December – January
Village Board Action	December – January

Attachment 'B'

Adopted by Resolution No. VW-15-15

Date:

**VILLAGE OF WESTON
REQUEST FOR CONSIDERATION**

AGENDA ITEM DSCRPTION: ACCESSORY STRUCTURE ADDB-6-15-6007

FOR CONSIDERATION AT: PLAN COMMISSION, MONDAY, JUNE 8, 2015

LEGISLATION TYPE: ACKNOWLEDGE | **MOTION** | ORDINANCE | POLICY | RESOLUTION

RECOMMENDATION TO: Recommendation from the Plan Commission to approve the request from Dan Arndt to exceed the "Maximum Accessory Structure Floor Area" as defined in Figure 5.01(1) in Chapter 94 of the Municipal Code.

REPORT PREPARED BY: JARED WEHNER, ASSISTANT PLANNER, PLANNING AND DEVELOPMENT

BACKGROUND: Dan Arndt purchased an additional lot adjacent to the lot he currently resides at and has joined the lots via Certified Survey Map No. 17110 filed with the Register of Deeds of Marathon County, Wisconsin in Volume 81 Page 42, Document Number 1692606; Part of the Southwest ¼ of the Southwest ¼ of Section 14, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin. Also known as 7303 Fountain Circle.

Arndt is proposing an 840 square foot accessory structure, which exceeds the 800 square foot established in Figure 5.01(1) by 40 square feet for SF-S, Single Family Residential-Small Lot zone, which is why this item is brought before Plan Commission for approval. The criteria prescribed in 94.04.09(2)10 is as followed:

- a. Not taller or have more floors than above ground level than the principal structure – **Meets Requirements.** The height of the accessory structure is 17' 4.5" whereas the principal structure is 24' 2".
- b. Has a similar roof slope and overhang width as the principal structure – **Meets Requirements.** The roof pitch is 12:6 and the overhang is 2' for both the principal and accessory structures.
- c. Shingles or other roof surfaces shall be of similar material and color as the principal structure – **Meets Requirements.** Both the principal and accessory structures will have asphalt shingling.
- d. Siding shall be of a similar material and color as the siding on the principal structure – **Meets Requirements.** Both the principal and accessory structure have stone, vinyl shake and vinyl lap siding, all the same pattern/color.
- e. May not be located further toward the front lot line than the principal structure – **Meets Requirements.** The principal structure setback is 21' 6" and the accessory structure is 30' 1 5/8" from the front parcel line.
- f. Shall meet all setback requirements normally applicable to principal structures – **Meets Requirements.** Required front yard setback is 30', actual setback is 30' 1 5/8"; Street side yard setback is 20', actual is 29' 7 11/16"; Interior side yard

setback is 8', actual setback is 73' 1 7/16"; Rear yard setback is 20', actual setback is 105' 6 11/16".

The second driveway (DRIV-6-15-6006) was approved by Keith Donner, Director of Public Works and Jennifer Higgins, Director of Planning and Development.

FISCAL IMPACTS:

Budget Line Item:	NONE
Budget Line Item:	NONE
Budgeted Expenditure:	NONE
Budgeted Revenue:	NONE

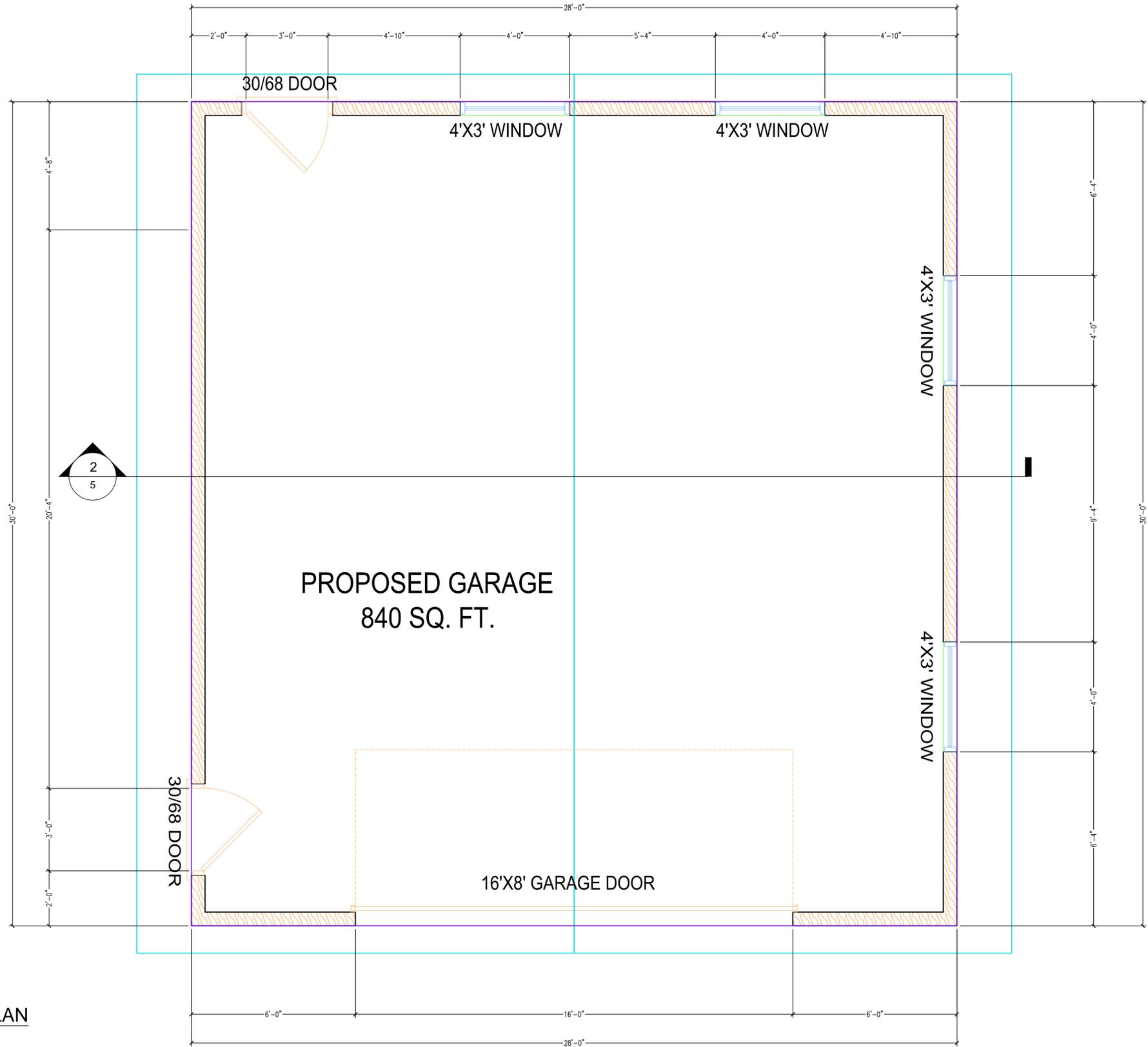
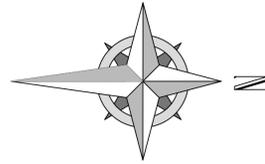
STATUTORY REFERENCES:

Wisconsin Statue:	
Administrative Code:	
Municipal Code:	<i>94.04.09(2) Detached Accessory Structure (for Residential Use)</i>
Judicial Ruling:	

FURTHER REVIEW: NONE

PLOTTED: 6/22/2015 12:33:18 PM

REVISED
1:14 pm, Jun 04, 2015



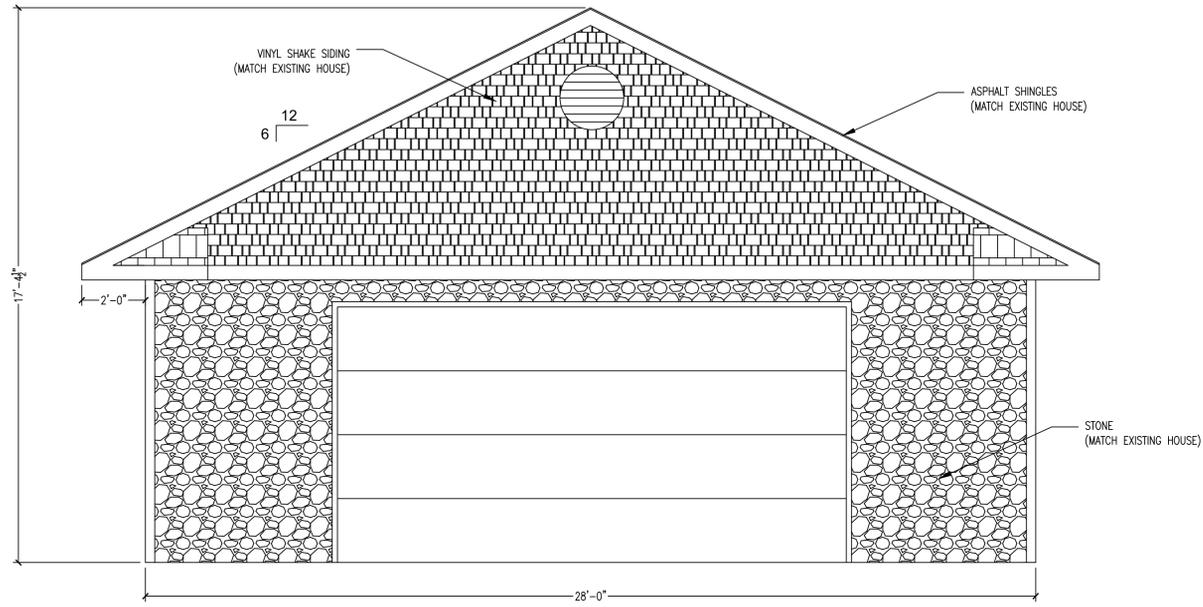
FLOOR PLAN
1/2" = 1'-0"

REVISIONS	
NUMBER	DESCRIPTION
1	
2	
3	
4	

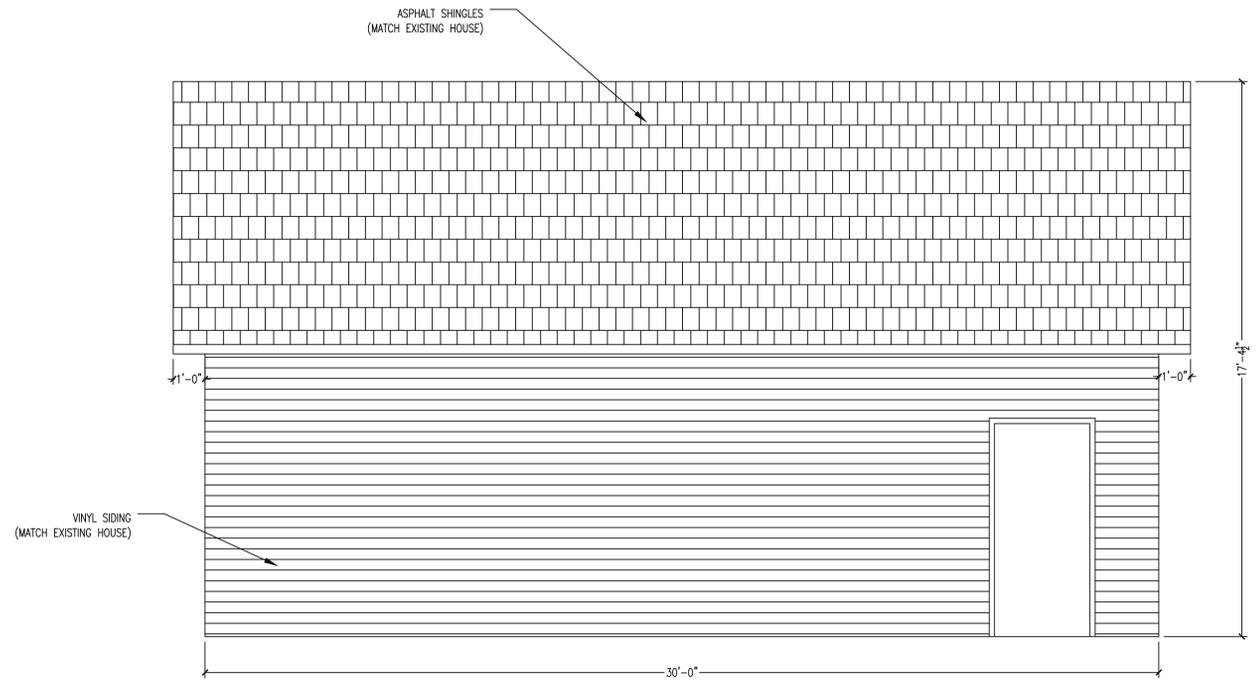
PROPOSED:
Arndt 28' x 30' Garage
 Weston, WI

SCALE As Noted	DATE
DRAWN BY da	05/15/2015
DRAWING DESCRIPTION FLOOR PLAN	
PAGE SHEET 2 OF 5	

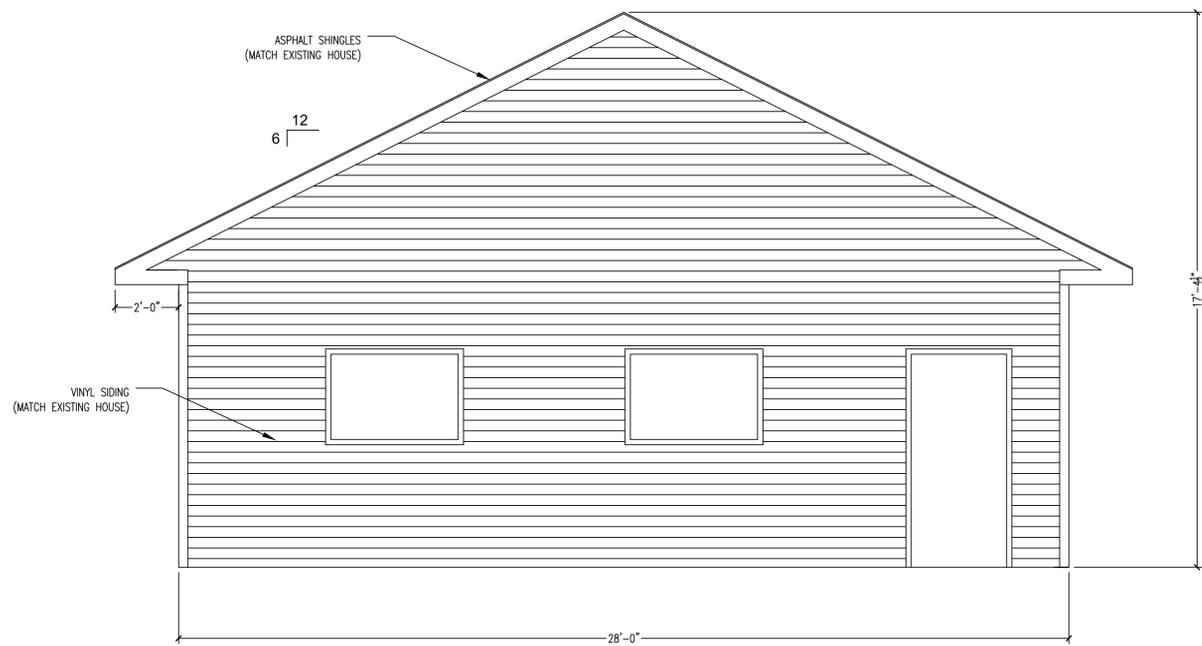
REVISED
1:15 pm, Jun 04, 2015



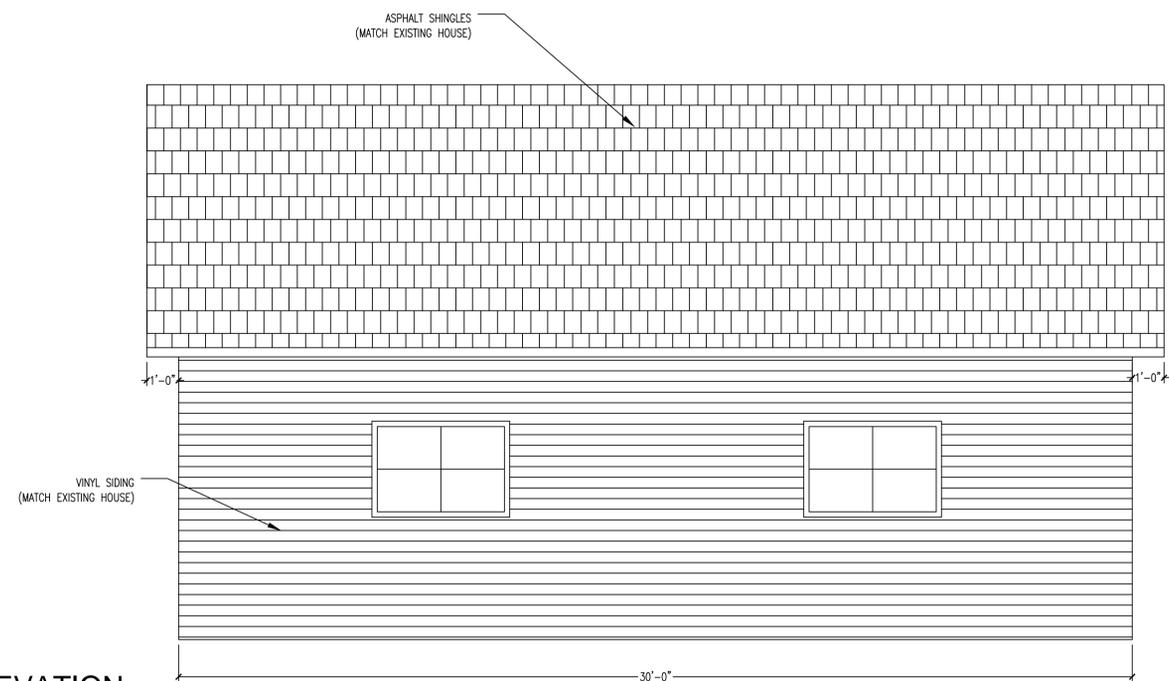
EAST ELEVATION
3/8" = 1'-0"



SOUTH ELEVATION
3/8" = 1'-0"



WEST ELEVATION
3/8" = 1'-0"



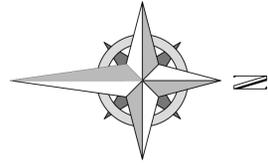
NORTH ELEVATION
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REVISIONS

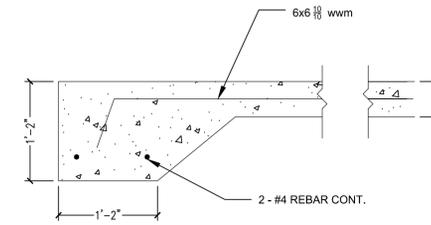
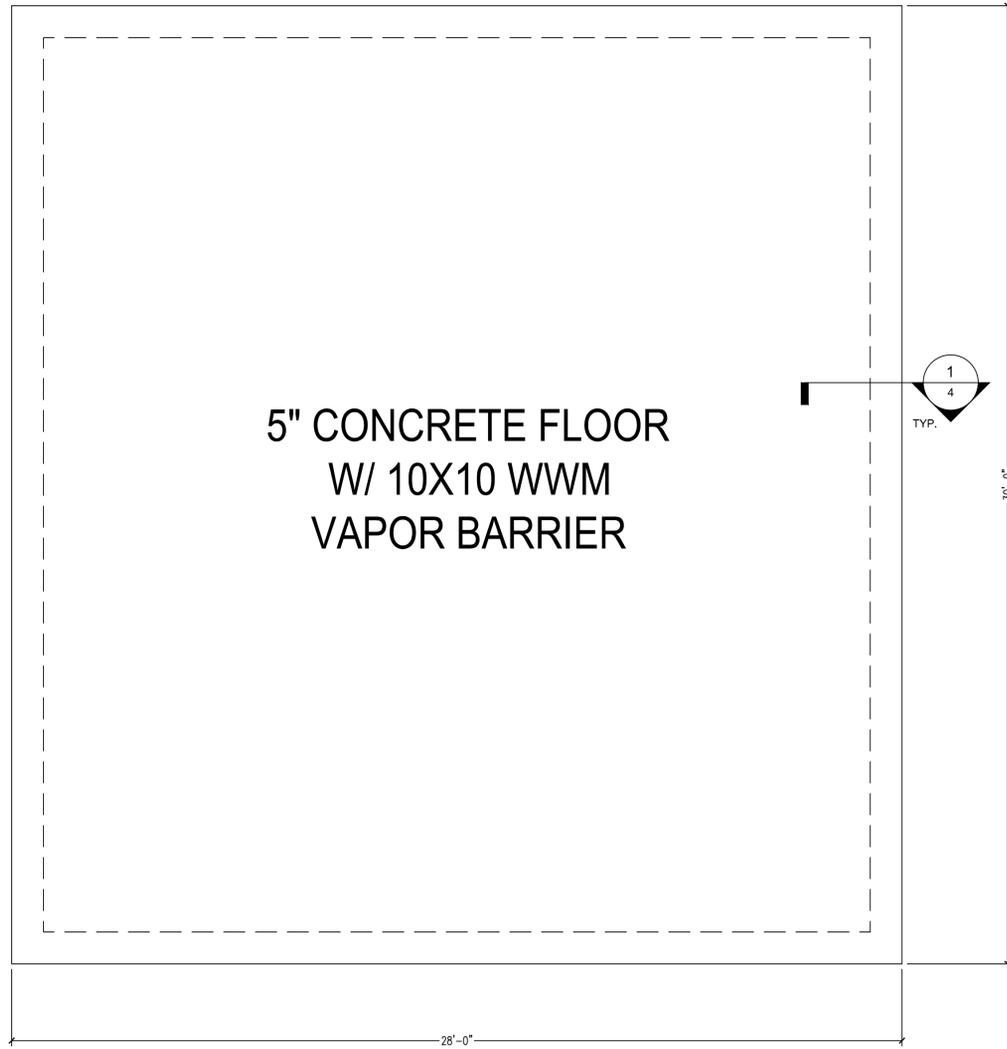
NUMBER	DATE	DESCRIPTION
1		
2		
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4		

PROPOSED:
Arndt 28' x 30' Garage
Weston, WI

SCALE	DATE
As Noted	
DRAWN BY	05/15/2015
da	
DRAWING DESCRIPTION	
ELEVATIONS	
PAGE	
SHEET 3 OF 5	



REVISED
1:15 pm, Jun 04, 2015



1 SECTION CUT
1" = 1'-0"

FOUNDATION PLAN
3/8" = 1'-0"

REVISIONS

NUMBER	DATE	DESCRIPTION
1		
2		
3		
4		

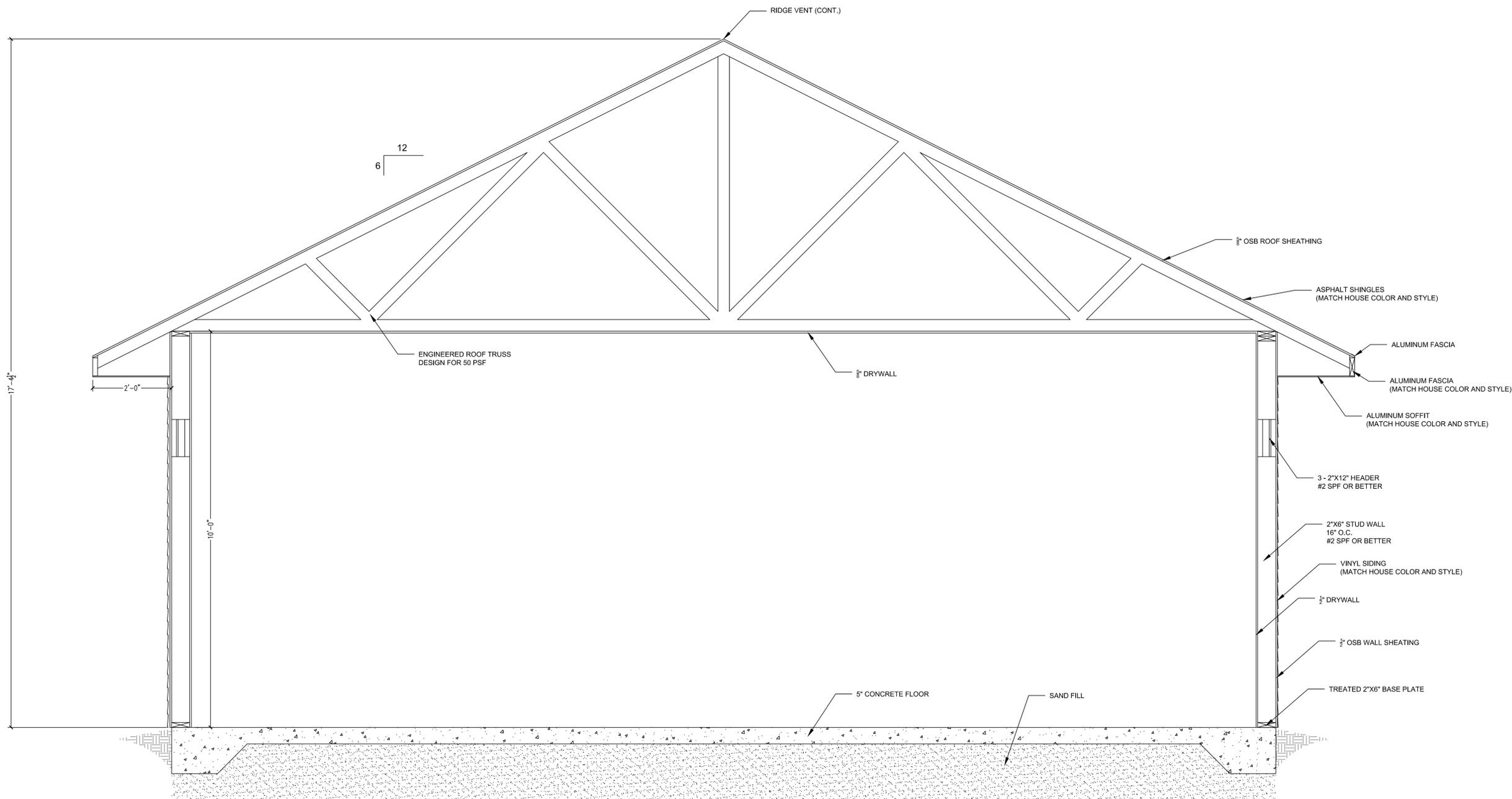
PROPOSED:
Arndt 28' x 30' Garage
Weston, WI

SCALE	DATE
As Noted	
DRAWN BY	05/15/2015
da	
DRAWING DESCRIPTION	
FOUNDATION PLAN	
PAGE	
SHEET 4 OF 5	

United Structures Inc.
P.O. Box 527 Schofield, WI 54476 715-355-1040 Fax 715-359-0541



REVISED
1:15 pm, Jun 04, 2015



2 SECTION CUT
3/4" = 1'-0"

REVISIONS

NUMBER DATE	DESCRIPTION
1 05/15/2015	
2 05/15/2015	
3 05/15/2015	
4 05/15/2015	

PROPOSED:
Arndt 28' x 30' Garage
Weston, WI

SCALE As Noted	DATE
DRAWN BY da	05/15/2015
DRAWING DESCRIPTION WALL DETAILS	
PAGE SHEET 5 OF 5	



Accessory Structure

Residential Permit
Village of Weston/ETZ
Date: _____

Permit No. : **ADDB-6-15-6007**

Payment Type: Cash Check 1004

FULL COMPLETION OF THIS FORM IS REQUIRED FOR PROCESSING



5500 Schofield Ave
Weston, WI 54476

– PLEASE USE THE ONLINE FILLABLE PDF –

DETACHED ACCESSORY PROJECT TYPES SIZE AND FEES (NON-RESIDENTIAL USE)

- 1,000 ft² and under **\$100.00 FEE** [44/4441]
- 1,000 ft² to 2,000 ft² \$100.00 + \$0.10/ft² beyond 1,000 ft² = \$ _____ [44/4441]

DETACHED ACCESSORY PROJECT SIZE TYPES AND FEES (RESIDENTIAL USE)

- Under 150 ft² **\$30.00 FEE** [44/4495]
- 150 ft² to 199 ft² **\$60.00 FEE** [44/4495]
- 200 ft² to 500 ft² **\$120.00 FEE** [44/4424]
- Over 500 ft² \$120.00 + \$0.20/ft² beyond 500ft² = \$ _____ [44/4424]

APPLICANT INFORMATION

Owner: _____ **Project Address:** _____
 Mailing _____
 Address: _____ **Property Zone:** _____
 Phone: _____ **Cost of Project:** _____
 Email: _____

CONTRACTOR INFORMATION

Contractor: _____
 Company: _____ **License Number:** _____
 Address: _____ **Phone:** _____
 _____ **Email:** _____

GENERAL BUILDING PERMIT REQUIREMENTS

Site Plan Required. The site plan shall show the following features: subject site with lot dimensions, parcel lines, buildings, uses, fences, and other structures; easements; streets, railroads and other public right-of-ways; Driveways; Access restrictions where applicable; water ways, wetlands and floodplain boundaries; existing front, interior and rear yard setbacks. A certified surveyor may be required to complete this requirement. Wetlands are required to be re-delineated every 5 years if there is any proposed disturbance to the land. Wetlands are to be delineated by a state certified professional. Some parcel information and maps may be obtained via the [Marathon County Land Information Mapping System](#).

Has the site plan been attached? Yes No
 Does the site plan include ALL the required components listed above? Yes No

Building Specifications including the cross sections for the wall, trusses and headers, grade beam details, concrete slab specifications or footings; detailed floor plans showing dimensions of all rooms, all windows and doors, siding and roofing **shall be included for all accessory garages over 199 ft² and non-residential detached accessory structures.** Improvements made such as electrical, plumbing and HVAC are permitted separately.

Has the building specifications been attached? Yes No N/A
 Do the building specifications include ALL the required components listed above? Yes No N/A

On a separate document, a written description of the project, which shall include materials used, warranties (if applicable), contracts (if work is contracted) and any other pertinent information must be included in the submittal of this application to be considered complete.

DETACHED ACCESSORY STRUCTURE (NON-RESIDENTIAL) REQUIREMENTS – 94.4.09(1)

Detached Accessory Structure (for Non-residential Use).

An accessory structure serving a non-residential principal land use and building (e.g., industrial, agricultural or commercial service use), but not attached to the principal building.

Performance Standards:

1. Any such structure exceeding 2,000 square feet or the maximum height for an accessory structure established in [Figures 5.04\(2\) and 5.05\(2\)](#) shall be regulated as a principal structure.
2. No Detached Accessory Structure (for Non-residential Use) shall be constructed on any lot prior to establishment of a principal use on that same lot, unless otherwise stated in this Chapter.
3. See [Figures 5.02\(1\) and 5.02\(2\)](#) for setback, floor area, and coverage standards associated with Detached Accessory Structures in non-residential zoning districts.
4. Except within an agricultural zoning district, no hoop building or structure of similar design shall be permitted as a Detached Accessory Structure (for Non-residential Use), except on a temporary basis for a maximum of five consecutive days within a 30 day period for a special event such as a sale or on the property following issuance of a temporary use permit.
5. No Detached Accessory Structure (for Non-residential Use) shall be occupied as a dwelling unit or otherwise used for human habitation, unless it has first been approved for such use by the Building Inspector and meet all applicable code requirements for a dwelling.
6. Each Detached Accessory Structure (for Non-residential Use) shall meet associated building and site design standards in Section 94.10.03.

All Garages to be served by Driveways. All garages intended for vehicle parking shall be served by a driveway extending from the garage to the curb or street edge. Where such driveway(s) meets the garage, the width shall be, at minimum, the width of all garage door openings. All new driveways or driveway expansions require an additional building permit.

Does the proposed accessory structure meet all the requirements listed above? Yes No N/A

DETACHED ACCESSORY STRUCTURE (RESIDENTIAL) REQUIREMENTS – 94.4.09(2)

An accessory structure serving a residential principal land use and building (e.g., a house or apartment building), but not attached to the principal building. Includes detached residential garages (including those including carports) designed primarily to shelter parked passenger vehicles; utility sheds used primarily to store residential maintenance equipment for the same property; private recreation structures such as gazebos, and detached elevated decks or walkways associated with residential uses.

Performance Standards:

1. Each lot shall contain no more than:
 - a. One detached garage, except where approved by the Plan Commission for a multi-family residential development.
 - b. One utility shed or similar building as determined by the Building Inspector, except that Two-Family Residences shall be permitted one utility shed per unit
 - c. One gazebo, detached elevated deck or walkway, or similar Detached Accessory Structure (for Residential Use) as determined by the Building Inspector.
2. No Detached Accessory Structure (for Residential Use) shall be constructed on any lot prior to establishment of a principal use on that same lot.
3. Except within an agricultural zoning district, no hoop building shall be a permitted as a Detached Accessory Structure (for Residential Use), except on a temporary basis for a maximum of five consecutive days within a 30 day period for a special event such as a sale on the property following issuance of a temporary use permit.
4. Exterior walls of detached residential garages shall be sided with wood, masonry, concrete, stucco, Masonite, vinyl or metal lap, or similar material approved by the Zoning Administrator. The exterior siding shall extend to the top of the foundation. If the top of the foundation is below grade, the siding shall extend to the ground.
5. Roofs of detached residential garages shall be surfaced with any of the following materials: wood shakes; asphalt, composition, or wood shingles; clay, concrete or metal tiles; slate; built-up gravel materials; architectural standing seam metal roofing; hidden fastener metal roofing; rubber membrane (for flat roofs or roofs with no greater than a 1:12 pitch); or similar material approved by the Zoning Administrator.
6. No Detached Accessory Structure (for Residential Use) shall occupy any portion of the minimum required front setback for principal structures in the zoning district.

7. No Detached Accessory Structure (for Residential Use) shall be located closer than 10 feet from any other building on the lot, unless applicable building code requirements for one hour fire-rated construction are met.
8. No Detached Accessory Structure (for Residential Use) shall involve or include the conduct of any business, trade, or industry, except for home occupations and residential businesses as described and limited elsewhere in this Article 4.
9. No Detached Accessory Structure (for Residential Use) shall be occupied as a dwelling unit or otherwise used for human habitation, unless it has first been approved for such use by the Building Inspector and meets all applicable code requirements for a dwelling.
10. See [Figures 5.01\(1\) and 5.01\(2\)](#) for setback, floor area, and coverage standards associated with Detached Accessory Structures in residential zoning districts. Maximum floor area and total building coverage shall not exceed the maximums set forth in Figure 5.01(1), except where all of the following standards for the Detached Accessory Structure are met:
 - a. Not taller or have more floors above ground level than the principal building.
 - b. Has a similar roof slope and overhang width as the principal building. If the principal building has multiple roof slopes and/or overhang widths, the roof slopes and widths of the accessory structure shall reflect those principal building roof characteristics that are most visible from the public street.
 - c. Shingles or other roof surface shall be of a similar material and color as the roof surface of the principal building.
 - d. Siding shall be of a similar material and color as the siding on the principal structure, except that where the siding on the principal structure is stone or brick, another compatible material may be selected.
 - e. May not be located further toward the front lot line than the principal building.
 - f. Shall meet all setback requirements normally applicable to principal buildings.

All Garages to be served by Driveways. All garages intended for vehicle parking shall be served by a driveway extending from the garage to the curb or street edge. Where such driveway(s) meets the garage, the width shall be, at minimum, the width of all garage door openings. All new driveways or driveway expansions require a *driveway permit* prior to the installation of any driveway or driveway expansion.

Does the proposed accessory structure meet all the requirements listed above? Yes No N/A

Maximum Accessory Structure floor area may be increased by site plan approval under Section 94.16.09 and per the standards in Section 94.4.09(2). This application will serve as the *site plan application*. There shall be an additional **\$100.00 FEE** assessed to the applicant pursuing this option. No refunds will be granted should the application be denied by the site plan approval authority. Only complete applications will be considered to be added to the next available Plan Commission agenda.

Is the applicant requesting a special exemption from Figure 5.01(1)? Yes No
 Does the proposed site plan meet all requirements set forth in subsection 10? Yes No N/A

INSPECTION REQUIRED

To arrange an **inspection for accessory structures over 199 ft²**, please call (715) 359-6114. Building inspections are conducted by appointment only. A forty-eight (48) business hour notice is required for inspection. Inspections will be made within 72 business hours after the notification of the completion, erection, alteration or relocation of the building or of intent to commence a use. If the building and its intended use of the premise comply with the requirements of Chapter 94 and all State and Village codes, a Zoning Permit and a Certificate of Occupancy shall be issued (through the approval and finalization of this permit). Any re-inspections that may occur beyond the second re-inspection shall incur a cost of \$50.00 thereafter.

REIMBURSEMENT FOR DEVELOPMENT REVIEW SERVICES

The Village Planner, Village Engineer, Public Works Director, Village Attorney, and other Village staff and consultants may expend time in the administration, investigation, and processing of development review applications. In addition, the Village may retain the services of other professional consultants—including but not limited to landscape architects, architects, environmental specialists, and recreation specialists—in the investigation and processing of such applications.

Reinforcing the requirements of Section 94.16.18(4) of the Village zoning ordinance, the signing and submittal of this application or petition for development review shall be construed as an agreement to pay for professional consulting services associated with the administration, investigation, and processing of this application or petition. The Village Administrator shall retain sole discretion in determining when and to what extent it is necessary to involve one or more professional consultants in the review of each application or petition.

The Applicant shall be responsible for the costs for such professional consulting services. The Applicant shall pay such costs upon receipt of one or more invoices from the Village, following the execution of the development review services associated with the application. In the event the Applicant fails to pay such costs, the responsibility shall pass to the property owner, if different, under the same terms. Development review fees that are assigned to the Applicant or property owner, but that are not actually paid, may then be imposed by the Village as a special charge on the affected property.

PROPOSED DETACHED ACCESSORY STRUCTURE SETBACKS AND SPECIFICATIONS:

Interior Side Yard Setbacks: _____ & _____	Rear Yard Setback: _____
Length: _____	Width: _____
Height: _____	Area(ft ²): _____
Roofing Material: _____	Siding: _____
Improvements: <input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing <input type="checkbox"/> HVAC	
New Total Building Coverage: _____	LSR (%): _____

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)	_____	Ft ²
Driveways/Parking Lots: Surface Type: <input type="checkbox"/> Asphalt <input type="checkbox"/> Concrete <input type="checkbox"/> Pavers <input type="checkbox"/> Gravel	_____	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:	_____	Ft²

Proposed Additional Impervious Surfaces:

Building Footprints: (Principal and Accessory structures)	_____	Ft ²
Driveways/Parking Lots: Surface Type: <input type="checkbox"/> Asphalt <input type="checkbox"/> Concrete <input type="checkbox"/> Pavers <input type="checkbox"/> Gravel*	_____	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
PROPOSED ADDITIONAL TOTAL:	_____	Ft²
EXISTING IMPERVIOUS TOTAL:	_____	Ft²
NEW IMPERVIOUS SURFACE GRAND TOTAL (Add PROPOSED and EXISTING):	_____	Ft²

Landscape Surface Ratio Calculation:

NEW GRAND TOTAL: _____ Divided by LOT SIZE: _____ Multiplied by 100 = _____ %

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 the required components to this 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. ALL FINALIZED PERMITS WILL BE SENT VIA EMAIL OR BE PICKED UP AT THE MUNICIPAL CENTER. Permits will not be sent by mail.** Work on the proposed project cannot begin without the issuance of a permit. Permits filled after the fact shall be subject to double the fee and a \$50.00 fine.

I hereby acknowledge and have read and understand the statement as written above.

“Right to Cure” and Cautionary Statement to Owners obtaining Building Permits (for accessory structures over 199 square feet):

101.65(1r) of the Wisconsin Statutes requires municipalities that enforce the Uniform Dwelling Code to provide an owner who applies for a building permit with a statement of advising the owner that: If the owner hires a contractor to perform work under the building permit and the contractor is not bonded or insured as required under Wis Stat §101.654(2)(a), the following consequences may occur:

(a) **The owner may be held liable** for any bodily injury or death of others or for any damage to the property of others that arise out of the work performed under the building permit or that is caused by any negligence by the contractor that occurs in connection with the work performed on the building permit.

(b) **The owner may not be able to collect from the contractor damages** for any loss sustained by the owner because of violation by the contractor of the one and two family dwelling code or an ordinance enacted under Wis Stat §101.654(1)(a), because of any bodily injury to or death of others or damage to the property of others that arises out of the work performed under the building permit or because of any bodily injury to or death of others or damage to the property of other that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.

Additionally, Wis Stat §101.66 Compliance and Penalties. “Every builder, designer and owner shall use building materials, methods and equipment which are in conformance with the one and two family dwelling code.”

Consequently:

If the owner signs the Permit Application, the owner is held responsible for any code violations, Orders for Correction and/or citations that may be issued in association with this permit.

If the contractor signs the Permit Application as an agent for the owner, the contractor is held responsible for any code violations, Orders for Corrections and/or citations that may be issued in association with this permit.

I hereby have read and acknowledge the Cautionary Statement to Owners obtaining Building Permit as written above.

When applying online, the applicant must use a secure e-signature (i.e. Adobe Signature) or print and scan this application. **No hand written applications will be accepted.** When applying in person, the application shall be printed and signed by the applicant.

Signature of Applicant

Date

Property Owner Contractor

STAFF REVIEW

PIN: 19228081430068 Zoning: SF-S – Single Family Res Village ETZ
Filed After the Fact: Yes No Fine Imposed: Yes No Amount: \$0.00
Lot Size: 31,011 ft² / 0.712 Acres Principal Building Footprint: 2,048 ft²

Required Detached Accessory Structure Setbacks and Standards: Front: 30'
Interior Side: 8' Rear: 20'
Height: 35' Area: 800 ft²
Building Coverage: 40% LSR: 40%

Proposed Detached Accessory Structure Setbacks and Specifications: Front: 30' 1 5/8"
Interior Side: 73' 1 7/16" (29' 7 11/16" Street) Rear: 105' 6 11/16"
Length: 30' Width: 28'
Height: 17' 4 1/2" Area(ft²): 840 ft²
Roofing Material: Asphalt Shingle Siding: Rock/Vinyl Shake/Vinyl Lap Siding
Improvements: Electrical Plumbing HVAC
New Total
Building Coverage: 16.00% LSR (%): 84.00%

Plan Commission Approval Required: Yes No Meeting Date: June 8, 2015
Plan Commission Decision: Approved as presented Approved with modifications Denied

Signature of Building Inspector or Designee _____ Date _____

Permit Number(s) _____ Approved Denied

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

Zoning District	Minimum Lot Area	Minimum Lot Width (ft)	Minimum Public Street Frontage (ft)	Maximum Total Building Coverage	Maximum Accessory Structure Floor Area (sf) (a)	Minimum Landscape Surface Ratio (LSR)
FP Farmland Preservation	20 acres	300	100	N/A	N/A	N/A
AR Agriculture and Residential	20 acres(f)	300(f)	100	N/A	1,600	N/A
RR-2 Rural Residential 2 Acres	2.0 acres	150	80	20%	1,600	N/A
RR-5 Rural Residential 5 Acres	5.0 acres	200	80	20%	1,600	N/A
PR Parks and Recreation	N/A	N/A	N/A	10%	N/A	75%
SF-L Single Family – Large Lot	20,000 sf	100	50	30%	1,000	50%
SF-S Single Family – Small Lot	10,000 sf	80	40	40%	800	40%
2F Two Family Residential (c)	10,000 sf	80 (b)	40	40%	800	40%
MF Multi Family Residential (d)	3,000 sf/dwelling unit	100 (b)	40	40%	10% of Lot Area	30%
MH Manufactured Home	5,000 sf/home (e)	50	N/A	40%	350	30%

(a) Maximum Accessory Structure floor area may be increased by site plan approval under Section 94.16.09 and per the standards in Section 94.4.09(2).
 (b) For zero lot line structures, each separate lot must be at least 50 feet in width.
 (c) Single-Family Detached Residences within the 2F district shall comply with the SF-S district requirements.
 (d) Single-Family Detached Residences within the MF district shall comply with the SF-S district requirements. Two-family Residences within the MF District shall comply with 2F district requirements.
 (e) Total area of each “Manufactured Home Community” shall be a minimum of 10 acres.
 (f) Instead of a 20 acre minimum lot size, land in the AR district may be developed at a density of one residential lot per 20 acres and a minimum lot size of 2.0 acres and minimum lot width of 150 feet. See Section 94.5.08 for further description and method of calculation for regulating at a one residential lot per 20 acre density in the AR district.

Figure 5.01(2): Rural, Open Space and Residential District Setback and Height Standards

Zoning District	Minimum Setbacks (ft) (b)								Minimum Principal Building Separation (ft)	Maximum Building Height			
	Principal Residential Building including Attached Garage				Detached Accessory Building (a)		Hard or Gravel Surface (d)			Principal Building		Accessory Building	
	Front (a)	Street Side (a)	Interior Side	Rear	Interior Side (c)	Rear	Interior Side or Rear	Front or Street (a)		Feet	Floors	Feet	Floors
FP	50	30	20	40	15	15	15	10	10	NA	NA	NA	NA
AR	50	30	20	40	15	15	15	10	10	35	2.5	35	2.5
RR-2	50	30	20	40	15	15	15	10	30	35	2.5	35	2.5
RR-5	50	30	20	40	15	15	15	10	30	35	2.5	35	2.5
PR	30	30	12	20	12	12	6	10	30	35	2.5	25	2
SF-L	50	30	12	20	6	6	6	10	20	35	2.5	15	1
SF-S	30	20	8	20	6	6	6	10	10	35	2.5	15	1
2F (e)	30	30	8	20	6	6	6	10	20	35	2.5	15	1
MF (f)	30	30	8	20	6	6	6	10	20	40	3	15	1
MH	20(g)	20(g)	6	10	6	6	6	10	10	20	1	15	1

(a) See Section 94.4.09(2) for standards related to detached accessory buildings located within front yard areas, minimum separation requirements associated with detached accessory buildings, and other standards associated with detached accessory structures.

(b) Additional setbacks may be required along zoning district boundaries for bufferyards, if required for the particular land use under Article 4 or Section 94.11.02(3)(d).

(c) Minimum street side yard setbacks are equal to the minimum street side setback for the principal structure.

(d) Includes all gravel and hard surfaces as defined in Section 94.17.04, along with recreational vehicles. This setback excludes intrusions required for driveway entrances and permitted or required for cross access driveways and pedestrian ways; shared driveways; and shared parking lots.

(e) Single-Family Detached Residences shall comply with the requirements for the SF-S district.

(f) Single-Family Detached Residences shall comply with requirements of the SF-S District. Two-Family Residences shall comply with the requirements for the 2F district.

(g) A minimum 100-foot wide buffer must be provided around the perimeter of each “Manufactured Home Community.”

94.04.09(2) Detached Accessory Structure (for Residential Use).

An accessory structure serving a residential principal land use and building (e.g., a house or apartment building), but not attached to the principal building. Includes detached residential garages (including those including carports) designed primarily to shelter parked passenger vehicles; utility sheds used primarily to store residential maintenance equipment for the same property; private recreation structures such as gazebos, and detached elevated decks or walkways associated with residential uses.

Performance Standards:

1. Each lot shall contain no more than:
 - a. One detached garage, except where approved by the Plan Commission for a multi-family residential development.
 - b. One utility shed or similar building as determined by the Building Inspector, except that Two-Family Residences shall be permitted one utility shed per unit
 - c. One gazebo, detached elevated deck or walkway, or similar Detached Accessory Structure (for Residential Use) as determined by the Building Inspector.
2. No Detached Accessory Structure (for Residential Use) shall be constructed on any lot prior to establishment of a principal use on that same lot.
3. Except within an agricultural zoning district, no hoop building shall be a permitted as a Detached Accessory Structure (for Residential Use), except on a temporary basis for a maximum of five consecutive days within a 30 day period for a special event such as a sale on the property following issuance of a temporary use permit.
4. Exterior walls of detached residential garages shall be sided with wood, masonry, concrete, stucco, Masonite, vinyl or metal lap, or similar material approved by the Zoning Administrator. The exterior siding shall extend to the top of the foundation. If the top of the foundation is below grade, the siding shall extend to the ground.
5. Roofs of detached residential garages shall be surfaced with any of the following materials: wood shakes; asphalt, composition, or wood shingles; clay, concrete or metal tiles; slate; built-up gravel materials; architectural standing seam metal roofing; hidden fastener metal roofing; rubber membrane (for flat roofs or roofs with no greater than a 1:12 pitch); or similar material approved by the Zoning Administrator.
6. No Detached Accessory Structure (for Residential Use) shall occupy any portion of the minimum required front setback for principal structures in the zoning district.
7. No Detached Accessory Structure (for Residential Use) shall be located closer than 10 feet from any other building on the lot, unless applicable building code requirements for one hour fire-rated construction are met.
8. No Detached Accessory Structure (for Residential Use) shall involve or include the conduct of any business, trade, or industry, except for home occupations and residential businesses as described and limited elsewhere in this Article 4.
9. No Detached Accessory Structure (for Residential Use) shall be occupied as a dwelling unit or otherwise used for human habitation, unless it has first been approved for such use by the Building Inspector and meets all applicable code requirements for a dwelling.
10. See Figures 5.01(1) and 5.01(2) for setback, floor area, and coverage standards associated with Detached Accessory Structures in residential zoning districts. Maximum floor area and total building coverage shall not exceed the maximums set forth in Figure 5.01(1), except where all of the following standards for the Detached Accessory Structure are met:
 - a. Not taller or have more floors above ground level than the principal building.
 - b. Has a similar roof slope and overhang width as the principal building. If the principal building has multiple roof slopes and/or overhang widths, the roof slopes and widths of the accessory structure shall reflect those principal building roof characteristics that are most visible from the public street.
 - c. Shingles or other roof surface shall be of a similar material and color as the roof surface of the principal building.
 - d. Siding shall be of a similar material and color as the siding on the principal structure, except that where the siding on the principal structure is stone or brick, another compatible material may be selected.
 - e. May not be located further toward the front lot line than the principal building.
 - f. Shall meet all setback requirements normally applicable to principal buildings.
11. Where the Plan Commission approves one or more detached garages associated with a Multi-family Residence:
 - a. No such garage shall be located between any residential building and the public street right-of-way.

- b. Each garage shall be screened from such rights-of-way via decorative fences, walls, buildings, landscaping, or some combination.
- c. A bufferyard meeting the requirements of Section 94.11.02(3)(d) shall be provided along all property borders abutting any residentially zoned property.
- d. The development shall include other amenities to compensate for the visual impact and loss of green space associated with the detached garage(s), such as a playground, clubhouse, or other recreational amenity geared to the needs of the expected residents and stormwater management and infiltration approaches exceeding normal requirements.

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 application 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: Approved as presented Approved with modifications Denied

- Building Inspector (or designee) action.** Designee: _____
Date: _____ Action Taken: Approved as presented Approved with modifications Denied

- Applicant notified of decision.**
Date: _____ Sent by: _____

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

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

Permits Issued (By Work Class)

Permits Issued From Friday, May 1, 2015 through Sunday, May 31, 2015

Permit	Location Address	Issued	Valuation	Square Feet
Additional Building Garage				
ADDB-5-15-5945	3006 NORMA AVE	05/11/2015	7,000.00	240
Totals For Additional Building Garage : 1 Permit(s)			7,000.00	240
Additional Building Yard Shed				
ADDB-5-15-5962	3015 NORMA AVE	05/19/2015	2,400.00	140
Totals For Additional Building Yard Shed : 2 Permit(s)			2,400.00	140
Commercial Building Exterior Remodel				
CBLD-4-15-5897	5310 WILLOW Street	05/05/2015	5,800.00	0
Totals For Commercial Building Exterior Remodel : 1 Perm			5,800.00	0
Commercial Building Local Business, Institutional & Office				
CBLD-5-15-5952	2901 SCHOFIELD Avenue	05/18/2015	5,000.00	220
Totals For Commercial Building Local Business, Institutio			5,000.00	220
Deck Residential				
DECK-5-15-5937	5706 TRICIA AVE	05/08/2015	1,200.00	80
DECK-5-15-5970	6807 APACHE Lane	05/21/2015	12,000.00	470
DECK-5-15-5976	6609 LANG Lane	05/26/2015	0.00	300
DECK-5-15-5991	5303 CAMP PHILLIPS Road	05/28/2015	2,200.00	200
DECK-5-15-5996	5910 PINE Terrace	05/28/2015	0.00	0
TDECK-5-15-5914	2307 NORMAN Avenue	05/04/2015	5,000.00	336
Totals For Deck Residential : 6 Permit(s)			20,400.00	1,386
Driveway Driveway				
DRIV-5-15-5960	5402 ISAAH Street	05/18/2015	2,300.00	400
DRIV-5-15-5968	5606 MOYER Avenue	05/20/2015	3,000.00	703
DRIV-5-15-5971	6807 APACHE Lane	05/21/2015	0.00	240
DRIV-5-15-5999	3806 SANDY LN	05/29/2015	2,000.00	800
Totals For Driveway Driveway : 4 Permit(s)			7,300.00	2,143
Electrical Local Business, Institutional & Office				
ELEC-5-15-5944	2806 SCHOFIELD Avenue	05/11/2015	0.00	10
ELEC-5-15-5948	3402 HOWLAND Avenue	05/12/2015	0.00	0
ELEC-5-15-5953	2901 SCHOFIELD AVE	05/18/2015	0.00	220
Totals For Electrical Local Business, Institutional & Office			0.00	230
Electrical Residential				
ELEC-5-15-5964	1503 HEUSS Avenue	05/20/2015	0.00	0
ELEC-5-15-5985	6112 ALTA VERDE ST	05/27/2015	0.00	0
ELEC-5-15-5986	2105 JELINEK Avenue	05/27/2015	0.00	0
ELEC-5-15-5989	4210 CEDAR Avenue	05/27/2015	921.00	0
Totals For Electrical Residential : 7 Permit(s)			921.00	0
Excavation Permit Private Contract				

Permit	Location Address	Issued	Valuation	Square Feet
EXCA-5-15-5981	3215 Northwestern Avenue	05/26/2015	0.00	0
Totals For Excavation Permit Private Contract : 1 Permit(s)			0.00	0

Excavation Permit Public Utility

EXCA-5-15-5927	5304 Ski Lane	05/05/2015	0.00	0
EXCA-5-15-5965	3205 Ross Avenue	05/20/2015	0.00	0
EXCA-5-15-5966		05/20/2015	0.00	0
EXCA-5-15-5969		05/20/2015	0.00	0
Totals For Excavation Permit Public Utility : 5 Permit(s)			0.00	0

Fence Residential

FENC-5-15-5930	5106 STERNBERG AVE	05/06/2015	0.00	0
FENC-5-15-5950	6102 TOWER RIDGE PL	05/13/2015	1,700.00	0
FENC-5-15-5956	4510 Cedar Avenue	05/18/2015	2,000.00	0
FENC-5-15-5958	5510 HICKORY ST	05/19/2015	1,900.00	0
FENC-5-15-5959	3315 Sternberg Avenue	05/19/2015	2,071.00	0
FENC-5-15-5961	5302 Linda Street	05/19/2015	700.00	0
FENC-5-15-5993	6012 NORMANDY Street	05/28/2015	1,386.00	0
FENC-5-15-5995	5816 NORMANDY ST	05/28/2015	0.00	0
Totals For Fence Residential : 8 Permit(s)			9,757.00	0

Home Occupation New

HOCC-4-15-5903	2807 JELINEK AVE	05/22/2015	0.00	0
Totals For Home Occupation New : 1 Permit(s)			0.00	0

Lateral Connection New Single Family

LCON-5-15-5916	5705 Fieldcrest Lane	05/04/2015	0.00	0
LCON-5-15-5917	5904 Fieldcrest Lane	05/04/2015	0.00	0
LCON-5-15-5926	2206 Fantail Avenue	05/05/2015	0.00	0
LCON-5-15-5928	9524 Sandhill Drive	05/06/2015	0.00	0
LCON-5-15-5932	7405 Compass Circle	05/06/2015	0.00	0
LCON-5-15-5935	9511 Sandhill Drive	05/08/2015	0.00	0
LCON-5-15-5957	3205 Ross Avenue	05/19/2015	0.00	0
LCON-5-15-5963	3209 Ross Avenue	05/19/2015	0.00	0
LCON-5-15-5967	9555 Sandhill Drive	05/20/2015	0.00	0
Totals For Lateral Connection New Single Family : 9 Perm			0.00	0

Residential Building Addition

RBLD-5-15-5933	3405 EAU CLAIRE Avenue	05/07/2015	113,172.00	374
RBLD-5-15-5980	6609 LANG Lane	05/26/2015	1,800.00	816
RBLD-5-15-5992	5107 SKI LN	05/28/2015	30,000.00	528
Totals For Residential Building Addition : 3 Permit(s)			144,972.00	1,718

Residential Building Exterior Remodel

RBLD-5-15-5923	3703 PAT Street	05/04/2015	6,000.00	0
RBLD-5-15-5977	6609 LANG Lane	05/26/2015	0.00	0
RBLD-5-15-5988	5302 ALEX Street	05/27/2015	2,500.00	0
RBLD-5-15-5990	5502 HEWITT Avenue	05/27/2015	10,000.00	0
RBLD-5-15-5997	2205 BLOEDEL AVE	05/29/2015	3,000.00	0
Totals For Residential Building Exterior Remodel : 8 Perm			21,500.00	0

Permit	Location Address	Issued	Valuation	Square Feet
Residential Building Interior Remodel				
RBLD-5-15-5915	3006 NORMA Avenue	05/04/2015	13,000.00	190
RBLD-5-15-5922	4908 KRAMER LN	05/04/2015	240,000.00	1,500
RBLD-5-15-5978	6609 LANG LN	05/26/2015	12,000.00	650
Totals For Residential Building Interior Remodel : 11 Perm			265,000.00	2,340
Residential Building New Single Family				
RBLD-5-15-5938	6304 TOWER RIDGE Place	05/08/2015	140,000.00	2,317
RBLD-5-15-5939	6302 TOWER RIDGE PL	05/08/2015	115,000.00	2,320
RBLD-5-15-5940	6307 TOWER RIDGE Place	05/08/2015	115,000.00	2,008
RBLD-5-15-5946	5904 FIELDCREST Lane	05/11/2015	165,000.00	3,500
RBLD-5-15-5947	7405 COMPASS Circle	05/12/2015	145,000.00	3,088
RBLD-5-15-5998	6306 QUENTIN Street	05/29/2015	140,000.00	1,500
Totals For Residential Building New Single Family : 17 Per			820,000.00	14,733
Sign Face Replacement Existing Business				
SIGN-5-15-5982	5503 BUSINESS HIGHWAY 51	05/27/2015	0.00	169
Totals For Sign Face Replacement Existing Business : 1 P			0.00	169
Sign Face Replacement New Business				
SIGN-5-15-5973	2901 SCHOFIELD AVE	05/22/2015	0.00	64
Totals For Sign Face Replacement New Business : 2 Perm			0.00	64
Sign New				
SIGN-11-14-5668	5403 NORMANDY ST	05/26/2015	8,000.00	89
SIGN-12-14-5736	5403 NORMANDY ST	05/26/2015	6,000.00	49
SIGN-5-15-5919	1922 SCHOFIELD Avenue	05/04/2015	0.00	48
SIGN-5-15-5920	1922 SCHOFIELD AVE	05/04/2015	0.00	24
SIGN-5-15-5921	1922 SCHOFIELD AVE	05/04/2015	0.00	24
SIGN-5-15-5924	2407 SCHOFIELD AVE	05/04/2015	0.00	90
SIGN-5-15-5949	3707 SCHOFIELD AVE	05/13/2015	0.00	64
SIGN-5-15-5974	1815 SCHOFIELD AVE	05/26/2015	12,000.00	95
SIGN-5-15-5983	5503 BUSINESS HIGHWAY 51	05/27/2015	0.00	48
SIGN-5-15-5984	5503 BUSINESS HIGHWAY 51	05/27/2015	0.00	30
Totals For Sign New : 12 Permit(s)			26,000.00	561
Sign Special Event				
SIGN-4-15-5831	3301 CRANBERRY BLVD	05/04/2015	0.00	18
SIGN-5-15-5911	3409 SCHOFIELD AVE	05/01/2015	0.00	50
SIGN-5-15-5912	2410 SCHOFIELD AVE	05/01/2015	0.00	16
SIGN-5-15-5941	2106 SCHOFIELD AVE	05/08/2015	0.00	24
SIGN-5-15-5951	1711 SCHOFIELD AVE	05/14/2015	0.00	30
SIGN-5-15-5987	5717 BUSINESS HIGHWAY 51	05/18/2015	0.00	48
Totals For Sign Special Event : 18 Permit(s)			0.00	186
Special Events on Public Property Special Event				
SEPP-5-15-5955	5902 SCHOFIELD AVE	05/18/2015	0.00	0
Totals For Special Events on Public Property Special Even			0.00	0
Zoning Commercial				

Permit	Location Address	Issued	Valuation	Square Feet
ZONE-5-15-5918	1922 SCHOFIELD AVE	05/04/2015	0.00	2,635
ZONE-5-15-5925	2407 SCHOFIELD AVE	05/04/2015	0.00	347
ZONE-5-15-5929	5407 WESTFAIR AVE	05/06/2015	0.00	3,000
ZONE-5-15-5934	2106 Schofield Avenue	05/12/2015	0.00	0
ZONE-5-15-5936	3105 Schofield Avenue	05/08/2015	0.00	14,640
ZONE-5-15-5975	4704 Camp Phillips Road	05/26/2015	0.00	0
Totals For Zoning Commercial : 6 Permit(s)			0.00	20,622

Zoning Residential				
ZONE-5-15-5913	5912 Business Highway 51	05/18/2015	0.00	0
ZONE-5-15-5972	4002 EAU CLAIRE AVE	05/21/2015	0.00	0
Totals For Zoning Residential : 8 Permit(s)			0.00	0



May 15, 2015

Jodie Rethaber
WJ Higgins & Associates
8605 Progress Way
Weston, WI 54476
jodie@wjhiggins.com

RE: Landscape Plan Revision Approval for WJ Higgins & Associates, Weston

Dear Ms. Rethaber,

On behalf of the Village of Weston, I am pleased to inform you the landscape plan revisions submitted on 5/12/15 for this project has been approved. Please feel free to have your landscape company install to plans at their earliest convenience.

This is the last requirement of the original site plan approvals of 7/14/14 need to be completed. Please let me know when the landscaping has been installed and we will do our final inspection, issue the project Completion Certificate and return your Completion Surcharge.

If you have any questions or concerns, please feel free to contact myself or a member of my staff. Continued best wishes with your business operation in Weston.

Sincerely,

Jennifer Higgins
Director of Planning and Development

Cc: File
Planning and Development Staff

APPROVED

Hanson Landscaping
 N7403 State Hwy. 17
 Gleason, WI 54435
 715-218-0559

To: WJ HIGGINS
INVOICE

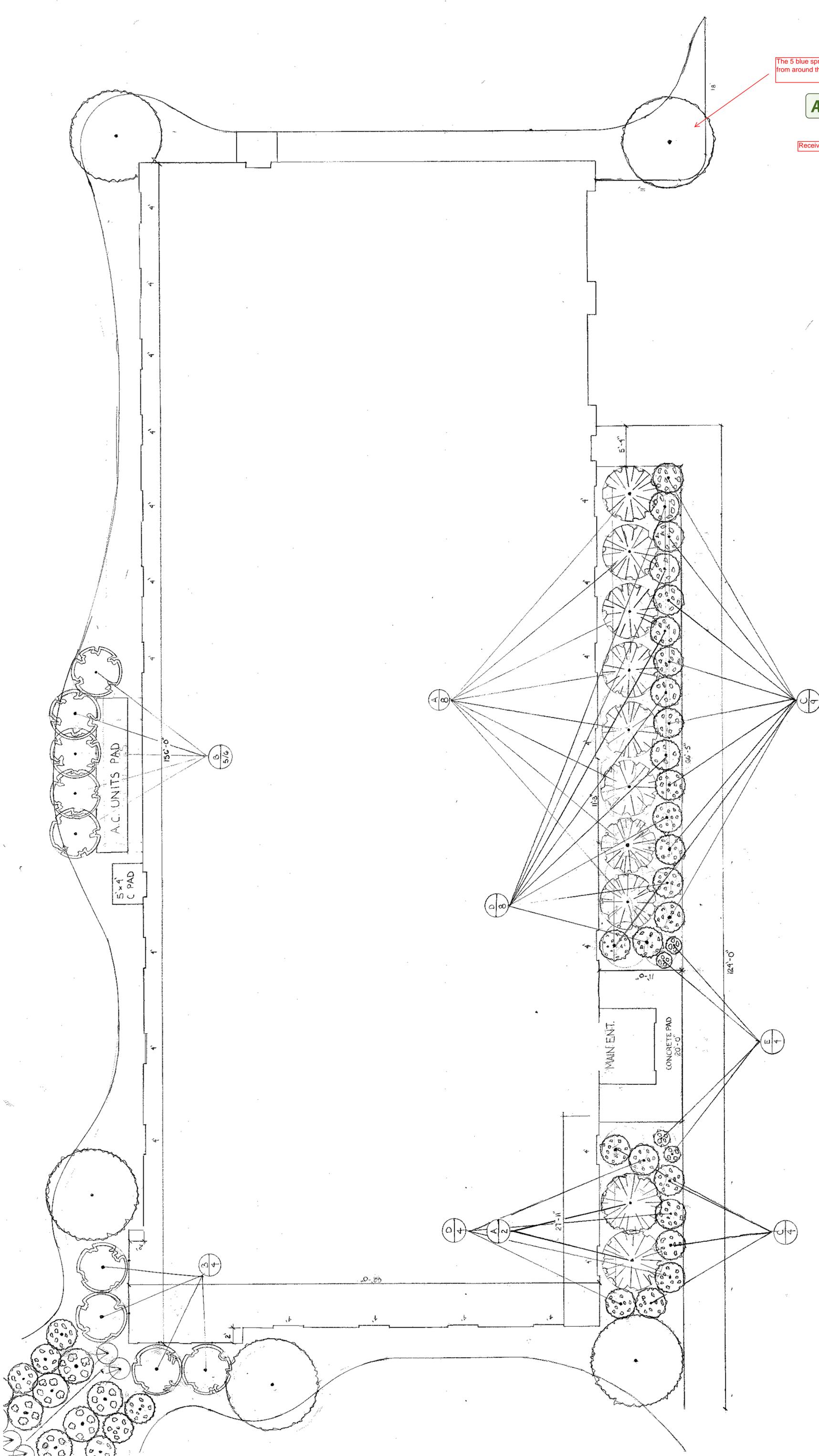
DATE: April 30, 2015

QUANTITY		DESCRIPTION		UNIT PRICE	TOTAL
16	SN: Physocarpus opulifolius Id: A	Common Ninebark	H: 8-10' S: 8-10'		
19	SN: Ribes alpinum Id: B	Alpine Current	H: 3-5' S: 5-6'		
23	SN: Spiraea nipponica Id: C	Snowmound Spirea	H: 3-4' S: 3-4'		
23	SN: Spiraea bumalda Id: D	Anthony Waterer Spirea	H: 3-4' S: 3-4'		
4	SN: Aster novae-angliae Id: E	Purple Dome Aster	H: 18- 24" S: 2'		
4	SN: Calamagrostis acutiflora Id: F	Overdam Feather Reed Grass	H: 3-4' S: 2'		
6	SN: Hydrangea macrophylla 'bailmer' PPAF Id: G	Endless Summer Hydrangea	H: 3-5' S: 3-5'		
5	SN: Gleditsia triacanthos 'Skycole' PP 1619 Id: H	Skyline Honeylocust	H: 50-60' S: 35-45'		
7	SN: Acer platanoides 'Superform' Id: I	Superform Maple	H: 50-60' S: 40-45'		
10	SN: Picea glauca var. densata Id: J	Black Hills Spruce	H: 20-40' S: 15-25'		
Total: 117			TOTAL DUE		

Make all checks payable to Matt Hanson

If you have any questions concerning this invoice, contact Matt Hanson at
 715-218-0559

THANK YOU FOR YOUR BUSINESS!



The 5 blue spruce have been removed from around the building

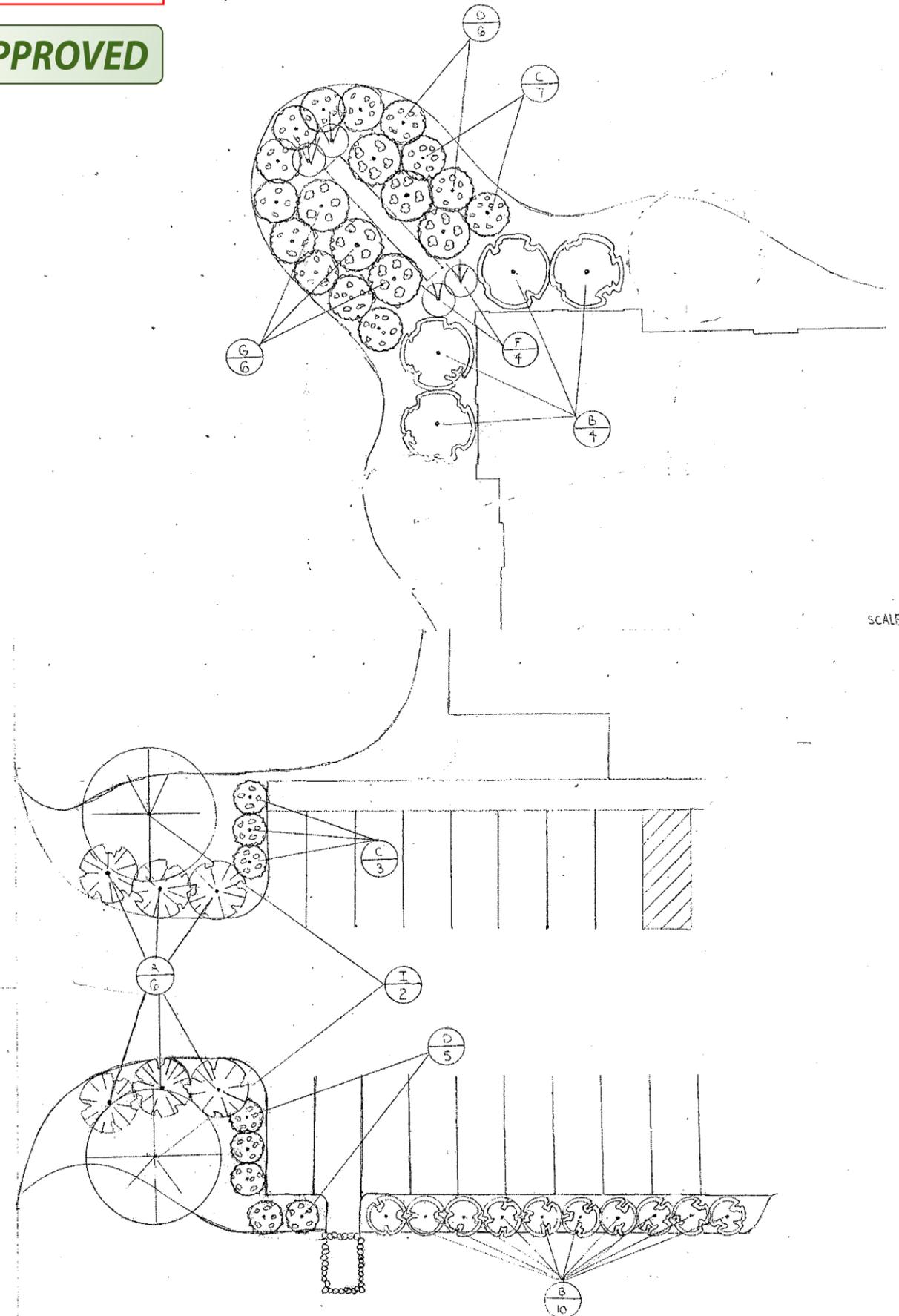
APPROVED

Received 5/12/15

Scale 3/16" = 1'-0"

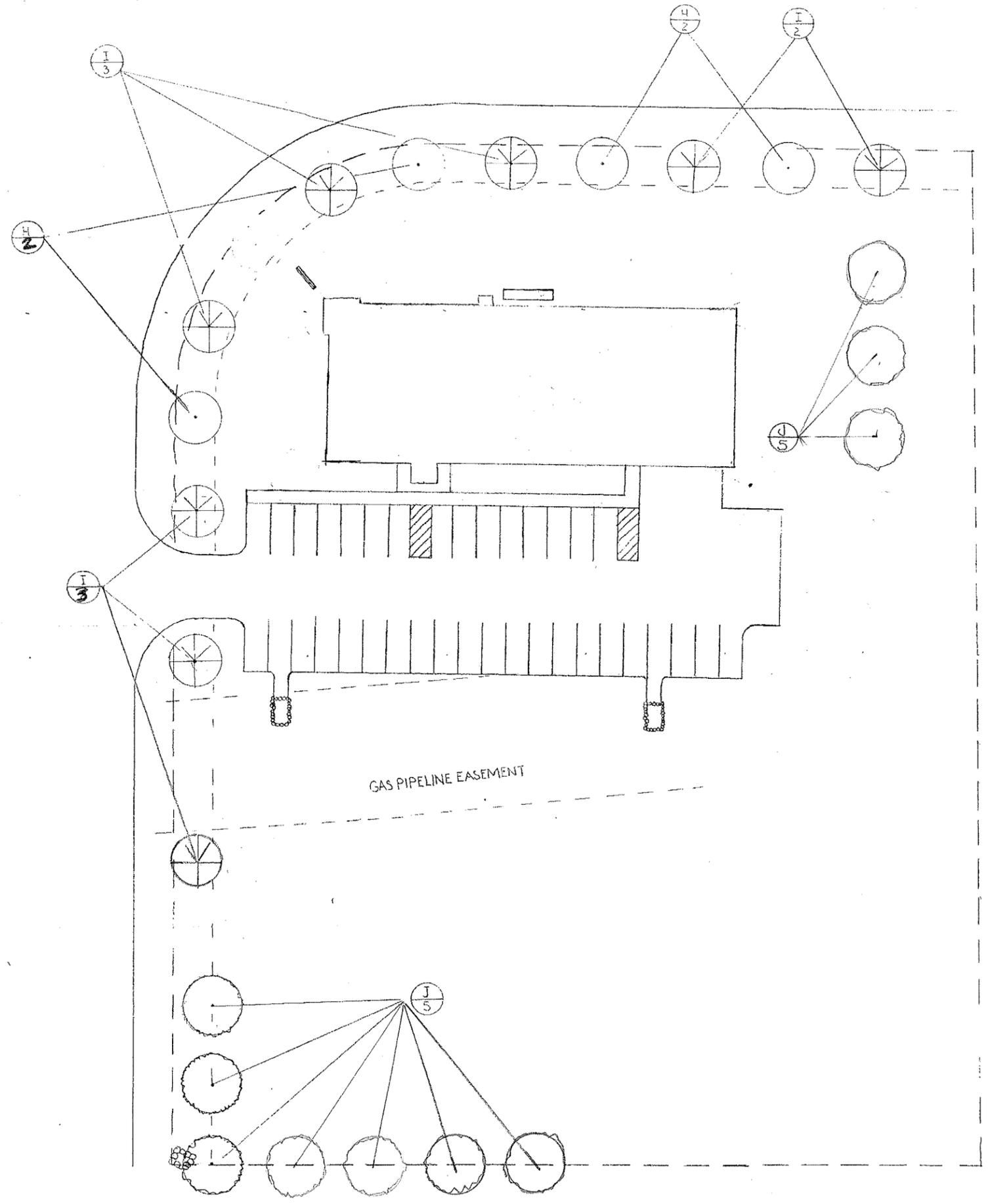
Received 5/12/15

APPROVED



SCALE 1"=6'

SCALE: 1"=10'



1"=20'



May 18, 2015

Mike Molitor
Auto Select
517 Poplar Lane
Hatley, WI 54440
auto.select@frontier.com

RE: Architectural Review Plan Approval for Auto Select, 3103 Schofield Avenue, Weston (CSIT-5-15-1508/ZONE-5-15-5936)

Dear Mr. Molitor,

On behalf of the Village of Weston, I am pleased to inform you the site plan and zoning permit for this project are approved, subject to the following conditions:

1. The site shall be developed, operated and maintained according to the following plans, except where plan amendments are necessary to meet any subsequent approval condition, or as otherwise approved by the Village Planning and Development Department Staff or Village Plan Commission:
 - a. Sheet A101, Site Plan, dated 4/30/15
 - b. Sheet A102, Main Floor Plan, dated 4/30/15
 - c. Sheet A103, Elevations, dated 4/30/15
 - d. Sheet A104, New Front Façade, dated 4/30/15
2. To date, Village staff has not approved the wall sign shown on Sheets A103 and A104. All exterior signage shall require issuance of a sign permit by Village staff prior to sign installation. Please contact Jared Wehner, Assistant Planner, jwehner@westonwi.gov with your completed sign permit application and sign details at least four weeks before planned installation.

I have attached a copy of the approved Zoning Permit (ZONE-5-15-5936) along with this letter for your files and information. Please contact Village Building Inspector, Scott Tatro, at (715) 359-6114 or statro@westonwi.gov to schedule a time to obtain the building permits for this project. His office hours are from 8am to 9am and 3:30pm to 4:30pm, Monday through Thursday, or by appointment only.

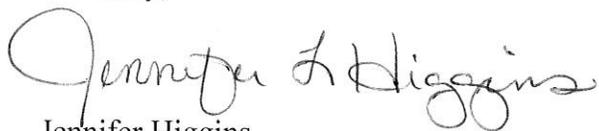
I have also attached a copy of the *Commercial Building Permit Application Packet* for your information and use in obtaining the building permit for this project. Please complete the applications within this packet which are relevant for your project. If you have questions or are uncertain which forms may be necessary, please feel free to contact myself or a member of my staff. The Department can be reached via the email address PlanDev@westonwi.gov. Please make sure you have a copy of your State-Approved Interior Building Plans with you at the time you meet with Mr. Tatro to obtain the building permits. These plans and the State approval letter can also be directly emailed to Mr. Tatro at statro@westonwi.gov.

Please be sure to contact the Planning and Development Department at the time you wish to occupy the build-out area and we will complete our final occupancy inspection in conjunction with the Fire Inspector from S.A.F.E.R. Also, please contact the Planning and Development Department at the conclusion of the

entire project and we will issue the final project Completion Certificate and return any Completion Surcharges collected. Again, you can reach a member of the Department via the email address of PlanDev@westonwi.gov or by calling the main Village phone line at (715) 359-6114.

If you have any questions or concerns, please feel free to contact myself or a member of my staff. Continued best wishes with your business operation in Weston.

Sincerely,

A handwritten signature in cursive script that reads "Jennifer Higgins". The signature is written in black ink and is positioned above the printed name.

Jennifer Higgins

Director of Planning and Development

Cc: File
Planning and Development Staff
Plan Commission

Commercial Site Plan

Application

Village of Weston/ETZ

Date: 4/30/2015

Site Plan No. : CSIT-5-15-1508

CK NO. 1159

FULL COMPLETION OF THIS FORM IS REQUIRED FOR PROCESSING



5500 Schofield Ave
Weston, WI 54476

Project/Business Name: Auto Select Zoning Permit No.: _____

SITE PLAN PROJECTS AND FEES

<input type="checkbox"/>	Accessory Structure Plan Review	<u>3103 Schofield Ave.</u>	\$ <u>100.00</u>
<input type="checkbox"/>	Landscape Plan Review		\$ <u>100.00</u>
<input checked="" type="checkbox"/>	Architectural Review		\$ <u>100.00</u>
<input 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>

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.

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: LAPORTE CONSTRUCTION Contact Name: KEVIN LAPORTE
Address: P2465 County RD Y Phone: 715-573-5330
ANIWA, WI 54408 Email: _____

General

Contracting Firm: LAPORTE CONSTRUCTION Contact Name: KEVIN LAPORTE
Address: P2465 County RD Y Phone: 715-573-5330
ANIWA, WI 54408 Email: _____

Engineer: _____ License: _____
Address: _____ Phone: _____
Email: _____

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: PLA License: _____
Address: 7306 ZINSELT ST Phone: 715-241-5332
WESTON, WI 54476 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: LANDART License: _____
Address: 3808 E. SELL ST. Phone: 715-842-0619
WAUSAU, WI 54403 Email: _____

SITE PLAN REQUIREMENTS

Application Contents. 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/minimum yards 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).

WILL INSURE ALL ZONING ORDINANCES AND CODE REQUIREMENTS ARE MET.

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

MOST REMODELING WILL BE INSIDE BUILDING.

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

YES.

4. How will stormwater and erosion be adequately managed?

THERE WILL BE NO CHANGES TO THE PARKING LOTS. ALL ADDRESSED LAST YEAR WITH NEW PARKING LOT. PLAN INCLUDED.

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

NO CHANGES.

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

EXISTING PLAN.

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

EXISTING PLAN.

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

SEE ATTACHED DRAWINGS.

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)					<u>14,640</u>	Ft ²
Driveways/Parking Lots:	Surface Type:	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Concrete	<input type="checkbox"/> Pavers	<input checked="" type="checkbox"/> Gravel	<u>45,186</u>	Ft ²
Walkways/Sidewalks:	Surface Type:	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Concrete	<input type="checkbox"/> Pavers	<input type="checkbox"/> Gravel	<u>835</u>	Ft ²
Patio:	Surface Type:	<input type="checkbox"/> Asphalt	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Pavers	<input type="checkbox"/> Gravel	<u>390</u>	Ft ²
Other Hard Surfaces:	Surface Type:	_____					Ft ²
EXISTING IMPERVIOUS TOTAL:						<u>61041</u>	Ft ²

Proposed Additional Impervious Surfaces:

Building Footprints:	(Principal and Accessory structures)					_____	Ft ²
Driveways/Parking Lots:	Surface Type:	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Concrete	<input type="checkbox"/> Pavers	<input type="checkbox"/> Gravel*	_____	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
PROPOSED ADDITIONAL TOTAL:						_____	Ft ²
EXISTING IMPERVIOUS TOTAL:						_____	Ft ²
NEW IMPERVIOUS SURFACE GRAND TOTAL:						<u>0</u>	Ft ²

Landscape Surface Ratio Calculation:

NEW GRAND TOTAL: 61041 Divided by LOT SIZE: 79659 Multiplied by 100 = 76 %

REIMBURSEMENT FOR DEVELOPMENT REVIEW SERVICES

The Village Planner, Village Engineer, Public Works Director, Village Attorney, and other Village staff and consultants may expend time in the administration, investigation, and processing of development review applications. In addition, the Village may retain the services of other professional consultants—including but not limited to landscape architects, architects, environmental specialists, and recreation specialists—in the investigation and processing of such applications.

Reinforcing the requirements of Section 94.16.18(4) of the Village zoning ordinance, the signing and submittal of this application or petition for development review shall be construed as an agreement to pay for professional consulting services associated with the administration, investigation, and processing of this application or petition. The Village Administrator shall retain sole discretion in determining when and to what extent it is necessary to involve one or more professional consultants in the review of each application or petition.

The Applicant shall be responsible for the costs for such professional consulting services. The Applicant shall pay such costs upon receipt of one or more invoices from the Village, following the execution of the development review services associated with the application. In the event the Applicant fails to pay such costs, the responsibility shall pass to the property owner, if different, under the same terms. Development review fees that are assigned to the Applicant or property owner, but that are not actually paid, may then be imposed by the Village as a special charge on the affected property.

In the event the Village should chooses to exercises the above stated policy, and as stated in the Zoning Code, the applicant shall be notified and consulted with prior to Staff expending additional time that is not already built into the review process fee and/or the hiring of a professional consultant for the review, processing and investigation of this application. The intent of the Zoning Administrator is to exercise this power in extreme and unusual circumstances or in the absence of the Zoning Administrator.

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.**

Michael J. Molata

5/2/2015

Signature of Applicant

Date

Property Owner Project Owner Project Manager

STAFF TIME TABLE CHECKLIST

- Pre-application conference with Planning and Development Department Staff. (optional)**
Date: 4/29/2015 Participants: JARED WEHNER, MIKE MOLITOR

- Application and required plans filed with the Village.**
Date: 5/4/2015 Received by: JW

- Application fee received by Village.**
Date: 5/4/2015 Received by: JW

- 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: _____



PGA Plumbing
Heating
Cooling
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7306 Zinser Street ♦ Weston, WI 54476-4546
Phone: (715) 355-6717 ♦ FAX: (715) 355-4062

www.pgainc.net

Auto Select
Weston, WI

No.	Description	Date

NEW FRONT FACADE

Project number	2015-20	A104
Date	APR 30, 2015	
Drawn by	WCBII	
Checked by	GG	
		Scale



Permit

Permit NO. **ZONE-5-15-5936**

Permit Type: **Zoning**

Work Classification: **Commercial**

Permit Status: **Final**

Issue Date: **5/8/2015**

Expiration: **on Change of Use**

Project Address 3103 Schofield Avenue Weston, WI 54476	Project Name <NONE>	Applicant Mike Molitor, Owner	
Parcel Number 19228081730985	Subdivision	Block / Lot 0 / 0	Zoning B-3
Owner Information Auto Select Express	Address 3103 Schofield Avenue Weston, WI 54476	Phone (715)216-1771	Cell

Proposed Land Use: Vehicle Repair and Retail

ZONING:
Base District: B3
Overlay District: Commercial Corridor Overlay
Conditional Uses: N/A

Description of Work: Interior & Exterior Remodel.

FEE SUMMARY

Fees Due	Amount	Total	Amt Paid	Amt Due
C.O. Change of Use/Owner COMMERCIA	\$25.00	\$25.00	\$25.00	\$0.00
C.O. Existing Building Addition Commereic	\$0.00			
C.O. New Commercial Fee	\$0.00			
Certificate of Occupancy Fee	\$0.00			
Total:	\$25.00	Payment Type: Check / Number: 1159		

Comments: Zoning Code Sections - 94.2.02(3)(d) / 94.6.02(3)(c)

I HEREBY UNDERSTAND THAT THIS PERMIT DOES NOT GRANT ANY RIGHT OR PRIVILEGE TO ERECT ANY STRUCTURE OR TO USE ANY PREMISE HEREIN DESCRIBED FOR ANY PURPOSE OR IN ANY MANNER PROHIBITED BY THE VILLAGE OF WESTON ZONING ORDINANCE. SPECIAL CONDITIONS AND/OR PROVISIONS STATED ON THIS BUILDING PERMIT SUPERCEDE ANY OTHER INFORMATION PROVIDED BY THE APPLICANT, INCLUDING INFORMATION PROVIDED ON THE PLANS. I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS PERMIT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HERIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

Jennifer L Higgins

May 08, 2015

Issued By:

Date

Commercial Zoning and Pre-Application

Permit
 Village of Weston/ETZ
 Date: 5/2/2015

Permit No. : ZONE-5-15-5936

Payment: Cash Check No. 1159

FULL COMPLETION OF THIS FORM IS REQUIRED FOR PROCESSING



5500 Schofield Ave
 Weston, WI 54476

-- PLEASE USE THE ONLINE FILLABLE PDF --

ZONING FEES

Zoning Permit \$25.00 FEE [43/4343]

EXPLANATION OF PROCESS

No new building and no existing building which is to be remodeled or relocated shall be issued a building permit until a zoning permit has been issued to certify that such construction or change would comply with the provisions of Chapter 94 of the Village of Weston Municipal Code, Wisconsin Uniform Building Code, and Village Building Codes. Buildings or spaces within buildings are not allowed to be occupied without a Certificate of Occupancy issued in the name of the tenant occupying that building or space. Applications for a Zoning Permit shall be made to the Department of Planning and Development prior to the submittal of an application for a site plan review, commercial rezone, conditional use, building permit and/or certificate of occupancy. THIS IS AN APPLICATION AND NOT A PERMIT TO OCCUPY THE BUILDING. Permits filled after the fact shall be subject to double the fee and a \$50.00 fine.

APPLICANT INFORMATION

Business Name: <u>Auto Select</u>	Contact Name: <u>Mike Molitor</u>
Business Owner: <u>Mike Molitor</u>	Mailing Address: <u>517 Poplar Lane</u>
Business Address: <u>3103 Schofield Ave</u>	<u>Hatley, WI 54440</u>
<u>Weston WI 54476</u>	Phone: <u>715-216-1771</u>
Website: <u>www.AutoSelectOnline.com</u>	Email: <u>AUTO.SELECT@FRONTIER.COM</u>
Date Opening: _____	Applicant will: <input type="checkbox"/> Rent <input type="checkbox"/> Lease <input checked="" type="checkbox"/> Own

Property Owner: <u>Molitor Properties, LLC</u>	Contact Name: <u>Mike Molitor</u>
Mailing Address: <u>517 Poplar Lane</u>	Phone: <u>715-216-1771</u>
<u>Hatley, WI 54440</u>	Email: <u>AUTO.SELECT@FRONTIER.COM</u>

EXISTING AND PROPOSED USES

Current and proposed use of subject property (check all applicable uses, and whether each is a current use, proposed use, or both):

- | | | |
|---|---|--|
| Multiple Family Residential – 3 or more units | <input type="checkbox"/> Current Use | <input type="checkbox"/> Proposed Use |
| Mixed Commercial/Residential | <input type="checkbox"/> Current Use | <input type="checkbox"/> Proposed Use |
| Office | <input type="checkbox"/> Current Use | <input type="checkbox"/> Proposed Use |
| Commercial Retail/Service | <input checked="" type="checkbox"/> Current Use | <input checked="" type="checkbox"/> Proposed Use |
| Industrial and Warehousing | <input type="checkbox"/> Current Use | <input type="checkbox"/> Proposed Use |
| Institutional | <input type="checkbox"/> Current Use | <input type="checkbox"/> Proposed Use |
| Parking | <input type="checkbox"/> Current Use | <input type="checkbox"/> Proposed Use |
| Excavation/Mining/Significant Earth Movement | <input type="checkbox"/> Current Use | <input type="checkbox"/> Proposed Use |
| Other: _____ | <input type="checkbox"/> Current Use | <input type="checkbox"/> Proposed Use |

PROJECT SITE SPECIFICATIONS

Project Type: REMODEL

Project Address: 3103 Schofield Ave
(or PIN if no address)

Building Size (ft²): 14,640

WESTON, FL 32476

Lot Size(ft² & Acres): 79,659

Property Zone: B-3 / DCC

Legal Description: _____

OPERATIONAL PLAN REQUIRED

The following components are required in the operational plan: (1) detailed description of the activities and process which will be taking place on the above stated property. This includes all principal uses, accessory uses and temporary uses (please see the use chart in Chapter 94 [Article 3 of the zoning code](#)); (2) a statement regarding outdoor storage and a detailed description of the materials being proposed to be stored (are there hazardous materials?); (3) a statement regarding the impacts on the neighboring parcels. What is the anticipated increase in traffic? The number of employees working on site. Drop-off and/or pick-up of materials and/or products (what times will these occur?); (4) existing facilities at the proposed site. Will there be the need to add or reduce the facilities (this includes parking spaces and square footage of the building/space occupied or outdoor storage); (5) what additional licenses are required to operate? A copy of all licenses will be required to be submitted with the occupancy application; (6) please include any other pertinent information.

Has the operational plan been attached?

Yes No

Does the operational plan include ALL the required components listed above?

Yes No

SITE PLAN REQUIRED

A site plan shall be submitted with this application. The site plan showing the following features: legal description of the property; subject site with lot dimensions, buildings, uses, fences, and other structures; easements; streets, railroads and other public right-of-ways; off-street parking areas and total number of available parking spaces; loading areas and driveways; outdoor storage areas; highway access restrictions and other restrictions where applicable; water ways, wetlands and floodplain boundaries; existing and proposed front, interior and rear yard setbacks. Some parcel information and maps may be obtained via the [Marathon County Land Information Mapping System](#). For new construction, building additions and accessory structures this requirement is waived for this application. A separate **Commercial Site Plan Application** will be issued once this application has been approved by staff.

Has the site plan been attached?

Yes No N/A

Does the site plan include ALL the required components listed above?

Yes No N/A

OTHER REQUIREMENTS

A copy or description of any prior rezoning, conditional use permit, site plan, variance or other Village actions may be required to be submitted before a zoning permit may be issued. The Zoning Administrator or appointed designee will review the zoning compliance requirements with the applicant as necessary.

Has the required information been attached?

Yes No N/A

REIMBURSEMENT FOR DEVELOPMENT REVIEW SERVICES

The Village Planner, Village Engineer, Public Works Director, Village Attorney, and other Village staff and consultants may expend time in the administration, investigation, and processing of development review applications. In addition, the Village may retain the services of other professional consultants—including but not limited to landscape architects, architects, environmental specialists, and recreation specialists—in the investigation and processing of such applications.

Reinforcing the requirements of Section 94.16.18(4) of the Village zoning ordinance, the signing and submittal of this application or petition for development review shall be construed as an agreement to pay for professional consulting services associated with the administration, investigation, and processing of this application or petition. The Village Administrator shall retain sole discretion in determining when and to what extent it is necessary to involve one or more professional consultants in the review of each application or petition.

The Applicant shall be responsible for the costs for such professional consulting services. The Applicant shall pay such costs upon receipt of one or more invoices from the Village, following the execution of the development review services associated with the application. In the event the Applicant fails to pay such costs, the responsibility shall pass to the property owner, if different, under

the same terms. Development review fees that are assigned to the Applicant or property owner, but that are not actually paid, may then be imposed by the Village as a special charge on the affected property.

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. ALL FINALIZED PERMITS WILL BE SENT VIA EMAIL OR BE PICKED UP AT THE MUNICIPAL CENTER. Permits will not be sent by mail.** Work on the proposed project cannot begin without the issuance of a permit. Permits filled after the face shall be subject to double the fee and a \$50.00 fine.

Michael J. Modata

5/2/2015

Signature of Applicant

Date

Property Owner Project/Business Owner Project Manager

STAFF REVIEW

PIN: 192-2808-173-0985

Zoning: B3 / Commercial Corridor Overlay Village ETZ

Filed After the Fact: Yes No

Fine Imposed: Yes No Amount: —

Conditional Use: Yes No Reason: —

Use: —

Proposed PC/ETZ Meeting Date: NIA

CUP Number: _____

Rezone: Yes No Reason: _____

Requested Zone: _____

Proposed PC/ETZ Meeting Date: NIA

Rezone Number: _____

Variance: Yes No Reason: _____

Requested Variance: _____

Proposed ZBA Meeting Date: NIA

Variance Number: _____

Site Plan Application No. CSIT-5-15-1508

Approval Date: _____

Building Permit No. _____

Approval Date: _____

Sign Permit No. _____

Permanent / Temp Date: _____

Code Section: 94.2.02(3)(d) / 94.6.02(3)(c)

Comments: _____

Jennifer Higgins
Signature of Zoning Administer or Designee

5/8/15
Date

Permit Number ZONE-5-15-5936

Approved Denied

STAFF TIME TABLE CHECKLIST

Pre-application conference with Planning and Development Department Staff. (optional)
Date: 4/29/15 Participants: JARED WEINER, MIKE MOLLER

Application and required plans filed with the Village.
Date: 5/4/15 Received by: JW

Application fee received by Village.
Date: 5/4/15 Received by: JW

Application and submitted plans verified as being complete.
Date: 05-08-15 Reviewed by: VP

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: [Signature]
Date: 05-08-15 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: _____



May 22, 2015

Steve Hutchison
Palms Supper Club
5912 Business Highway 51
Weston, WI 54476
entersh@icloud.com

RE: Accessory Structure Plan Review Approval for the Palms Supper Club, 5912 Business Highway 51, Weston (CSIT-5-15-1509/ZONE-5-15-5913)

Dear Mr. Hutchison,

On behalf of the Village of Weston, I am pleased to inform you the deck addition and zoning permit for this project are approved, subject to the following conditions:

1. The site shall be developed, operated and maintained according to the following plans, except where plan amendments are necessary to meet any subsequent approval condition, or as otherwise approved by the Village Planning and Development Department Staff or Village Plan Commission:
 - a. Sheet A1.0, Title Sheet, dated 4/17/15
 - b. Sheet A1.1, Existing Layout, dated 4/17/15
 - c. Sheet A1.2, Proposed Layout, dated 4/17/15
 - d. Sheet A1.3, Framing Layout, dated 4/17/15
 - e. Sheet A1.4, Deck Side Section, dated 4/17/15
 - f. Sheet A1.5, Deck Front Section, dated 4/17/15
 - g. Sheet A1.6, Stair Section, dated 4/17/15
 - h. Sheet A1.7, Typical Railing Section, dated 4/17/15
 - i. Sheet A1.8, Ledger Board Connection, dated 4/17/15
 - j. Sheet A1.9, Site Layout, dated 4/24/15

I have attached a copy of the approved Zoning Permit (ZONE-5-15-5913) along with this letter for your files and information. Please contact Village Building Inspector, Scott Tatro, at (715) 359-6114 or statro@westonwi.gov to schedule a time to obtain the building permits for this project. His office hours are from 8am to 9am and 3:30pm to 4:30pm, Monday through Thursday, or by appointment only.

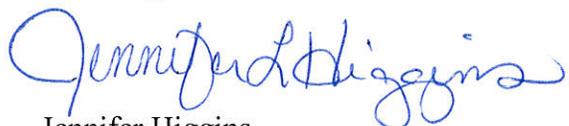
I have also attached a copy of the *Fence, Deck and Pool Permit Application* for your information and use in obtaining the building permit for this project. So we have an updated Occupancy Certificate on file, please also fill out the *Occupancy Certificate Application* attached. There will be no fee for this application as the inspection fee is covered in the Deck permit application fee. If you have questions, please feel free to contact myself or a member of my staff. The Department can be reached via the email address PlanDev@westonwi.gov. Both of these files are fillable pdfs so they can be filled out on your computer and submitted via email.

Please be sure to contact the Building Inspector at the time you wish to receive final inspection for the project. He will issue the final project Completion Certificate following the final inspection. Again, you

can reach a member of the Department via the email address of PlanDev@westonwi.gov or by calling the main Village phone line at (715) 359-6114.

If you have any questions or concerns, please feel free to contact myself or a member of my staff. Continued best wishes with your business operation in Weston.

Sincerely,



Jennifer Higgins
Director of Planning and Development

Cc: File
Planning and Development Staff
Plan Commission

Commercial Site Plan

Application

Village of Weston/ETZ

Date: 05-13-15

Site Plan No. : CSIT-5-15-1509



5500 Schofield Ave
Weston, WI 54476

FULL COMPLETION OF THIS FORM IS REQUIRED FOR PROCESSING

Business Name: Palms Supper Club Zoning Permit No.: ZONE-5-15-5913

SITE PLAN PROJECTS AND FEES

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

*Pl. \$100.00
3411
05-13-15*

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.

SITE PLAN REQUIREMENTS

Application Contents. 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/minimum yards 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.

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)		<u>3,980</u>	Ft ²
Driveways/Parking Lots: Surface Type:	<input checked="" type="checkbox"/> Asphalt <input type="checkbox"/> Concrete <input type="checkbox"/> Pavers <input type="checkbox"/> Gravel	<u>35,502</u>	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:			<u>39,482</u> Ft ²

Proposed Additional Impervious Surfaces:

Building Footprints: (Principal and Accessory structures)			Ft ²
Driveways/Parking Lots: Surface Type:	<input type="checkbox"/> Asphalt <input type="checkbox"/> Concrete <input type="checkbox"/> Pavers <input type="checkbox"/> Gravel*		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
PROPOSED ADDITIONAL TOTAL:			_____ Ft ²
EXISTING IMPERVIOUS TOTAL:			<u>39,482</u> Ft ²
NEW IMPERVIOUS SURFACE GRAND TOTAL:			<u>39,482</u> Ft ²

Landscape Surface Ratio Calculation:

NEW GRAND TOTAL: 39,482 Divided by LOT SIZE: 41,852 Multiplied by 100 = 94.3 %

REIMBURSEMENT FOR DEVELOPMENT REVIEW SERVICES

The Village Planner, Village Engineer, Public Works Director, Village Attorney, and other Village staff and consultants may expend time in the administration, investigation, and processing of development review applications. In addition, the Village may retain the services of other professional consultants—including but not limited to landscape architects, architects, environmental specialists, and recreation specialists—in the investigation and processing of such applications.

Reinforcing the requirements of Section 94.16.18(4) of the Village zoning ordinance, the signing and submittal of this application or petition for development review shall be construed as an agreement to pay for professional consulting services associated with the administration, investigation, and processing of this application or petition. The Village Administrator shall retain sole discretion in determining when and to what extent it is necessary to involve one or more professional consultants in the review of each application or petition.

INSPECTIONS

Requested Inspection Date: _____ Call Back Confirmation Date: _____

Date of Inspection: _____ Inspected By: _____

EMPD Inspected: Yes No Inspected By: _____

S.A.F.E.R. Inspected: Yes No Inspected By: _____

Comments: _____

Inspection Approved: Yes No Date: _____

Re-inspection Required: Yes No Date: _____

Re-inspection Approved: Yes No Date: _____

Building Inspector Report Attached: Yes No

S.A.F.E.R. Inspection Report Attached: Yes No

APPROVAL AND DEPARTMENT SIGNATURES

Temporary Approval Date: _____ Expiration Date: _____

Occupancy Certificate No. _____

Final Approval Date: _____

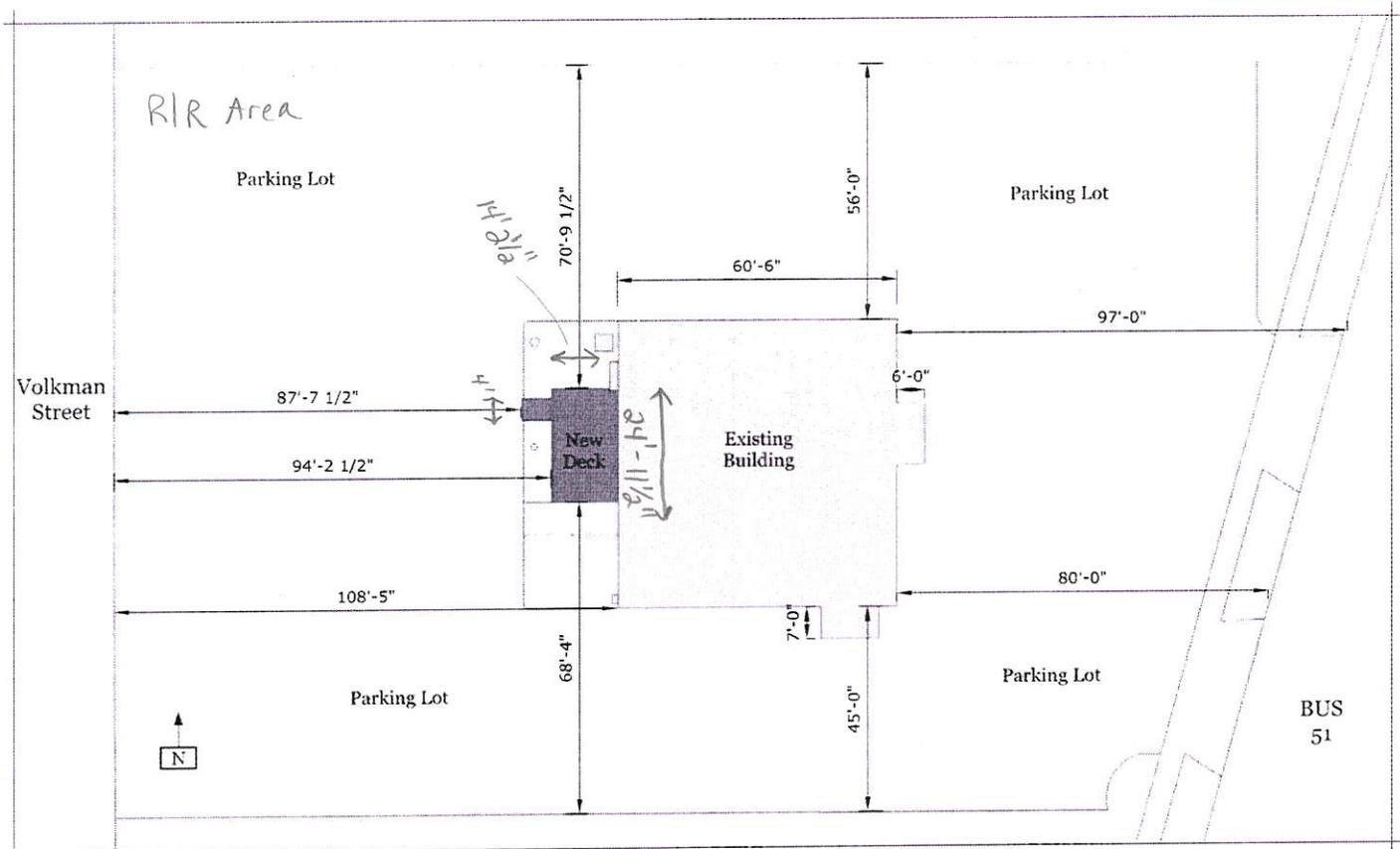
Occupancy Certificate No. _____

Signature of Zoning Administrator _____ Date _____

Signature of Building Inspector _____ Date _____

Signature of S.A.F.E.R. Inspector _____ Date _____

SITE LAYOUT



Innovative Creations, LLC
 1803 Stewart Ave, Suite E
 Wausau, WI 54401
 715-771-9629
 innovativewisconsin.com

Alex Taylor
 Owner
 1803 Stewart Ave, Suite E
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 260-446-1217
 alex@innovativewisconsin.com

Karl Blomberg
 Project Manager
 1803 Stewart Ave, Suite E
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 715-498-6979
 karl@innovativewisconsin.com

PROJECT
 The Plams Project

DRAWN BY
 Karl Blomberg

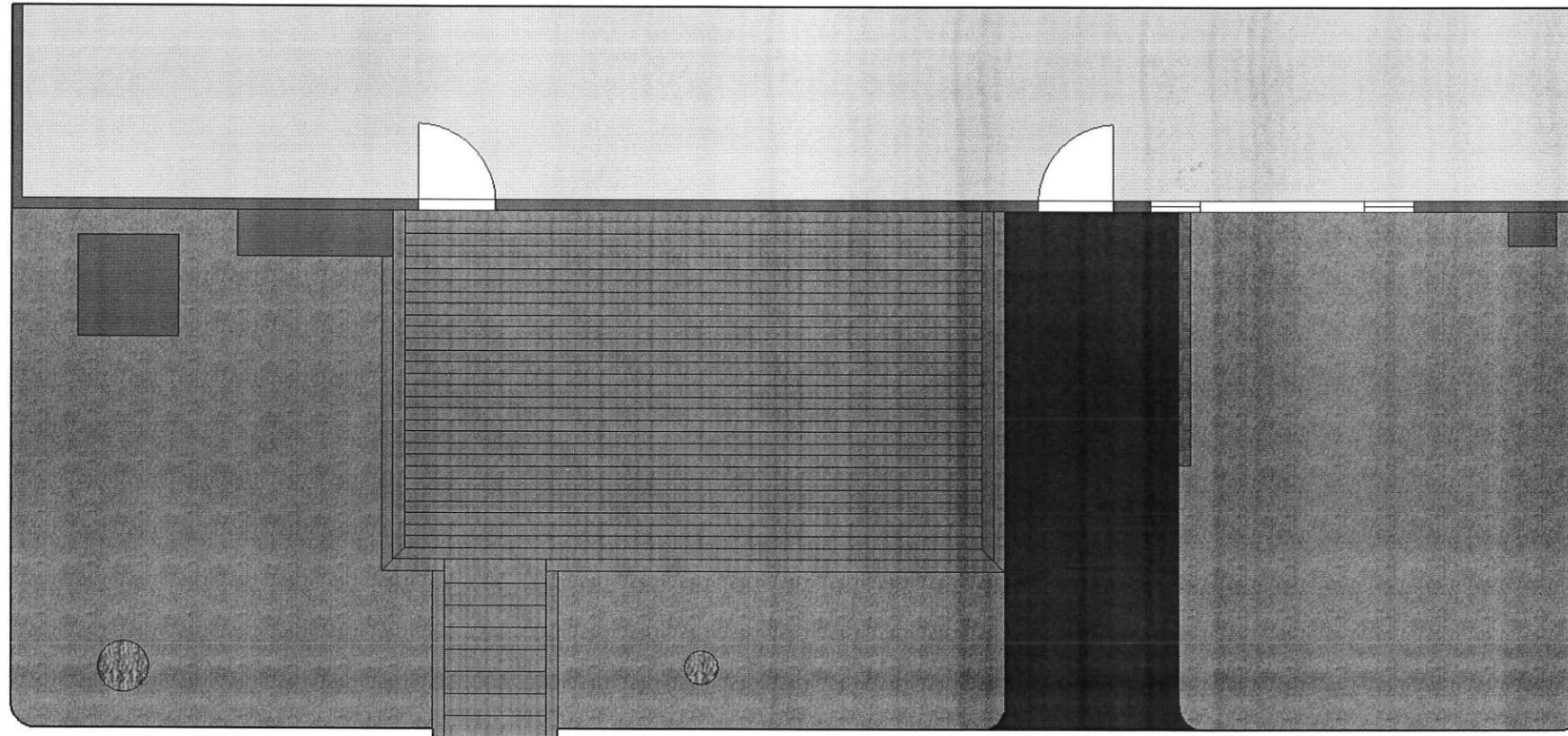
ISSUE DATE
 04/17/2015

RE-ISSUE DATE
 04/24/2015

Site Layout

A1.9

THE PALMS PROJECT



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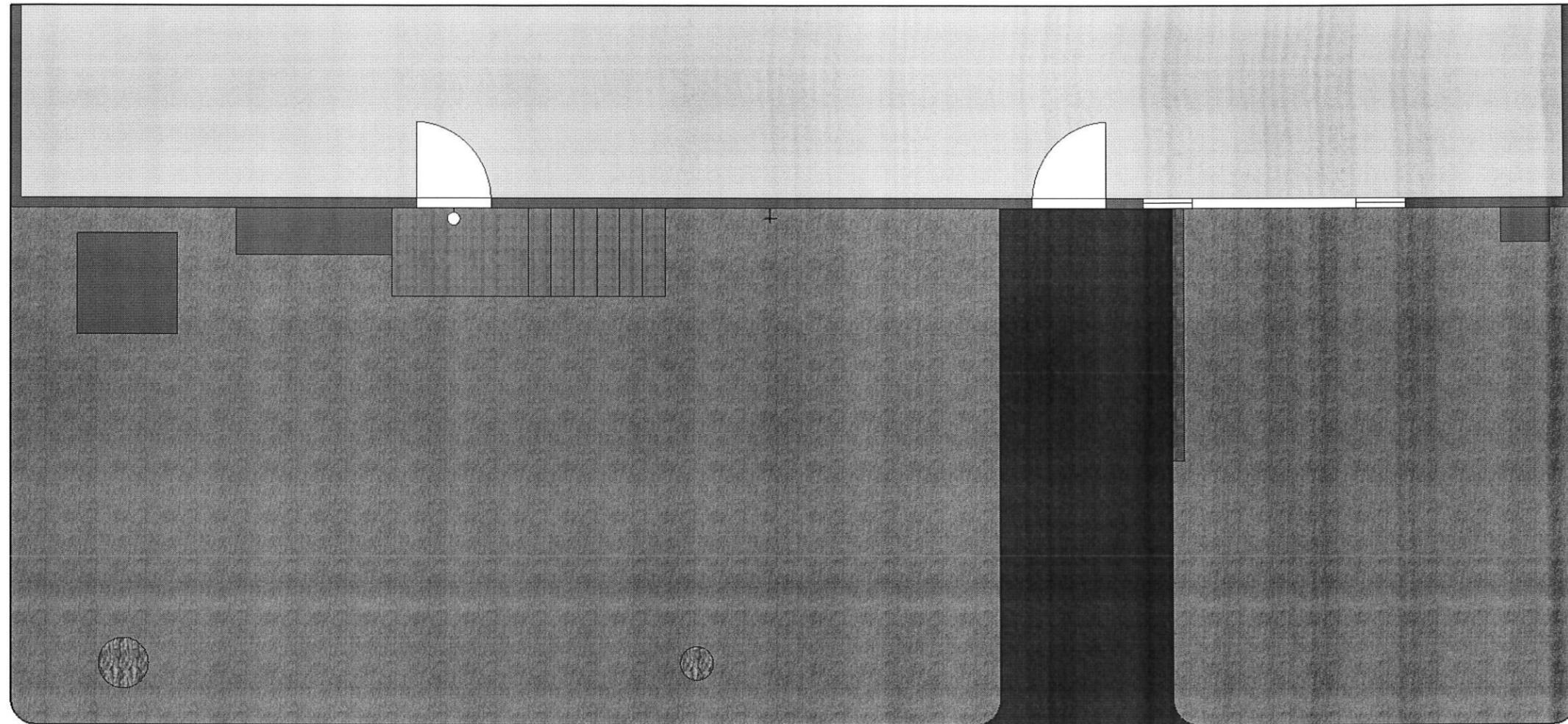
PROJECT
The Palms Project
DRAWN BY
Karl Blomberg

ISSUE DATE
04/17/2015

Title Sheet

A1.0

EXISTING LAYOUT



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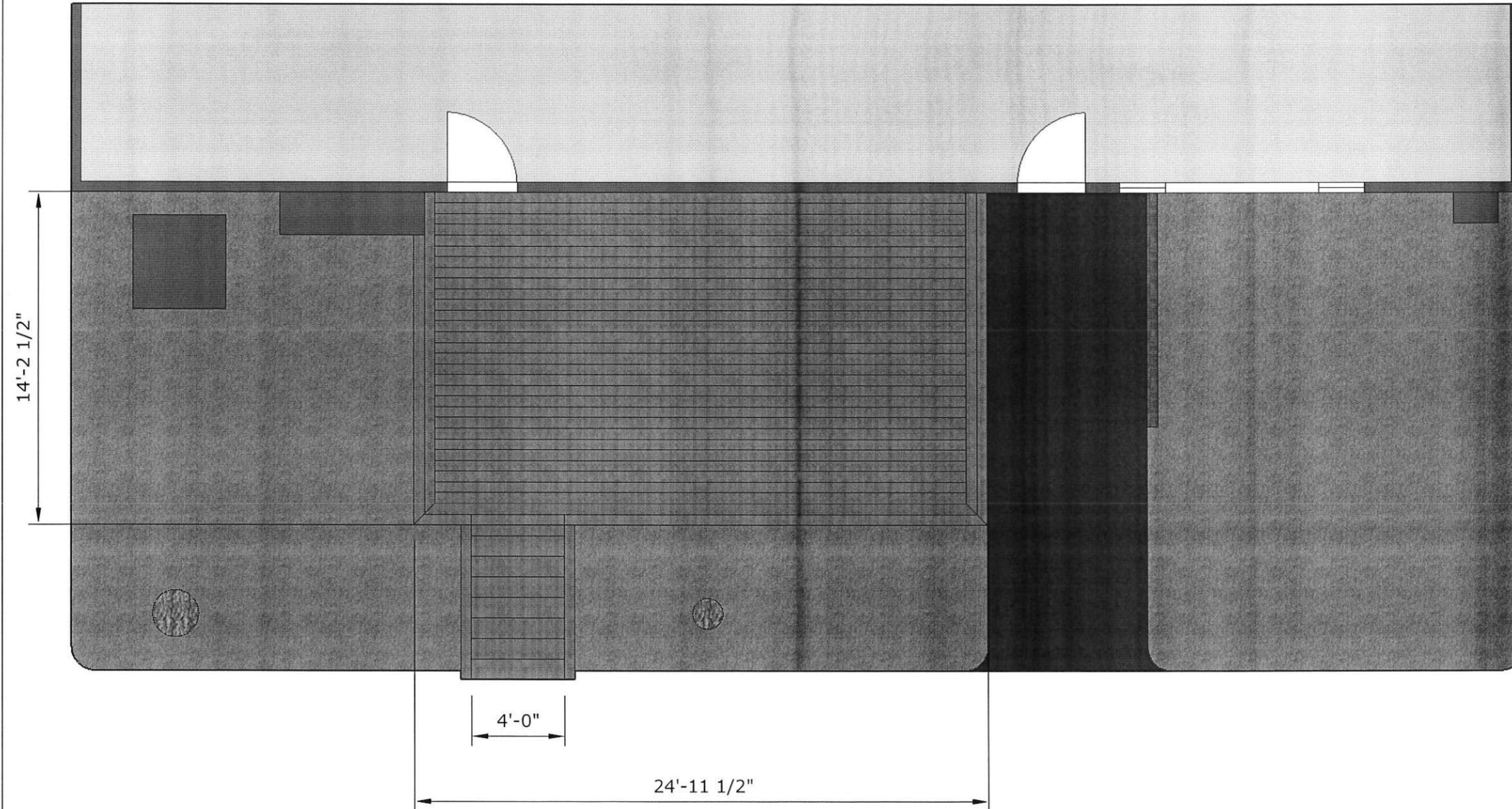
ISSUE DATE
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Existing Layout

A1.1

PROPOSED LAYOUT



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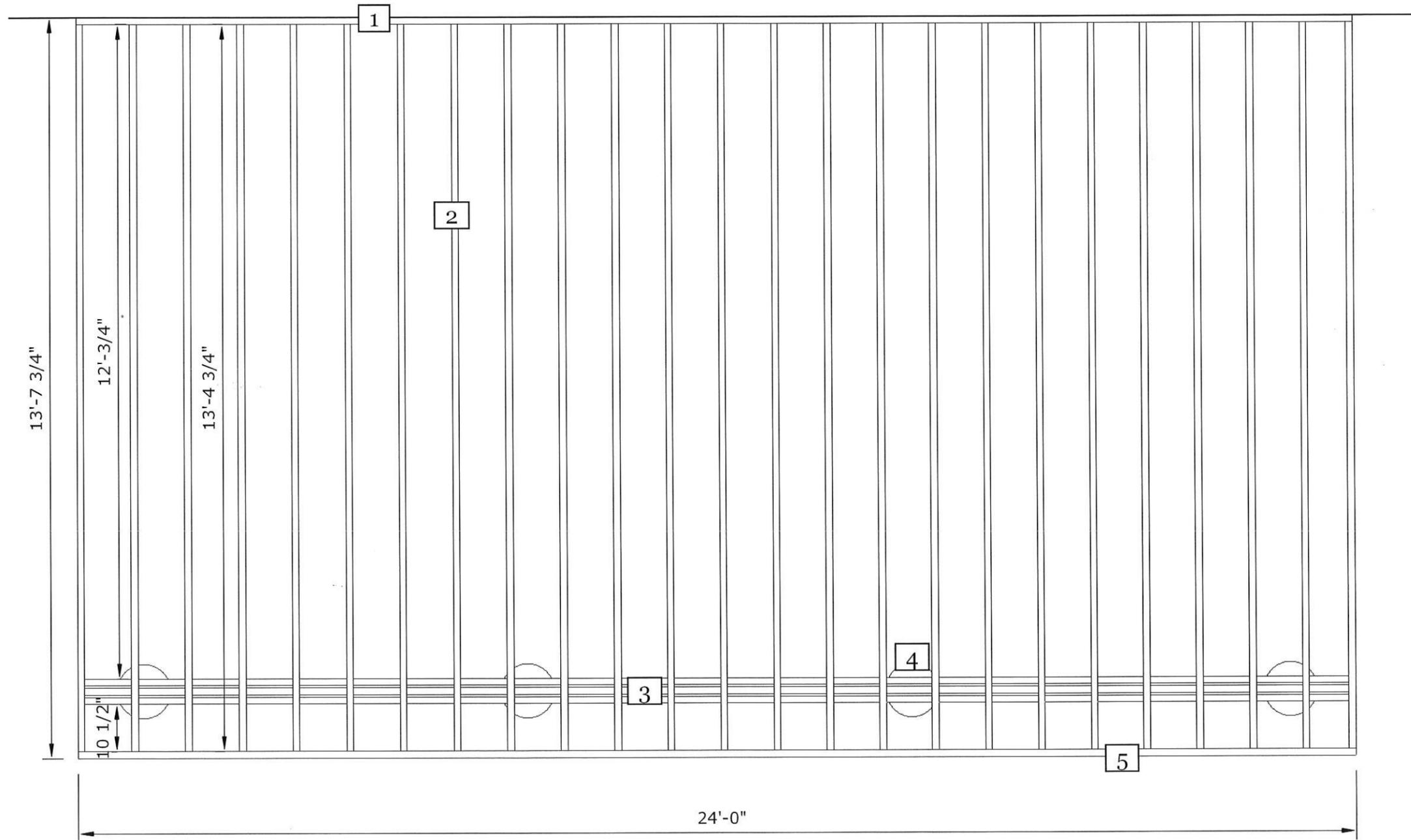
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Proposed Layout

A1.2

FRAMING LAYOUT



- 1 2x10 ledger board
- 2 2x10 joists
- 3 3-2x10 beam with 2 -1/2" plywood spacers
- 4 Concrete pier footing
- 5 2x10 rim joist

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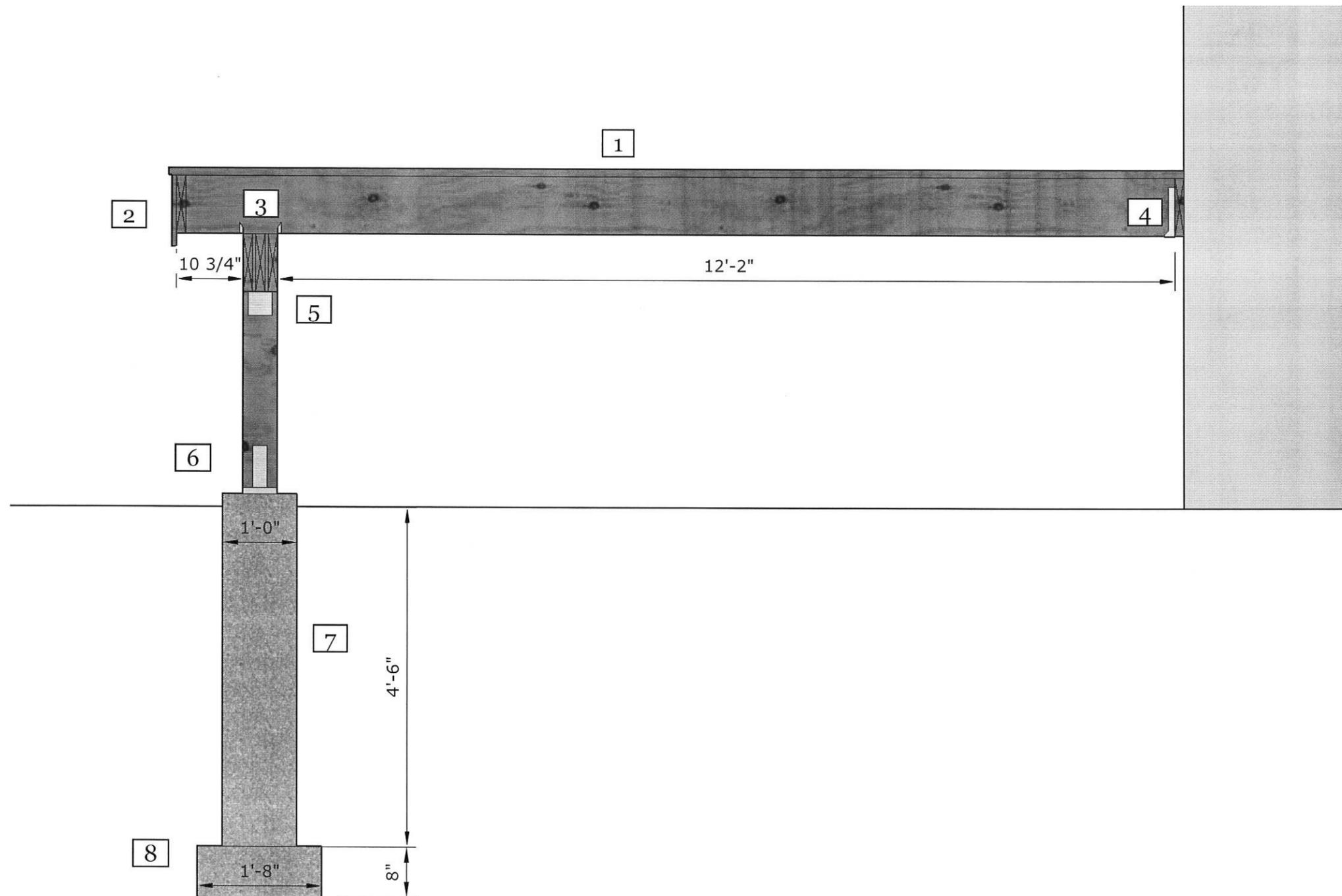
ISSUE DATE
 04/17/2015

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 Karl Blomberg

Framing Layout

A1.3

DECK SIDE SECTION



- 1 5/4 decking
- 2 1x12 fascia board
- 3 Hurricane ties
- 4 Standard joist hangers and four hold down anchors through ledger and main structure
- 5 Post caps
- 6 Wet post anchors
- 7 Round concrete pier
- 8 Round footing

(see attached documentation for details on hardware)

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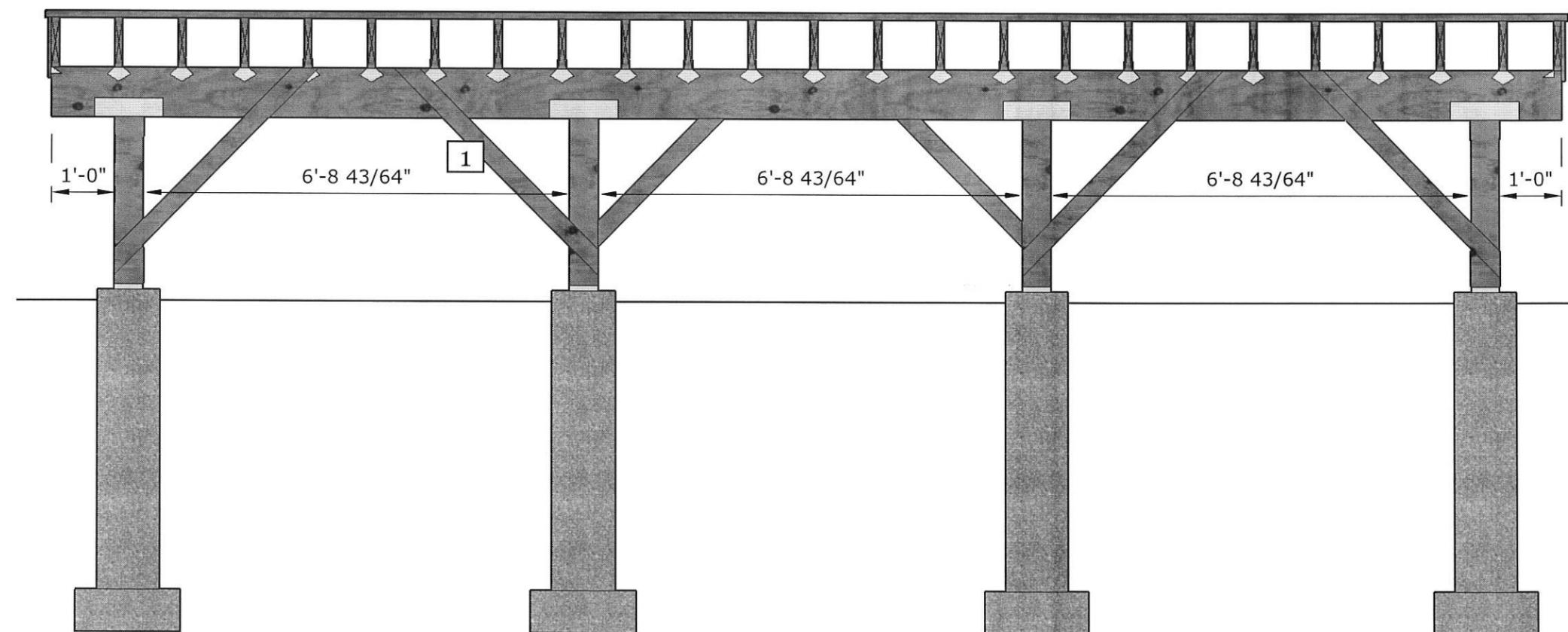
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Deck Side Section

A1.4

DECK FRONT SECTION

1 2x4 lateral bracing fastened with 3/8" through bolts



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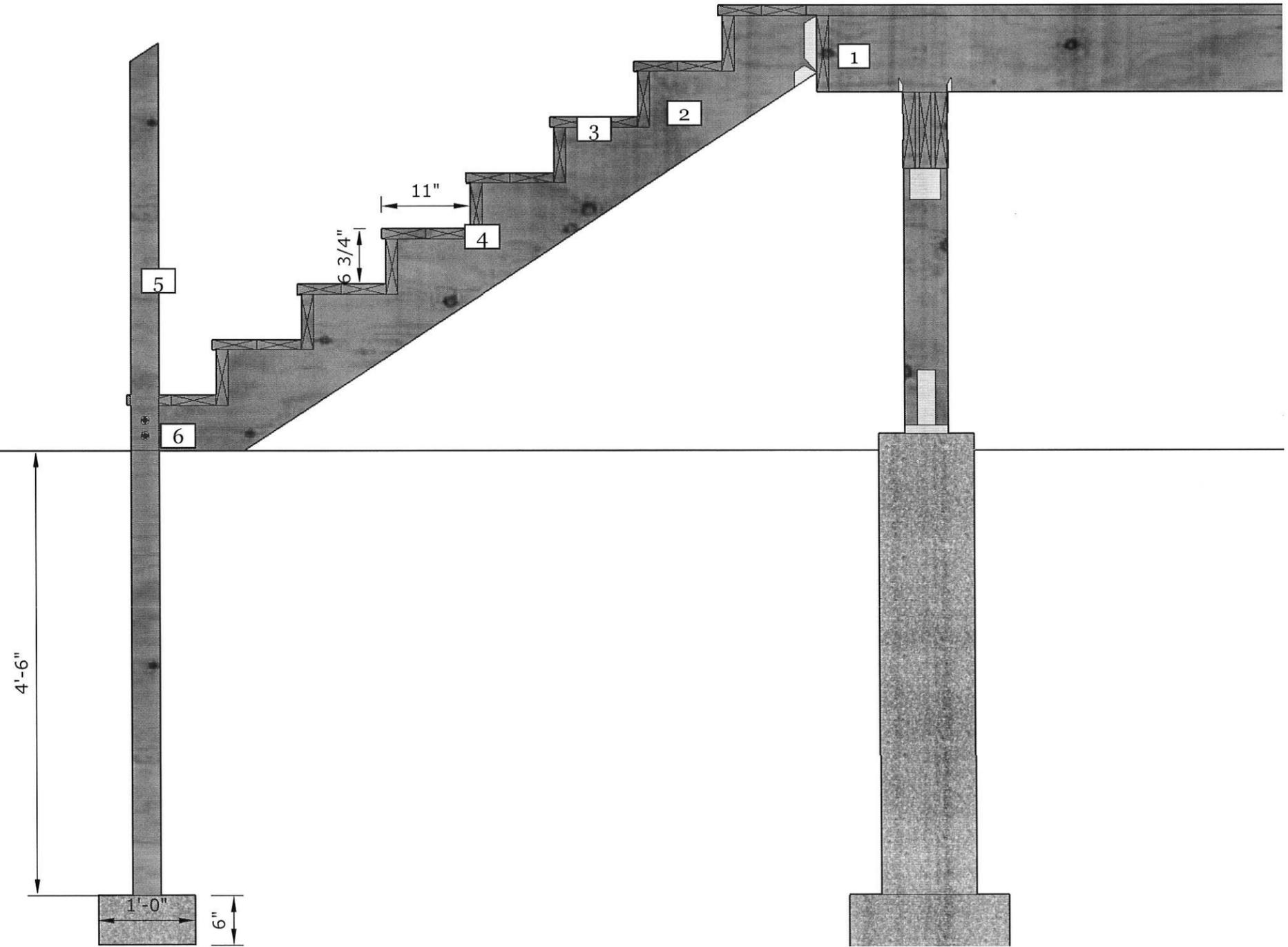
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Deck Front Section

A1.5

STAIR SECTION



- 1** Stringer hanger with hold down anchors
- 2** 2x12 ground contact stringers spaced 12" oc
- 3** 5/4 decking treads
- 4** 2x risers
- 5** 4x4 ground contact railing post
- 6** 1/2" through bolts

(see attached documentaion for details on hardware)

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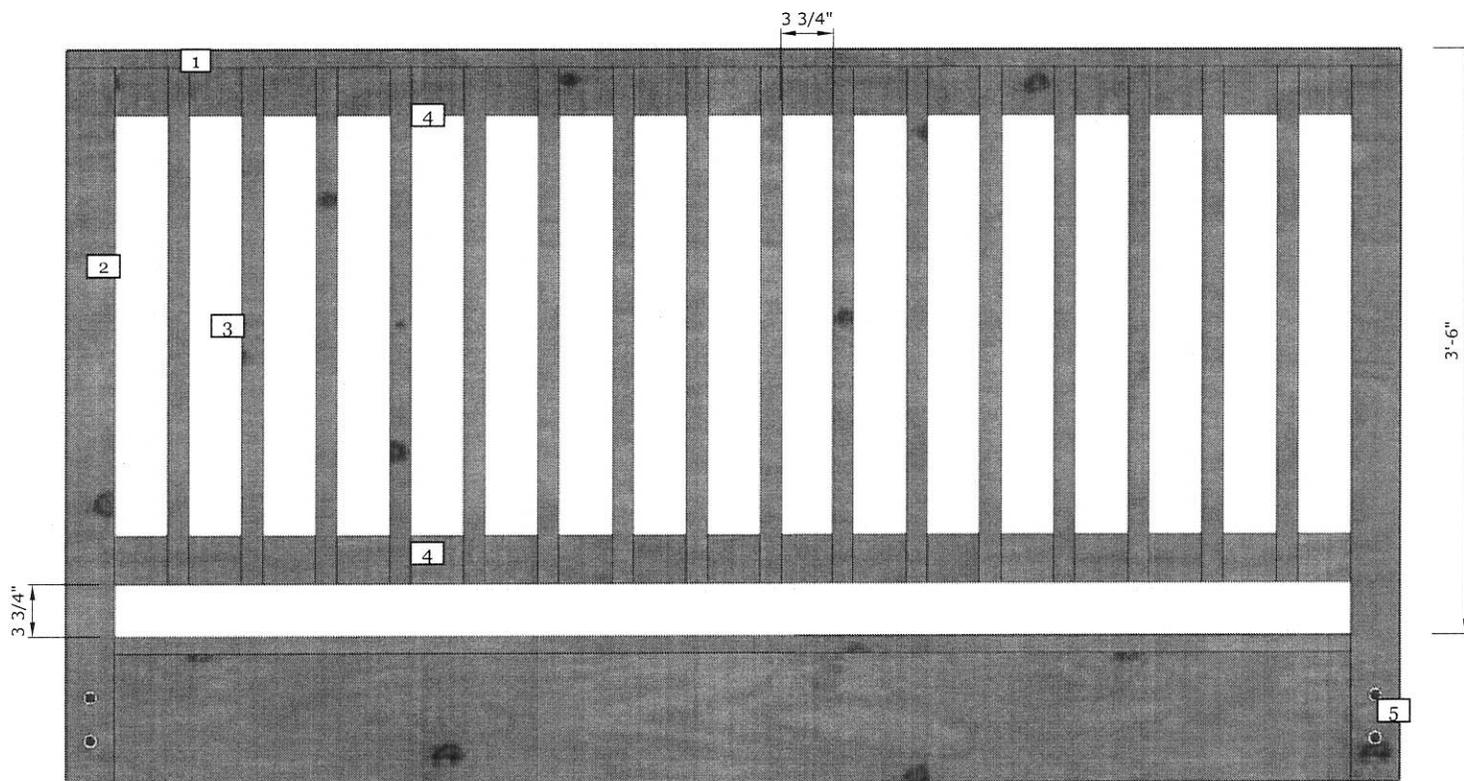
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Stair Section

A1.6

TYPICAL RAILING DETAIL



- 1 5/4 top rail
- 2 4x4 support posts
- 3 2x2 balusters
- 4 2x4 top and bottom supports
- 5 1/2" through bolts with hold down anchors

(see attached documentation for details on hardware)

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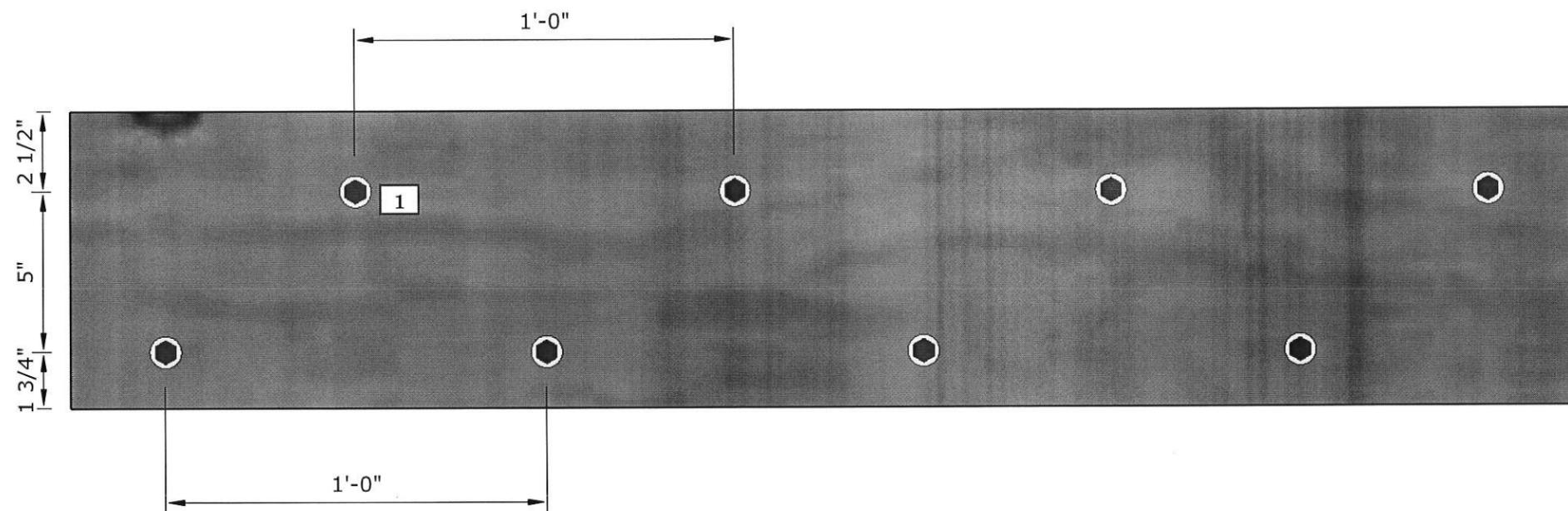
RE-ISSUE DATE
 04/24/2015

Typical Railing Detail

A1.7

LEDGER BOARD CONNECTION

1 1/2" lags or anchors



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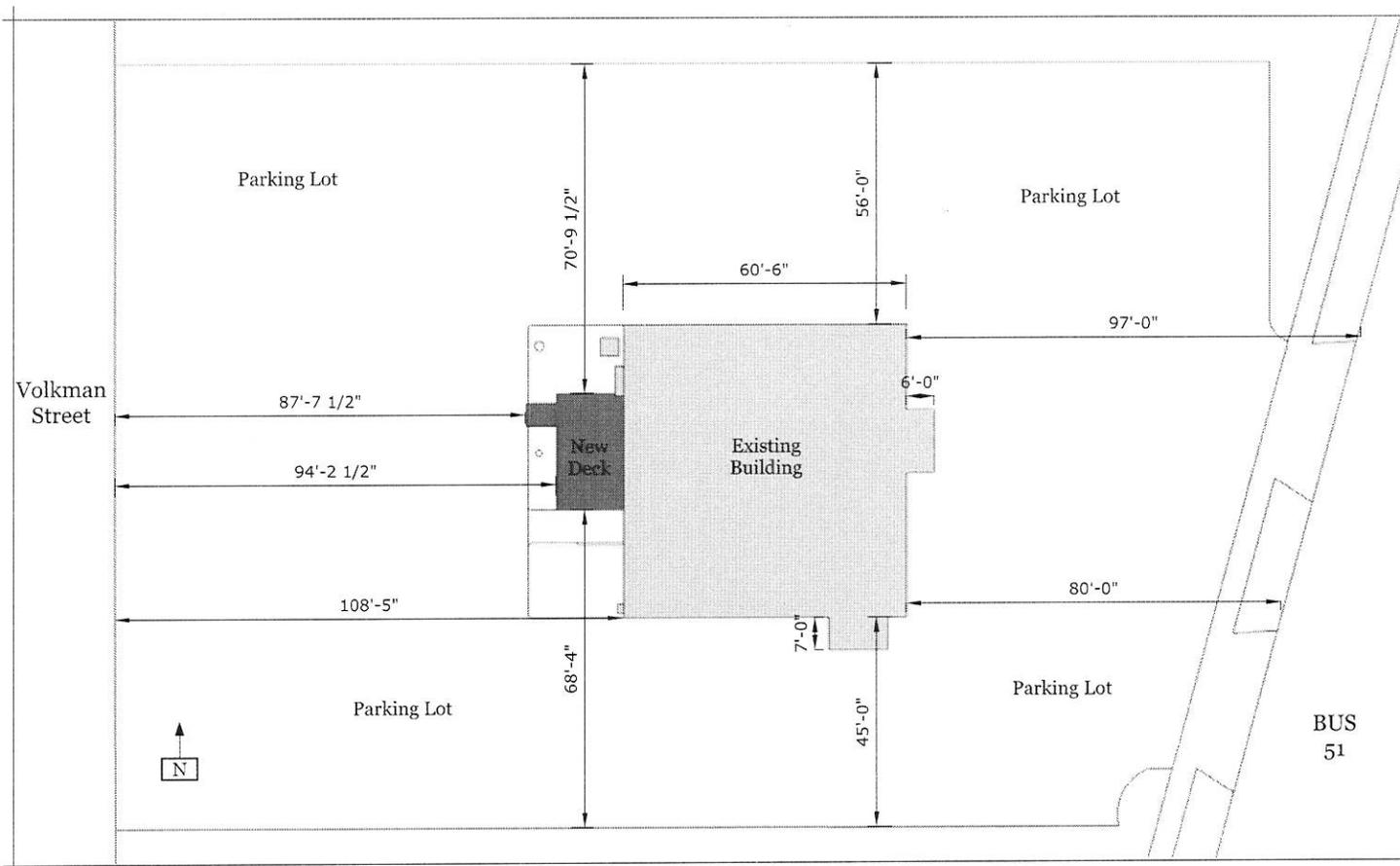
ISSUE DATE
 04/17/2015

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 Karl Blomberg

Ledger Board Connection

A1.8

SITE LAYOUT



Innovative Creations, LLC 1803 Stewart Ave, Suite E Wausau, WI 54401 715-771-9629 innovativewisconsin.com	Alex Taylor Owner 1803 Stewart Ave, Suite E Wausau, WI 54401 260-446-1217 alex@innovativewisconsin.com	Karl Blomberg Project Manager 1803 Stewart Ave, Suite E Wausau, WI 54401 715-498-6979 karl@innovativewisconsin.com	PROJECT The Plams Project	ISSUE DATE 04/17/2015
			DRAWN BY Karl Blomberg	RE-ISSUE DATE 04/24/2015



Permit

Permit NO. **ZONE-5-15-5913**

Permit Type: **Zoning**

Work Classification: **Residential**

Permit Status: **Final**

Issue Date: **5/18/2015**

Expiration: **on Change of Use**

Project Address 5912 Business Highway 51 Weston, WI 54476		Project Name Palms Supper Club	Applicant Steve Hutchison
Parcel Number 19228081831003	Subdivision Mylrea Acre Lots	Block / Lot 4 / 5 & 6	Zoning B-2 - Highway Business
Owner Information Palm's Inc.	Address 4000 Central Drive Wausau, WI 54401	Phone	Cell (715)551-3010

Proposed Land Use: Existing Restaurant

ZONING:

Base District: B2 - Highway Business

Overlay District: N/A

Conditional Uses: N/A

Description of Work: Addition of a deck 13'7" x 24'0"

FEE SUMMARY

Fees Due	Amount	Total	Amt Paid	Amt Due
Certificate of Occupancy Fee	\$0.00	\$0.00	\$0.00	\$0.00
Total:	\$0.00			

Payment Type:

Comments: Indoor Commercial Entertainment is a permitted use in the B2 (Highway Business) Zoning District. Per 94.4.05(10), "Restaurants" are described as Indoor Commercial Entertainment.

I HEREBY UNDERSTAND THAT THIS PERMIT DOES NOT GRANT ANY RIGHT OR PRIVILEGE TO ERECT ANY STRUCTURE OR TO USE ANY PREMISE HEREIN DESCRIBED FOR ANY PURPOSE OR IN ANY MANNER PROHIBITED BY THE VILLAGE OF WESTON ZONING ORDINANCE. SPECIAL CONDITIONS AND/OR PROVISIONS STATED ON THIS BUILDING PERMIT SUPERCEDE ANY OTHER INFORMATION PROVIDED BY THE APPLICANT, INCLUDING INFORMATION PROVIDED ON THE PLANS. I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS PERMIT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HERIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

May 18, 2015

Issued By: Village of Weston, WI

Date

Commercial Zoning and Pre-Application

Permit
 Village of Weston/ETZ
 Date: 4/21/15

Permit No. : ZONE-5-15-5913

Payment: Cash Check No. M/C

FULL COMPLETION OF THIS FORM IS REQUIRED FOR PROCESSING



5500 Schofield Ave
 Weston, WI 54476

-- PLEASE USE THE ONLINE FILLABLE PDF --

ZONING FEES

Zoning Permit \$25.00 FEE [43/4343]

EXPLANATION OF PROCESS

No new building and no existing building which is to be remodeled or relocated shall be issued a building permit until a zoning permit has been issued to certify that such construction or change would comply with the provisions of Chapter 94 of the Village of Weston Municipal Code, Wisconsin Uniform Building Code, and Village Building Codes. Buildings or spaces within buildings are not allowed to be occupied without a Certificate of Occupancy issued in the name of the tenant occupying that building or space. Applications for a Zoning Permit shall be made to the Department of Planning and Development prior to the submittal of an application for a site plan review, commercial rezone, conditional use, building permit and/or certificate of occupancy. THIS IS AN APPLICATION AND NOT A PERMIT TO OCCUPY THE BUILDING. Permits filled after the fact shall be subject to double the fee and a \$50.00 fine.

APPLICANT INFORMATION

Business Name: Palms Supper Club Inc **Contact Name:** Steve Hutchison
Business Owner: Steve Hutchison **Mailing Address:** 5912 Hwy Bue 51 St
Business Address: 5912 Business Hwy 5506 Linda St.
51 sth **Phone:** 359-2200 - 715-551-3010
Website: entershamsn.com **Email:** entershamsn.com
Date Opening: 2012 **Applicant will:** Rent Lease Own

Property Owner: Steve Hutchison **Contact Name:** Steve Hutchison
Mailing Address: 5506 Linda St **Phone:** 715-551-3010
Weston, WI 54476 **Email:** entershamsn.com

EXISTING AND PROPOSED USES

Current and proposed use of subject property (check all applicable uses, and whether each is a current use, proposed use, or both):

- | | | |
|---|---|---------------------------------------|
| Multiple Family Residential – 3 or more units | <input type="checkbox"/> Current Use | <input type="checkbox"/> Proposed Use |
| Mixed Commercial/Residential | <input type="checkbox"/> Current Use | <input type="checkbox"/> Proposed Use |
| Office | <input type="checkbox"/> Current Use | <input type="checkbox"/> Proposed Use |
| Commercial Retail/Service | <input checked="" type="checkbox"/> Current Use | <input type="checkbox"/> Proposed Use |
| Industrial and Warehousing | <input type="checkbox"/> Current Use | <input type="checkbox"/> Proposed Use |
| Institutional | <input type="checkbox"/> Current Use | <input type="checkbox"/> Proposed Use |
| Parking | <input type="checkbox"/> Current Use | <input type="checkbox"/> Proposed Use |
| Excavation/Mining/Significant Earth Movement | <input type="checkbox"/> Current Use | <input type="checkbox"/> Proposed Use |
| Other: _____ | <input type="checkbox"/> Current Use | <input type="checkbox"/> Proposed Use |

PROJECT SITE SPECIFICATIONS

Project Type: Select a Project Type ^{Addition of a deck.} Project Address: 5912 Bus. Hwy. 51
(or PIN if no address)

Building Size (ft²): 3,980 sq.ft.

Lot Size(ft² & Acres): 36,331 sq.ft. Property Zone: Select Zoning Designation B-2

Legal Description: Lot 5 + part of Lot 6, Block 4, of Mylrea Acres

OPERATIONAL PLAN REQUIRED

The following components are required in the operational plan: (1) detailed description of the activities and process which will be taking place on the above stated property. This includes all principal uses, accessory uses and temporary uses (please see the use chart in Chapter 94 [Article 3 of the zoning code](#)); (2) a statement regarding outdoor storage and a detailed description of the materials being proposed to be stored (are there hazardous materials?); (3) a statement regarding the impacts on the neighboring parcels. What is the anticipated increase in traffic? The number of employees working on site. Drop-off and/or pick-up of materials and/or products (what times will these occur?); (4) existing facilities at the proposed site. Will there be the need to add or reduce the facilities (this includes parking spaces and square footage of the building/space occupied or outdoor storage); (5) what additional licenses are required to operate? A copy of all licenses will be required to be submitted with the occupancy application; (6) please include any other pertinent information.

Has the operational plan been attached? Yes No

Does the operational plan include ALL the required components listed above? Yes No

SITE PLAN REQUIRED

A site plan shall be submitted with this application. The site plan showing the following features: legal description of the property; subject site with lot dimensions, buildings, uses, fences, and other structures; easements; streets, railroads and other public right-of-ways; off-street parking areas and total number of available parking spaces; loading areas and driveways; outdoor storage areas; highway access restrictions and other restrictions where applicable; water ways, wetlands and floodplain boundaries; existing and proposed front, interior and rear yard setbacks. Some parcel information and maps may be obtained via the [Marathon County Land Information Mapping System](#). For new construction, building additions and accessory structures this requirement is waived for this application. A separate **Commercial Site Plan Application** will be issued once this application has been approved by staff.

Has the site plan been attached? Yes No N/A

Does the site plan include ALL the required components listed above? Yes No N/A

OTHER REQUIREMENTS

A copy or description of any prior rezoning, conditional use permit, site plan, variance or other Village actions may be required to be submitted before a zoning permit may be issued. The Zoning Administrator or appointed designee will review the zoning compliance requirements with the applicant as necessary.

Has the required information been attached? Yes No N/A

REIMBURSEMENT FOR DEVELOPMENT REVIEW SERVICES

The Village Planner, Village Engineer, Public Works Director, Village Attorney, and other Village staff and consultants may expend time in the administration, investigation, and processing of development review applications. In addition, the Village may retain the services of other professional consultants—including but not limited to landscape architects, architects, environmental specialists, and recreation specialists—in the investigation and processing of such applications.

Reinforcing the requirements of Section 94.16.18(4) of the Village zoning ordinance, the signing and submittal of this application or petition for development review shall be construed as an agreement to pay for professional consulting services associated with the administration, investigation, and processing of this application or petition. The Village Administrator shall retain sole discretion in determining when and to what extent it is necessary to involve one or more professional consultants in the review of each application or petition.

The Applicant shall be responsible for the costs for such professional consulting services. The Applicant shall pay such costs upon receipt of one or more invoices from the Village, following the execution of the development review services associated with the application. In the event the Applicant fails to pay such costs, the responsibility shall pass to the property owner, if different, under

the same terms. Development review fees that are assigned to the Applicant or property owner, but that are not actually paid, may then be imposed by the Village as a special charge on the affected property.

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. ALL FINALIZED PERMITS WILL BE SENT VIA EMAIL OR BE PICKED UP AT THE MUNICIPAL CENTER. Permits will not be sent by mail.** Work on the proposed project cannot begin without the issuance of a permit. Permits filled after the face shall be subject to double the fee and a \$50.00 fine.



4/21/15

Signature of Applicant

Date

- Property Owner Project/Business Owner Project Manager

STAFF REVIEW

PIN: 192-2808-183-1003 Zoning: B-2 Village ETZ

Filed After the Fact: Yes No Fine Imposed: Yes No Amount: _____

Conditional Use: Yes No Reason: _____

Use: _____

N/A

Proposed PC/ETZ Meeting Date: _____ CUP Number: _____

Rezone: Yes No Reason: _____

Requested Zone: _____

N/A

Proposed PC/ETZ Meeting Date: _____ Rezone Number: _____

Variance: Yes No Reason: _____

Requested Variance: _____

N/A

Proposed ZBA Meeting Date: _____ Variance Number: _____

Site Plan Application No. CSIT-5-15-1509 Approval Date: _____

Building Permit No. _____ Approval Date: _____

Sign Permit No. _____ Permanent / Temp Date: _____

Code Section: 94.4.05(10) and 94.2.01(3)(c)

Comments: owner is adding a deck to the bldg.



Signature of Zoning Administrator or Designee

05-18-15

Date

Permit Number ZONE-5-15-5913 Approved Denied

STAFF TIME TABLE CHECKLIST

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

Application and required plans filed with the Village.
Date: 05-13-15 Received by: VP

Application fee received by Village.
Date: - Received by: NIC

Application and submitted plans verified as being complete.
Date: 05-18-15 Reviewed by: VP

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

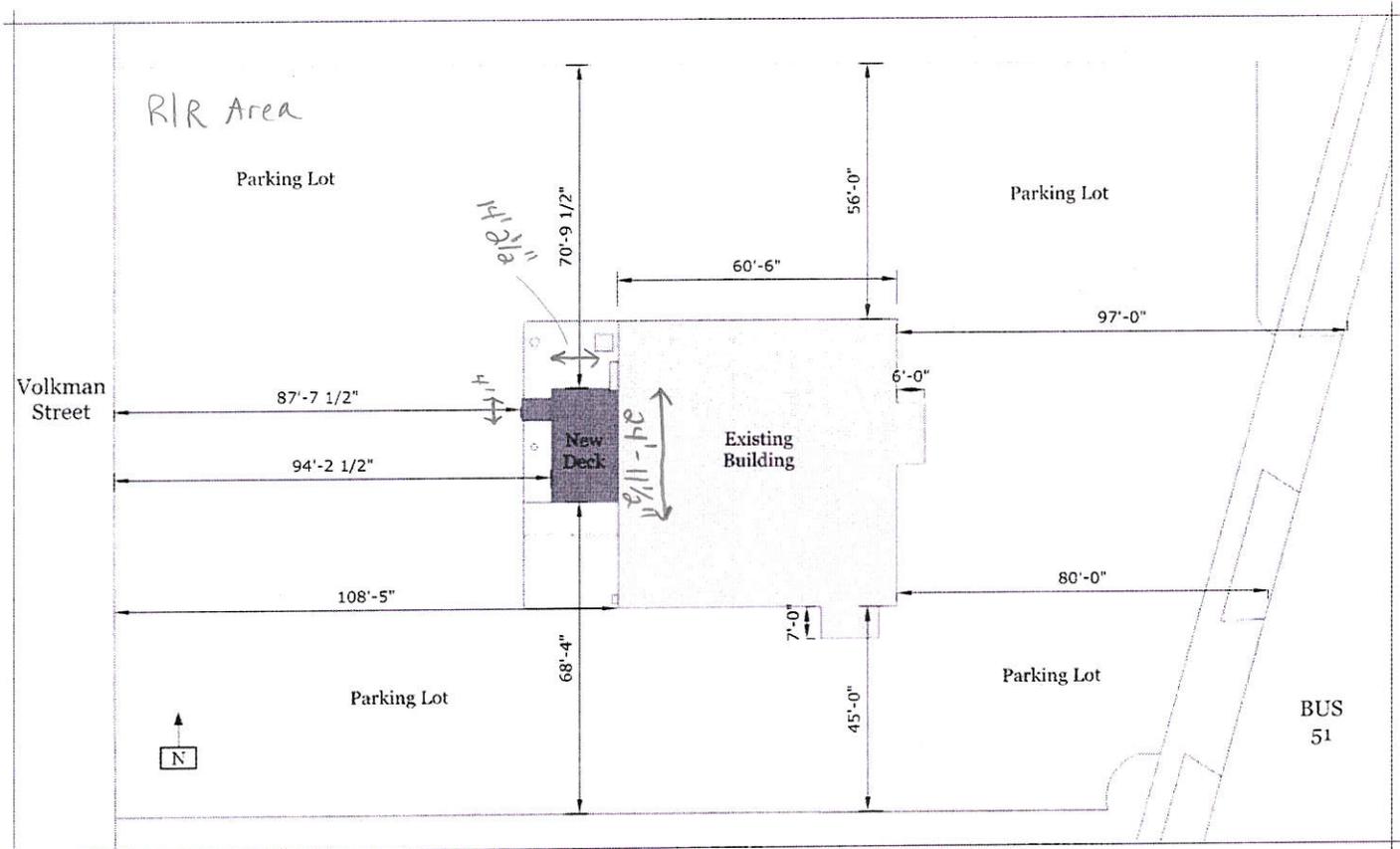
Zoning Administrator (or designee) action.
Date: 5-18-15 Action Taken: Granted Denied Designee: [Signature]

Applicant notified of decision and sent Occupancy Permit Application.
Date: 5-22-15 Sent by: [Signature]

Attached in Smart Search.
Date: 5/22/15 Attached by: [Signature]

Attached and closed in Beehive. Energov
Date: 5/22/15 Closed by: [Signature]

SITE LAYOUT



Innovative Creations, LLC
 1803 Stewart Ave, Suite E
 Wausau, WI 54401
 715-771-9629
 innovativewisconsin.com

Alex Taylor
 Owner
 1803 Stewart Ave, Suite E
 Wausau, WI 54401
 260-446-1217
 alex@innovativewisconsin.com

Karl Blomberg
 Project Manager
 1803 Stewart Ave, Suite E
 Wausau, WI 54401
 715-498-6979
 karl@innovativewisconsin.com

PROJECT
 The Plams Project

DRAWN BY
 Karl Blomberg

ISSUE DATE
 04/17/2015

RE-ISSUE DATE
 04/24/2015

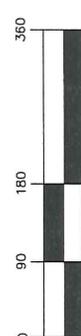
Site Layout

A1.9

CERTIFIED SURVEY MAP NO. 17095 VOL. 81 PAGE 27

OF ALL OF LOT 1, VOLUME 68 CERTIFIED SURVEY MAPS, PAGE 30 AND
 OF ALL OF OUTLOTS 1, 3 AND 4 OF VOLUME 57 CERTIFIED SURVEY MAPS, PAGE 21 AND PART OF THE
 NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 28 NORTH, RANGE 8 EAST,
 VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN

GRAPHIC SCALE



1 inch = 180 ft.

- ⊙ SEPTIC VENT/TANK
- ⊙ WELL
- ⊙ 1" X 24" ID IRON PIPE WEIGHING 1.68 LBS/LINEAL FOOT SET
- FOUND 1.5" I. PIPE
- ⊙ FOUND 3/4" I. PIPE
- ▲ FOUND 1" IRON ROD
- ⊠ FOUND GOVT CORNER
- RECORD DATA

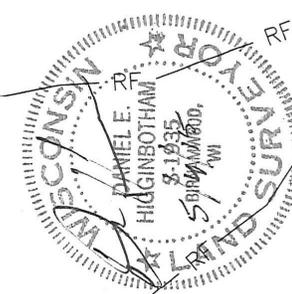
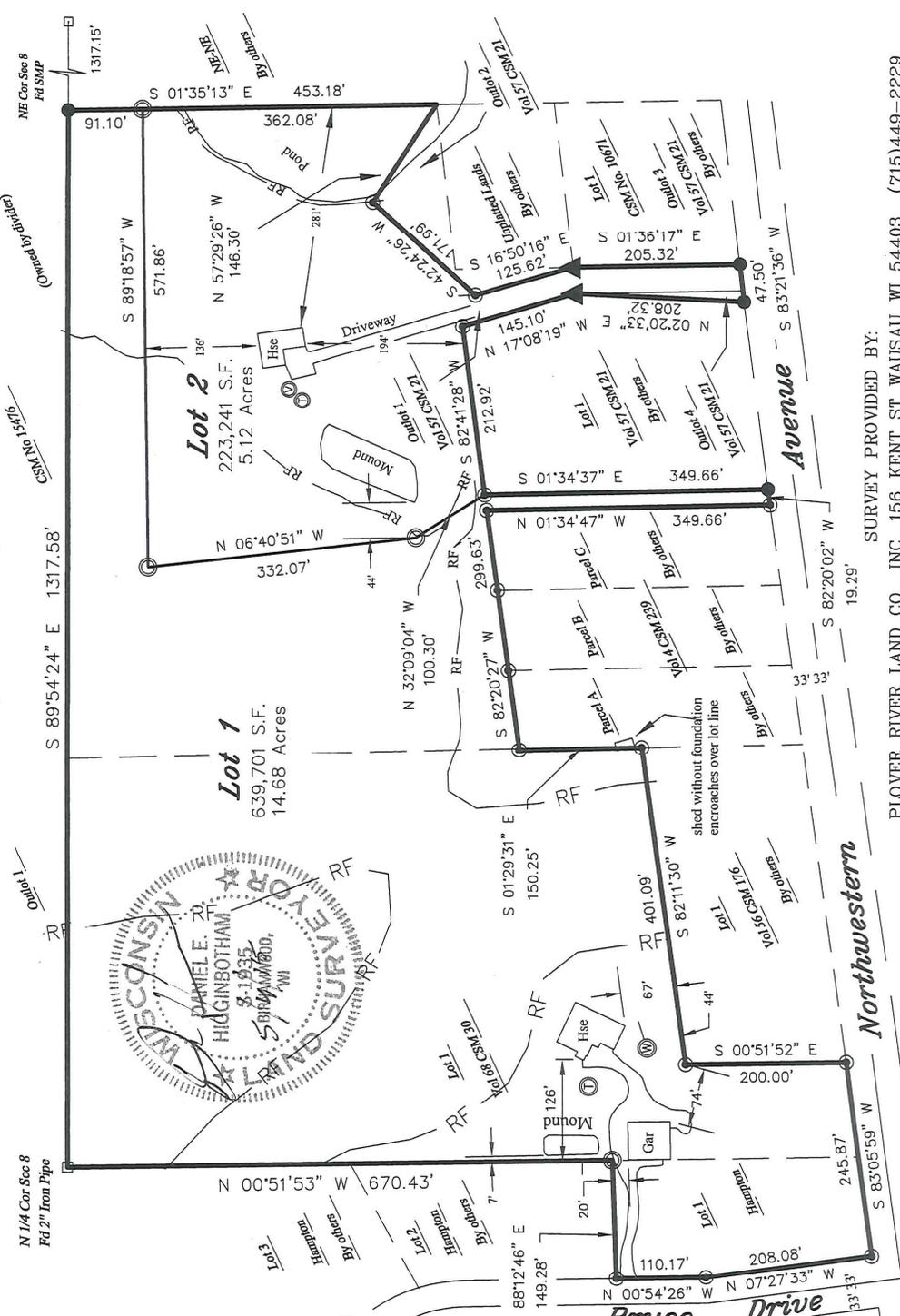
BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NE 1/4 OF SEC 8 ASSUMED TO BEAR S 89° 54' 24" E

Benchmark - The top of the Septic Tank Cover on Lot 2 is at 1180.50' and is based on BH 94 Monument recorded as 1178.23 NGVD29

No well was found on Lot 2

RF - Is the Regional Flood Boundary based on Flood Insurance Rate Map 55073C0421 indicating a Regional Flood Elevation of 1176.0'. The Location of the RF line shown on the map is derived from the Marathon County LIDAR 2' Elevation data.

APPROVED FOR RECORDING UNDER THE TERMS OF THE VILLAGE OF WESTON MUNICIPAL ORDINANCE BY *[Signature]* DATE 5-11-15



Michael J. Sydow
 MICHAEL J. SYDOW, REGISTER OF DEEDS
 05/12/2015 11:25:20 AM
 DDC# 1691487



17095

SURVEY PROVIDED BY:
 PLOVER RIVER LAND CO., INC. 156 KENT ST WAUSAU WI 54403 (715)449-2229

MARATHON COUNTY CERTIFIED SURVEY MAP

I, Daniel E. Higginbotham, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped by the order of Mark Asplund, a parcel of land being all of Lot 1, Volume 68 of Certified Survey Maps, Page 30 and all of Outlots 1,3 and 4 of Volume 57 of Certified Survey Maps, Page 21 and being part of the Northwest ¼ of the Northeast ¼ of Section 8, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin more particularly described as follows:

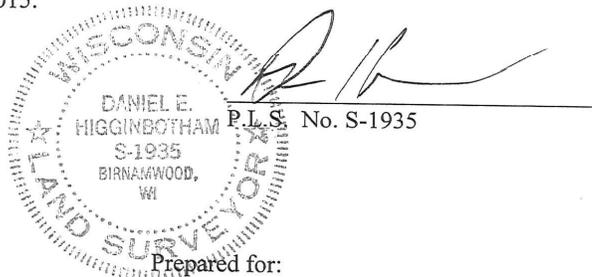
Beginning at the North ¼ Corner of Section 8; thence S 89° 54' 24" E, 1317.58 feet along the North line of the Northwest ¼ of the Northeast ¼ of Section 8 to the Northeast Corner thereof; thence S 01° 35' 13" E, 453.18 feet along the East line of the Northwest ¼ of the Northeast ¼ of Section 8; thence N 57° 29' 26" W, 146.30 feet along the North line of Outlot 2, Volume 57 Certified Survey Maps, Page 21; thence S 42° 24' 26" W, 171.99 feet along the North line of said Outlot 2; thence S 16° 50' 16" E, 125.62 feet; thence S 01° 36' 17" E, 205.32 feet to the Northerly r/w of Northwestern Avenue; thence S 83° 21' 36" W, 47.50 feet along said Northerly r/w; thence N 02° 20' 33" E, 208.32 feet along the East line of Lot 1 of Volume 57 Certified Survey Maps, Page 21; thence N 17° 08' 19" W, 145.10 feet along said East line; thence S 82° 41' 28" W, 212.92 feet along the North line of said Lot 1 to the Northwest corner thereof; thence S 01° 34' 37" E, 349.66 feet along the West line of Lot 1, Volume 57 Certified Survey Maps, Page 21 to the Northerly R/W of Northwestern Avenue; thence S 82° 20' 02" W, 19.29 feet along said Northerly R/W; thence N 01° 34' 37" W, 349.66 feet along the East line of a parcel of land previously mapped as Parcel "C", Volume 4 Certified Survey Maps, Page 239; thence S 82° 20' 27" W, 299.63 feet along the North line of Volume 4 Certified Survey Maps, Page 239 to the Northwest corner thereof; thence S 01° 29' 31" E, 150.25 feet along the West line of Volume 4 Certified Survey Maps, Page 239; thence S 82° 11' 30" W, 401.09 feet along the North line of Lot 1, Volume 56 Certified Survey Maps, Page 176 to the Northwest corner thereof; thence S 00° 51' 52" E, 200.00 feet along the West line of Lot 1, Volume 56 Certified Survey Maps, Page 176 to the Northerly R/W of Northwestern Avenue; thence S 83° 05' 59" W, 245.87 feet along said Northerly R/W; thence N 7° 27' 33" W, 208.08 feet along the Easterly R/W of Bruce Drive; thence N 00° 54' 26" W, 110.17 feet along said Easterly R/W; thence N 88° 12' 46" E, 149.28 feet along the North line of Lot 1, Volume 68 Certified Survey Maps, Page 30; thence N 00° 51' 53" W, 670.43 feet along the West line of Lot 1, Volume 68 Certified Survey Maps, Page 30 to the Northwest corner thereof and the point of beginning of the parcel herein described.

Said parcel contains 862, 943 Square Feet or 19.81 Acres.
Subject to all roadways and easements of record.

That such plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made to the best of my knowledge and belief;

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and Village of Weston Subdivision Ordinances.

Dated this 5th day of April, 2015.



Prepared by:
Plover River Land Co., Inc.
156 Kent Street
Wausau, WI 54403
Sheet 2 of 2 Sheets

Prepared for:
Mark Asplund
3109 Bruce Drive
Wausau, WI 54403

C:\USERS\DAN\DOWNLOADS\ASPLUND.DES.DOC



DOC# 1691487



May 11, 2015

Mark Asplund
3109 Bruce Drive
Wausau, WI 54403

RE: File No. RCSM-5-15-1507 – Certified Survey Map – 3109 Bruce Drive/3516 Northwestern Avenue

Dear Mr. Asplund,

Your two-lot certified survey of property at 3109 Bruce Drive and 3516 Northwestern Avenue, Section 8, Township 28N, Range 8E, Village of Weston, Wisconsin, is hereby **approved**. The properties are zoned RR-5 Rural Residential – 5 Acre.

Please note, as the property currently exists, prior to the Certified Survey Map (CSM) being completed, by definition of the Zoning Ordinance (Section 94.15.02), the current lot is considered a legally non-conforming and substandard lot. The lot does not meet the “Minimum Public Street Frontage” requirements of 80 feet. The existing width at the public street frontage is 47.5 feet. Non-conforming lots in Rural Residential zoning districts may not be utilized for new permitted-by-right uses in that district, except where such use does not include or require the erection of any building. Such lots shall become buildable only in one of the following circumstances: (a) the lot is combined with all or part of an adjoining lot(s) to meet all the minimum width, area and frontage requirements for that zoning district; (b) the lot is rezoned to another zoning district in which all width, area and frontage requirements are met; or (c) the owner of the lot obtains a variance from the Zoning Board of Appeals (ZBA) meeting the requirements and subject to the limitations of Section 94.16.11. It is our understanding that you are planning to sell one or both of the new lots so please make sure the buyers are aware of the issues which may come up in the future if they look to add on to the home or build any accessory structures.

Upon acceptance and recording of the CSM by the Marathon County Register of Deeds, please forward a copy to the Village Planning and Development Department for our records. The original survey map with the recording information is permanently kept on file in the Marathon County Register of Deeds Office. A copy of the recorded document can be obtained from the Register of Deeds Office, Marathon County Courthouse, 500 Forest Street, Wausau.

The approval of this CSM shall be null and void if not recorded in twelve (12) months from the date of this letter.

If you have any questions or if I may be of any further assistance, please do not hesitate to contact my office at 715-359-6114.

Sincerely,

Jennifer Higgins
Director of Planning and Development/Zoning Administrator

Cc: Dan Higginbotham, Plover River Land Company (via email at landman432@gmail.com)

Weston Municipal Center

5500 Schofield Avenue • Weston, WI 54476 • Phone: (715) 359-6114 • Fax: (715) 359-6117

www.westonwi.gov

**Certified Map Survey
Application**

Planning and Development
Village of Weston/ETZ
Date: 5/5/15

Permit No.: RCSM-5-15-1507

Payment: Cash Check No. _____



5500 Schofield Avenue
Weston, WI 54476
(715) 359-6114

Certified Map Survey Review

- Residential \$50.00 FEE [49/4910]
- Residential with Road Dedication \$250.00 FEE [49/4910]
- Commercial \$50.00 FEE [49/4912]
- Commercial with Road Dedication \$250.00 FEE [49/4912]
- Plat of Survey \$25.00 FEE [49/4910]

-- ALL FIELDS MUST BE FILLED OUT TO BE PROCESSED PLEASE PRINT LEGIBLY --

Applicant Information:

Business Name: Plover River Land Co
 Contact Name: Dan Higginbotham
 Mailing: 156 Kent Street
 Address: Wausau WI 54403
 Phone Number: 715-449-2229
 Email Address: landman432@gmail.com

Owner Information:

Business Name: _____
 Contact Name: Marie Asplund
 Mailing: 3109 Bruce Dr.
 Address: Wausau WI 54403
 Phone Number: 715-842-7848
 Email Address: _____

Applicant is: Owner Agent Other: _____

If applicant is not the owner, a Letter of Authorization from ALL PROPERTY OWNERS must be provided.

Surveyor's Information:

Surveyor's Name: Plover River Land Co (same as above)
 Company Name: _____
 Mailing: _____
 Address: _____
 Phone No.: _____
 Email: _____

Property Information:

Parcel Address: 3109 Bruce Drive / 3516 Northwestern Ave.
 Zone(s): RR-5 / RR-5 PIN: 192-2808-082-0056 / 192-2808-081-0971
 Subdivision: _____

In detail, describe what is being done, the reason and purpose for the Certified Survey Map: _____

Re-divide property for sale
* combining part of 3516 Northwestern with 3109 Bruce Dr.

Certified Survey Map Review Checklist Section 74.133

The following Certified Survey Map review checklist shall be utilized by staff and the Plan Commission in determining whether or not approval should be given to the proposed Certified Survey Map:

- Locations of all watercourses, drainage ways and surface drainage patterns should be shown.
- All easements of record should be shown.
- Where applicable, the regional floodplain boundary and the vertical contour line (two (2) feet above the regional flood elevation) should be shown.
- Wetland boundaries from the Wisconsin Department of Natural Resources Wetland Inventory Maps should be shown.
- All other applicable survey standards shall be maintained by the surveyor.
- Where the Certified Survey Map requires dedication for a public road, the subdivider shall follow the intent of the subdivision roadway and drainage inspection report.
- All public road dedications shall be a minimum of 66 feet (four (4) rods) wide.
- Each lot must have access to a public street.
- Location of existing buildings, wells and P.O.W.T.S. shall be shown along with ALL setbacks.
- Lots must comply with minimum frontage and area for their zoning classification.
- Both square footage and acreage of each parcel involved to be shown on CSM.
- When splitting a lot the remnant lot(s) shall be shown in its entirety.

Please note why any of the above are not check and enclosed at the time of submittal:

Note that per Section 74.123(d) of Village of Weston Municipal Code, Parkland Dedication fees apply to all new lots created for residential development. A bill for this fee will be sent to you if your CSM is approved. This fee must be paid in full prior to the Village releasing the CSM to you for recording at the Marathon County Register of Deeds.

Single Family	\$244.00 per lot
Duplex	\$446.00 per lot
Multi-Family	
1 Bedroom	\$138.00 per unit
2 Bedroom	\$204.00 per unit
3 Bedroom	\$244.00 per unit

Applicant Signature:  _____

Date: 5/5/15

Print Name: _____

17110



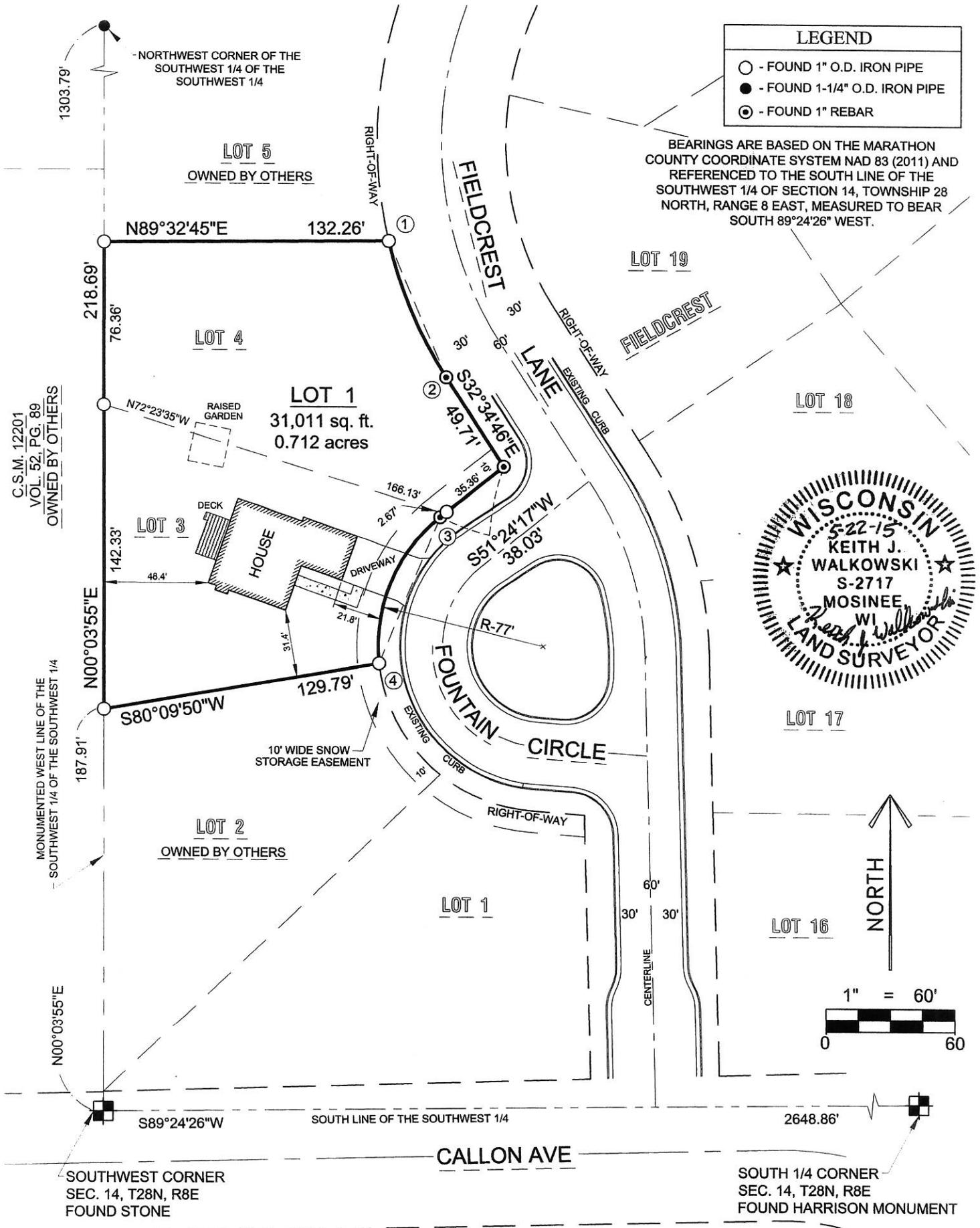
DOC# 1692606

Michael J. Sydow

Chg 30.00

MARATHON CO. CERTIFIED SURVEY MAP NO. 17110

Of Lot 3 and Lot 4 of Fieldcrest, located in part of the Southwest 1/4 of the Southwest 1/4 of Section 14, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin.



SHEET 1 OF 2

<p>RIVERSIDE LAND SURVEYING LLC 6304 KELLY PLACE WESTON, WI 54476 PH 715-241-7500 - FAX 715-355-6894 email - mail@riversidelandsurveying.com</p>	<p>DRAWN BY M.F.L.</p>	<p>DATE MAY 11, 2015</p>
	<p>CHECKED BY K.J.W.</p>	<p>PROJECT NO. 2294</p>
	<p>PREPARED FOR: DANIEL ARNDT</p>	

MARATHON CO. CERTIFIED SURVEY MAP NO. 17110

Of Lot 3 and Lot 4 of Fieldcrest, located in part of the Southwest 1/4 of the Southwest 1/4 of Section 14,
Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin.

I, Keith J. Walkowski, Professional Land Surveyor S-2717, hereby certify to the best of my knowledge and belief:
That I have surveyed, mapped and combined Lot 3 and Lot 4 of Fieldcrest, located in part of the Southwest 1/4 of the
Southwest 1/4 of Section 14, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin,
described as follows:

Commencing at the Southwest corner of said Section 14; Thence North 00°03'55" East along the monumented West
line of said Southwest 1/4 of the Southwest 1/4, 187.91 feet to the Southwest corner of said Lot 3 of Fieldcrest which is
the point of beginning of said described parcel; Thence continuing North 00°03'55" East along said monumented West
line of said Southwest 1/4 of the Southwest 1/4, 218.69 feet to the North line of said Lot 4 of Fieldcrest; Thence North
89°32'45" East along said North line, 132.26 feet to the West right-of-way line of Fieldcrest Lane and the beginning of a
tangential curve to the left; Thence along said West right-of-way line, 69.48 feet along the arc of said curve, said curve
having a radius of 205.00 feet, a central angle of 19°25'06" and a chord that bears South 22°52'12" East for a distance
of 69.15 feet; Thence South 32°34'46" East along said West right-of-way line of Fieldcrest Lane, 49.71 feet to the West
right-of-way line of Fountain Circle; Thence South 51°24'17" West along said West right-of-way line, 38.03 feet to the
beginning of a tangential curve to the left; Thence along said West right-of-way line, 77.16 feet along the arc of said
curve, said curve having a radius of 77.00 feet, a central angle of 57°24'51" and a chord that bears South 22°41'51"
West for a distance of 73.97 feet to the South line of said Lot 3 of Fieldcrest; Thence South 80°09'50" West along said
South line, 129.79 feet to the point of beginning.

That the above described parcel of land contains 31,011 square feet or 0.712 acres, more or less;

That said parcel is subject to all easements, restrictions and right-of-ways of record including a 10' wide snow storage
easement;

That I have made this survey, division and map thereof at the direction of Daniel Arndt, Owner of said parcel;

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes, Chapter A-E7 of the
Wisconsin Administrative Code and the subdivision regulations of Marathon County and the Village of Weston in
Surveying, Mapping and Combining the same.

That said map is a correct and accurate representation of the exterior boundaries of said parcel and the division thereof.

Dated this 22ND day of MAY, 2015

Keith J. Walkowski
Riverside Land Surveying LLC
Keith J. Walkowski
P.L.S. No. 2717



Village of Weston Approval Certificate:

Reviewed and Approved under Chapter 74 of the
Village of Weston Ordinance.

By Jennifer L. Higgins

Date 5-28-15

Village of Weston Zoning Department

CURVE TABLE							
CURVE	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT BEARING IN	TANGENT BEARING OUT
1 - 2	69.48'	205.00'	19°25'06"	S22°52'12"E	69.15'	S13° 09' 39"E	S32° 34' 46"E
3 - 4	77.16'	77.00'	57°24'51"	S22°41'51"W	73.97'	S51° 24' 17"W	S06° 00' 34"E

SHEET 2 OF 2

 RIVERSIDE LAND SURVEYING LLC 6304 KELLY PLACE WESTON, WI 54476 PH 715-241-7500 - FAX 715-355-6894 email - mail@riversidelandsurveying.com	DRAWN BY M.F.L.	DATE MAY 11, 2015
	CHECKED BY K.J.W.	PROJECT NO. 2294
	PREPARED FOR:	DANIEL ARNDT



DOC# 1692606



May 28, 2015

Daniel Arndt
7303 Fountain Circle
Weston, WI 54476
Dan.arndt@unitedstructures.com

RE: File No. RCSM-5-15-1513 – Certified Survey Map – 7301 & 7303 Fountain Circle

Dear Mr. Arndt,

Your one lot certified survey of property at 7301 & 7303 Fountain Circle, Section 14, Township 28N, Range 8E, Village of Weston, Wisconsin, is hereby **approved**. The property is and will remain zoned SF-S Single Family Residential - Small Lot.

Upon acceptance and recording of the CSM by the Marathon County Register of Deeds, please forward, or have your surveyor forward, a copy of the recorded survey map to the Village Planning and Development Department for our records. The original survey map with the recording information is permanently kept on file in the Marathon County Register of Deeds Office. A copy of the recorded document can be obtained from the Register of Deeds Office, Marathon County Courthouse, 500 Forest Street, Wausau.

The approval of this CSM shall be null and void if not recorded in twelve (12) months from the date of this letter.

If you have any questions or if I may be of any further assistance, please do not hesitate to contact my office at 715-359-6114.

Sincerely,

Jennifer Higgins
Director of Planning and Development/Zoning Administrator

Cc: Mike Lewandowski, Riverside Land Surveying (mike@riversidelandsurveying.com)
Marathon County Register of Deeds (ucc@mail.co.marathon.wi.us)

Certified Map Survey Application

Planning and Development
Village of Weston/ETZ
Date: 5-20-15

Permit No.: RCSM-5-15-1513

Payment: Cash Check No. 11349



5500 Schofield Avenue
Weston, WI 54476
(715) 359-6114

Certified Map Survey Review

- Residential
- Residential with Road Dedication
- Commercial
- Commercial with Road Dedication
- Plat of Survey

<u>\$50.00 FEE</u>	[49/4910]
\$250.00 FEE	[49/4910]
\$50.00 FEE	[49/4912]
\$250.00 FEE	[49/4912]
\$25.00 FEE	[49/4910]

-- ALL FIELDS MUST BE FILLED OUT TO BE PROCESSED PLEASE PRINT LEGIBLY --

Applicant Information:

Business Name: Riverside Land Surveying
 Contact Name: Mike Lewandowski
 Mailing Address: 6304 Kelly Place
Weston
 Phone Number: 715-241-7500
 Email Address: Mike@riversidelandsurveying.com

Owner Information:

Business Name: _____
 Contact Name: DANIEL ARNDT
 Mailing Address: 7303 FOUNTAIN CIRCLE
WESTON, WI 54476
 Phone Number: 715-212-5260
 Email Address: _____

Applicant is: Owner Agent Other: _____

If applicant is not the owner, a Letter of Authorization from ALL PROPERTY OWNERS must be provided.

Surveyor's Information:

Surveyor's Name: KEITH WALKOWSKI
 Company Name: RIVERSIDE LAND SURVEYING LLC
 Mailing Address: 6304 KELLY PLACE
WESTON, WI 54476
 Phone No. 715-241-7500
 Email: KEITH@RIVERSIDELANDSURVEYING.COM

Property Information:

Parcel Address: 7301 ; 7303 FOUNTAIN CIRCLE
 Zone(s): SFS PIN: 192 2808 143 0040
 Subdivision: FIELDCREST " " " 0041

In detail, describe what is being done, the reason and purpose for the Certified Survey

Map: _____
COMBINING LOT 3 AND LOT 4 OF FIELDCREST INTO ONE LOT

Certified Survey Map Review Checklist Section 74.133

The following Certified Survey Map review checklist shall be utilized by staff and the Plan Commission in determining whether or not approval should be given to the proposed Certified Survey Map:

- Locations of all watercourses, drainage ways and surface drainage patterns should be shown.
- All easements of record should be shown.
- Where applicable, the regional floodplain boundary and the vertical contour line (two (2) feet above the regional flood elevation) should be shown.
- Wetland boundaries from the Wisconsin Department of Natural Resources Wetland Inventory Maps should be shown.
- All other applicable survey standards shall be maintained by the surveyor.
- Where the Certified Survey Map requires dedication for a public road, the subdivider shall follow the intent of the subdivision roadway and drainage inspection report.
- All public road dedications shall be a minimum of 66 feet (four (4) rods) wide.
- Each lot must have access to a public street.
- Location of existing buildings, wells and P.O.W.T.S. shall be shown along with ALL setbacks.
- Lots must comply with minimum frontage and area for their zoning classification.
- Both square footage and acreage of each parcel involved to be shown on CSM.
- When splitting a lot the remnant lot(s) shall be shown in its entirety.

Please note why any of the above are not check and enclosed at the time of submittal:

Note that per Section 74.123(d) of Village of Weston Municipal Code, Parkland Dedication fees apply to all new lots created for residential development. A bill for this fee will be sent to you if your CSM is approved. This fee must be paid in full prior to the Village releasing the CSM to you for recording at the Marathon County Register of Deeds.

Single Family	\$244.00 per lot
Duplex	\$446.00 per lot
Multi-Family	
1 Bedroom	\$138.00 per unit
2 Bedroom	\$204.00 per unit
3 Bedroom	\$244.00 per unit

Applicant Signature: Mike Lewandowski Date: 5-20-15

Print Name: MIKE LEWANDOWSKI



Permit

Permit NO. **SIGN-11-14-5668**

Permit Type: **Sign**

Work Classification: **New**

Permit Status: **Final**

Issue Date: **5/26/2015**

No Expiration

Project Address 5403 NORMANDY ST WESTON, WI 54476	Project Name Family Foot and Ankle	Applicant Family Foot & Ankle Clinic
--	--	--

Parcel Number 19228081840044	Subdivision	Block / Lot 0 / 0	Zoning B-3
--	--------------------	-----------------------------	----------------------

Owner Information Family Foot & Ankle Clinic	Address 2405 Schofield Avenue Weston, WI 54476	Phone (715)241-8100	Cell
--	---	-------------------------------	-------------

Contractor(s) Graphic House	Address 9204 Packer Drive Wausau WI 54401	Phone (715)842-0402	Cell	Contractor Type Sign
---------------------------------------	--	-------------------------------	-------------	--------------------------------

Description of Work: New wall sign

Valuation: \$8,000.00
Total Sq Feet: 89

Inspection Request Line:
(715) 241 - 2616

AVAILABLE INSPECTIONS

Inspection Type:	IVR

Setbacks:

Front: ft. Rear: ft.
Left: ft. Right: ft.

FEE SUMMARY

Fees Due	Amount	Total	Amt Paid	Amt Due
Electric Wiring Fee	\$30.00	\$119.00	\$119.00	\$0.00
New Sign Permit Fee	\$89.00			
Total:	\$119.00	Payment Type: Check / Number: 5701		

Comments:

I HEREBY UNDERSTAND THAT THIS PERMIT DOES NOT GRANT ANY RIGHT OR PRIVILEGE TO ERECT ANY STRUCTURE OR TO USE ANY PREMISE HEREIN DESCRIBED FOR ANY PURPOSE OR IN ANY MANNER PROHIBITED BY THE VILLAGE OF WESTON ZONING ORDINANCE. SPECIAL CONDITIONS AND/OR PROVISIONS STATED ON THIS BUILDING PERMIT SUPERCEDE ANY OTHER INFORMATION PROVIDED BY THE APPLICANT, INCLUDING INFORMATION PROVIDED ON THE PLANS. I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS PERMIT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HERIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

Signature of Owner / Applicant / Contractor / _____ **May 26, 2015**
Date

Jared Wehner  _____ **May 26, 2015**
Issued By: Village of Weston, WI Authorized Signature Date

Customer Copy

Permanent Sign

Permit

Village of Weston

Date: 11/7/14

Permit #: SIGN-11-14-5663

Payment Type: Cash Check 5701

FULL COMPLETION OF THIS FORM IS REQUIRED FOR PROCESSING



5500 Schofield Ave
Weston, WI 54476

-- PLEASE PRINT --

Permanent Sign Type:

Face Replacement of Existing Sign

NO FEE – Existing Businesses only

-Replacing equal or less square footage
-No new electrical work

New Signs [44/4463] /Re-facing/Alterations [44/4461]

\$50.00 + \$1.00/foot after 50ft²=\$ 89.00

-Both sides must be included.

Electric Fee (New/Alteration)

+\$30.00 FEE

Total Fee: \$ 119.00

Business Name: Family Foot & Ankle Clinic
Business Owner: Joel Tikalsky
Physical Address: 5403 Normandy Street
Weston WI 54476
Mailing Address: same as above
Contact Name: Joel Tikalsky
Business Phone: 715-241-8100
Business Email: _____

Contractor Name: Graphic House Inc
Contact Name: Matthew Woller
Address: 9204 Packer Drive
Wausau, WI 54401
Phone: 715-842-0402 ext. 228
Email: matthewwoller@graphichouseinc.com
Property Owner: Joel Tikalsky
Address: same as physical address
Phone: 715-241-8100
Email: _____

Property Zone: B3 w/ COMMERCIAL CORRIDOR OVERLAY

Sign Classification: Article IX: Section 94.156 through 94.168

Flat Wall Sign

Ground Sign (Equal to or less than 6ft)

-Landscape Site Plan REQUIRED per Section 94.137(7)(d).

Projecting Sign

Freestanding (Pylon) Sign (Greater than 6ft)

Electric Message Unit Sign

Sign Specifications:

Width: 13.8 ft Height: 6.7 ft Single Sided Double Sided

Total Height of Sign on building or pylon: 18.6 Total Square Footage: 89

Will the sign be illuminated? Yes No Type of illumination: white led's

Composition of Sign: Metal Wood Vinyl Other: _____

Total cost of sign: \$ 8000 Square Footage of Front Building Façade: 1444

Text on Sign: Family Foot & Ankle Clinic w/logo

Legal Description of property on which the sign is located, including Highway or Street. A SITE PLAN IS REQUIRED to show placement of the sign on the property. All signs must be 5 FEET from ROW (Right-of-way) and 10 FEET from any structure, side and rear setbacks: LOT 1 OF ~~GMA~~ CERTIFIED SURVEY MAP No. 16686 OF VOLUME 78 PAGE 35 FILED WITH MARATHON COUNTY REGISTER OF DEED. PART OF LOT 3 BLOCK 1 OF PINE PARK SUBDIVISION

What is the square footage of the building's front façade on said property? 1444
Signs CANNOT exceed 10% of the building façade

Is the business located in a strip mall? Yes No

What other business are located in the strip mall? N/A

Is there an existing sign on the property? Yes No **MUST BE PROVIDED**
Width: N/A Sign Height: N/A Double sided: Yes No Square Ft: N/A
Total Sign Height: N/A

REQUIRED DOCUMENTS – No exceptions from these requirements shall be made.

- Photographs of **ALL** existing signs on the property
- Site Plan showing placement of sign with setbacks showing **ALL** official parcel lines. (New and Altered Ground/Freestanding signs)
- Landscaping Plan (New and Altered Ground Signs)
- Layout and Specification Sheets for **ALL** new signs. Overall height must be expressed.
- New sign superimposed on building/freestanding sign to show placement

FAILURE TO PROVIDE ALL THE REQUIRED ADDITIONAL DOCUMENTS WILL RESULT IN THE DELAY OF THE PROCESSING OF THIS PERMIT. THE VILLAGE RESERVES THE RIGHT TO DENY ANY AND ALL INCOMPLETE APPLICATIONS. FINES WILL BE ENFORCED FOR ANY WORK THAT COMENCES BEFORE A SIGN PERMIT IS PROCESSED, APPROVED AND ISSUED.

I have read and understand Section 94.156 through Section 94.168 of the Village of Weston Municipal Code and the information attached to this application and shall be in accordance with said Sections of the Village of Weston Municipal Code.

Applicant Signature: _____ Date: _____

Contractor Signature: _____ Date: _____

-- OFFICE USE ONLY -- PERMIT NUMBER: SIGN-11-14-5668
Contingencies placed on approval: NONE
Approved By: [Signature] Date: 5/26/2015
 Staff Approval Only Plan Commission notified via PC consent agenda on: 12/8/2014
 Requires Plan Commission Approval Date of Approval: _____
 Requires Village Board Approval Date of Approval: _____
**If sign is illuminated, a copy of approved permit forwarded to Electrical Inspector on: _____
Applicant notified of approval on: _____

GRAPHIC HOUSE

CLIENT:
FAMILY FOOT & ANKLE CLINIC
WESTON, WI

SALES REP:
MATTHEW W

DATE:
9-22-2014

JOB NUMBER:
MW-7123

SALES AUTHORIZATION:

REVISION:
10-27-2014-B

SIGN SPECIFICATIONS

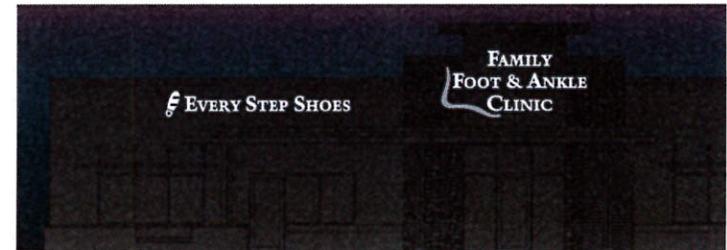
- (1) SET INTERN. ILLUM. BUILDING LETTERS
- * ALL LETTERS & LOGO ARE TO BE FORMED OF ALUM. PAINTED DARK GREY (180). FACES ARE TO BE WHITE ACRYLIC w/ BLACK TRIM-CAP. LOGO IS TO HAVE #8500-090 METALLIC SILVER VINYL & WHITE OUTLINE.
- * ALL LETTERS & LOGO ARE TO HAVE FLAT ALUM. BACKER & RACEWAYS PAINTED DARK GREY (180).

9204 Packer Drive, Wausau, WI 54401 715-842-0402
www.graphichouseinc.com

CLIENT: FAMILY FOOT & ANKLE CLINIC, WESTON, WI 54221, PH: 715-842-0402
FAMILY FOOT & ANKLE CLINIC 1123 03 1 02



APPROX. NIGHT VIEW



CLIENT HAS IDENTIFIED THE LOCATION IN WHICH THE SIGNAGE IS TO BE INSTALLED. THE CLIENT HAS THE SOLE RESPONSIBILITY FOR THE STRUCTURAL INTEGRITY OF ALL EXISTING STRUCTURES TO SUPPORT THE SIGNAGE.

ALL RIGHTS RESERVED

THIS IS AN ORIGINAL DESIGN CREATED BY GRAPHIC HOUSE, INCORPORATED. THE SUBMITTED DESIGN IS ORIGINAL AND PROTECTED UNDER COPYRIGHT LAWS OF THE UNITED STATES, TITLE 17 UNITED STATES CODE. YOU AGREE NOT TO COPY, PHOTOGRAPH, REPRODUCE OR SHARE DIRECTLY OR INDIRECTLY ANY OF THE FOREGOING HELD BY YOU WITH ANY OTHER PARTY NOR WILL YOU PERMIT ANY THIRD PARTY TO DO ANY OF THE FOREGOING WITHOUT THE WRITTEN CONSENT OF GRAPHIC HOUSE, INC. A DESIGN FEE OF NOT LESS THAN \$5000 WILL BE INVOICED IF THIS DRAWING IS SHARED OR COPIED BY ANYONE WHILE IN YOUR POSSESSION. THIS DOES NOT EXCLUDE ADDITIONAL COMPENSATION THAT MAY BE AWARDED DUE TO COPYRIGHT INFRINGEMENT.

RELEASE DATE:

DISCLAIMER: THE INK COLORS SHOWN IN THIS RENDERING PROVIDE CONCEPTUAL COLORS & GRAPHICS LOCATIONS ONLY. THE COLORS MAY NOT MATCH THE ACTUAL AUTOMOTIVE PAINTS OR THE VINYL COLORS THAT WILL BE USED ON OR IN THE SIGNS! SHOWN. ALL SIZES, SHAPES, COLORS, ETC. ARE CONCEPTUAL & MAY VARY FROM ACTUAL PRODUCT

Permanent Sign

Permit

Village of Weston

Date: 3/6/2015

Permit #: SIGN-12-14-5736

Payment Type: Cash Check 5663

FULL COMPLETION OF THIS FORM IS REQUIRED FOR PROCESSING



5500 Schofield Ave
Weston, WI 54476

-- PLEASE PRINT --

Permanent Sign Type:

Face Replacement of Existing Sign

NO FEE – Existing Businesses only

-Replacing equal or less square footage

-No new electrical work

New Signs [44/4463] /Re-facing/Alterations [44/4461]

\$50.00 + \$1.00/foot after 50ft²= \$ 48.88

-Both sides must be included.

Electric Fee (New/Alteration)

+\$30.00 FEE

Total Fee: \$ 78.88

Business Name: Family Foot & Ankle Clinic

Contractor Name: Graphic House Inc.

Business Owner: Joel Tikalsky

Contact Name: Matthew Woller

Physical Address: 5403 Normandy Street
Weston WI 54476

Address: 9204 Packer Drive
Wausau WI 54401

Mailing Address: same as above

Phone: 715-842-0402 ext. 228

Email: matthewwoller@graphichouseinc.com

Contact Name: Joel Tikalsky

Property Owner: Joel Tikalsky

Business Phone: 715-241-8100

Address: 5403 Normandy Street

Business Email: _____

Phone: 715-241-8100

Email: _____

Property Zone: B-3 w/ D-CC COMMERCIAL CORRIDOR

Sign Classification: Article IX: Section 94.156 through 94.168

Flat Wall Sign

Ground Sign (Equal to or less than 6ft)

-Landscape Site Plan REQUIRED per Section 94.137(7)(d).

Projecting Sign

Freestanding (Pylon) Sign (Greater than 6ft)

Electric Message Unit Sign

Sign Specifications:

Width: 17'-3" ft Height: 2'-10" ft

Single Sided

Double Sided

Total Height of Sign on building or pylon: 15'-0"

Total Square Footage: 48.88

Will the sign be illuminated? Yes No Type of illumination: LED's

Composition of Sign: Metal Wood Vinyl Other: _____

Total cost of sign: \$ \$6,000

Square Footage of Front Building Façade: 1444

Text on Sign: "Every Step Shoes"

Legal Description of property on which the sign is located, including Highway or Street. **A SITE PLAN IS REQUIRED** to show placement of the sign on the property. All signs must be **5 FEET** from ROW (Right-of-way) and **10 FEET** from any structure, side and rear setbacks: _____

What is the square footage of the building's front façade on said property? 1447
Signs CANNOT exceed 10% of the building façade

Is the business located in a strip mall? Yes No

What other business are located in the strip mall? _____

Is there an existing sign on the property? Yes No **MUST BE PROVIDED**

Width: 13'-8" Sign Height: 6'-7" Double sided: Yes No Square Ft: 89.97
Total Sign Height: 18'-0"

REQUIRED DOCUMENTS – No exceptions from these requirements shall be made.

- Photographs of **ALL** existing signs on the property
- Site Plan showing placement of sign with setbacks showing **ALL** official parcel lines. (New and Altered Ground/Freestanding signs)
- Landscaping Plan (New and Altered Ground Signs)
- Layout and Specification Sheets for **ALL** new signs. Overall height must be expressed.
- New sign superimposed on building/freestanding sign to show placement

FAILURE TO PROVIDE ALL THE REQUIRED ADDITIONAL DOCUMENTS WILL RESULT IN THE DELAY OF THE PROCESSING OF THIS PERMIT. THE VILLAGE RESERVES THE RIGHT TO DENY ANY AND ALL INCOMPLETE APPLICATIONS. FINES WILL BE ENFORCED FOR ANY WORK THAT COMENCES BEFORE A SIGN PERMIT IS PROCESSED, APPROVED AND ISSUED.

I have read and understand Section 94.156 through Section 94.168 of the Village of Weston Municipal Code and the information attached to this application and shall be in accordance with said Sections of the Village of Weston Municipal Code.

Applicant Signature: _____ Date: _____

Contractor Signature: _____ Date: _____

-- OFFICE USE ONLY -- PERMIT NUMBER: SIGN-12-14-5736

Contingencies placed on approval: NONE. SIGN MUST BE INSTALLED WITHIN 1-YEAR OF ISSUANCE. THE SIGN CANNOT BE INSTALL UNTIL 30-DAY PRIOR TO THE BUSINESS OPENING

Approved By: [Signature] Date: 5-26-2015

Staff Approval Only Plan Commission notified via PC consent agenda on: 6-8-2015

Requires Plan Commission Approval Date of Approval: _____

Requires Village Board Approval Date of Approval: _____

**If sign is illuminated, a copy of approved permit forwarded to Electrical Inspector on: _____

Applicant notified of approval on: _____

GRAPHIC HOUSE

9204 Packer Drive, Wausau, WI 54401 715-842-0402
www.graphichouseinc.com

CLIENT:
FAMILY FOOT & ANKLE CLINIC
WESTON, WI

SALES REP:
MATTHEW W

DATE:
9-22-2014

JOB NUMBER:
MW-7123

SALES AUTHORIZATION:

REVISION:
12-1-2014-D

ALLS DRAWINGS FAMILY FOOT & ANKLE CLINIC. DESIGN BY: GUYTON PETER & GUYTON
fam-foot-ankleclinic 1123 04-2.jpg

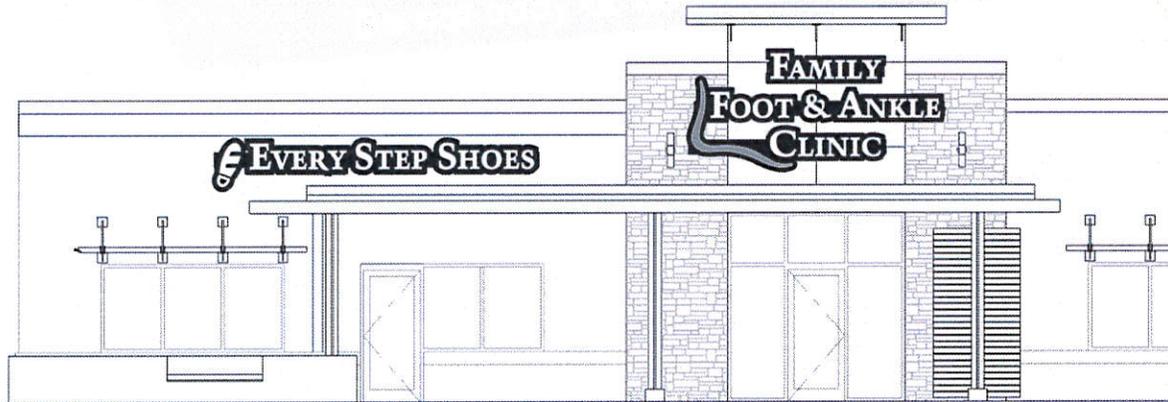
SIGN SPECIFICATIONS

(1) SET INTERN. ILLUM. BUILDING LETTERS

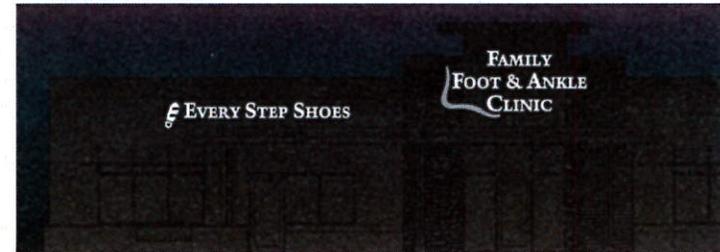
* ALL LETTERS & LOGO ARE TO BE FORMED OF ALUM. PAINTED DARK GREY (180). FACES ARE TO BE WHITE ACRYLIC w/ BLACK TRIM-CAP.

* ALL LETTERS & LOGO ARE TO HAVE FLAT ALUM. BACKER & RACEWAYS PAINTED DARK GREY (180).

17'-2 3/4"



APPROX. NIGHT VIEW



CLIENT HAS IDENTIFIED THE LOCATION IN WHICH THE SIGNAGE IS TO BE INSTALLED. THE CLIENT HAS THE SOLE RESPONSIBILITY FOR THE STRUCTURAL INTEGRITY OF ALL EXISTING STRUCTURES TO SUPPORT THE SIGNAGE.

ALL RIGHTS RESERVED

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RELEASE AUTH:

DISCLAIMER: THE INK COLORS SHOWN IN THIS RENDERING PROVIDE CONCEPTUAL COLORS & GRAPHICS LOCATIONS ONLY. THE COLORS MAY NOT MATCH THE ACTUAL AUTOMOTIVE PAINTS OR THE VINYL COLORS THAT WILL BE USED ON OR IN THE SIGNS SHOWN. ALL SIZES, SHAPES, COLORS, ETC. ARE CONCEPTUAL & MAY VARY FROM ACTUAL PRODUCT.



Permit

Permit NO. **SIGN-4-15-5850**

Permit Type: **Sign**

Work Classification: **Face Replacement New**

Permit Status: **Final**

Issue Date: **4/10/2015**

No Expiration

Project Address 6703 Rickyval Street Weston, WI 54476	Project Name <NONE>	Applicant Greenville Colorants
--	-------------------------------	--

Parcel Number 19228082320952	Subdivision	Block / Lot 0 / 0	Zoning
--	--------------------	-----------------------------	---------------

Owner Information	Address	Phone	Cell
--------------------------	----------------	--------------	-------------

Contractor(s) Wausau Signs	Address 1609 Bovine Circle Wausau WI 54401	Phone (715)675-3302	Cell	Contractor Type Sign
--------------------------------------	---	-------------------------------	-------------	--------------------------------

Description of Work: New Wall Sign

Valuation:	\$150.00
Total Sq Feet:	10.66

Inspection Request Line:
(715) 241 - 2616

AVAILABLE INSPECTIONS

Inspection Type:	IVR
-------------------------	------------

Setbacks:

Front: ft. Rear: ft.
Left: ft. Right: ft.

FEE SUMMARY

Fees Due	Amount	Total	Amt Paid	Amt Due
Face Replacement Sign Permit Fee New E	\$50.00	\$50.00	\$50.00	\$0.00
Total:	\$50.00			

Payment Type: Check / Number: 10529

Comments: None

I HEREBY UNDERSTAND THAT THIS PERMIT DOES NOT GRANT ANY RIGHT OR PRIVILEGE TO ERECT ANY STRUCTURE OR TO USE ANY PREMISE HEREIN DESCRIBED FOR ANY PURPOSE OR IN ANY MANNER PROHIBITED BY THE VILLAGE OF WESTON ZONING ORDINANCE. SPECIAL CONDITIONS AND/OR PROVISIONS STATED ON THIS BUILDING PERMIT SUPERCEDE ANY OTHER INFORMATION PROVIDED BY THE APPLICANT, INCLUDING INFORMATION PROVIDED ON THE PLANS. I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS PERMIT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HERIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

Signature of Owner / Applicant / Contractor / _____ **May 26, 2015**
Date

Jared Wehner  _____ **May 26, 2015**
Issued By: Village of Weston, WI Authorized Signature Date

Customer Copy



Permit

Permit NO. **SIGN-4-15-5851**

Permit Type: **Sign**

Work Classification: **Face Replacement New**

Permit Status: **Final**

Issue Date: **4/10/2015**

No Expiration

Project Address 6703 Rickyval Street Weston, WI 54476	Project Name <NONE>	Applicant Greenville Colorants
--	-------------------------------	--

Parcel Number 19228082320952	Subdivision	Block / Lot 0 / 0	Zoning
--	--------------------	-----------------------------	---------------

Owner Information	Address	Phone	Cell
--------------------------	----------------	--------------	-------------

Contractor(s) Wausau Signs	Address 1609 Bovine Circle Wausau WI 54401	Phone (715)675-3302	Cell	Contractor Type Sign
--------------------------------------	---	-------------------------------	-------------	--------------------------------

Description of Work: Freestanding Sign - Panel Refacing

Valuation: \$150.00
Total Sq Feet: 16

Inspection Request Line:
(715) 241 - 2616

AVAILABLE INSPECTIONS

Inspection Type:	IVR
------------------	-----

Setbacks:
Front: ft. Rear: ft.
Left: ft. Right: ft.

FEE SUMMARY

Fees Due	Amount	Total	Amt Paid	Amt Due
Face Replacement Sign Permit Fee New E	\$50.00	\$50.00	\$50.00	\$0.00
Total:	\$50.00			

Payment Type: Check / Number: 15029

Comments: None

I HEREBY UNDERSTAND THAT THIS PERMIT DOES NOT GRANT ANY RIGHT OR PRIVILEGE TO ERECT ANY STRUCTURE OR TO USE ANY PREMISE HEREIN DESCRIBED FOR ANY PURPOSE OR IN ANY MANNER PROHIBITED BY THE VILLAGE OF WESTON ZONING ORDINANCE. SPECIAL CONDITIONS AND/OR PROVISIONS STATED ON THIS BUILDING PERMIT SUPERCEDE ANY OTHER INFORMATION PROVIDED BY THE APPLICANT, INCLUDING INFORMATION PROVIDED ON THE PLANS. I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS PERMIT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HERIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

Signature of Owner / Applicant / Contractor / **May 26, 2015**
Date

Jared Wehner  **May 26, 2015**
Issued By: Village of Weston, WI Authorized Signature Date

Customer Copy

Permanent Sign

Permit

Village of Weston

Date: 4-7-15

Permit #: SIGN-4-15-5850, SIGN-4-15-5851

Payment Type: Cash Check 10529

FULL COMPLETION OF THIS FORM IS REQUIRED FOR PROCESSING



5500 Schofield Ave
Weston, WI 54476

-- PLEASE USE THE ONLINE FILLABLE PDF --

NEW SIGN PROJECT TYPE AND FEES

<input checked="" type="checkbox"/> New Wall Sign(s)	\$50.00+\$1.00/ft ² over 50ft ² per sign	\$ <u>50.00</u>	[44/4461]
<input checked="" type="checkbox"/> New Freestanding Sign(s)	\$50.00+\$1.00/ft ² over 50ft ² per sign	\$ <u>50.00</u>	[44/4462]
<input type="checkbox"/> Electrical Inspection	\$30.00 per sign	\$ _____	[44/4463]
<input type="checkbox"/> Sandwich Board/Pedestal Sign	\$25.00 – one sign per business	\$ _____	[44/4464]
TOTAL FEE:		\$ <u>100.00</u>	

REPLACEMENT SIGN PROJECT TYPE AND FEES

<input type="checkbox"/> Face Replacement (Existing Business Only. No change in sign size or location)	NO FEE
<input type="checkbox"/> Panel Replacement in a Development Sign	\$25.00 per sign \$ _____ [44/4465]

APPLICANT INFORMATION

Business Name: Greenville Colorant Contact Name: MARK MELCHERT

Business Owner: DON MILLER Mailing Address: 6703 RICKYVAL STREET

Physical Address: Rickyval 6703
Weston, WI Phone: 661-452-7172

Website: KOURY INVESTMENTS Email: _____

Property Owner: KOURY INVESTMENTS Contact Name: _____

Mailing Address: 2418 ENTERPRISE PARK STE A
MENDOTA HEIGHTS, MN 55120 Phone: _____

Property Zone: AR - Agriculture and Residential
LI - LIMITED INDUSTRIAL Email: _____

Current Use of Property: Multiple Family Residential Mixed Commercial/Residential Office
(Check all that apply) Retail/Services Industrial/Manufacturing Institutional
 Parking Other: _____

CONTRACTOR INFORMATION

Contractor Name: Wausau Signs, Inc Contact Name: Andy Budnick

Company: _____ Phone: (715) 675-3302

Address: 1609 Bovine Ln
Wausau, WI 54401 Email: wausausigns@aol.com

Website: _____

SITE PLAN REQUIRED

A site plan for the property showing, at a minimum, the location of the proposed sign(s). NOTE: This includes all sandwich boards or pedestal sign, as they are considered permanent signs that may be used on a temporary basis. Please see the definitions in Section

94.13.03(2)(k); the location and specifications of all existing signs on the property and building(s); all property lines and buildings on the property; and parking areas, driveways, public roads, and buildings within 50 feet of the proposed sign and landscaping shall be submitted with this application. If the proposed sign is a new wall sign or replacing an existing wall sign and no other signs exists on the property, only then may the site plan requirement be waived.

Has the site plan been attached? Yes No
Does the site plan include ALL the required components listed above? Yes No

FOR PROPERTIES ADJACENT TO STATE HIGHWAY 29:

A line marking a distance equal to 660 feet from the nearest right-of-way from any U.S. Highway, State Highway, or Interstate. Any sign on property within a U.S. or State Highway right-of-way or setback jurisdiction may also require approval from the WiDOT.

Are the following requirements shown on the site plan? Yes No N/A
Has the State of Wisconsin Department of Transportation approval been attached (if required)? Yes No N/A

DIAGRAM(S) REQUIRED

A diagram for each of the proposed signs, drawn to a recognized scale, and listing and depicting the type, height, width, total sign square footage, square footage of each sign component, method of attachment, structural support, method of illumination, sign materials and value shall be submitted with this application. A diagram showing the proposed sign superimposed over or at the proposed placement shall be submitted with this application.

How many wall signs are being proposed? 1
How many freestanding signs are being proposed? 1
Will there be a sandwich board or pedestal sign (*only one is allowed per business*)? Yes No
Has the diagram been attached for each proposed sign? Yes No
Does each diagram have ALL the required components listed above? Yes No

EXISTING SIGNS

The specifications for all existing signs, which include height, width, total height on building or pylon, square footage, number of sides, type of sign, and type of illumination is to be included on a separate document with the submittal of this application. A picture of each existing sign is to be included as well.

How many signs are existing on the subject property? 2
Has the specifications of each existing sign been attached? Yes No N/A
Has the picture of each existing sign been attached? Yes No N/A

BASIS FOR GRANTING AND ISSUANCE

Has the applicant reviewed **ARTICLE 13** prior to submitting this application? Yes No

Have all standards of Article 13 of the Village zoning ordinance and other applicable Village, Town, State, and Federal regulations been met? If not, please explain which standards are not met or not yet met, and why.

Are there any traffic safety, traffic visibility, sign setbacks, and structural integrity matters associated with this sign(s)? Explain which ones, or what measures have been taken to assure that these matters have been addressed.

Under the Village's zoning ordinance, is a conditional use permit or site plan approval required for the sign? If so, has one been granted? Conditional use permits or site plan approvals are required for certain types of signs (e.g., community information signs), where normal dimensions of certain types of signs are proposed to be exceeded (e.g., for freestanding signs in agricultural zoning districts), or for signs within certain types of developments (e.g., large scale retail).

REIMBURSEMENT FOR DEVELOPMENT REVIEW SERVICES

The Village Planner, Village Engineer, Public Works Director, Village Attorney, and other Village staff and consultants may expend time in the administration, investigation, and processing of development review applications. In addition, the Village may retain the services of other professional consultants—including but not limited to landscape architects, architects, environmental specialists, and recreation specialists—in the investigation and processing of such applications.

Reinforcing the requirements of Section 94.16.18(4) of the Village zoning ordinance, the signing and submittal of this application or petition for development review shall be construed as an agreement to pay for professional consulting services associated with the administration, investigation, and processing of this application or petition. The Village Administrator shall retain sole discretion in determining when and to what extent it is necessary to involve one or more professional consultants in the review of each application or petition.

The Applicant shall be responsible for the costs for such professional consulting services. The Applicant shall pay such costs upon receipt of one or more invoices from the Village, following the execution of the development review services associated with the application. In the event the Applicant fails to pay such costs, the responsibility shall pass to the property owner, if different, under the same terms. Development review fees that are assigned to the Applicant or property owner, but that are not actually paid, may then be imposed by the Village as a special charge on the affected property.

STATEMENTS OF UNDERSTANDING AND SIGNATURES

By signing and dating below, 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; 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 the 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 within 30-days if the application status remains as incomplete. Any fees collected will not be refunded. ALL FINALIZED PERMITS WILL BE SENT VIA EMAIL OR BE PICKED UP AT THE MUNICIPAL CENTER. Permits will not be sent by mail.**

Wausau Signs-Andy Budnick

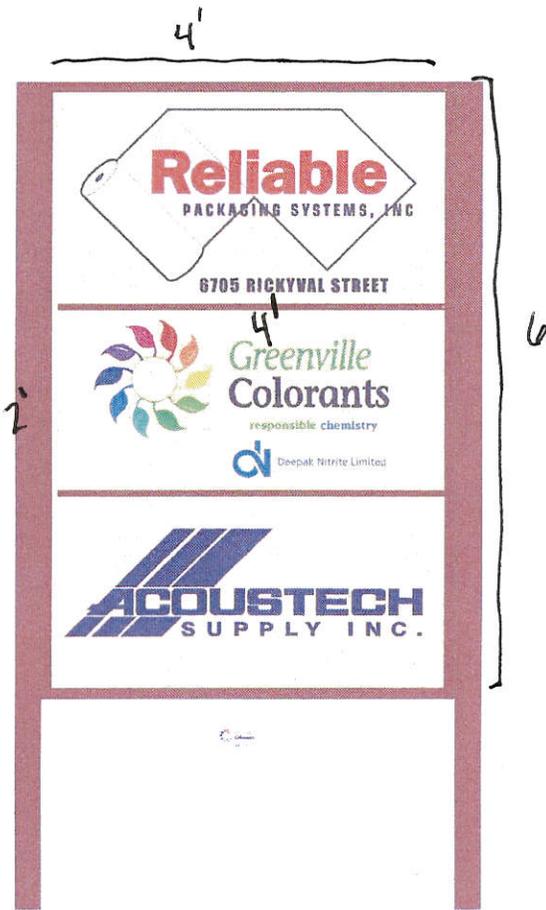
04/07/2015

Signature of Applicant

Date

Signature of Property Owner

Date



LAYOUT 1 2 3 4 5 6

Wausau Signs will produce one original layout and one revised layout per sign order at no cost to the customer. Anything thereafter will include a fee of \$60.00 per hour.

Customer:	Ray O'Connor
Company:	Greenville Colorants
Address:	
City/State:	Weston, WI ZIP:
Phone:	201-725-5115
Email:	

Customer Approval/Date: _____

Notice: Prints are the exclusive property of Wausau Signs. Any unauthorized use or duplication of this print will result in a \$1,000 charge. Any and all costs of collection, including attorney's fees, administrative fees, interest fees and any others shall be paid by the customer.



Ph. (715) 675-3302
Email: wausausigns@aol.com

Job No.:	Date:	3/17/2015
Order Date:	Salesperson:	
Sign Dimensions:	Estimate:	\$
Comments:		

STAFF REVIEW

PIN: 19228082320952 Zoning: LI - Limited Industrial [X] Village [] ETZ
Filed After the Fact: [] Yes [X] No Fine Imposed: [] Yes [X] No Amount: \$0.00

Sign 1 Specification:

Permit No.: SIGN-4-15-5850

Width: 4' Height: 2'8" [X] Single [] Double Total Square Feet: 10.66
Total Height: 5' Sign Type: Wall Setbacks: N/A
Value: \$150.00 Illuminated: [] Yes [X] No Type: N/A
Sign meets requirements? [X] Yes [] No [X] Conforming [] Legally Non-Conforming
Conditions/Modifications for approval: None

Sign 2 Specification:

Permit No.: SIGN-4-15-5851

Width: 4' Height: 2' [X] Single [X] Double Total Square Feet: 16
Total Height: 6' Sign Type: Freestanding Setbacks: N/A
Value: \$150.00 Illuminated: [] Yes [X] No Type: N/A
Sign meets requirements? [X] Yes [] No [X] Conforming [] Legally Non-Conforming
Conditions/Modifications for approval: None

Sign 3 Specification:

Permit No.:

Width: Height: [] Single [] Double Total Square Feet:
Total Height: Sign Type: Setbacks:
Value: Illuminated: [] Yes [] No Type:
Sign meets requirements? [] Yes [] No [] Conforming [] Legally Non-Conforming
Conditions/Modifications for approval:

Sign 4 Specification:

Permit No.:

Width: Height: [] Single [] Double Total Square Feet:
Total Height: Sign Type: Setbacks:
Value: Illuminated: [] Yes [] No Type:
Sign meets requirements? [] Yes [] No [] Conforming [] Legally Non-Conforming
Conditions/Modifications for approval:


Signature of Zoning Administrator or Designee

4/10/2015
Date

Permit Number(s) SIGN-4-15-5850, SIGN-4-15-5851 [X] Approved [] Denied



Permit

Permit NO. **SIGN-5-15-5949**

Permit Type: **Sign**

Work Classification: **New**

Permit Status: **Final**

Issue Date: **5/13/2015**

No Expiration

Project Address 3707 SCHOFIELD AVE WESTON, WI 54476	Project Name <NONE>	Applicant Marye's Hair Design
--	-------------------------------	---

Parcel Number 19228081740921	Subdivision	Block / Lot 0 / 0	Zoning B-3
--	--------------------	-----------------------------	----------------------

Owner Information Cary Uttech	Address 1206 Ivy Lane Wausau, WI 54401	Phone 715-359-9905	Cell
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Contractor(s) Super Lettering & Signs	Address 4308 Transport Way Weston WI 54476	Phone (715)355-1177	Cell	Contractor Type Sign
---	---	-------------------------------	-------------	--------------------------------

Description of Work: New Sign - Freestanding Reface.

Valuation: \$0.00

Total Sq Feet: 64

Inspection Request Line:
(715) 241 - 2616

AVAILABLE INSPECTIONS

Inspection Type:	IVR

Setbacks:

Front: ft. Rear: ft.

Left: ft. Right: ft.

FEE SUMMARY

Fees Due	Amount	Total	Amt Paid	Amt Due
New Sign Permit Fee	\$64.00	\$64.00	\$64.00	\$0.00
Total:	\$64.00			

Payment Type: Check / Number: 2819

Comments:

I HEREBY UNDERSTAND THAT THIS PERMIT DOES NOT GRANT ANY RIGHT OR PRIVILEGE TO ERECT ANY STRUCTURE OR TO USE ANY PREMISE HEREIN DESCRIBED FOR ANY PURPOSE OR IN ANY MANNER PROHIBITED BY THE VILLAGE OF WESTON ZONING ORDINANCE. SPECIAL CONDITIONS AND/OR PROVISIONS STATED ON THIS BUILDING PERMIT SUPERCEDE ANY OTHER INFORMATION PROVIDED BY THE APPLICANT, INCLUDING INFORMATION PROVIDED ON THE PLANS. I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS PERMIT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HERIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

Signature of Owner / Applicant / Contractor / _____ **May 13, 2015**
Date

Jared Wehner  _____ **May 13, 2015**
Issued By: Village of Weston, WI Authorized Signature Date

Customer Copy

Permanent Sign

Permit

Permit #: SIGN-5-15-5949



Village of Weston

Payment Type: Cash Check 2319

Date: 5/12/15

FULL COMPLETION OF THIS FORM IS REQUIRED FOR PROCESSING

5500 Schofield Ave
Weston, WI 54476

-- PLEASE USE THE ONLINE FILLABLE PDF --

NEW, REPLACEMENT AND RE-FACING SIGN PROJECT TYPE AND FEES

<input type="checkbox"/>	Face Replacement (Existing Business Only. No change in sign size or location)		NO FEE	
<input type="checkbox"/>	Wall Sign(s)	\$25.00 +\$1.00/ft ² over 50ft ² per sign	\$	[44/4461]
<input checked="" type="checkbox"/>	Freestanding Sign(s)	\$50.00 +\$1.00/ft ² over 50ft ² per sign	\$ <u>64</u>	[44/4462]
<input type="checkbox"/>	Electrical Inspection: <i>New Only</i>	\$50.00 per sign	\$	[44/4463]
<input type="checkbox"/>	Sandwich Board/Pedestal Sign	\$25.00 – one sign per business	\$ 25.00	[44/4464]
<input type="checkbox"/>	Panel Replacement in a Development Sign	\$25.00 per business	\$ 25.00	[44/4465]
			TOTAL FEE: \$ <u>64.00</u>	

APPLICANT INFORMATION

* **Business Name:** Marye's Hair Design LLC **Contact Name:** Marye Isaacson
Business Owner: Marye R. Isaacson **Project Address:** 3707 Schofield Ave
Mailing Address: 1510 Delonay St
Weston, WI 54476 **Phone:** 715-355-0420
Website: _____ **Email:** ike3310@aol.com

* **Property Owner:** Uttech Properties **Contact Name:** Cary Uttech
Mailing Address: 1206 Ivy Lane **Phone:** (715) 359-9905
Wausau, WI 54401 **Email:** _____
Property Zone: _____

Current Use of Property: Multiple Family Residential Mixed Commercial/Residential Office
 (Check all that apply) Retail/Services Industrial/Manufacturing Institutional
 Parking Other: _____

CONTRACTOR INFORMATION

Sign Contractor: SUPER LETTERING & SIGNS INC. **Contact Name:** BRUCE FLORA
4308 Transport Way **Address:** Weston, Wisconsin 54476
Phone: 715/355-1177
Fax: 715/355-1183 **Email:** info@superlettering.com

SITE PLAN REQUIRED

A site plan for the property showing, at a minimum, the location of the proposed sign(s). NOTE: This includes all sandwich boards or pedestal sign, as they are considered permanent signs that may be used on a temporary basis. Please see the definitions in Section

94.13.03(2)(k); the location and specifications of all existing signs on the property and building(s); all property lines and buildings on the property; and parking areas, driveways, public roads, and buildings within 50 feet of the proposed sign and landscaping shall be submitted with this application. If the proposed sign(s) is a new wall sign, panel replacement or re-facing of an existing wall sign and no other signs exists on the property or all freestanding signs are proposed to be removed and not replaced, only then the attachment of the required site plan be waived. Some parcel information and maps may be obtained via the [Marathon County Land Information Mapping System](#).

Has the site plan been attached? Yes No N/A
Does the site plan include ALL the required components listed above? Yes No N/A

FOR PROPERTIES ADJACENT TO STATE HIGHWAY 29:

A line marking a distance equal to 660 feet from the nearest right-of-way from any U.S. Highway, State Highway, or Interstate. Any sign on property within a U.S. or State Highway right-of-way or setback jurisdiction may also require approval from the WIDOT.

Are the following requirements shown on the site plan? Yes No N/A
Has the State of Wisconsin Department of Transportation approval been attached (if required)? Yes No N/A

DIAGRAM(S) REQUIRED

A diagram for each of the proposed signs, drawn to a recognized scale, and listing and depicting the type, height, total height (on pylon or building etc...), width, total sign square footage, square footage of each sign component, method of attachment, structural support, method of illumination, sign materials and value shall be submitted with this application. A picture showing the proposed sign superimposed over or at the proposed placement shall be submitted with this application.

How many wall signs are being proposed? (New, replacement and re-facing) _____
How many freestanding signs are being proposed? (New, replacement and re-facing) ONE
Will there be a sandwich board or pedestal sign (*only one is allowed per business*)? Yes No
Has the diagram been attached for each proposed sign? Yes No
Does each diagram have ALL the required components listed above? Yes No

EXISTING SIGNS

The specifications for all existing signs, which include height, width, total height on building or pylon, square footage, number of sides, type of sign, and type of illumination is to be included on a separate document with the submittal of this application. A picture of each existing sign is to be included as well.

How many signs are existing on the subject property? ONE
Has the specifications of each existing sign been attached? Yes No N/A
Has the picture of each existing sign been attached? Yes No N/A

BASIS FOR GRANTING AND ISSUANCE

Has the applicant reviewed [ARTICLE 13](#) prior to submitting this application? Yes No
Have all standards of Article 13 of the Village zoning ordinance and other applicable Village, Town, State, and Federal regulations been met? If not, please explain which standards are not met or not yet met, and why.

Are there any traffic safety, traffic visibility, sign setbacks, and structural integrity matters associated with this sign(s)? Explain which ones, or what measures have been taken to assure that these matters have been addressed.

Under the Village's zoning ordinance, is a conditional use permit or site plan approval required for the sign? If so, has one been granted? Conditional use permits or site plan approvals are required for certain types of signs (e.g., community information signs), where normal dimensions of certain types of signs are proposed to be exceeded (e.g., for freestanding signs in agricultural zoning districts), or for signs within certain types of developments (e.g., large scale retail).

REIMBURSEMENT FOR DEVELOPMENT REVIEW SERVICES

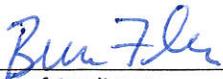
The Village Planner, Village Engineer, Public Works Director, Village Attorney, and other Village staff and consultants may expend time in the administration, investigation, and processing of development review applications. In addition, the Village may retain the services of other professional consultants—including but not limited to landscape architects, architects, environmental specialists, and recreation specialists—in the investigation and processing of such applications.

Reinforcing the requirements of Section 94.16.18(4) of the Village zoning ordinance, the signing and submittal of this application or petition for development review shall be construed as an agreement to pay for professional consulting services associated with the administration, investigation, and processing of this application or petition. The Village Administrator shall retain sole discretion in determining when and to what extent it is necessary to involve one or more professional consultants in the review of each application or petition.

The Applicant shall be responsible for the costs for such professional consulting services. The Applicant shall pay such costs upon receipt of one or more invoices from the Village, following the execution of the development review services associated with the application. In the event the Applicant fails to pay such costs, the responsibility shall pass to the property owner, if different, under the same terms. Development review fees that are assigned to the Applicant or property owner, but that are not actually paid, may then be imposed by the Village as a special charge on the affected property.

STATEMENTS OF UNDERSTANDING AND SIGNATURES

By signing and dating below, 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; 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 the 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 within 30-days if the application status remains as incomplete. Any fees collected will not be refunded. ALL FINALIZED PERMITS WILL BE SENT VIA EMAIL OR BE PICKED UP AT THE MUNICIPAL CENTER. Permits will not be sent by mail.** Work on the proposed project cannot begin without the issuance of a permit. Permits filled after the fact shall be subject to double the fee and a \$50.00 fine.



Signature of Applicant

5-12-15

Date

Property Owner Contractor

STAFF REVIEW

PIN: 19228081740921 Zoning: B-3 Village ETZ
Filed After the Fact: Yes No Fine Imposed: Yes No Amount: _____

Sign 1 Specification:

Permit No.: _____

Width: 8' Height: 4' Single Double Total Square Feet: 64 ft²
Total Height: 18' Sign Type: PYLON Setbacks: 8' FRONT
Value: N/A Illuminated: Yes No Type: _____
Sign meets requirements? Yes No Conforming Legally Non-Conforming
Conditions/Modifications for approval: LEGALLY NON-CONFORMING DUE TO SETBACKS

Sign 2 Specification:

Permit No.: _____

Width: _____ Height: _____ Single Double Total Square Feet: _____
Total Height: _____ Sign Type: _____ Setbacks: _____
Value: _____ Illuminated: Yes No Type: _____
Sign meets requirements? Yes No Conforming Legally Non-Conforming
Conditions/Modifications for approval: _____

Sign 3 Specification:

Permit No.: _____

Width: _____ Height: _____ Single Double Total Square Feet: _____
Total Height: _____ Sign Type: _____ Setbacks: _____
Value: _____ Illuminated: Yes No Type: _____
Sign meets requirements? Yes No Conforming Legally Non-Conforming
Conditions/Modifications for approval: _____

Sign 4 Specification:

Permit No.: _____

Width: _____ Height: _____ Single Double Total Square Feet: _____
Total Height: _____ Sign Type: _____ Setbacks: _____
Value: _____ Illuminated: Yes No Type: _____
Sign meets requirements? Yes No Conforming Legally Non-Conforming
Conditions/Modifications for approval: _____


Signature of Zoning Administrator or Designee

5/13/2015
Date

Permit Number(s) SIGN-5-15-5949

Approved Denied

STAFF TIME TABLE CHECKLIST

Pre-application conference with Planning and Development Department Staff (optional).

Date: 5/12 Participants: JARED WEHNER AND BRUCE FLORA

Application and required plans filed with the Village.

Date: 5/12/15 Received by: JW

Application fee received by Village.

Date: 5/12/15 Received by: JW

Application and submitted plans verified as being complete.

Date: 5/12/15 Reviewed by: JW

Determination by Zoning Administrator as to whether requested sign 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: Approved as presented Approved with modifications Denied

Zoning Administrator (or designee) action.

Designee: Jared Wehner

Date: 5/13/15 Action Taken: Approved as presented Approved with modifications Denied

Building Inspector electrical inspection.

Date: _____ Inspection: Pass Requires Re-inspection Denied

Applicant notified of decision.

Date: 5/13/15 Sent by: JW

Attached in Smart Search.

Date: 5/13/15 Attached by: JW

Attached and closed in Beehive.

Date: 5/13/15 Closed by: JW

18' HEIGHT

8'

Christian Faith
 Life Resources LLC
BIBLES • GIFTS • AND MORE...
 Swan Creek Candles • Fontanini®

4'

Marye's Hair Design LLC
 PamMarie's Hair Salon
 SALONS AT 3707

6"

4'

OPEN
Pine Ridge
 FAMILY RESTAURANT
 BREAKFAST • LUNCH • DINNER
 2 EGGS POT HAM 4.99
 GYRO SOUP FF 6.99
 HAM STEAK
 AYCE SPECIALS

9'-6"

SUPER LETTERING & SIGNS INC.
 4308 Transport Way
 Weston, Wisconsin 54476
 Phone: 715/355-1177
 Fax: 715/355-1183
 Email: info@superlettering.com

BLDG

PARKING

SIGN

8'

10'

SUPER LETTERING & SIGNS INC.
4308 Transport Way
Weston, Wisconsin 54476
Phone: 715/355-1177
Fax: 715/355-1183
Email: info@superlettering.com



Permit

Permit NO. **SIGN-5-15-5951**

Permit Type: **Sign**

Work Classification: **Special Event**

Permit Status: **Final**

Issue Date: **5/14/2015**

Expiration: 06/14/2015

Project Address 1711 SCHOFIELD AVE WESTON, WI 54476	Project Name <NONE>	Applicant Anytime Fitness
--	-------------------------------	-------------------------------------

Parcel Number 19228081840232	Subdivision	Block / Lot 0 / 0	Zoning B-3
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Owner Information Anytime Fitness	Address 1711 Schofield Avenue Weston, WI 54476	Phone (715)298-4348	Cell (651)492-1646
---	---	-------------------------------	------------------------------

Contractor(s)	Address	Phone	Cell	Contractor Type

Description of Work: Temporary Sign
Message: "Student Discounts and Weekend Workouts"

Valuation: \$0.00
Total Sq Feet: 30

Inspection Request Line:
(715) 241 - 2616

AVAILABLE INSPECTIONS

Inspection Type:	IVR

Setbacks:

Front: ft. Rear: ft.
Left: ft. Right: ft.

FEE SUMMARY

Fees Due	Amount	Total	Amt Paid	Amt Due
Special Event Sign Permit Fee	\$25.00	\$25.00	\$25.00	\$0.00
Total:	\$25.00			

Payment Type: Cash

Comments: 30-day approval

I HEREBY UNDERSTAND THAT THIS PERMIT DOES NOT GRANT ANY RIGHT OR PRIVILEGE TO ERECT ANY STRUCTURE OR TO USE ANY PREMISE HEREIN DESCRIBED FOR ANY PURPOSE OR IN ANY MANNER PROHIBITED BY THE VILLAGE OF WESTON ZONING ORDINANCE. SPECIAL CONDITIONS AND/OR PROVISIONS STATED ON THIS BUILDING PERMIT SUPERCEDE ANY OTHER INFORMATION PROVIDED BY THE APPLICANT, INCLUDING INFORMATION PROVIDED ON THE PLANS. I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS PERMIT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HERIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

Signature of Owner / Applicant / Contractor / _____ **May 14, 2015**
Date

Valerie Parker
Issued By: Village of Weston, WI

Valerie Parker
Authorized Signature

May 14, 2015
Date

Customer Copy

Temporary Sign

Permit

Village of Weston

Date: 05-14-15

Permit #: SIGN-5-15-5951

Payment Type: Cash Check _____

FULL COMPLETION OF THIS FORM IS REQUIRED FOR PROCESSING



5500 Schofield Ave
Weston, WI 54476

-- PLEASE USE THE ONLINE FILLABLE PDF --

TEMPORARY SIGN TYPE AND FEE

<input checked="" type="checkbox"/> Commercial Signs or Banners	\$ <u>25.00</u>	[44/4465]
<input type="checkbox"/> Variable Message Sign (VMS)	\$ <u>25.00</u>	[44/4465]
<input type="checkbox"/> Over Street Banners	\$ <u>25.00</u>	[44/4465]

TEMPORARY SIGN ORDINANCE

The following allowable temporary signs DO NOT require a Temporary Sign Permit, but shall be subject to the regulations as stated:

Real Estate Signs. Within each residential and rural and open space zoning district, only one on premise real estate sign is permitted. Such sign shall be removed within 30 days of the sale or lease of the single space it is advertising or of the sale or lease of 90 percent of the total land or space available for sale or lease on the property. Such signs shall not be located in the public right-of-way, shall not exceed 12 square feet in area and 6 feet in height in residential, rural and open space zoning districts, and 64 square feet in area and 12 feet in height in all other districts. No off-premise real estate signs, such as "open house" signs, are permitted.

Construction or Project Identification Signs. Such signs shall be erected no sooner than the beginning of work for which a valid building or demolition permit has been issued, and shall be removed within 30 days of completion of such work. Construction or project identification signs shall not exceed 64 square feet in area and 12 feet in height.

Price or Temporary Item Signs. Signs that advertise the price of products or services offered on the premises or of special temporary goods or services being sold or offered, up to 6 square feet in area per sign face for each double sided sign, not illuminated, no more than two signs per street frontage, and no closer than five feet to any property lines. Each price or temporary sign must be removed within 24 hours of the special being sold or offered, and within 30 days of its placement on the property in any case. Any temporary sign not meeting these limitations but serving a similar purpose shall instead be classified as a temporary commercial sign or banner.

Temporary Individual Residential Signs. Not larger than 6 square feet each, to advertise garage sales, yard sales, or similar merchandise sales during the time the sale is taking place. Such signs shall not be erected more than 1 day before the event and shall be removed within 1 day after the event.

Temporary Signs for Events of Public Interest. For a temporary event of public interest hosted by and/or held at a governmental entity, community organization, or institutional facility (e.g., farmers market, fair operated by a nonprofit organization), two signs of up to 32 square feet each may be located upon the site of the event. Additional off-premise signs shall be allowed, up to one per premise, and up to 9 square feet per sign. Temporary Signs for Events of Public Interest shall not be erected more than 30 days before the event and shall be removed within 7 days after the event.

Political/Election Signs. Temporary political signs are permitted without restriction so long as they locate per the requirements of this Article, including not being allowed within the public right-of-way. Signs promoting a candidate or position on an issue for an upcoming election may not be placed in a manner that would impede vehicular or pedestrian safety, must be outside of required vision triangles, and must meet the requirements of Wis. Stat. Chapter 12. Signs related to an election or referendum may be erected no earlier than the first day of circulation of nomination papers for candidates for office, in the case of an election; or the date on which a referendum question is submitted to the electors, in the case of a referendum. All such signs must be removed within 7 days after any election or referendum to which they relate.

Personal Greeting or Congratulatory Signs. Permitted for up to 7 days, with such signs not greater than 8 feet in height if ground-mounted, nor extending above the roof line if building mounted.

Temporary Window Signs. Signs temporarily affixed to the inside of a window that advertise commercial situations relating to goods or services sold on premises shall be allowed without restriction on quantity or coverage, provided that they do not interfere with other State and Federal code requirements or public, health, safety, or welfare.

The following temporary signs require a Temporary Sign Permit and shall be subject to the regulations as stated.

Temporary Commercial Signs and Banners. For sales, limited time offers, grand openings, or other special events only, with such signs not greater than 8 feet in height if ground-mounted, nor extending above the roof line if building mounted. Except as may be allowed

below or by site plan approval under Section 94.16.09, no single use is permitted to display more than one temporary commercial sign or banner at a single time and no single lot is permitted to display more than two temporary commercial signs and banners at a single time. No temporary commercial sign or banner shall be placed on a lot for greater than 30 consecutive days (14 days for any variable message sign (VMS)), up to five times per calendar year. An advertising vehicle sign is not a permitted temporary commercial sign, but a mobile sign is permitted. A sign permit shall be required for a temporary sign serving this purpose.

Over-street Banners for Events of Public Interest. Banners promoting public events of Village-wide interest displayed over a public street, alley, or highway, when approved by the Zoning Administrator. Such signs shall not be erected more than 30 days before the event and shall be removed within 7 days after the event. A sign permit shall be required for a temporary sign serving this purpose. The Zoning Administrator may also require the sponsoring person, firm, organization, or corporation to provide a certificate of liability insurance with the Village named as an additional insured.

APPLICANT INFORMATION

Business Name: Anytime Fitness Contact Name: Joey Vanovse
 Business Owner: Dick Weinberger Project Address: 1711 Schofield Ave
 Mailing Address: 1711 Schofield Ave Phone: 715 432 7500
 Website: _____ Email: Joey.vanovse@hotmail.com
 Property Owner: _____ Contact Name: _____
 Mailing Address: _____ Phone: _____
 Email: _____
 Property Zone: WESTON

Current Use of Property: Multiple Family Residential Mixed Commercial/Residential Office
 (Check all that apply) Retail/Services Industrial/Manufacturing Institutional
 Parking Other: commercial/Fitness

CONTRACTOR INFORMATION (VMS ONLY)

Sign Contractor: _____ Contact Name: _____
 Address: _____ Phone: _____
 _____ Email: _____

SITE PLAN REQUIRED

A site plan for the property showing, at a minimum, the location of the proposed sign(s). NOTE: This includes all sandwich boards or pedestal sign, as they are considered permanent signs that may be used on a temporary basis. Please see the definitions in Section 94.13.03(2)(k); the location and specifications of all existing signs on the property and building(s); all property lines and buildings on the property; and parking areas, driveways, public roads, shall be submitted with this application. If the proposed sign(s) is a banner sign that is being placed on the exterior wall, only then the attachment of the required site plan be waived. Some parcel information and maps may be obtained via the [Marathon County Land Information Mapping System](#).

Has the site plan been attached? Yes No N/A
 Does the site plan include ALL the required components listed above? Yes No N/A

DIAGRAM(S) REQUIRED

A diagram for each of the proposed signs, drawn to a recognized scale, and listing and depicting the type, height, total height (on pylon or building etc...), width, total sign square footage, square footage of each sign component, method of attachment, structural support, method of illumination, sign materials and value shall be submitted with this application. A picture showing the proposed sign superimposed over or at the proposed placement shall be submitted with this application.

Has the diagram been attached for each proposed sign? Yes No
 Does each diagram have ALL the required components listed above? Yes No

Start Date: MAY 14 End Date: June 14

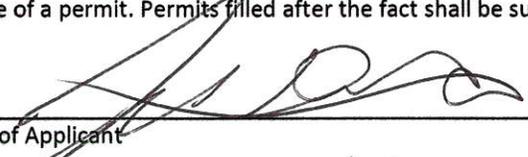
Sign Message: Student Discounts AND WEEKEND WORKOUTS

BASIS FOR GRANTING AND ISSUANCE

Are there any traffic safety, traffic visibility, sign setbacks, and structural integrity matters associated with this sign(s)? Explain which ones, or what measures have been taken to assure that these matters have been addressed.

STATEMENTS OF UNDERSTANDING AND SIGNATURES

By signing and dating below, 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; 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 the 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 within 30-days if the application status remains as incomplete. Any fees collected will not be refunded. ALL FINALIZED PERMITS WILL BE SENT VIA EMAIL OR BE PICKED UP AT THE MUNICIPAL CENTER. Permits will not be sent by mail.** Work on the proposed project cannot begin without the issuance of a permit. Permits filed after the fact shall be subject to double the fee and a \$50.00 fine.

Signature of Applicant 

Date MAY 14/15

- Property Owner Business Owner Contractor

STAFF REVIEW

PIN: 192-2808-184-0232 Zoning: B3 Village ETZ
Filed After the Fact: Yes No Fine Imposed: Yes No Amount: _____

Sign Specification:

Width: 5' Height: 3' Single Double Total Square Feet: 30
Total Height: 4' Sign Type: Standard VMS OTS Banner Setbacks: _____
Sign meets requirements? Yes No

Conditions/Modifications for approval: 30-day approval

Valerie Parr

05-14-15

Signature of Zoning Administrator or Designee Date

Permit Number(s) SIGN-5-15-5451 Approved Denied

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: 05-14-15 Received by: VP
- Application fee received by Village.
Date: 05-14-15 Received by: VP
- Application and submitted application verified as being complete.
Date: 05-14-15 Reviewed by: VP
- Zoning Administrator (or designee) action. Designee: VP
Date: 05-14-15 Action Taken: Approved as presented Approved with modifications Denied
- Applicant notified of decision.
Date: 05-14-15 Sent by: VP
- Attached in Smart Search.
Date: 05-14-15 Attached by: VP
- Attached and closed in Beehive.
Date: 05-14-15 Closed by: VP



May 26, 2015

Tara Teske

Finishing Touch Signs
723 S 72nd Avenue, Ste B
Wausau, WI 54401

RE: Approval of SIGN-5-15-5974 for Fehrman Orthodontics at 1815 Schofield Avenue in the Village of Weston

Tara,

The sign application submitted to the Village of Weston on Application Date has been approved by staff. The sign has been approved with the following conditions per staff:

- **All Variable Message Signs must adhere to Section 94.13.04(4)**

The sign permit approval will not expire unless: **1)** The business no longer conducts business at that location, **2)** the business is no longer open, **3)** The business changes the name in which it operates **4)** the sign changes in appearance, and/or **5)** The sign is improperly maintained, abandoned, unsafe or in violation of Article 13 of the Zoning Code. In such an instance the sign shall be brought within conformance or be removed within 10-days of notification in which the Village deems the sign as being non-conforming. The Village may remove the sign through a non-summary abatement process with the issuance of a citation for each day the sign is in violation.

The repainting, changing of parts, and preventive maintenance of signs that completely conform to the requirements of this Article, and result in absolutely no change in the appearance of the sign from that originally approved, shall not be deemed alterations requiring a sign permit.

Also note, **Temporary Sign Permits** are required for sales, limited time offers, grand openings, or other special events only being conducted on the premise. No single use is permitted to display more than one temporary commercial sign or banner at a single time and no single lot is permitted to display more than two temporary commercial signs and banners at a single time. No temporary commercial sign or banner shall be placed on a lot for greater than 30 consecutive days (14 days for any variable message sign), up to five times per calendar year. An advertising vehicle sign is not a permitted temporary commercial sign, but a mobile sign is permitted.

Signs that advertise the price of products or services offered on the premises or of special temporary goods or services being sold or offered, up to 6 square feet in area per sign face for each double sided sign, not illuminated, no more than two signs per street frontage, and no closer than five feet to any property lines. Each price or temporary sign must be removed within 24 hours of the special being sold or offered, and within 30 days of its placement on the property in any case. Any temporary sign not meeting these limitations but serving a similar purpose shall instead be classified as a temporary commercial sign or banner.

If you have any questions regarding this permit or the process, please feel free to contact me via email at jwehner@westonwi.gov; phone at (715) 302-5350 or by appointment at the Village Municipal Center at 5500 Schofield Avenue, Weston WI 54476.

Thank you,

Jafed Wehner
Assistant Planner
Village of Weston

CC: Jennifer Higgins, Director of Planning and Development/Zoning Administrator, Village of Weston
Scott Tatro, Building Inspector, Planning and Development, Village of Weston



Permit

Permit NO. **SIGN-5-15-5974**

Permit Type: **Sign**

Work Classification: **New**

Permit Status: **Final**

Issue Date: **5/26/2015**

No Expiration

Project Address 1815 SCHOFIELD AVE WESTON, WI 54476	Project Name <NONE>	Applicant Fehrman Orthodaontics
--	-------------------------------	---

Parcel Number 19228081840060	Subdivision	Block / Lot 0 / 0	Zoning B-3
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Owner Information Fehrman Orthodaontics	Address 1815 Schofield Avenue Weston, WI 54476	Phone (715)359-1910	Cell
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Contractor(s) Finishing Touch Signs	Address 723 72nd Avenue Wausau WI 54401	Phone (715)845-0500	Cell	Contractor Type Sign
---	--	-------------------------------	-------------	--------------------------------

Description of Work: New Free Standing Sign w/ Full RGB LED Display

Valuation: \$12,000.00

Total Sq Feet: 95

Inspection Request Line:
(715) 241 - 2616

AVAILABLE INSPECTIONS

Inspection Type:	IVR

Setbacks:

Front: ft. Rear: ft.

Left: ft. Right: ft.

FEE SUMMARY

Fees Due	Amount	Total	Amt Paid	Amt Due
Electric Wiring Fee	\$50.00	\$145.00	\$145.00	\$0.00
New Sign Permit Fee	\$95.00			
Total:	\$145.00	Payment Type: Check / Number: 6926		

Comments: None

I HEREBY UNDERSTAND THAT THIS PERMIT DOES NOT GRANT ANY RIGHT OR PRIVILEGE TO ERECT ANY STRUCTURE OR TO USE ANY PREMISE HEREIN DESCRIBED FOR ANY PURPOSE OR IN ANY MANNER PROHIBITED BY THE VILLAGE OF WESTON ZONING ORDINANCE. SPECIAL CONDITIONS AND/OR PROVISIONS STATED ON THIS BUILDING PERMIT SUPERCEDE ANY OTHER INFORMATION PROVIDED BY THE APPLICANT, INCLUDING INFORMATION PROVIDED ON THE PLANS. I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS PERMIT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HERIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

Signature of Owner / Applicant / Contractor / **May 26, 2015**
Date

Jared Wehner
Issued By: Village of Weston, WI **May 26, 2015**
Date

Jared Wehner
Authorized Signature

Customer Copy

Permanent Sign
Permit
Village of Weston
Date: 05/19/2015

Permit #: SIGN-5-15-5974

Payment Type: Cash Check 6926

FULL COMPLETION OF THIS FORM IS REQUIRED FOR PROCESSING



5500 Schofield Ave
Weston, WI 54476

-- PLEASE USE THE ONLINE FILLABLE PDF --

NEW, REPLACEMENT AND RE-FACING SIGN PROJECT TYPE AND FEES

			NO FEE
<input type="checkbox"/> Face Replacement (Existing Business Only. No change in sign size or location)			
<input type="checkbox"/> Wall Sign(s)	\$25.00 +\$1.00/ft ² over 50ft ² per sign	\$	[44/4461]
<input checked="" type="checkbox"/> Freestanding Sign(s)	\$50.00 +\$1.00/ft ² over 50ft ² per sign	\$	95.00 [44/4462]
<input type="checkbox"/> Electrical Inspection: <i>New Only</i>	\$50.00 per sign	\$	[44/4463]
<input checked="" type="checkbox"/> Sandwich Board/Pedestal Sign	\$25.00 – one sign per business	\$	25.00 [44/4464]
<input checked="" type="checkbox"/> Panel Replacement in a Development Sign	\$25.00 per business	\$	25.00 [44/4465]
TOTAL FEE:		\$	145.00

APPLICANT INFORMATION

Business Name: Ferhman Orthodontics

Contact Name: Tara Teske

Business Owner: Dennis J. Ferhman

Project Address: 1815 Schofield Ave

Mailing Address: 723 S 72nd Ave Ste B

Schofield, WI 54476

Wausau, WI 54401

Phone: (715) 845-0500

Website: www.ftsign.com

Email: tara@ftsign.com

Property Owner: Dennis J. Ferhman

Contact Name: Marcy

Mailing Address: 1815 Schofield Ave

Phone: (715) 359-1910

Schofield, WI 54476

Email: office@ferhmanorthodontics.com

Property Zone: B-3 - General Business

Current Use of Property: Multiple Family Residential Mixed Commercial/Residential Office
(Check all that apply) Retail/Services Industrial/Manufacturing Institutional
 Parking Other: _____

CONTRACTOR INFORMATION

Sign Contractor: Finishing Touch Signs

Contact Name: Tara Teske

Address: 723 S 72nd Ave Ste B

Phone: (715) 845-0500

Wausau, WI 54401

Email: tara@ftsign.com

SITE PLAN REQUIRED

A site plan for the property showing, at a minimum, the location of the proposed sign(s). NOTE: This includes all sandwich boards or pedestal sign, as they are considered permanent signs that may be used on a temporary basis. Please see the definitions in Section 94.13.03(2)(k); the location and specifications of all existing signs on the property and building(s); all property lines and buildings on the property; and parking areas, driveways, public roads, and buildings within 50 feet of the proposed sign and landscaping shall be submitted with this application. If the proposed sign(s) is a new wall sign, panel replacement or re-facing of an existing wall sign and no other signs exists on the property or all freestanding signs are proposed to be removed and not replaced, only then the attachment

of the required site plan be waived. Some parcel information and maps may be obtained via the [Marathon County Land Information Mapping System](#).

Has the site plan been attached? Yes No N/A
Does the site plan include ALL the required components listed above? Yes No N/A

FOR PROPERTIES ADJACENT TO STATE HIGHWAY 29:

A line marking a distance equal to 660 feet from the nearest right-of-way from any U.S. Highway, State Highway, or Interstate. Any sign on property within a U.S. or State Highway right-of-way or setback jurisdiction may also require approval from the WiDOT.

Are the following requirements shown on the site plan? Yes No N/A
Has the State of Wisconsin Department of Transportation approval been attached (if required)? Yes No N/A

DIAGRAM(S) REQUIRED

A diagram for each of the proposed signs, drawn to a recognized scale, and listing and depicting the type, height, total height (on pylon or building etc...), width, total sign square footage, square footage of each sign component, method of attachment, structural support, method of illumination, sign materials and value shall be submitted with this application. A picture showing the proposed sign superimposed over or at the proposed placement shall be submitted with this application.

How many wall signs are being proposed? (New, replacement and re-facing) 0
How many freestanding signs are being proposed? (New, replacement and re-facing) 1
Will there be a sandwich board or pedestal sign (*only one is allowed per business*)? Yes No
Has the diagram been attached for each proposed sign? Yes No
Does each diagram have ALL the required components listed above? Yes No

EXISTING SIGNS

The specifications for all existing signs, which include height, width, total height on building or pylon, square footage, number of sides, type of sign, and type of illumination is to be included on a separate document with the submittal of this application. A picture of each existing sign is to be included as well.

How many signs are existing on the subject property? 1
Has the specifications of each existing sign been attached? Yes No N/A
Has the picture of each existing sign been attached? Yes No N/A

BASIS FOR GRANTING AND ISSUANCE

Has the applicant reviewed [ARTICLE 13](#) prior to submitting this application? Yes No

Have all standards of Article 13 of the Village zoning ordinance and other applicable Village, Town, State, and Federal regulations been met? If not, please explain which standards are not met or not yet met, and why.

Yes

Are there any traffic safety, traffic visibility, sign setbacks, and structural integrity matters associated with this sign(s)? Explain which ones, or what measures have been taken to assure that these matters have been addressed.

No, sign will be placed where existing sign is located.

Under the Village's zoning ordinance, is a conditional use permit or site plan approval required for the sign? If so, has one been granted? Conditional use permits or site plan approvals are required for certain types of signs (e.g., community information signs), where normal dimensions of certain types of signs are proposed to be exceeded (e.g., for freestanding signs in agricultural zoning districts), or for signs within certain types of developments (e.g., large scale retail).

No

REIMBURSEMENT FOR DEVELOPMENT REVIEW SERVICES

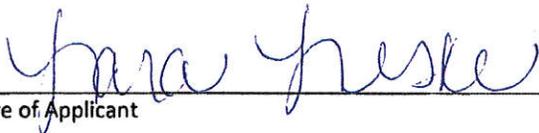
The Village Planner, Village Engineer, Public Works Director, Village Attorney, and other Village staff and consultants may expend time in the administration, investigation, and processing of development review applications. In addition, the Village may retain the services of other professional consultants—including but not limited to landscape architects, architects, environmental specialists, and recreation specialists—in the investigation and processing of such applications.

Reinforcing the requirements of Section 94.16.18(4) of the Village zoning ordinance, the signing and submittal of this application or petition for development review shall be construed as an agreement to pay for professional consulting services associated with the administration, investigation, and processing of this application or petition. The Village Administrator shall retain sole discretion in determining when and to what extent it is necessary to involve one or more professional consultants in the review of each application or petition.

The Applicant shall be responsible for the costs for such professional consulting services. The Applicant shall pay such costs upon receipt of one or more invoices from the Village, following the execution of the development review services associated with the application. In the event the Applicant fails to pay such costs, the responsibility shall pass to the property owner, if different, under the same terms. Development review fees that are assigned to the Applicant or property owner, but that are not actually paid, may then be imposed by the Village as a special charge on the affected property.

STATEMENTS OF UNDERSTANDING AND SIGNATURES

By signing and dating below, 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; 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 the 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 within 30-days if the application status remains as incomplete. Any fees collected will not be refunded. ALL FINALIZED PERMITS WILL BE SENT VIA EMAIL OR BE PICKED UP AT THE MUNICIPAL CENTER. Permits will not be sent by mail. Work on the proposed project cannot begin without the issuance of a permit. Permits filled after the fact shall be subject to double the fee and a \$50.00 fine.**



Signature of Applicant

05/19/2015

Date

Property Owner Contractor

STAFF REVIEW

PIN: 19228081840060

Zoning: B-3 GENERAL BUSINESS Village ETZ

Filed After the Fact: Yes No

Fine Imposed: Yes No

Amount: \$0.00

Sign 1 Specification:

Permit No.: SIGN-5-15-5974

Width: 10'

Height: 4.5'

Single Double

Total Square Feet: 95

Total Height: 7'7"

Sign Type: MONUMENT

Setbacks: 12'

Value: \$12,000

Illuminated: Yes No

Type: LED W/ FULL RGB DISPLAY

Sign meets requirements? Yes No Conforming Legally Non-Conforming

Conditions/Modifications for approval: MUST MEET 94.13.04(4) VARIABLE MESSAGE SIGNS (VMS).

Sign 2 Specification:

Permit No.: _____

Width: _____

Height: _____

Single Double

Total Square Feet: _____

Total Height: _____

Sign Type: _____

Setbacks: _____

Value: _____

Illuminated: Yes No

Type: _____

Sign meets requirements? Yes No Conforming Legally Non-Conforming

Conditions/Modifications for approval: _____

Sign 3 Specification:

Permit No.: _____

Width: _____

Height: _____

Single Double

Total Square Feet: _____

Total Height: _____

Sign Type: _____

Setbacks: _____

Value: _____

Illuminated: Yes No

Type: _____

Sign meets requirements? Yes No Conforming Legally Non-Conforming

Conditions/Modifications for approval: _____

Sign 4 Specification:

Permit No.: _____

Width: _____

Height: _____

Single Double

Total Square Feet: _____

Total Height: _____

Sign Type: _____

Setbacks: _____

Value: _____

Illuminated: Yes No

Type: _____

Sign meets requirements? Yes No Conforming Legally Non-Conforming

Conditions/Modifications for approval: _____

[Signature]
Signature of Zoning Administrator or Designee

5/26/15
Date

Permit Number(s) SIGN-5-15-5974

Approved Denied

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: 5/19/2015 Received by: JW

Application fee received by Village.

Date: 5/26/2015 Received by: JW

Application and submitted plans verified as being complete.

Date: 5/26/2015 Reviewed by: JW

Determination by Zoning Administrator as to whether requested sign 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: Approved as presented Approved with modifications Denied

Zoning Administrator (or designee) action.

Designee: JARED WEHNER

Date: 5/26/2015 Action Taken: Approved as presented Approved with modifications Denied

Building Inspector electrical inspection.

Date: _____ Inspection: Pass Requires Re-inspection Denied

Applicant notified of decision.

Date: 5/26/2015 Sent by: JW

Attached in Smart Search.

Date: 5/26/15 Attached by: JW

Attached and closed in Beehive.

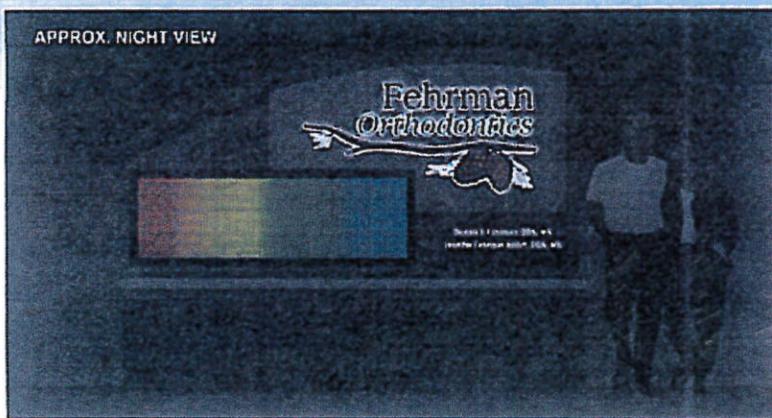
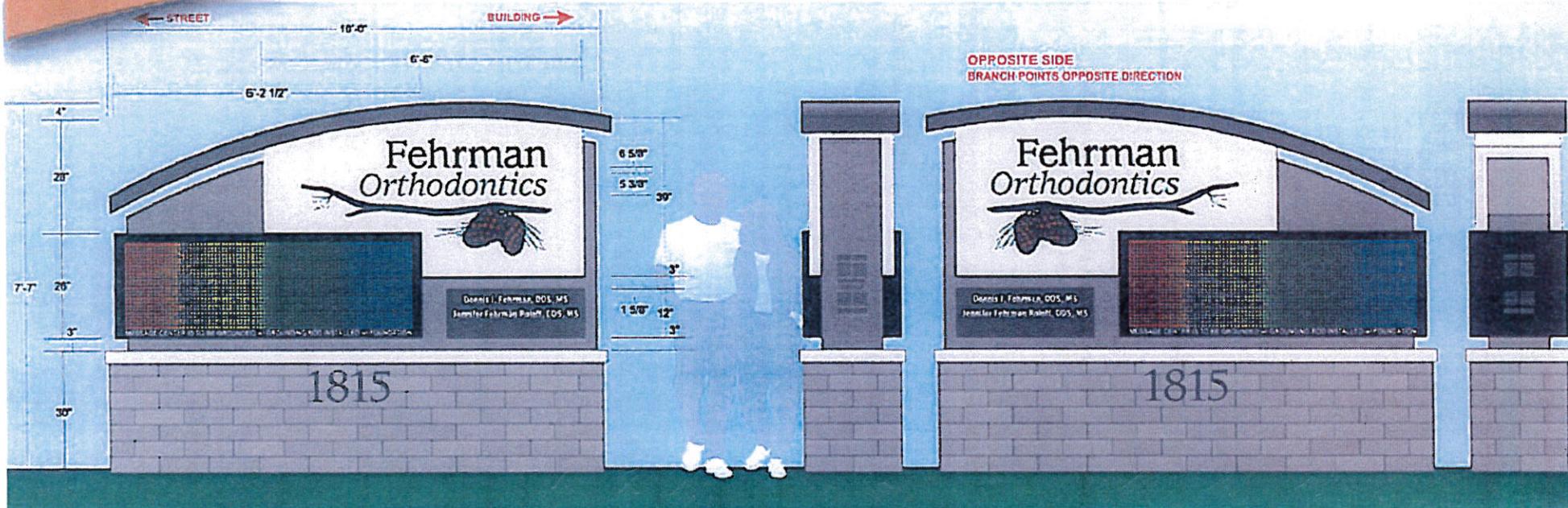
Date: 5/26/15 Closed by: JW

Finishing Touch signs

723 S. 72nd Avenue Wausau, WI
715-845-0500
ftsign.com

Client:
Fehrman Orthodontics
Weston, WI

SIGN SPECIFICATIONS
*internally lit painted aluminum sign, logo is lit push through letters
*full color RGB 3 line message center of 6" characters
*base to be standard brick veneer w with dark grey mortar



Job Number

14068

File name and extension

THIS ARTWORK IS COPYRIGHTED AND MAY NOT BE USED WITHOUT PERMISSION. IT IS THE PROPERTY OF FINISHING TOUCH AND MUST BE RETURNED TO THEM.

Customer: *Fehrman Orthodontics*

Sales Rep: *Tom*

Date: *05/12/15*

Revision Date:

FINAL DRAWING APPROVAL

These drawings will be released to manufacturing once signed and returned. Any detail or dimension changes will delay fabrication and incur extra charges. ONCE THE DESIGN IS APPROVED FINISHING TOUCH WILL NOT BE RESPONSIBLE FOR ERRORS

signature

date

COLORS SHOWN FOR REPRESENTATION ONLY. ACTUAL PAINT OR VINYL GRAPHICS MAY NOT MATCH INK COLORS ON LAYOUT

72'

30"

ORTHODONTIST
DENNIS J. FEHRMAN D.D.S., M.S.

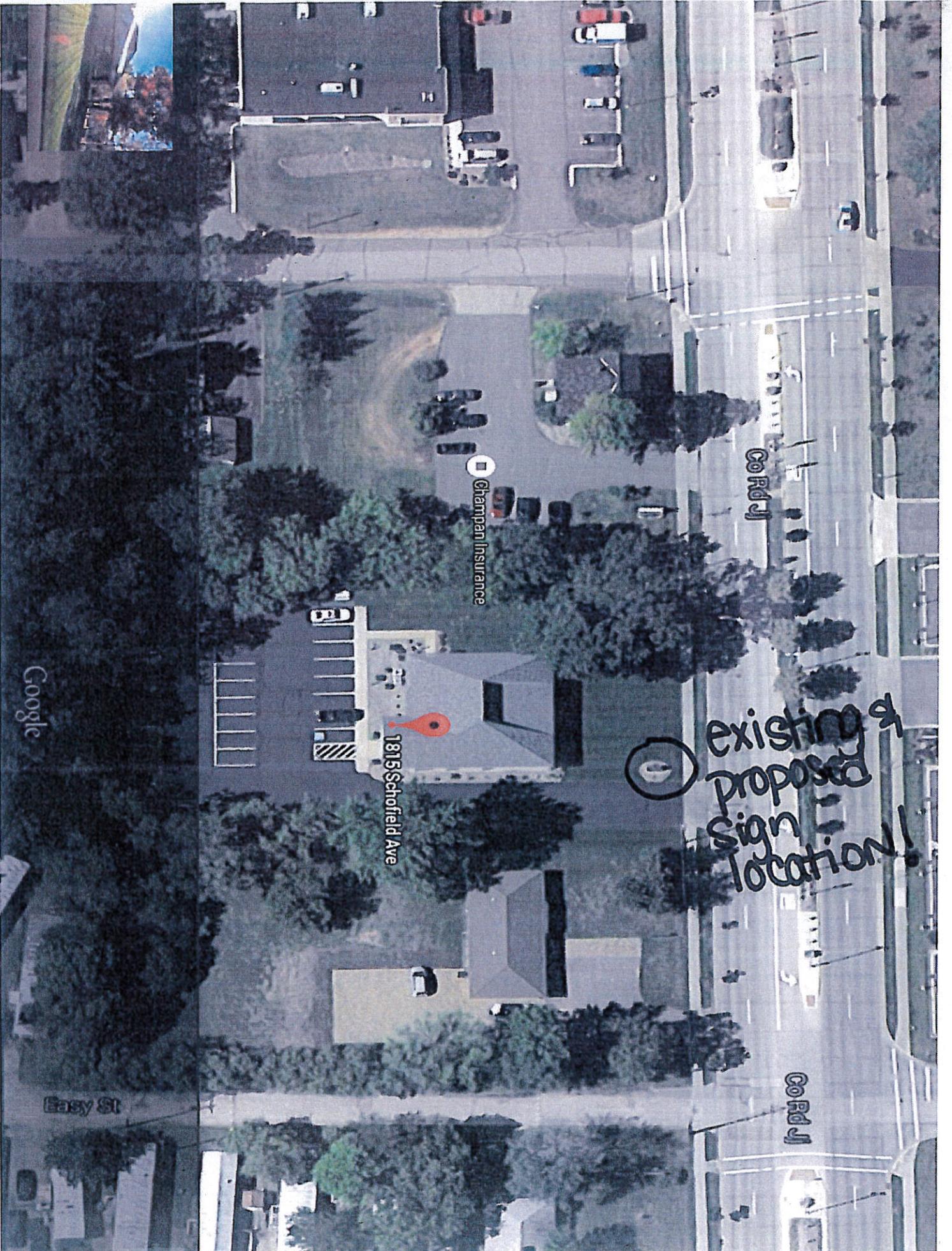
61"

27"

1815

71 3/4"

Existing Sign



existing & proposed sign location!

1

Champan Insurance

1815 Schofield Ave

Co Rd J

Co Rd J

Easy St

Google





May 27, 2015

Dylan Alwin
Finishing Touch Signs
723 72nd Avenue, Ste B
Wausau, WI 54476

RE: Approval of SIGN-5-15-5982, 5983 and 5984 for EZ Auto Credit at 5503 Business Highway 51 in the Village of Weston

Dylan,

The sign application submitted to the Village of Weston on May 21, 2015 has been approved by staff. The sign has been approved with the following conditions per staff:

- **The pylon sign (SIGN-5-15-5982) is leagly non-conforming due to setback-height ratio exceeding 1. Sign type or size cannot be altered unless the sign is brought into conformance.**
- **No conditions are set for the two wall signs (SIGN-5-15-5983 and 5984)**

The sign permit approval will not expire unless: **1)** The business no longer conducts business at that location, **2)** the business is no longer open, **3)** The business changes the name in which it operates **4)** the sign changes in appearance, and/or **5)** The sign is improperly maintained, abandoned, unsafe or in violation of Article 13 of the Zoning Code. In such an instance the sign shall be brought within conformance or be removed within 10-days of notification in which the Village deems the sign as being non-conforming. The Village may remove the sign through a non-summary abatement process with the issuance of a citation for each day the sign is in violation.

The repainting, changing of parts, and preventive maintenance of signs that completely conform to the requirements of this Article, and result in absolutely no change in the appearance of the sign from that originally approved, shall not be deemed alterations requiring a sign permit.

Also note, **Temporary Sign Permits** are required for sales, limited time offers, grand openings, or other special events only being conducted on the premise. No single use is permitted to display more than one temporary commercial sign or banner at a single time and no single lot is permitted to display more than two temporary commercial signs and banners at a single time. No temporary commercial sign or banner shall be placed on a lot for greater than 30 consecutive days (14 days for any variable message sign), up to five times per calendar year. An advertising vehicle sign is not a permitted temporary commercial sign, but a mobile sign is permitted.

Signs that advertise the price of products or services offered on the premises or of special temporary goods or services being sold or offered, up to 6 square feet in area per sign face for each double sided sign, not illuminated, no more than two signs per street frontage, and no closer than five feet to any property lines. Each price or temporary sign must be removed within 24 hours of the special being sold or offered, and within 30 days of its placement on the property in any case. Any temporary sign not meeting these limitations but serving a similar purpose shall instead be classified as a temporary commercial sign or banner.

If you have any questions regarding this permit or the process, please feel free to contact me via email at jwehner@westonwi.gov; phone at (715) 302-5350 or by appointment at the Village Municipal Center at 5500 Schofield Avenue, Weston WI 54476.

Thank you,

Jared Wehner
Assistant Planner
Village of Weston

CC: Jennifer Higgins, Director of Planning and Development/Zoning Administrator, Village of Weston
Scott Tatro, Building Inspector, Planning and Development, Village of Weston



Permit

Permit NO. **SIGN-5-15-5983**

Permit Type: **Sign**

Work Classification: **New**

Permit Status: **Final**

Issue Date: **5/27/2015**

No Expiration

Project Address 5503 BUSINESS HIGHWAY 51 WESTON, WI 54476	Project Name <NONE>	Applicant EZ Auto Credit
--	-------------------------------	------------------------------------

Parcel Number 19228081830025	Subdivision	Block / Lot 0 / 0	Zoning B-3
--	--------------------	-----------------------------	----------------------

Owner Information EZ Auto Credit	Address N649 Corning Road Merrill, WI 54452	Phone	Cell
--	--	--------------	-------------

Contractor(s) Finishing Touch Signs	Address 723 72nd Avenue Wausau WI 54401	Phone (715)845-0500	Cell	Contractor Type Sign
---	--	-------------------------------	-------------	--------------------------------

Description of Work: New Sign - Wall Sign

Valuation: \$0.00

Total Sq Feet: 48

Inspection Request Line:
(715) 241 - 2616

AVAILABLE INSPECTIONS

Inspection Type:	IVR

Setbacks:

Front: ft. Rear: ft.

Left: ft. Right: ft.

FEE SUMMARY

Fees Due	Amount	Total	Amt Paid	Amt Due
Electric Wiring Fee	\$50.00	\$75.00	\$75.00	\$0.00
New Sign Permit Fee	\$25.00			
Total:	\$75.00	Payment Type: Check / Number: 6932		

Comments: None

I HEREBY UNDERSTAND THAT THIS PERMIT DOES NOT GRANT ANY RIGHT OR PRIVILEGE TO ERECT ANY STRUCTURE OR TO USE ANY PREMISE HEREIN DESCRIBED FOR ANY PURPOSE OR IN ANY MANNER PROHIBITED BY THE VILLAGE OF WESTON ZONING ORDINANCE. SPECIAL CONDITIONS AND/OR PROVISIONS STATED ON THIS BUILDING PERMIT SUPERCEDE ANY OTHER INFORMATION PROVIDED BY THE APPLICANT, INCLUDING INFORMATION PROVIDED ON THE PLANS. I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS PERMIT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HERIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

Signature of Owner / Applicant / Contractor / **May 27, 2015**
Date

Jared Wehner
Issued By: Village of Weston, WI Authorized Signature **May 27, 2015**
Date

Customer Copy



Permit

Permit NO. **SIGN-5-15-5984**

Permit Type: **Sign**

Work Classification: **New**

Permit Status: **Final**

Issue Date: **5/27/2015**

No Expiration

Project Address 5503 BUSINESS HIGHWAY 51 WESTON, WI 54476	Project Name <NONE>	Applicant EZ Auto Credit
--	-------------------------------	------------------------------------

Parcel Number 19228081830025	Subdivision	Block / Lot 0 / 0	Zoning B-3
--	--------------------	-----------------------------	----------------------

Owner Information EZ Auto Credit	Address N649 Corning Road Merrill, WI 54452	Phone	Cell
--	--	--------------	-------------

Contractor(s) Finishing Touch Signs	Address 723 72nd Avenue Wausau WI 54401	Phone (715)845-0500	Cell	Contractor Type Sign
---	--	-------------------------------	-------------	--------------------------------

Description of Work: New Sign - Wall Sign

Valuation: \$0.00

Total Sq Feet: 30

Inspection Request Line:
(715) 241 - 2616

AVAILABLE INSPECTIONS

Inspection Type:	IVR

Setbacks:

Front: ft. Rear: ft.

Left: ft. Right: ft.

FEE SUMMARY

Fees Due	Amount	Total	Amt Paid	Amt Due
Electric Wiring Fee	\$50.00	\$75.00	\$75.00	\$0.00
New Sign Permit Fee	\$25.00			
Total:	\$75.00	Payment Type: Check / Number: 6932		

Comments: None

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Signature of Owner / Applicant / Contractor / _____
Date **May 27, 2015**

Jared Wehner 
Issued By: Village of Weston, WI Authorized Signature Date **May 27, 2015**

Customer Copy

Permanent Sign

Permit

Village of Weston

Date: 05/21/2015

Permit #: SIGN-5-15-5982, 5983 AND 5984

Payment Type: Cash Check 6932

FULL COMPLETION OF THIS FORM IS REQUIRED FOR PROCESSING



5500 Schofield Ave
Weston, WI 54476

-- PLEASE USE THE ONLINE FILLABLE PDF --

NEW, REPLACEMENT AND RE-FACING SIGN PROJECT TYPE AND FEES

		NO FEE	
<input checked="" type="checkbox"/>	Face Replacement (Existing Business Only. No change in sign size or location)		
<input checked="" type="checkbox"/>	Wall Sign(s) \$25.00 +\$1.00/ft ² over 50ft ² per sign	\$ <u>\$50.00</u>	[44/4461]
<input type="checkbox"/>	Freestanding Sign(s) \$50.00 +\$1.00/ft ² over 50ft ² per sign	\$ _____	[44/4462]
<input type="checkbox"/>	Electrical Inspection: <i>New Only</i> \$50.00 per sign	\$ <u>\$100.00</u>	[44/4463]
<input type="checkbox"/>	Sandwich Board/Pedestal Sign \$25.00 – one sign per business	\$ <u>25.00</u>	[44/4464]
<input type="checkbox"/>	Panel Replacement in a Development Sign \$25.00 per business	\$ <u>25.00</u>	[44/4465]
TOTAL FEE:		\$ <u>\$150.00</u>	

APPLICANT INFORMATION

Business Name: <u>E-Z Auto Credit</u>	Contact Name: <u>Dylan Alwin</u>
Business Owner: <u>Jack Pagel</u>	Project Address: <u>5503 US-51 Bus.</u>
Mailing Address: <u>N649 Corning Rd</u>	<u>Schofield, WI 54476</u>
<u>Merrill, WI 54452</u>	Phone: <u>(715) 212-6291</u>
Website: _____	Email: <u>dylan@ftsign.com</u>
Property Owner: <u>Jack Pagel</u>	Contact Name: <u>Tara Teske</u>
Mailing Address: <u>N649 Corning Rd</u>	Phone: <u>(715) 845-0500</u>
<u>Merrill, WI 54452</u>	Email: <u>tara@ftsign.com</u>
Property Zone: <u>Select Zoning Designation</u>	

Current Use of Property: Multiple Family Residential Mixed Commercial/Residential Office
 (Check all that apply) Retail/Services Industrial/Manufacturing Institutional
 Parking Other: Commercial

CONTRACTOR INFORMATION

Sign Contractor: <u>Finishing Touch Sign</u>	Contact Name: <u>Tara Teske</u>
Address: <u>723 S 72nd Ave Ste B</u>	Phone: <u>(715) 845-0500</u>
<u>Wausau, WI 54401</u>	Email: <u>tara@ftsign.com</u>

SITE PLAN REQUIRED

A site plan for the property showing, at a minimum, the location of the proposed sign(s). **NOTE:** This includes all sandwich boards or pedestal sign, as they are considered permanent signs that may be used on a temporary basis. Please see the definitions in Section 94.13.03(2)(k); the location and specifications of all existing signs on the property and building(s); all property lines and buildings on the property; and parking areas, driveways, public roads, and buildings within 50 feet of the proposed sign and landscaping shall be submitted with this application. If the proposed sign(s) is a new wall sign, panel replacement or re-facing of an existing wall sign and no other signs exists on the property or all freestanding signs are proposed to be removed and not replaced, only then the attachment

of the required site plan be waived. Some parcel information and maps may be obtained via the [Marathon County Land Information Mapping System](#).

Has the site plan been attached? Yes No N/A
Does the site plan include ALL the required components listed above? Yes No N/A

FOR PROPERTIES ADJACENT TO STATE HIGHWAY 29:

A line marking a distance equal to 660 feet from the nearest right-of-way from any U.S. Highway, State Highway, or Interstate. Any sign on property within a U.S. or State Highway right-of-way or setback jurisdiction may also require approval from the WIDOT.

Are the following requirements shown on the site plan? Yes No N/A
Has the State of Wisconsin Department of Transportation approval been attached (if required)? Yes No N/A

DIAGRAM(S) REQUIRED

A diagram for each of the proposed signs, drawn to a recognized scale, and listing and depicting the type, height, total height (on pylon or building etc...), width, total sign square footage, square footage of each sign component, method of attachment, structural support, method of illumination, sign materials and value shall be submitted with this application. A picture showing the proposed sign superimposed over or at the proposed placement shall be submitted with this application.

How many wall signs are being proposed? (New, replacement and re-facing) 2
How many freestanding signs are being proposed? (New, replacement and re-facing) 1
Will there be a sandwich board or pedestal sign (*only one is allowed per business*)? Yes No
Has the diagram been attached for each proposed sign? Yes No
Does each diagram have ALL the required components listed above? Yes No

EXISTING SIGNS

The specifications for all existing signs, which include height, width, total height on building or pylon, square footage, number of sides, type of sign, and type of illumination is to be included on a separate document with the submittal of this application. A picture of each existing sign is to be included as well.

How many signs are existing on the subject property? 3
Has the specifications of each existing sign been attached? Yes No N/A
Has the picture of each existing sign been attached? Yes No N/A

BASIS FOR GRANTING AND ISSUANCE

Has the applicant reviewed [ARTICLE 13](#) prior to submitting this application? Yes No

Have all standards of Article 13 of the Village zoning ordinance and other applicable Village, Town, State, and Federal regulations been met? If not, please explain which standards are not met or not yet met, and why.

Yes

Are there any traffic safety, traffic visibility, sign setbacks, and structural integrity matters associated with this sign(s)? Explain which ones, or what measures have been taken to assure that these matters have been addressed.

No

Under the Village's zoning ordinance, is a conditional use permit or site plan approval required for the sign? If so, has one been granted? Conditional use permits or site plan approvals are required for certain types of signs (e.g., community information signs), where normal dimensions of certain types of signs are proposed to be exceeded (e.g., for freestanding signs in agricultural zoning districts), or for signs within certain types of developments (e.g., large scale retail).

Not that we are aware of.

REIMBURSEMENT FOR DEVELOPMENT REVIEW SERVICES

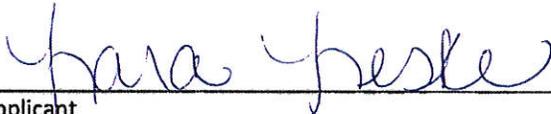
The Village Planner, Village Engineer, Public Works Director, Village Attorney, and other Village staff and consultants may expend time in the administration, investigation, and processing of development review applications. In addition, the Village may retain the services of other professional consultants—including but not limited to landscape architects, architects, environmental specialists, and recreation specialists—in the investigation and processing of such applications.

Reinforcing the requirements of Section 94.16.18(4) of the Village zoning ordinance, the signing and submittal of this application or petition for development review shall be construed as an agreement to pay for professional consulting services associated with the administration, investigation, and processing of this application or petition. The Village Administrator shall retain sole discretion in determining when and to what extent it is necessary to involve one or more professional consultants in the review of each application or petition.

The Applicant shall be responsible for the costs for such professional consulting services. The Applicant shall pay such costs upon receipt of one or more invoices from the Village, following the execution of the development review services associated with the application. In the event the Applicant fails to pay such costs, the responsibility shall pass to the property owner, if different, under the same terms. Development review fees that are assigned to the Applicant or property owner, but that are not actually paid, may then be imposed by the Village as a special charge on the affected property.

STATEMENTS OF UNDERSTANDING AND SIGNATURES

By signing and dating below, 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; 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 the 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 within 30-days if the application status remains as incomplete. Any fees collected will not be refunded. ALL FINALIZED PERMITS WILL BE SENT VIA EMAIL OR BE PICKED UP AT THE MUNICIPAL CENTER. Permits will not be sent by mail. Work on the proposed project cannot begin without the issuance of a permit. Permits filled after the fact shall be subject to double the fee and a \$50.00 fine.**



05/21/2015

Signature of Applicant

Date

Property Owner Contractor

STAFF REVIEW

PIN: 19228081830025

Zoning: B-3

Village ETZ

Filed After the Fact: Yes No

Fine Imposed: Yes No

Amount: \$40.00

Sign 1 Specification:

Permit No.: SIGN-5-15-5982

Width: 10'

Height: 8.46'

Single Double

Total Square Feet: 169.16 ft²

Total Height: 20'

Sign Type: PYLON

Setbacks: 5'

Value: _____ Illuminated: Yes No Type: LED

Sign meets requirements? Yes No Conforming Legally Non-Conforming

Conditions/Modifications for approval: NON-CONFORMING DUE TO SETBACK-HEIGHT RATIO EXCEEDING 1. SIGN TYPE AND SIZE CANNOT BE ALTERED UNLESS SIGN IS BROUGHT BACK INTO CONFORMITY.

Sign 2 Specification:

Permit No.: SIGN-5-15-5983

Width: 12'

Height: 4'

Single Double

Total Square Feet: 48 ft²

Total Height: _____

Sign Type: WALL

Setbacks: N/A

Value: _____ Illuminated: Yes No Type: LED

Sign meets requirements? Yes No Conforming Legally Non-Conforming

Conditions/Modifications for approval: NONE

Sign 3 Specification:

Permit No.: SIGN-5-15-5984

Width: 10'

Height: 3'

Single Double

Total Square Feet: 30 ft²

Total Height: _____

Sign Type: WALL

Setbacks: N/A

Value: _____ Illuminated: Yes No Type: LED

Sign meets requirements? Yes No Conforming Legally Non-Conforming

Conditions/Modifications for approval: NONE

Sign 4 Specification:

Permit No.: _____

Width: _____

Height: _____

Single Double

Total Square Feet: _____

Total Height: _____

Sign Type: _____

Setbacks: _____

Value: _____ Illuminated: Yes No Type: _____

Sign meets requirements? Yes No Conforming Legally Non-Conforming

Conditions/Modifications for approval: _____

Janet Wehner
Signature of Zoning Administrator or Designee

5/27/2015
Date

Permit Number(s) SIGN-5-15-5982, 5983, AND 5984

Approved Denied

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 sign 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: Approved as presented Approved with modifications Denied

- Zoning Administrator (or designee) action.** Designee: _____
Date: _____ Action Taken: Approved as presented Approved with modifications Denied

- Building Inspector electrical inspection.**
Date: _____ Inspection: Pass Requires Re-inspection Denied

- Applicant notified of decision.**
Date: _____ Sent by: _____

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

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

Finishing Touch
signs

723 S. 72nd Avenue Wausau, WI
715-845-0500
ftsign.com

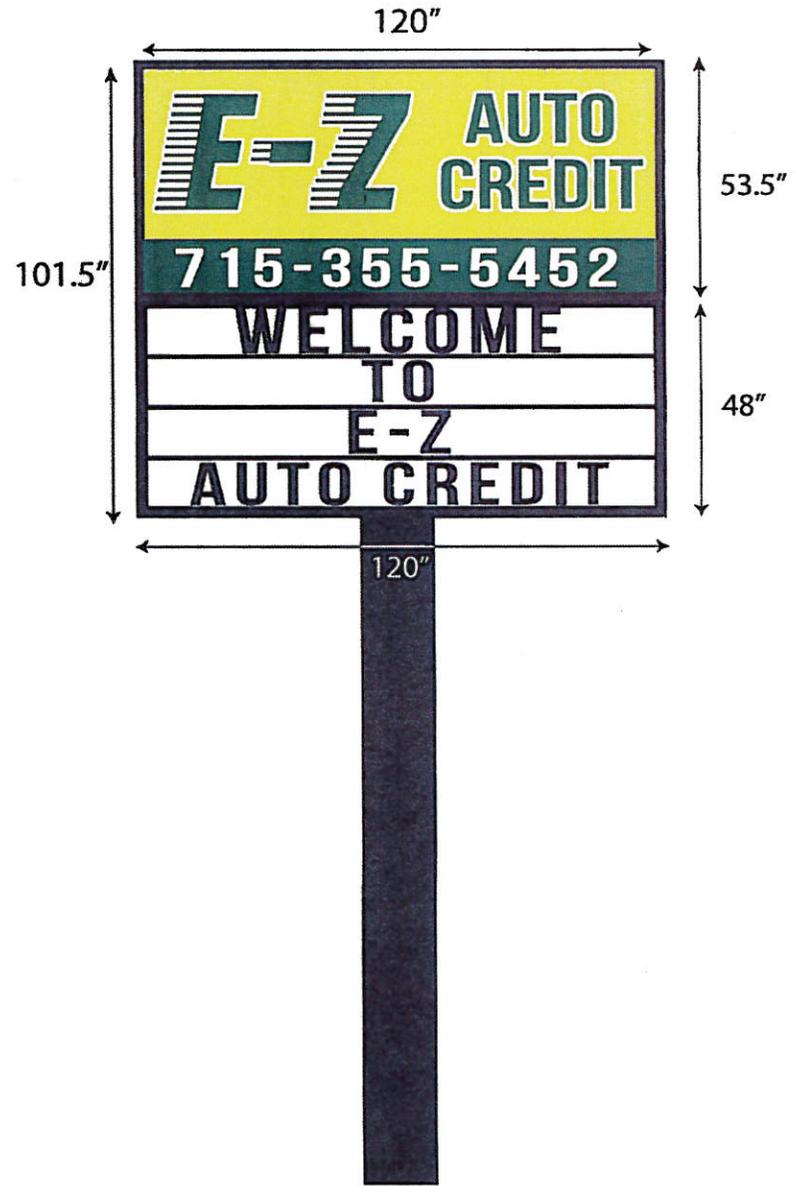
Client:
EZ Auto Credit
Wausau, WI

SIGN SPECIFICATIONS

- *Install new faces on existing cabinet
- *refinish existing readerboard
- * face to be printed translucent vinyl applied to lexan (PMS colors needed)
- *optional cut vinyl applied to face (vinyl colors will need to be picked out)



20'



Job Number

14189

THIS ARTWORK IS COPYRIGHTED
AND MAY NOT BE USED WITHOUT
PERMISSION. IT IS THE PROPERTY
OF FINISHING TOUCH AND MUST BE
RETURNED TO THEM.

Customer: EZ Auto Credit

Sales Rep: Dylan Alwin

Date: 04/01/15

Revision Date: 05/15

FINAL DRAWING APPROVAL

These drawings will be released to manufacturing once signed and returned.
Any detail or dimension changes will delay fabrication and incur extra charges.
ONCE THE DESIGN IS APPROVED FINISHING TOUCH WILL NOT BE RESPONSIBLE FOR ERRORS

COLORS SHOWN FOR REPRESENTATION
ONLY. ACTUAL PAINT OR VINYL GRAPHICS
MAY NOT MATCH INK COLORS ON LAYOUT

signature

date

Finishing Touch
signs

723 S. 72nd Avenue Wausau, WI
715-845-0500
ftsign.com

Client:
EX Auto Credit
Wausau, WI

SIGN SPECIFICATIONS



144"



48"

Job Number

14189

Use name and address

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OF FINISHING TOUCH AND MUST BE
RETURNED TO THEM.

Customer: *EZ Auto Credit*

Sales Rep: *Dylan Alwin*

Date: *04/01/15*

Revision Date: *05/7/15*

FINAL DRAWING APPROVAL

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signature

date

COLORS SHOWN FOR REPRESENTATION
ONLY. ACTUAL PAINT OR VINYL GRAPHICS
MAY NOT MATCH INK COLORS ON LAYOUT

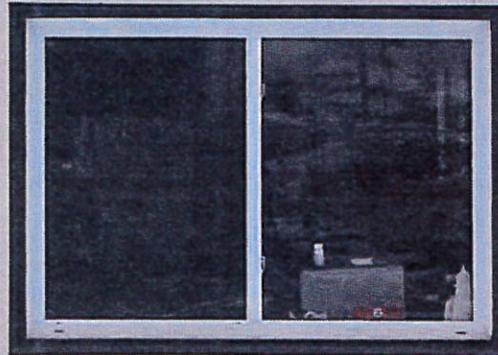
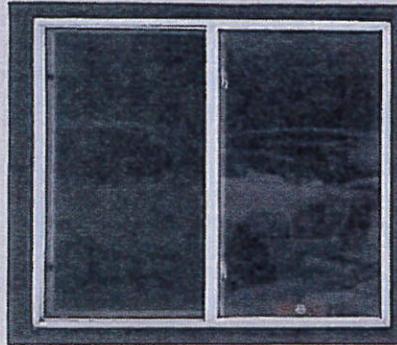
Finishing Touch
signs

723 S. 72nd Avenue Wausau, WI
715-845-0500
ftsign.com

Client:
EX Auto Credit
Wausau, WI

SIGN SPECIFICATIONS

- *Install LED lit cabinet to building wall
- *face to be printed translucent vinyl applied to lexan (PMS colors needed)
- *optional cut vinyl applied to face (vinyl colors will need to be picked out)



Job Number

14189

No name and extension

THIS ARTWORK IS COPYRIGHTED
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OF FINISHING TOUCH AND MUST BE
RETURNED TO THEM.

Customer: EZ Auto Credit

Sales Rep: Dylan Alwin

Date: 04/01/15

Revision Date: 5/7/15

FINAL DRAWING APPROVAL

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signature:

date:

COLORS SHOWN FOR REPRESENTATION
ONLY. ACTUAL PAINT OR VINYL GRAPHICS
MAY NOT MATCH INK COLORS ON LAYOUT

Finishing Touch
signs

723 S. 72nd Avenue Wausau, WI
715-845-0500
ftsign.com

Client:
EX Auto Credit
Wausau, WI

SIGN SPECIFICATIONS



120"

36"



Job Number

14189

Use name and extension

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RETURNED TO THEM.

Customer: EZ Auto Credit

Sales Rep: Dylan Alwin

Date: 04/01/15

Revision Date: 05/7/15

FINAL DRAWING APPROVAL

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ONCE THE DESIGN IS APPROVED FINISHING TOUCH WILL NOT BE RESPONSIBLE FOR ERRORS

signature

date

COLORS SHOWN FOR REPRESENTATION
ONLY. ACTUAL PAINT OR VINYL GRAPHICS
MAY NOT MATCH INK COLORS ON LAYOUT

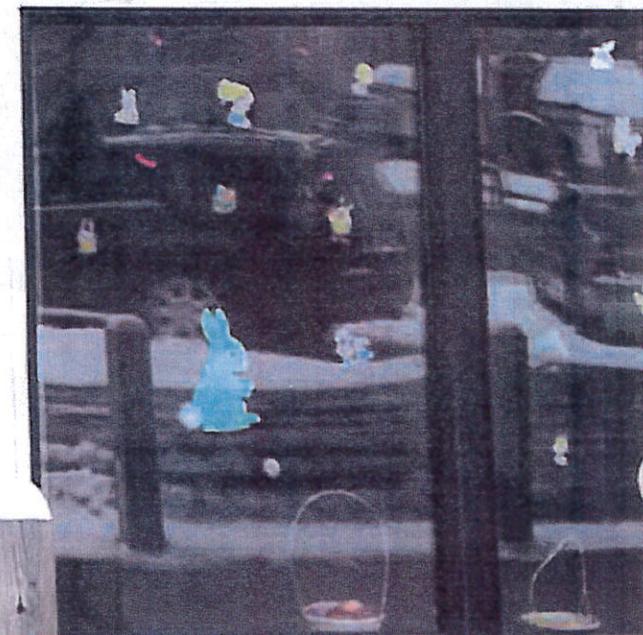
Finishing Touch
signs

723 S. 72nd Avenue Wausau, WI
715-845-0500
ftsign.com

Client:
EX Auto Credit
Wausau, WI

SIGN SPECIFICATIONS

- *Install refurbished LED lit cabinet to building wall
- *face to be printed translucent vinyl applied to lexan (PMS colors needed)
- *optional cut vinyl applied to face (vinyl colors will need to be picked out)



Job Number

14189

File name and extension

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OF FINISHING TOUCH AND MUST BE
RETURNED TO THEM

Customer: EZ Auto-Credit

Sales Rep: Dylan Alwin

Date: 04/01/15

Revision Date: 05/7/15

FINAL DRAWING APPROVAL

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Any detail or dimension changes will delay fabrication and incur extra charges.
ONCE THE DESIGN IS APPROVED FINISHING TOUCH WILL NOT BE RESPONSIBLE FOR ERRORS

signature

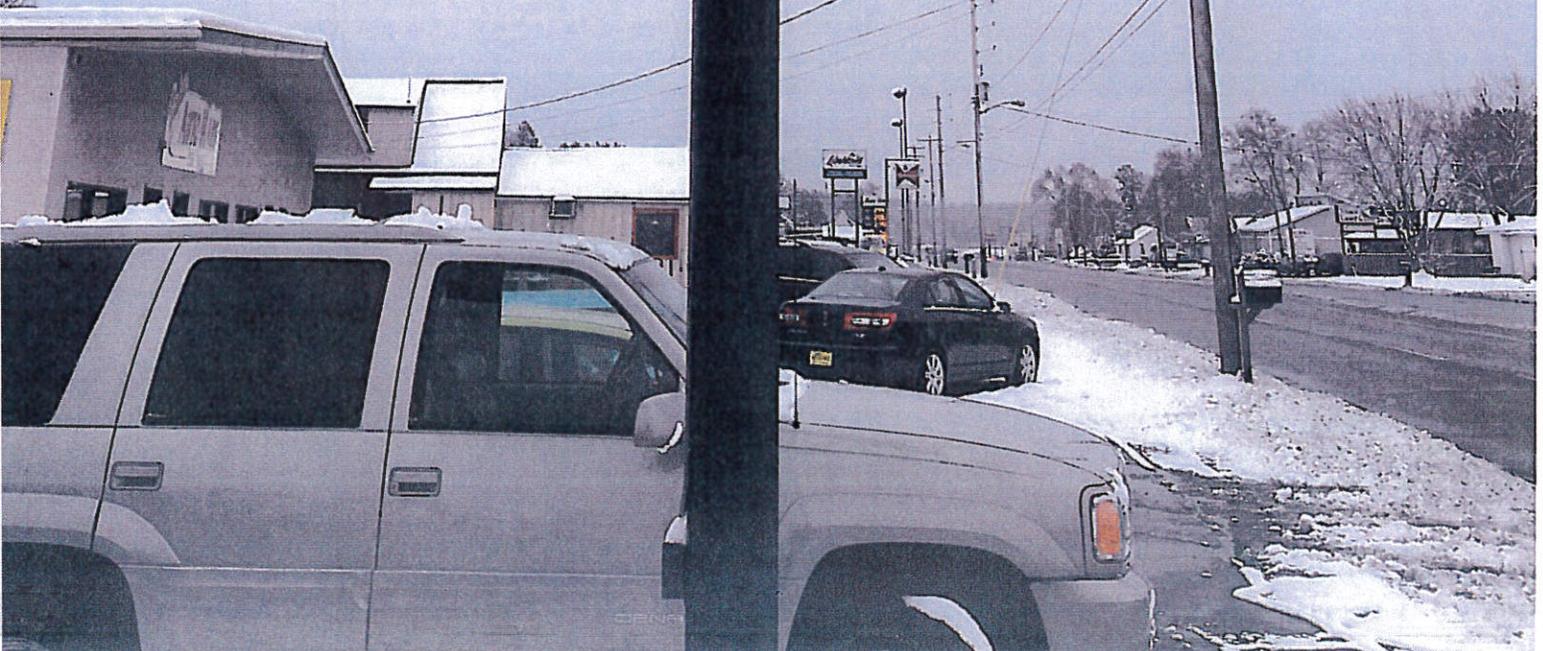
date

COLORS SHOWN FOR REPRESENTATION
ONLY. ACTUAL PAINT OR VINYL GRAPHICS
MAY NOT MATCH INK COLORS ON LAYOUT

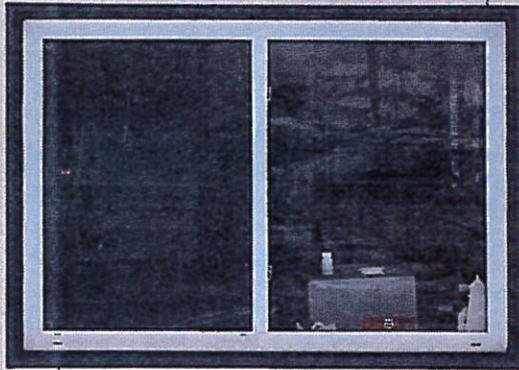
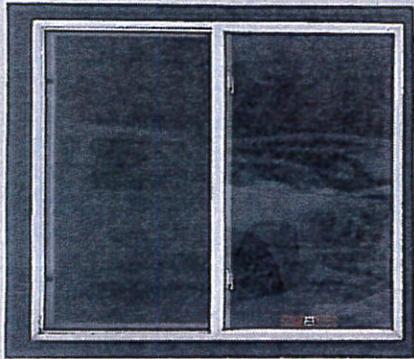
Value
Auto Mart

NO BANKS • IN-HOUSE FINANCING • EASY TERMS

**NO CREDIT CHECKS
YOUR JOB
IS YOUR CREDIT**



Value
AUTO MART
355-5452



Value
AUTO MART
355-5452





Permit

Permit NO. **SIGN-5-15-5987**

Permit Type: **Sign**

Work Classification: **Special Event**

Permit Status: **Final**

Issue Date: **5/18/2015**

Expiration: **06/18/2015**

Project Address 5717 BUSINESS HIGHWAY 51 WESTON, WI 54476	Project Name <NONE>	Applicant Bartelt Insurance
---	-------------------------------------	---------------------------------------

Parcel Number 19228081830067	Subdivision	Block / Lot 0 / 0	Zoning B-3
--	-------------	-----------------------------	----------------------

Owner Information Bartelt Insurance	Address 5717 Business Highway 51 Weston, WI 54476	Phone (715)551-8917	Cell
---	---	-------------------------------	------

Contractor(s)	Address	Phone	Cell	Contractor Type

Description of Work: **Temporary Sign - Marquee**

Valuation: **\$0.00**
 Total Sq Feet: **48**

Inspection Request Line:
(715) 241 - 2616

AVAILABLE INSPECTIONS

Inspection Type:	IVR

Setbacks:

Front: ft. Rear: ft.
 Left: ft. Right: ft.

FEE SUMMARY

Fees Due	Amount	Total	Amt Paid	Amt Due
Special Event Sign Permit Fee	\$25.00	\$25.00	\$25.00	\$0.00
Total:	\$25.00			

Payment Type: Check No. 1516

Comments: Cannot be in the right-of-way. 30-day approval.

I HEREBY UNDERSTAND THAT THIS PERMIT DOES NOT GRANT ANY RIGHT OR PRIVILEGE TO ERECT ANY STRUCTURE OR TO USE ANY PREMISE HEREIN DESCRIBED FOR ANY PURPOSE OR IN ANY MANNER PROHIBITED BY THE VILLAGE OF WESTON ZONING ORDINANCE. SPECIAL CONDITIONS AND/OR PROVISIONS STATED ON THIS BUILDING PERMIT SUPERCEDE ANY OTHER INFORMATION PROVIDED BY THE APPLICANT, INCLUDING INFORMATION PROVIDED ON THE PLANS. I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS PERMIT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HERIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

Signature of Owner / Applicant / Contractor / _____ Date **May 18, 2015**

Jared Wehner _____ Date **May 18, 2015**
 Issued By: Village of Weston, WI Authorized Signature

Customer Copy

Temporary Sign Permit

Village of Weston

Date: 05/18/2015

Permit #: SIGN-5-15-5987

Payment Type: Cash Check 1514

FULL COMPLETION OF THIS FORM IS REQUIRED FOR PROCESSING



5500 Schofield Ave
Weston, WI 54476

-- PLEASE USE THE ONLINE FILLABLE PDF --

TEMPORARY SIGN TYPE AND FEE

<input checked="" type="checkbox"/> Commercial Signs or Banners	\$ 25.00	[44/4465]
<input checked="" type="checkbox"/> Variable Message Sign (VMS)	\$ 25.00	[44/4465]
<input checked="" type="checkbox"/> Over Street Banners	\$ 25.00	[44/4465]

TEMPORARY SIGN ORDINANCE

The following allowable temporary signs DO NOT require a Temporary Sign Permit, but shall be subject to the regulations as stated:

Real Estate Signs. Within each residential and rural and open space zoning district, only one on premise real estate sign is permitted. Such sign shall be removed within 30 days of the sale or lease of the single space it is advertising or of the sale or lease of 90 percent of the total land or space available for sale or lease on the property. Such signs shall not be located in the public right-of-way, shall not exceed 12 square feet in area and 6 feet in height in residential, rural and open space zoning districts, and 64 square feet in area and 12 feet in height in all other districts. No off-premise real estate signs, such as "open house" signs, are permitted.

Construction or Project Identification Signs. Such signs shall be erected no sooner than the beginning of work for which a valid building or demolition permit has been issued, and shall be removed within 30 days of completion of such work. Construction or project identification signs shall not exceed 64 square feet in area and 12 feet in height.

Price or Temporary Item Signs. Signs that advertise the price of products or services offered on the premises or of special temporary goods or services being sold or offered, up to 6 square feet in area per sign face for each double sided sign, not illuminated, no more than two signs per street frontage, and no closer than five feet to any property lines. Each price or temporary sign must be removed within 24 hours of the special being sold or offered, and within 30 days of its placement on the property in any case. Any temporary sign not meeting these limitations but serving a similar purpose shall instead be classified as a temporary commercial sign or banner.

Temporary Individual Residential Signs. Not larger than 6 square feet each, to advertise garage sales, yard sales, or similar merchandise sales during the time the sale is taking place. Such signs shall not be erected more than 1 day before the event and shall be removed within 1 day after the event.

Temporary Signs for Events of Public Interest. For a temporary event of public interest hosted by and/or held at a governmental entity, community organization, or institutional facility (e.g., farmers market, fair operated by a nonprofit organization), two signs of up to 32 square feet each may be located upon the site of the event. Additional off-premise signs shall be allowed, up to one per premise, and up to 9 square feet per sign. Temporary Signs for Events of Public Interest shall not be erected more than 30 days before the event and shall be removed within 7 days after the event.

Political/Election Signs. Temporary political signs are permitted without restriction so long as they locate per the requirements of this Article, including not being allowed within the public right-of-way. Signs promoting a candidate or position on an issue for an upcoming election may not be placed in a manner that would impede vehicular or pedestrian safety, must be outside of required vision triangles, and must meet the requirements of Wis. Stat. Chapter 12. Signs related to an election or referendum may be erected no earlier than the first day of circulation of nomination papers for candidates for office, in the case of an election; or the date on which a referendum question is submitted to the electors, in the case of a referendum. All such signs must be removed within 7 days after any election or referendum to which they relate.

Personal Greeting or Congratulatory Signs. Permitted for up to 7 days, with such signs not greater than 8 feet in height if ground-mounted, nor extending above the roof line if building mounted.

Temporary Window Signs. Signs temporarily affixed to the inside of a window that advertise commercial situations relating to goods or services sold on premises shall be allowed without restriction on quantity or coverage, provided that they do not interfere with other State and Federal code requirements or public, health, safety, or welfare.

The following temporary signs require a Temporary Sign Permit and shall be subject to the regulations as stated.

Temporary Commercial Signs and Banners. For sales, limited time offers, grand openings, or other special events only, with such signs not greater than 8 feet in height if ground-mounted, nor extending above the roof line if building mounted. Except as may be allowed below or by site plan approval under Section 94.16.09, no single use is permitted to display more than one temporary commercial sign or banner at a single time and no single lot is permitted to display more than two temporary commercial signs and banners at a single time. No temporary commercial sign or banner shall be placed on a lot for greater than 30 consecutive days (14 days for any variable message sign (VMS)), up to five times per calendar year. An advertising vehicle sign is not a permitted temporary commercial sign, but a mobile sign is permitted. A sign permit shall be required for a temporary sign serving this purpose.

Over-street Banners for Events of Public Interest. Banners promoting public events of Village-wide interest displayed over a public street, alley, or highway, when approved by the Zoning Administrator. Such signs shall not be erected more than 30 days before the event and shall be removed within 7 days after the event. A sign permit shall be required for a temporary sign serving this purpose. The Zoning Administrator may also require the sponsoring person, firm, organization, or corporation to provide a certificate of liability insurance with the Village named as an additional insured.

APPLICANT INFORMATION

Business Name: <u>Bartelt Insurance Services LLC</u>	Contact Name: <u>ANDREW BARTELT</u>
Business Owner: <u>Andrew D Bartelt</u>	Project Address: _____
Mailing Address: <u>PO Box 197</u>	_____
<u>Weston, WI 54476</u>	Phone: _____
Website: _____	Email: _____
Property Owner: <u>WSI LLC</u>	Contact Name: <u>ANDREW BARTELT</u>
Mailing Address: <u>PO Box 197</u>	Phone: _____
<u>Weston, WI 54476</u>	Email: _____
Property Zone: <u>B-3 - General Business</u>	

Current Use of Property: Multiple Family Residential Mixed Commercial/Residential Office
(Check all that apply) Retail/Services Industrial/Manufacturing Institutional
 Parking Other: _____

CONTRACTOR INFORMATION (VMS ONLY)

Sign Contractor: <u>NONE</u>	Contact Name: _____
Address: _____	Phone: _____
_____	Email: _____

SITE PLAN REQUIRED

A site plan for the property showing, at a minimum, the location of the proposed sign(s). **NOTE:** This includes all sandwich boards or pedestal sign, as they are considered permanent signs that may be used on a temporary basis. Please see the definitions in Section 94.13.03(2)(k); the location and specifications of all existing signs on the property and building(s); all property lines and buildings on the property; and parking areas, driveways, public roads, shall be submitted with this application. If the proposed sign(s) is a banner sign that is being placed on the exterior wall, only then the attachment of the required site plan be waived. Some parcel information and maps may be obtained via the [Marathon County Land Information Mapping System](#).

Has the site plan been attached? Yes No N/A

Does the site plan include ALL the required components listed above? Yes No N/A

DIAGRAM(S) REQUIRED

A diagram for each of the proposed signs, drawn to a recognized scale, and listing and depicting the type, height, total height (on pylon or building etc...), width, total sign square footage, square footage of each sign component, method of attachment, structural support, method of illumination, sign materials and value shall be submitted with this application. A picture showing the proposed sign superimposed over or at the proposed placement shall be submitted with this application.

Has the diagram been attached for each proposed sign?

Yes No

Does each diagram have ALL the required components listed above?

Yes No

Start Date: 05/20/2015

End Date: 06/20/2015

Sign Message: Customers who have saved money

BASIS FOR GRANTING AND ISSUANCE

Are there any traffic safety, traffic visibility, sign setbacks, and structural integrity matters associated with this sign(s)? Explain which ones, or what measures have been taken to assure that these matters have been addressed.

STATEMENTS OF UNDERSTANDING AND SIGNATURES

By signing and dating below, 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; 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 the 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 within 30-days if the application status remains as incomplete. Any fees collected will not be refunded. ALL FINALIZED PERMITS WILL BE SENT VIA EMAIL OR BE PICKED UP AT THE MUNICIPAL CENTER. Permits will not be sent by mail. Work on the proposed project cannot begin without the issuance of a permit. Permits filled after the fact shall be subject to double the fee and a \$50.00 fine.

Signature of Applicant

Date

Property Owner Business Owner Contractor

5/18/15

STAFF REVIEW

PIN: 19228081830067

Zoning: B-2-HIGHWAY BUSINESS Village ETZ

Filed After the Fact: Yes No

Fine Imposed: Yes No

Amount: \$0.00

Sign Specification:

Permit No.: _____

Width: 6' Height: 4' Single Double Total Square Feet: 48

Total Height: 4' Sign Type: Standard VMS OTS Banner Setbacks: NOT IN ROW

Sign meets requirements? Yes No

Conditions/Modifications for approval: SIGN CANNOT BE IN RIGHT-OF-WAY. 30-DAY APPROVAL

Jared Wehner
Signature of Zoning Administrator or Designee

5/27/2015
Date

Permit Number(s) SEGN-5-15-5987

Approved Denied

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: 5/18/2015 Received by: JW

Application fee received by Village.

Date: 1- " Received by: JW

Application and submitted application verified as being complete.

Date: " " Reviewed by: JW

Zoning Administrator (or designee) action.

Designee: JARED WEHNER

Date: " " Action Taken: Approved as presented Approved with modifications Denied

Applicant notified of decision.

Date: 5/27/15 Sent by: JW

Attached in Smart Search.

Date: " " Attached by: JW

Attached and closed in Beehive.

Date: " " Closed by: JW

Temporary Use Permit

Village of Weston
Department of Community Development
Building Inspection

This certificate issued pursuant to the requirements of the International Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the jurisdiction regulating building construction or use. For the following:

Property Owner Yazdi, LLC

Zoning Permit No. ZONE-5-15-5934

Subdivision/Project Weston Place

Business Cellcom / Nsight Telservices

Event Name: Cellcom Customer Appreciate Event

Date Issued May 15, 2015

Start Date: June 8, 2015

CO Number: TCO-1082

End Date: June 10, 2015



Outdoor Assembly or Special Event

2106 Schofield Avenue

Weston WI 54476

Location

A handwritten signature in black ink that reads "Jennifer L. Higgins".

Authorized Signature

Not Transferable

POST IN A CONSPICUOUS PLACE

APPLICANT INFORMATION

Business Name: Cellcom Contact Name: Gary Wickersham
 Business Owner: Nsight Telservices Mailing Address: Same
 Business Address: 2106 Schafeld Ave #8
Weston WI 54476 Phone: 715-355-8090
 Website: Cellcom.com Email: garywickersham@cellcom.com
 Property Owner: Hooshang Zeyghami Contact Name: _____
 Mailing Address: Same Phone: _____
 Email: _____

PROJECT SITE SPECIFICATIONS

Temporary Use: Tent for customer event Project Address: Same
 (or PIN if no address)
 Building Size (ft²): _____
 Tent Size and dimensions: 40 x 60 = 2,400 sq. ft. Property Zone: _____
 Legal Description: Customer Appreciation Event
 Start Date: Setup Evening June 8 End Date: Take Down Morning June 10
 Current Use of Property: Multiple Family Residential Mixed Commercial/Residential Office
 (Check all that apply) Retail/Services Industrial/Manufacturing Institutional
 Parking Other: _____

TEMPORARY LAND USE TYPES 94.4.10

Outdoor Sales. Includes the short-term display and/or sale of any items outside the confines of a building. Examples of this land use include but are not limited to seasonal garden shops, tent sales, flea markets, and church sales. This category does not include "Garage, Yard, Estate, and In-Home Sales", "Seasonal Outdoor Sales of Farm Products" (including farmers markets) or "Drive-in or Drive-Through Sales or Service."

Performance Standards:

- Each such use shall not exceed 120 days in any calendar year, except via Plan Commission approval of a site plan under Section 94.16.09.
- In commercial and industrial zoning districts, the products displayed and sold outdoors shall be of the same general nature as the permanent retail activity conducted on the property.
- Within the PR district and within public parks in other zoning districts, Temporary Outdoor Sales are permitted only in conjunction with a Village approved festival or other event.
- There shall be no evidence of the Temporary Outdoor Sales use 24 hours before or after the sales are permitted, either on-site or off-site.
- No fireworks stands are permitted.
- Hoop buildings and structures of similar design shall be a permitted for a maximum of five consecutive days within a 30 day period, shall comply with Chapter 34, Fire Prevention and Protection, and shall in non-residential and mixed use zoning districts require a tent permit from the Fire Department.
- The applicant and operator shall comply with temporary use review and approval procedures in Section 94.16.07. A temporary use permit shall only be issued to the owner/operator of the associated permanent use of the property.
- The applicant or operator shall provide a layout of the activities, and additional details if requested by the Zoning Administrator.

Outdoor Assembly or Special Event. Includes any organized assembly of more than 200 persons, outdoors, including church festivals, community events, and other similar activities open to the public, but excluding one-time and occasional auctions, weddings, funerals, family reunions, and other similar private events. Also includes special events as defined in Chapter 67 of the Code.



Performance Standards:

1. Activities shall not obstruct pedestrian or vehicular circulation, including vehicular sight distances.
2. Adequate parking, drinking water, toilet facilities, refuse and recycling containers and crowd control shall be provided.
3. If the subject property is located within or adjacent to a residentially zoned area, activities shall be limited to daylight hours, unless licensed for longer hours.
4. Each such use or activity shall not exceed 14 days per quarter.
5. The applicant and operator shall comply with temporary use review and approval procedures in Section 94.16.07.

Contractor's Project Office. Includes any structure containing an on-site construction management office for an active construction project.

Performance Standards:

1. Facility may be installed no sooner than 10 days before construction commences, and shall be removed within 10 days of issuance of an occupancy permit for all structures on the construction site.
2. The applicant shall comply with temporary use review and approval procedures in Section 94.16.07.

Relocatable Building. Includes any manufactured building that serves as a temporary building, supplementing permanent buildings on the site, but not including other temporary uses or buildings included in this Section. Examples include temporary classrooms and temporary manufacturing facilities.

Performance Standards:

1. The building shall conform to all setback and height regulations for principal buildings in the associated zoning district, as provided in Article 5.
2. The building shall conform to all building code regulations.
3. Each such building shall not be placed on a site more than 120 days in any calendar year, except by conditional use permit.
4. The applicant shall comply with temporary use review and approval procedures in Section 94.16.07.

On-Site Real Estate Sales Office. Includes any building that serves as an on-site sales office for a development project.

Performance Standards:

1. Facility may be installed no sooner than 10 days before construction commences.
2. The office shall be removed or converted to a permitted land use within 10 days of the completion of sales activity.
3. The applicant shall comply with temporary use review and approval procedures in Section 94.16.07.

Seasonal Outdoor Sales of Farm Products. Includes outdoor display and sales of farm products on a seasonal basis as an accessory use, including but not limited to seasonal roadside stands, farmers markets, and Christmas tree lots (see further regulations *below*).

Performance Standards:

1. Outside of agricultural zoning districts, such uses shall be limited to the sale of holiday trees and associated products, except where conducted by organizations that are tax-exempt under Section 501(c)(3) of the Internal Revenue Code.
2. The display of products shall not obstruct pedestrian or vehicular circulation, including vehicular sight distances.
3. If subject property is located adjacent to residentially zoned property, sales and display activities shall be limited to daylight hours.
4. Each such use shall not exceed 120 days in any calendar year.
5. Roadside stands, less than 200 square feet in area, shall be set back a minimum of 30 feet from the existing road right-of-way line and 20 feet from any other lot line.
6. Shall comply with temporary use review and approval procedures in Section 94.16.07.

Christmas Tree Sales. For the purpose of this paragraph, the following minimum standards shall apply to storage, handling and display of live Christmas Tree and Foliage:

1. Trees and foliage shall be stacked no closer than ten (10) feet from any gasoline pump or other device for the transfer of petroleum products;
2. Aisles or clear spaces of not less than three (3) feet shall be maintained at all times;
3. A fire extinguisher with a "2A-10BC" rating or greater shall be provided by the merchant for each seventy-five (75) feet of travel display and/or storage area;
4. All storage and sales of live Christmas Trees and Foliage shall be held outside of buildings;
5. It shall be unlawful to light a match or any flame-producing device, or to smoke, or carry a lighted cigar, cigarette or pipe in areas where live Christmas Tree or Foliage is displayed, sold and/or stored. Persons in charge of the Christmas Tree sales shall post a "NO SMOKING" sign in locations designed to give persons entering the area notice of this regulation.

The following requested information is for SEASONAL OUTDOOR SALES OF FARM PRODUCTS only:

NIA

Proposed time of operation: Sun Mon Tue Wed Thur Fri Sat

Last three (3) municipalities in which similar sales or solicitations were conducted:
1. _____
2. _____
3. _____

Required Applicant Information:

Driver's License
No. _____ Date of Birth: _____
Height: _____ Weight: _____
Color of Hair: _____ Color of Eyes: _____

Manager Information (If different from Applicant):

Driver's License
No. _____ Date of Birth: _____
Height: _____ Weight: _____
Color of Hair: _____ Color of Eyes: _____

Contact Information where the applicant can be reached at for at least seven (7) days after conducting business in the Village:

Applicant _____ Phone: _____
Address: _____ Email: _____

Have you been convicted of any crime or ordinance violation related to sales or solicitations or other transient merchant activities within the last five (5) years? If yes, please describe the nature of the offense and municipality in which you were convicted.

Are there currently and other charges currently pending against you? If yes, please state the nature of the charges.

Temporary Portable Storage Container. A portable storage container designed and used primarily for temporary storage of household goods and other such materials for use on a limited basis on residential property. Also known as a "pod."

Performance Standards:

- 1. The container shall be permitted on the property for up to 30 days associated with each change of occupancy as defined by a recorded change in property ownership or valid lease.
- 2. The Temporary Portable Storage Container cannot encroach on the public right-of-way, neighboring property, sidewalk, or be placed in the street. The unit must be sited on a hard surface as defined in Section 94.17.04.
- 3. Shall comply with temporary use review and approval procedures in Section 94.16.07.

Temporary Shelter. Shelters that are typically supported by poles, have a fabric, metal, or vinyl roof and/or sides, and are usually used to shelter automobiles, boats, recreational vehicles, temporary sales use, and gatherings of people on a temporary basis. These structures are not designed for the snow loading that can occur during the winter months.

Performance Standards:

- 1. Shall be a permitted as a temporary use only, for a maximum of five consecutive days within a 30 day period.
- 2. Shall comply with Chapter 34, Fire Prevention and Protection of the Code.
- 3. Shall comply with temporary use review and approval procedures in Section 94.16.07.

Temporary Agricultural Structure. Temporary structures normally accessory and incidental to farming operations.

NIA

Performance Standards:

1. Shall be a permitted as a temporary use only, for a maximum of 180 days.
2. The parcel the structure is proposed to be located on shall be a minimum of 40 acres in area.
3. The structure shall conform to the underlying zoning district's setback regulations.
4. The structure must be affixed to the ground or a structure to prevent the wind from relocating the structure.
5. Need not comply with temporary use review and approval procedures in Section 94.16.07.

Temporary Unscreened Outdoor Storage Accessory to an Industrial Use. Provisions for the temporary unscreened or marginally screened outdoor storage of products, equipment, or supplies used by a principal "Light Industrial" or "Heavy Industrial" use on the same property, intended to address one-time and rare occasions of heavy activity in the business.

Performance Standards:

1. Shall be a permitted as a temporary use only, for a maximum of 90 days.
2. The building shall conform to all setback regulations for principal buildings.
3. Must be sited on a hard surface or gravel surface.
4. Shall not obstruct pedestrian or vehicular circulation, including vehicular sight distances.
5. The Zoning Administrator may limit such storage to only those uses and lots where a site plan approved after March 18, 2015 designated the possibility of a Temporary Unscreened Outdoor Storage Accessory to an Industrial Use.
6. The Zoning Administrator may require measures to screen or buffer the storage area, or direct the placement to a location that minimizes visual impact, to the extent practical.
7. Shall comply with temporary use review and approval procedures in Section 94.16.07.

TENT, CANOPIES AND MEMBRANE STRUCTURE REQUIREMENTS

Will a tent be used for the proposed temporary use?

Yes No

The following regulations apply to tents, canopies and membrane structures within the Village of Weston:

1. Tents are allowed only on a temporary basis
2. Digger's Hotline must be contact at least 3-days prior to the installation of the tent (1-800-242-8511)
3. All fabric shall be flame resistant. A certificate of flame retardant must be permanently attached to all tent roof and side panels or a copy of the certificate provided by the manufacturer is acceptable, but shall be available upon request.
4. Portable fire extinguisher of approved types shall be installed a minimum of one "2A-10BC" rating or greater in all tents for each seventy-five (75) feet of travel.
5. All fire extinguishing equipment shall be inspected and serviced annually by a certified technician. The tag indicating the service date or a receipt of purchase shall be attached to the fire extinguisher or hood suppression system,
6. All fire extinguishers shall be hung in a visible location no higher than 44 inches above grade.
7. A site plan shall be provided with this application when the anticipated occupant load exceeds 50 people. The site plan shall contain the following:
 - a. Tent location on the lot
 - b. Location of all other buildings and other temporary structures on the lot
 - c. Seating capacity
 - d. Seating arrangement
 - e. Egress paths, including aisle widths (minimum of 4 feet)
 - f. Exit locations
 - g. Type of heating, location of heaters, and location of fuel tanks and type
 - h. Location of all electrical equipment, as well as the location of generators
 - i. Location of fire apparatus access road
 - j. restricted parking spaces must be clearly identified
8. Exits shall be a minimum of 10 feet between stake lines for all tents greater than 1200 square feet.
9. Emergency access roads must have an unobstructed width of 20 feet. There shall be no dead ends greater than 150 feet.
10. Flammable, combustible liquids, hay, straw or other flammable material are prohibited inside or within 10 feet of the tent. Restaurant style table candles and food warming candles are allowed with the approval of the Fire Inspector.
11. Tents shall be adequately guyed, supported braced and tent takes shall be properly capped. In lieu of producing and automatic fire suppression system, tents in which cooking is performed me be separated from other public tents and structures.
12. All electrical heating and cooking equipment shall comply with NFPA 70, National Electrical Code.
13. The use and installation of all LP Gas equipment, such as tanks, piping, hoses, fittings, valves, tubing and other related components shall be in accordance with NFPA 58, Liquefied Petroleum Gas Code.

5

TEMPORARY SIGN REQUIREMENTS

The following allowable temporary signs DO NOT require a Temporary Sign Permit, but shall be subject to the regulations as stated:

Real Estate Signs. Within each residential and rural and open space zoning district, only one on premise real estate sign is permitted. Such sign shall be removed within 30 days of the sale or lease of the single space it is advertising or of the sale or lease of 90 percent of the total land or space available for sale or lease on the property. Such signs shall not be located in the public right-of-way, shall not exceed 12 square feet in area and 6 feet in height in residential, rural and open space zoning districts, and 64 square feet in area and 12 feet in height in all other districts. No off-premise real estate signs, such as "open house" signs, are permitted.

Construction or Project Identification Signs. Such signs shall be erected no sooner than the beginning of work for which a valid building or demolition permit has been issued, and shall be removed within 30 days of completion of such work. Construction or project identification signs shall not exceed 64 square feet in area and 12 feet in height.

Price or Temporary Item Signs. Signs that advertise the price of products or services offered on the premises or of special temporary goods or services being sold or offered, up to 6 square feet in area per sign face for each double sided sign, not illuminated, no more than two signs per street frontage, and no closer than five feet to any property lines. Each price or temporary sign must be removed within 24 hours of the special being sold or offered, and within 30 days of its placement on the property in any case. Any temporary sign not meeting these limitations but serving a similar purpose shall instead be classified as a temporary commercial sign or banner.

Temporary Signs for Events of Public Interest. For a temporary event of public interest hosted by and/or held at a governmental entity, community organization, or institutional facility (e.g., farmers market, fair operated by a nonprofit organization), two signs of up to 32 square feet each may be located upon the site of the event. Additional off-premise signs shall be allowed, up to one per premise, and up to 9 square feet per sign. Temporary Signs for Events of Public Interest shall not be erected more than 30 days before the event and shall be removed within 7 days after the event.

The following temporary signs require a Temporary Sign Permit and shall be subject to the regulations as stated. This portion of the Temporary Use Permit shall serve as the Temporary Sign Permit.

~~✗~~ **Temporary Commercial Signs and Banners.** For sales, limited time offers, grand openings, or other special events only, with such signs not greater than 8 feet in height if ground-mounted, nor extending above the roof line if building mounted. Except as may be allowed below or by site plan approval under Section 94.16.09, no single use is permitted to display more than one temporary commercial sign or banner at a single time and no single lot is permitted to display more than two temporary commercial signs and banners at a single time. No temporary commercial sign or banner shall be placed on a lot for greater than 30 consecutive days (14 days for any variable message sign (VMS)), up to five times per calendar year. An advertising vehicle sign is not a permitted temporary commercial sign, but a mobile sign is permitted. A sign permit shall be required for a temporary sign serving this purpose. Please see below for the Temporary sign requirements.

Over-street Banners for Events of Public Interest. Banners promoting public events of Village-wide interest displayed over a public street, alley, or highway, when approved by the Zoning Administrator. Such signs shall not be erected more than 30 days before the event and shall be removed within 7 days after the event. A sign permit shall be required for a temporary sign serving this purpose. The Zoning Administrator may also require the sponsoring person, firm, organization, or corporation to provide a certificate of liability insurance with the Village named as an additional insured.

Contractor information is required only for Variable Message Signs: Cellcom Banners

Sign Contractor: _____	Contact Name: _____
Address: _____	Phone: _____
_____	Email: _____

A site plan required. A site plan showing, at a minimum, the location of the proposed sign(s). **NOTE:** This includes all sandwich boards or pedestal sign, as they are considered permanent signs that may be used on a temporary basis. Please see the definitions in Section 94.13.03(2)(k); the location and specifications of all existing signs on the property and building(s); all property lines and buildings on the property; and parking areas, driveways, public roads, shall be submitted with this application. If the proposed sign(s) is a banner sign that is being placed on the exterior wall, only then the attachment of the required site plan be waived. Some parcel information and maps may be obtained via the [Marathon County Land Information Mapping System](#).

Has the site plan been attached? Yes No N/A
Does the site plan include ALL the required components listed above? Yes No N/A

Diagram Required. A diagram for the proposed sign, drawn to a recognized scale, and listing and depicting the type, height, total height (on pylon or building etc...), width, total sign square footage, square footage of each sign component, method of attachment, structural support, method of illumination, sign materials and value shall be submitted with this application. A picture showing the proposed sign superimposed over or at the proposed placement shall be submitted with this application.

Has the diagram been attached for **each** proposed sign?

Yes No

Does each diagram have **ALL** the required components listed above?

Yes No

Are there any traffic safety, traffic visibility, sign setbacks, and structural integrity matters associated with this sign(s)? Explain which ones, or what measures have been taken to assure that these matters have been addressed.

There will be cones to block off parking areas around the tent.

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. ALL FINALIZED PERMITS WILL BE SENT VIA EMAIL OR BE PICKED UP AT THE MUNICIPAL CENTER. Permits will not be sent by mail.** Work on the proposed project cannot begin without the issuance of a permit. Permits filled after the face shall be subject to double the fee and a \$50.00 fine.

Gary M. Wawkushar

4/30/15

Signature of Applicant

Date

Property Owner Project/Business Owner Project Manager

STAFF REVIEW

PIN: 192-2808-181-0936 Zoning: B-3 Village ETZ

Filed After the Fact: Yes No Fine Imposed: Yes No Amount: _____

Code Section: 94.4.10 (3) Temporary Land Use Types - outdoor Assembly or special event

Comments: Annual Cellcom Customer Service Event

Sign Specification:

Permit No.: SIGN-5-15-5941

Width: 8' Height: 3' Single Double Total Square Feet: 24

Total Height: 3' Sign Type: Standard VMS OTS Banner Setbacks: -

Sign meets requirements? Yes No

Conditions/Modifications for approval: Banners on tent displaying Cellcom logo others used as directional signs around the tent.

Jennifer Higgins
Signature of Zoning Administrator or Designee

5/12/15
Date

Permit Number(s) ZONE-5-15-5934 / TCO-1082 Approved Denied

INSPECTIONS

Date of Inspection: _____ Inspected By: _____

EMPD Inspected: Yes No Inspected By: _____

S.A.F.E.R. Inspected: Yes No Inspected By: _____

Comments: _____

Inspection Approved: Yes No Date: _____

Re-inspection Required: Yes No Date: _____

Re-inspection Approved: Yes No Date: _____

S.A.F.E.R. Inspection Report Attached: Yes No

EMPD Inspection Report Attached: Yes No

Signature of Fire Inspector or Designee

Date

STAFF TIME TABLE CHECKLIST

N/A

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

Application and required plans filed with the Village.
Date: 04-30-15 Received by: Valerie Parker

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

Application and submitted application verified as being complete.
Date: 05-08-15 Reviewed by: VP

Zoning Administrator (or designee) action. Designee: John
Date: 5-12-15 Action Taken: Approved as presented Approved with modifications Denied

Applicant notified of decision.
Date: _____ Sent by: _____

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

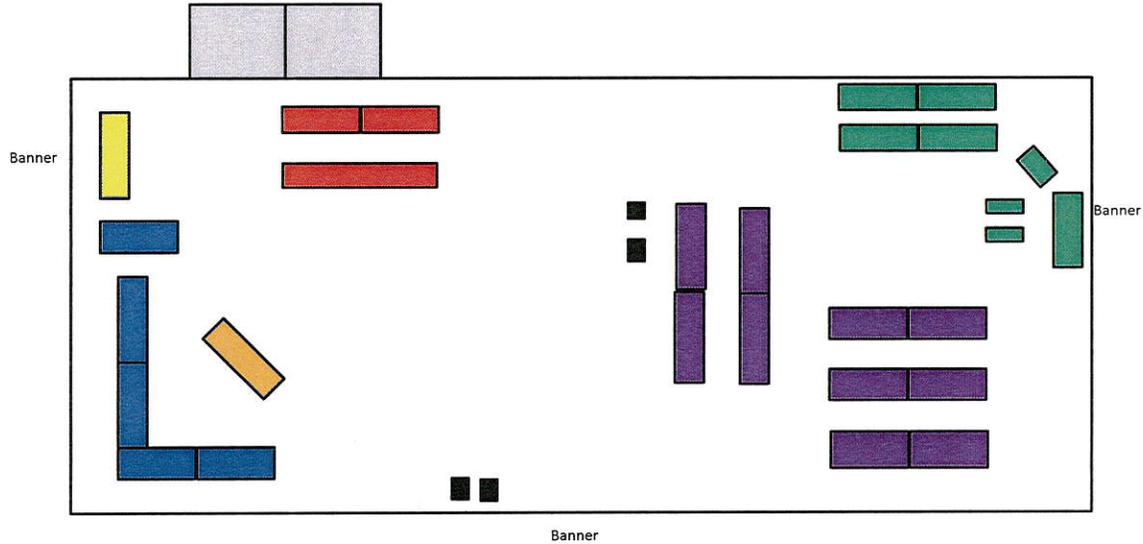
Attached and closed in Beehive.
Date: _____ Closed by: _____

Weston



- grey = popups
- red = registration
- blue = sales
- green = sams area
- purple = food area
- yellow = phone settings
- orange = displays
- black = garbages
- tan = generator and vehicles

40x60
124 chairs
12 computers



Will be Cellcom banners on tent. Other banners are directional only for different access areas of tent.

Cellcom banner will be 3' x 8'
(see e-mail)

Temporary Use Permit

Village of Weston
Department of Community Development
Building Inspection

This certificate issued pursuant to the requirements of the International Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the jurisdiction regulating building construction or use. For the following:

Property Owner	DC Everest School District	Zoning Permit No.	ZONE-5-15-5975
Event Name:	DCE Idea Charter School Fun Festival	Business	DCE Idea Charter School
Start Date:	May 30, 2015	Date Issued	May 26, 2015
End Date:	May 30, 2015	CO Number:	TCO-1086

Outdoor Assembly or Special Event

4704 Camp Phillips Road
Weston WI 54476

Location



Authorized Signature

Not Transferable

POST IN A CONSPICUOUS PLACE

Temporary Use

Permit

Village of Weston/ETZ

Date: 05-22-15

Permit No. : ZONE-5-15-5934/TCO-1086

Payment: Cash Check No. 3368

FULL COMPLETION OF THIS FORM IS REQUIRED FOR PROCESSING

-- PLEASE USE THE ONLINE FILLABLE PDF --



5500 Schofield Ave
Weston, WI 54476

ZONING FEES

<input type="checkbox"/> Non-Profit Temporary Zoning Permit and Occupancy Certificate	NO FEE	
<input checked="" type="checkbox"/> Temporary Zoning Permit and Occupancy Certificate	\$25.00 FEE	[43/4343]
<input type="checkbox"/> Use of Tent, Canopy or Membrane Structure	\$10.00 FEE	
<input checked="" type="checkbox"/> Temporary Sign Permit	\$25.00 FEE	

EXPLANATION OF PROCESS

Temporary uses are those uses that have the potential to create undesirable impacts on nearby properties if allowed on a permanent basis under the general requirements of this Chapter. Owing to their varied nature, temporary uses also have the potential to create undesirable impacts on nearby properties that potentially cannot be determined except on a case-by-case basis. In order to prevent undesirable outcomes, all temporary uses are required to meet requirements of this Section, of Section 94.4.10, and applicable within the zoning district in which the subject property is located. Every application for a temporary use shall be deemed to be an application for a temporary Certificate of Occupancy, governed under Section 94.16.04. For special events, defined as any planned extraordinary occurrence on the public right-of-way or public premises including, but not limited to, parades, processions, bicycle or foot races, or festivals; the Zoning Administrator may substitute the requirements and procedures of Chapter 67 for the requirements of this Section. Allowable temporary uses permitted within each zoning district are as listed below:

Temporary Use	AR	RR	PR	SF-L	SF-S	2F	MF	MH	INT	B-1	B-2	B-3	BP	LI	GI
Outdoor Sales			T*						T*	T*	T*	T*	T*	T*	T*
Garage, Yard, Estate and In-Home Sales	T	T		T	T	T	T	T							
Outdoor Assembly or Special Event	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*
Contractor's Project Office	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*
Contractor's On-site	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*
Equipment Storage Facility	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*
Relocatable Building	T*	T*	T*	T*	T*	T*	T*	T*		T*	T*	T*	T*	T*	T*
On-site Real Estate Sales Office	T*	T*	T*	T*	T*	T*	T*	T*		T*	T*	T*	T*	T*	T*
Seasonal Outdoor Sales of Farm Products	T*		T*						T*			T*			
Temporary Portable Storage Container	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*
Temporary Shelter	T	T	T	T	T	T	T	T	T*	T*	T*	T*	T*	T*	T*
Temporary Agricultural Structure	T*														
Temporary Unscreened Outdoor Storage Accessory to Industrial Use												T*		T*	T*

All asterisked (T*) uses are required to submit this application and obtain approval prior to the initializing the temporary use. For special events on public property a separate permit is required in lieu of this application. All applications filed after-the-fact shall be subject to a double fee, plus a \$50.00 fine.

Please note, this application does not include Temporary Class "B," Popcorn, Peanut, Ice Cream Wagon Licensing or Everest Metro Police Department Assistance applications or fees. These uses are handled on a separate application.

APPLICANT INFORMATION

Business Name: D.C. Everest Idea School Contact Name: Andrew Dercks /
Business Owner: D.C. Everest School District Mailing Address: Same Jane Miller
Business Address: 4704 Camp Phillips Rd. Weston, WI 54476
Phone: 715-359-1040
Website: dce.k12.wi.us Email: jmiller1@dce.k12.wi.us
Property Owner: Contact Name:
Mailing Address: Same as above Phone:
Email:

PROJECT SITE SPECIFICATIONS

Temporary Use: FunFest Project Address: 4704 Camp Phillips
Building Size (ft²): Tent Size and dimensions: Weston
Property Zone: INT
Legal Description: School
Start Date: May 30, 2015 End Date: May 30, 2015
Current Use of Property: [] Multiple Family Residential [] Mixed Commercial/Residential [] Office
[] Retail/Services [] Industrial/Manufacturing [x] Institutional
[] Parking [] Other:

TEMPORARY LAND USE TYPES 94.4.10

Outdoor Sales. Includes the short-term display and/or sale of any items outside the confines of a building. Examples of this land use include but are not limited to seasonal garden shops, tent sales, flea markets, and church sales. This category does not include "Garage, Yard, Estate, and In-Home Sales", "Seasonal Outdoor Sales of Farm Products" (including farmers markets) or "Drive-in or Drive-Through Sales or Service."

Performance Standards:

- 1. Each such use shall not exceed 120 days in any calendar year, except via Plan Commission approval of a site plan under Section 94.16.09.
2. In commercial and industrial zoning districts, the products displayed and sold outdoors shall be of the same general nature as the permanent retail activity conducted on the property.
3. Within the PR district and within public parks in other zoning districts, Temporary Outdoor Sales are permitted only in conjunction with a Village approved festival or other event.
4. There shall be no evidence of the Temporary Outdoor Sales use 24 hours before or after the sales are permitted, either on-site or off-site.
5. No fireworks stands are permitted.
6. Hoop buildings and structures of similar design shall be a permitted for a maximum of five consecutive days within a 30 day period, shall comply with Chapter 34, Fire Prevention and Protection, and shall in non-residential and mixed use zoning districts require a tent permit from the Fire Department.
7. The applicant and operator shall comply with temporary use review and approval procedures in Section 94.16.07. A temporary use permit shall only be issued to the owner/operator of the associated permanent use of the property.
8. The applicant or operator shall provide a layout of the activities, and additional details if requested by the Zoning Administrator.

Outdoor Assembly or Special Event. Includes any organized assembly of more than 200 persons, outdoors, including church festivals, community events, and other similar activities open to the public, but excluding one-time and occasional auctions, weddings, funerals, family reunions, and other similar private events. Also includes special events as defined in Chapter 67 of the Code.

Performance Standards:

1. Activities shall not obstruct pedestrian or vehicular circulation, including vehicular sight distances.
2. Adequate parking, drinking water, toilet facilities, refuse and recycling containers and crowd control shall be provided.
3. If the subject property is located within or adjacent to a residentially zoned area, activities shall be limited to daylight hours, unless licensed for longer hours.
4. Each such use or activity shall not exceed 14 days per quarter.
5. The applicant and operator shall comply with temporary use review and approval procedures in Section 94.16.07.

Contractor's Project Office. Includes any structure containing an on-site construction management office for an active construction project.

Performance Standards:

1. Facility may be installed no sooner than 10 days before construction commences, and shall be removed within 10 days of issuance of an occupancy permit for all structures on the construction site.
2. The applicant shall comply with temporary use review and approval procedures in Section 94.16.07.

Relocatable Building. Includes any manufactured building that serves as a temporary building, supplementing permanent buildings on the site, but not including other temporary uses or buildings included in this Section. Examples include temporary classrooms and temporary manufacturing facilities.

Performance Standards:

1. The building shall conform to all setback and height regulations for principal buildings in the associated zoning district, as provided in Article 5.
2. The building shall conform to all building code regulations.
3. Each such building shall not be placed on a site more than 120 days in any calendar year, except by conditional use permit.
4. The applicant shall comply with temporary use review and approval procedures in Section 94.16.07.

On-Site Real Estate Sales Office. Includes any building that serves as an on-site sales office for a development project.

Performance Standards:

1. Facility may be installed no sooner than 10 days before construction commences.
2. The office shall be removed or converted to a permitted land use within 10 days of the completion of sales activity.
3. The applicant shall comply with temporary use review and approval procedures in Section 94.16.07.

Seasonal Outdoor Sales of Farm Products. Includes outdoor display and sales of farm products on a seasonal basis as an accessory use, including but not limited to seasonal roadside stands, farmers markets, and Christmas tree lots (see further regulations *below*).

Performance Standards:

1. Outside of agricultural zoning districts, such uses shall be limited to the sale of holiday trees and associated products, except where conducted by organizations that are tax-exempt under Section 501(c)(3) of the Internal Revenue Code.
2. The display of products shall not obstruct pedestrian or vehicular circulation, including vehicular sight distances.
3. If subject property is located adjacent to residentially zoned property, sales and display activities shall be limited to daylight hours.
4. Each such use shall not exceed 120 days in any calendar year.
5. Roadside stands, less than 200 square feet in area, shall be set back a minimum of 30 feet from the existing road right-of-way line and 20 feet from any other lot line.
6. Shall comply with temporary use review and approval procedures in Section 94.16.07.

Christmas Tree Sales. For the purpose of this paragraph, the following minimum standards shall apply to storage, handling and display of live Christmas Tree and Foliage:

1. Trees and foliage shall be stacked no closer than ten (10) feet from any gasoline pump or other device for the transfer of petroleum products;
2. Aisles or clear spaces of not less than three (3) feet shall be maintained at all times;
3. A fire extinguisher with a "2A-10BC" rating or greater shall be provided by the merchant for each seventy-five (75) feet of travel display and/or storage area;
4. All storage and sales of live Christmas Trees and Foliage shall be held outside of buildings;
5. It shall be unlawful to light a match or any flame-producing device, or to smoke, or carry a lighted cigar, cigarette or pipe in areas where live Christmas Tree or Foliage is displayed, sold and/or stored. Persons in charge of the Christmas Tree sales shall post a "NO SMOKING" sign in locations designed to give persons entering the area notice of this regulation.

N/A

The following requested information is for SEASONAL OUTDOOR SALES OF FARM PRODUCTS only:

Proposed time of operation: _____
 Sun Mon Tue Wed Thur Fri Sat

Last three (3) municipalities in which similar sales or solicitations were conducted:
1. _____
2. _____
3. _____

Required Applicant Information:

Driver's License
No. _____ Date of Birth: _____
Height: _____ Weight: _____
Color of Hair: _____ Color of Eyes: _____

Manager Information (If different from Applicant):

Driver's License
No. _____ Date of Birth: _____
Height: _____ Weight: _____
Color of Hair: _____ Color of Eyes: _____

Contact Information where the applicant can be reached at for at least seven (7) days after conducting business in the Village:

Applicant _____ Phone: _____
Address: _____ Email: _____

Have you been convicted of any crime or ordinance violation related to sales or solicitations or other transient merchant activities within the last five (5) years? If yes, please describe the nature of the offense and municipality in which you were convicted.

Are there currently and other charges currently pending against you? If yes, please state the nature of the charges.

Temporary Portable Storage Container. A portable storage container designed and used primarily for temporary storage of household goods and other such materials for use on a limited basis on residential property. Also known as a "pod."

Performance Standards:

1. The container shall be permitted on the property for up to 30 days associated with each change of occupancy as defined by a recorded change in property ownership or valid lease.
2. The Temporary Portable Storage Container cannot encroach on the public right-of-way, neighboring property, sidewalk, or be placed in the street. The unit must be sited on a hard surface as defined in Section 94.17.04.
3. Shall comply with temporary use review and approval procedures in Section 94.16.07.

Temporary Shelter. Shelters that are typically supported by poles, have a fabric, metal, or vinyl roof and/or sides, and are usually used to shelter automobiles, boats, recreational vehicles, temporary sales use, and gatherings of people on a temporary basis. These structures are not designed for the snow loading that can occur during the winter months.

Performance Standards:

1. Shall be a permitted as a temporary use only, for a maximum of five consecutive days within a 30 day period.
2. Shall comply with Chapter 34, Fire Prevention and Protection of the Code.
3. Shall comply with temporary use review and approval procedures in Section 94.16.07.

Temporary Agricultural Structure. Temporary structures normally accessory and incidental to farming operations.

Performance Standards:

1. Shall be a permitted as a temporary use only, for a maximum of 180 days.
2. The parcel the structure is proposed to be located on shall be a minimum of 40 acres in area.
3. The structure shall conform to the underlying zoning district's setback regulations.
4. The structure must be affixed to the ground or a structure to prevent the wind from relocating the structure.
5. Need not comply with temporary use review and approval procedures in Section 94.16.07.

Temporary Unscreened Outdoor Storage Accessory to an Industrial Use. Provisions for the temporary unscreened or marginally screened outdoor storage of products, equipment, or supplies used by a principal "Light Industrial" or "Heavy Industrial" use on the same property, intended to address one-time and rare occasions of heavy activity in the business.

Performance Standards:

1. Shall be a permitted as a temporary use only, for a maximum of 90 days.
2. The building shall conform to all setback regulations for principal buildings.
3. Must be sited on a hard surface or gravel surface.
4. Shall not obstruct pedestrian or vehicular circulation, including vehicular sight distances.
5. The Zoning Administrator may limit such storage to only those uses and lots where a site plan approved after March 18, 2015 designated the possibility of a Temporary Unscreened Outdoor Storage Accessory to an Industrial Use.
6. The Zoning Administrator may require measures to screen or buffer the storage area, or direct the placement to a location that minimizes visual impact, to the extent practical.
7. Shall comply with temporary use review and approval procedures in Section 94.16.07.

TENT, CANOPIES AND MEMBRANE STRUCTURE REQUIREMENTS

Will a tent be used for the proposed temporary use?

Yes No

but less than 240 sq. ft.

The following regulations apply to tents, canopies and membrane structures within the Village of Weston:

1. Tents are allowed only on a temporary basis
2. Digger's Hotline must be contact at least 3-days prior to the installation of the tent (1-800-242-8511)
3. All fabric shall be flame resistant. A certificate of flame retardant must be permanently attached to all tent roof and side panels or a copy of the certificate provided by the manufacturer is acceptable, but shall be available upon request.
4. Portable fire extinguisher of approved types shall be installed a minimum of one "2A-10BC" rating or greater in all tents for each seventy-five (75) feet of travel.
5. All fire extinguishing equipment shall be inspected and serviced annually by a certified technician. The tag indicating the service date or a receipt of purchase shall be attached to the fire extinguisher or hood suppression system,
6. All fire extinguishers shall be hung in a visible location no higher than 44 inches above grade.
7. A site plan shall be provided with this application when the anticipated occupant load exceeds 50 people. The site plan shall contain the following:
 - a. Tent location on the lot
 - b. Location of all other buildings and other temporary structures on the lot
 - c. Seating capacity
 - d. Seating arrangement
 - e. Egress paths, including aisle widths (minimum of 4 feet)
 - f. Exit locations
 - g. Type of heating, location of heaters, and location of fuel tanks and type
 - h. Location of all electrical equipment, as well as the location of generators
 - i. Location of fire apparatus access road
 - j. restricted parking spaces must be clearly identified
8. Exits shall be a minimum of 10 feet between stake lines for all tents greater than 1200 square feet.
9. Emergency access roads must have an unobstructed width of 20 feet. There shall be no dead ends greater than 150 feet.
10. Flammable, combustible liquids, hay, straw or other flammable material are prohibited inside or within 10 feet of the tent. Restaurant style table candles and food warming candles are allowed with the approval of the Fire Inspector.
11. Tents shall be adequately guyed, supported braced and tent takes shall be properly capped. In lieu of producing and automatic fire suppression system, tents in which cooking is performed me be separated from other public tents and structures.
12. All electrical heating and cooking equipment shall comply with NFPA 70, National Electrical Code.
13. The use and installation of all LP Gas equipment, such as tanks, piping, hoses, fittings, valves, tubing and other related components shall be in accordance with NFPA 58, Liquefied Petroleum Gas Code.

TEMPORARY SIGN REQUIREMENTS

The following allowable temporary signs DO NOT require a Temporary Sign Permit, but shall be subject to the regulations as stated:

Real Estate Signs. Within each residential and rural and open space zoning district, only one on premise real estate sign is permitted. Such sign shall be removed within 30 days of the sale or lease of the single space it is advertising or of the sale or lease of 90 percent of the total land or space available for sale or lease on the property. Such signs shall not be located in the public right-of-way, shall not exceed 12 square feet in area and 6 feet in height in residential, rural and open space zoning districts, and 64 square feet in area and 12 feet in height in all other districts. No off-premise real estate signs, such as "open house" signs, are permitted.

Construction or Project Identification Signs. Such signs shall be erected no sooner than the beginning of work for which a valid building or demolition permit has been issued, and shall be removed within 30 days of completion of such work. Construction or project identification signs shall not exceed 64 square feet in area and 12 feet in height.

Price or Temporary Item Signs. Signs that advertise the price of products or services offered on the premises or of special temporary goods or services being sold or offered, up to 6 square feet in area per sign face for each double sided sign, not illuminated, no more than two signs per street frontage, and no closer than five feet to any property lines. Each price or temporary sign must be removed within 24 hours of the special being sold or offered, and within 30 days of its placement on the property in any case. Any temporary sign not meeting these limitations but serving a similar purpose shall instead be classified as a temporary commercial sign or banner.

Temporary Signs for Events of Public Interest. For a temporary event of public interest hosted by and/or held at a governmental entity, community organization, or institutional facility (e.g., farmers market, fair operated by a nonprofit organization), two signs of up to 32 square feet each may be located upon the site of the event. Additional off-premise signs shall be allowed, up to one per premise, and up to 9 square feet per sign. Temporary Signs for Events of Public Interest shall not be erected more than 30 days before the event and shall be removed within 7 days after the event.

The following temporary signs require a Temporary Sign Permit and shall be subject to the regulations as stated. This portion of the Temporary Use Permit shall serve as the Temporary Sign Permit.

Temporary Commercial Signs and Banners. For sales, limited time offers, grand openings, or other special events only, with such signs not greater than 8 feet in height if ground-mounted, nor extending above the roof line if building mounted. Except as may be allowed below or by site plan approval under Section 94.16.09, no single use is permitted to display more than one temporary commercial sign or banner at a single time and no single lot is permitted to display more than two temporary commercial signs and banners at a single time. No temporary commercial sign or banner shall be placed on a lot for greater than 30 consecutive days (14 days for any variable message sign (VMS)), up to five times per calendar year. An advertising vehicle sign is not a permitted temporary commercial sign, but a mobile sign is permitted. A sign permit shall be required for a temporary sign serving this purpose. Please see below for the Temporary sign requirements.

Over-street Banners for Events of Public Interest. Banners promoting public events of Village-wide interest displayed over a public street, alley, or highway, when approved by the Zoning Administrator. Such signs shall not be erected more than 30 days before the event and shall be removed within 7 days after the event. A sign permit shall be required for a temporary sign serving this purpose. The Zoning Administrator may also require the sponsoring person, firm, organization, or corporation to provide a certificate of liability insurance with the Village named as an additional insured.

Contractor information is required only for Variable Message Signs:

Sign Contractor: _____	Contact Name: _____
Address: _____	Phone: _____
_____	Email: _____

A site plan required. A site plan showing, at a minimum, the location of the proposed sign(s). **NOTE:** This includes all sandwich boards or pedestal sign, as they are considered permanent signs that may be used on a temporary basis. Please see the definitions in Section 94.13.03(2)(k); the location and specifications of all existing signs on the property and building(s); all property lines and buildings on the property; and parking areas, driveways, public roads, shall be submitted with this application. If the proposed sign(s) is a banner sign that is being placed on the exterior wall, only then the attachment of the required site plan be waived. Some parcel information and maps may be obtained via the [Marathon County Land Information Mapping System](#).

Has the site plan been attached? Yes No N/A
Does the site plan include ALL the required components listed above? Yes No N/A

Diagram Required. A diagram for the proposed sign, drawn to a recognized scale, and listing and depicting the type, height, total height (on pylon or building etc...), width, total sign square footage, square footage of each sign component, method of attachment, structural support, method of illumination, sign materials and value shall be submitted with this application. A picture showing the proposed sign superimposed over or at the proposed placement shall be submitted with this application.

N/A

Has the diagram been attached for **each** proposed sign?

Yes No

Does each diagram have **ALL** the required components listed above?

Yes No

Are there any traffic safety, traffic visibility, sign setbacks, and structural integrity matters associated with this sign(s)? Explain which ones, or what measures have been taken to assure that these matters have been addressed.

cones, volunteers directing traffic

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. ALL FINALIZED PERMITS WILL BE SENT VIA EMAIL OR BE PICKED UP AT THE MUNICIPAL CENTER. Permits will not be sent by mail.** Work on the proposed project cannot begin without the issuance of a permit. Permits filled after the face shall be subject to double the fee and a \$50.00 fine.

Jane Miller

May 28, 2015

Signature of Applicant

Date

Property Owner Project/Business Owner Project Manager

STAFF REVIEW

PIN: 192-2808-171-0980

Zoning: INT

Village ETZ

Filed After the Fact: Yes No

Fine Imposed: Yes No

Amount: _____

Code Section: 94.4.10 (3) Temporary Land Use Types - Outdoor Assembly or Event ^{special}

Comments: DCE Idea Charter School Fun Festival

Sign Specification: Temp. Sign for Events of Public Interest - N/A Permit No.: _____

Width: _____ Height: _____ Single Double Total Square Feet: _____

Total Height: _____ Sign Type: Standard VMS OTS Banner Setbacks: _____

Sign meets requirements? Yes No

Conditions/Modifications for approval: Sec. 94.13.08: Temporary Signs

(6) Temporary Signs for Events of Public Interest
(permit not required)

Jennifer Higgins
Signature of Zoning Administer or Designee

5/28/15
Date

Permit Number(s) ZONE-5-15-5975/TCO-1086

Approved Denied

INSPECTIONS

*no inspections required. EMPD + SAFER notified. (up)

Date of Inspection: _____ Inspected By: _____

EMPD Inspected: Yes No Inspected By: _____

S.A.F.E.R. Inspected: Yes No Inspected By: _____

Comments: _____

Inspection Approved: Yes No Date: _____

Re-inspection Required: Yes No Date: _____

Re-inspection Approved: Yes No Date: _____

S.A.F.E.R. Inspection Report Attached: Yes No

EMPD Inspection Report Attached: Yes No

Signature of Fire Inspector or Designee

Date

STAFF TIME TABLE CHECKLIST

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

Application and required plans filed with the Village.
Date: 05-22-15 Received by: VP

Application fee received by Village.
Date: 05-22-15 Received by: VP

Application and submitted application verified as being complete.
Date: 05-22-15 Reviewed by: VP

Zoning Administrator (or designee) action. Designee: [Signature]
Date: 5/28/15 Action Taken: Approved as presented Approved with modifications Denied

Applicant notified of decision.
Date: 05-28-15 Sent by: VP

Attached in Smart Search.
Date: 05-28-15 Attached by: VP

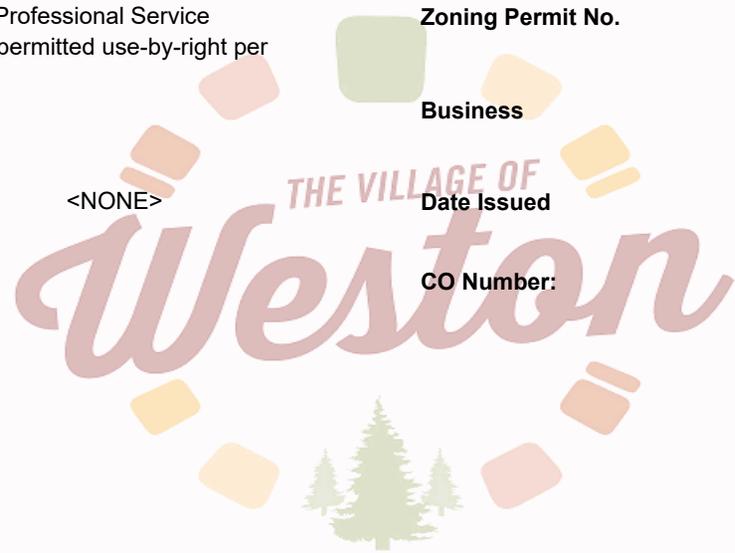
Attached and closed in Beehive.
Date: 05-28-15 Closed by: VP

Certificate of Occupancy

Village of Weston
Department of Planning and Development
Building Inspection

This certificate issued pursuant to the requirements of the International Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the jurisdiction regulating building construction or use. For the following:

Proposed Land Use	Personal or Professional Service (94.4.05(2)) permitted use-by-right per Figure 3.05.	Zoning Permit No.	ZONE-5-15-5925
Owner		Business	Melanie's Studio
Subdivision/Project	<NONE>	Date Issued	5/20/2015
		CO Number:	CO-1083



2405 SCHOFIELD AVE
WESTON WI 54476

Location

Jennifer L Higgins
Authorized Signature

Not Transferable

POST IN A CONSPICUOUS PLACE

Occupancy Certificate

Application
Village of Weston/ETZ
Date: 5/5/2015

Occupancy No. : CO-1083



5500 Schofield Ave
Weston, WI 54476

FULL COMPLETION OF THIS FORM IS REQUIRED FOR PROCESSING

Business Name: Melanie's Studio Zoning Permit No.: ZONE-5-15-5925

OCCUPANCY INSPECTION FEES

<input type="checkbox"/> Building and Safety Inspection (2 included)	\$50.00 FEE	[43/4341]
<input type="checkbox"/> Building and Safety Re-inspection	\$50.00 FEE	[43/4341]

EXPLANATION OF THE CERTIFICATION PROCESS

No building or addition hereafter constructed or structurally altered shall be used for any purpose, and no addition to a previously existing building shall be occupied, no land used (except land used for garden or public recreation purposes and land without buildings or structures), and no change in a use shall occur until a Certificate of Occupancy has been issued by the Zoning Administrator. Every Certificate of Occupancy shall state that the use of occupancy complies with all of the provisions of Chapter 94 of the Municipal Code.

REQUIRED CONTACT AND EMERGENCY INFORMATION

Manager Name: Melanie Damask Phone: (715) 573-6706
Mailing Address: 681 South County Road X Email: meldamask@mtc.net
Mosinee, WI 54455 Website: www.melaniesmassagestudio.massage.com

Emergency Contact 1: Brian Toboyek Phone: (715) 297-1972 Alt Phone: (715) 693-1216
Emergency Contact 2: _____ Phone: _____ Alt Phone: _____
Emergency Contact 3: _____ Phone: _____ Alt Phone: _____

Is the Business Equipped with an Alarm? Yes No

Audible Alarm? Yes No

Alarm Type: _____ Monitored by: _____

Phone Number: _____

Burglar: Yes No Per Mar

(800) 227-9805

Fire: Yes No Per Mar

(800) 227-9805

Other: Yes No _____

Surveillance: Yes No Indoor Outdoor

What type of Fire Suppression System? not known

Location of Fire Suppression Controls: not known

Is the Suppression System on an exterior alarm or via an alarm co.? Alarm Company

S.A.F.E.R. provides a *Knoxbox* Program, which would allow emergency entrance to the building by authorized emergency personnel via a key you provide located in the *Knoxbox* at the front entrance. Would you like someone from the fire department to contact you concerning this program? Yes No

Contact Name: Simplex Grinnell Phone No. (888) 746-7539

REQUIREMENTS AND CERTIFICATIONS

Has a sign permit application been submitted? All business are required to have a sign.

Yes No

Is the address visible from the roadway? Are tenant addresses on the back doors of multi-tenant buildings?

Yes No

Has a copy of the Marathon County Health Department Certificate been attached? *If applicable.*

Yes No

Has a copy of the Wisconsin DNR and/or DATCP Certificate(s) been attached? *If applicable.*

Yes No

REFUSE AND RECYCLING

The Village of Weston and State of Wisconsin require provisions for both refuse and recycling services for all commercial and multifamily facilities. Please contact your contracted hauler to ensure that adequate services are provided.

Hauler Name: Advance Disposal
Mailing Address: 5509 Fuller Street
Schofield WI 54476

Contact Name: Main Office
Phone: 715-359-6637
Email: n/a

Secondary Hauler Information (if applicable):

Hauler Name: _____
Mailing Address: _____

Contact Name: _____
Phone: _____
Email: _____

Receptacle Information:

- Refuse: Number of containers: 1 45 gal cart 95 gal cart dumpster: Size: 10 Yards
- Cardboard: Number of containers: 2 45 gal cart 95 gal cart dumpster: Size: 95 Yards
- Co-Mingled: Number of containers: _____ 45 gal cart 95 gal cart dumpster: Size: _____ Yards
- Single-Stream: Number of containers: _____ 45 gal cart 95 gal cart dumpster: Size: _____ Yards
- Grease: Number of containers: _____ dumpster: Size: _____ Yards

ENCLOSURE REQUIREMENTS

All exterior (outside) storage of recyclable and non-recyclable containers, within multi-family dwellings and non-residential facilities and properties (all land uses other than "Single-Family Detached Residence", "Two-Family Residence", and "Agricultural Use"), shall be placed and maintained within a three-sided enclosure and enclosed on the fourth side with a gate to contain garbage, refuse, waste, recycling, and other debris. The enclosure shall further meet all of the following requirements: (1) Subject to accessory structure setback requirements included in Figures 5.01(2) and 5.02(2); (2) Must be at least 10 feet from any combustible walls, openings, or combustible roof eave lines, as per NFPA 1 (most recent addition); (3) Not placed in any minimum required front or street side yard; (4) Must be placed to the interior side or rear of the principal structure, unless such a location is not possible in the determination of the Zoning Administrator; (5) Must be a minimum of 30-feet long by 10-feet wide; (6) Must be 8-feet tall; (7) Placed on a permanent hard surface; (8) The recyclable and non-recyclable containers shall be fully screened and not visible from public rights-of-way and adjacent properties from the ground level; the screening shall consist of a solid fence constructed of masonry, commercial grade wood fencing, or other commercial grade material approved by the Zoning Administrator. Chain link fences and gates with slats are not permitted for this purpose; (9) The enclosure shall be constructed in such a manner so as to prevent paper, debris, and other refuse material from being blown through the fence; (10) The Village's Refuse and Recycling Site Application must be submitted and approved by the Village prior to installation (this application serves this purpose). The owner shall provide proof to the Zoning Administrator, from the owner's contracted solid waste/recycling hauler, that the design provides safe and reasonable access to the hauler to provide the contracted service.

- Has an enclosure been shown in the site plan submitted with the Zoning Permit or Site Plan Application? Yes No
- If no to previous question, has the site plan been attached? Yes No
- Does the site plan include ALL the required components listed above? Yes No

The owner or designated agent may apply for a special exception from the Zoning Administrator regarding the minimum size, location, shape, and style of enclosure specified in subsection (a). The Zoning Administrator may grant a special exception if the applicant clearly shows that the ordinance requirement creates an unnecessary hardship and granting the special exception will not harm the public interest or undermine the purpose of this Chapter.

- Is the applicant applying for a special exception? Explain below. Yes No

INSPECTION REQUIRED

To arrange an inspection, please call (715) 359-6114. Occupancy inspections are conducted by appointment only. **All business must be inspected prior to opening. Inspections performed after the fact shall be subject to a double fee and a \$50.00 fine.** A forty-eight (48) hour notice is required for inspection. Inspections will be made within 72 hours after the notification of the completion, erection, alteration or relocation of the building or of intent to commence a use. If the building and its intended use of the premise comply with the requirements of Chapter 94 and all State and Village codes, a Certificate of Occupancy shall be issued. In some cases a Temporary Certificate of Occupancy may be issued for a period of up to and not to exceed six (6) months during the completion of alterations or during partial occupancy of a building pending its permanent occupation. Such temporary permits shall not be issued under such restrictions and provisions as will adequately ensure the safety of the occupants. A temporary permit shall be voided if the building fails to conform to provisions of Chapter 94 to such a degree as to render it unsafe for the occupancy proposed. The Certificate of Occupancy will be mailed (and/or emailed) to the business at the mailing address (email address) provided and shall be placed in a conspicuous place on site. Any re-inspections that may occur beyond the second re-inspection shall incur a cost of \$50.00 thereafter.

Requested date for inspection: 05/07/2015

Time: 09:00 AM PM

Alternate date for inspection: 05/11/2015

Time: 08:15 AM PM

Date of Opening: 05/01/2015

STATEMENT OF UNDERSTANDING AND SIGNATURES

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all Village Ordinances and state Laws regulating zoning and building construction, electric installation and/or heating and air conditioning installation. I agree to comply with approved drawings and I understand that any deviation from the approved plans must be authorized by the original approving authority and revised plans must be resubmitted to the Village. I also acknowledge that I am the property owner, or I am authorized to act as the owner's agent in obtaining this permit. I acknowledge that permits with no inspection activity for six (6) months shall be expired. I understand that it is the responsibility of the owner/owner agent to call for all required inspections and that as least 24 hour notice is required for all inspections. **Failing to include all the required information 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.**

Melanie Demas
Signature of Applicant

5/5/2015
Date

- Property Owner Business Owner General Manager/Occupant

INSPECTIONS

Requested Inspection Date: 5/11/2015 Call Back Confirmation Date: _____

Date of Inspection: 5/11/2015 Inspected By: _____

EMPD Inspected: Yes No Inspected By: _____

S.A.F.E.R. Inspected: Yes No Inspected By: _____

Comments: NONE

Inspection Approved: Yes No Date: 5/11/2015

Re-inspection Required: Yes No Date: _____

Re-inspection Approved: Yes No Date: _____

Building Inspector Report Attached: Yes No

S.A.F.E.R. Inspection Report Attached: Yes No

APPROVAL AND DEPARTMENT SIGNATURES

Temporary Approval Date: N/A Expiration Date: _____

Occupancy Certificate No. CO-1083

Final Approval Date: 5/20/15

Occupancy Certificate No. CO-1083

[Signature] - DESIGNEE
Signature of Zoning Administrator 5/20/2015
Date

[Signature]
Signature of Building Inspector 5/20/15
Date

Signature of S.A.F.E.R. Inspector Date



June 3, 2015

Dan Arndt
7303 Fountain Circle
Weston, WI 54476
darndt82@gmail.com

RE: Approval of request for additional (2nd) driveway access, 7303 Fountain Circle, Weston (DRIV-6-15-6006)

Dear Mr. Arndt,

On behalf of the Village of Weston, I am pleased to inform you the driveway permit for the addition of a second driveway on your property at 7303 Fountain Circle has been approved by myself and the Village Public Works Director Keith Donner pursuant to Sec. 71.2.03 of the Municipal Code of Ordinances, subject to the following conditions:

1. The driveway shall be developed, operated and maintained according to the following plans:
 - a. Sheet 1, Site Plan, dated 5/15/15, revised 6/2/15, received and approved by Village 6/4/15
2. Successful approval and issuance of a building permit for the proposed additional accessory building (garage).
3. Replacement of whole curb and gutter section of existing curb cut for driveway on original Lot 4 to match existing curb and gutter on rest of property.
4. Before removal of existing curb and gutter, the owner must contact the Village Department of Public Works to mark the limits of the removal and replacement for driveway #2.

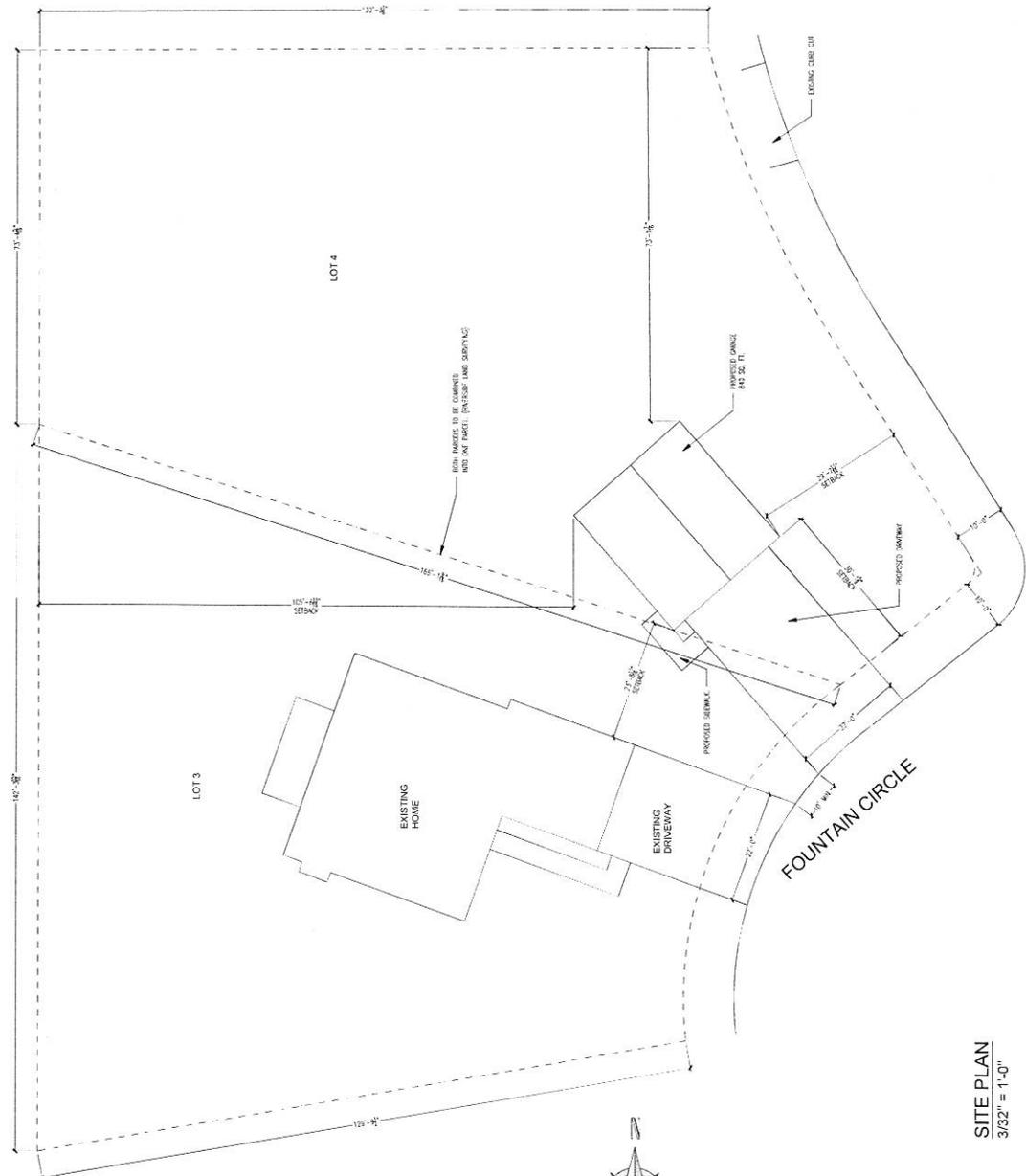
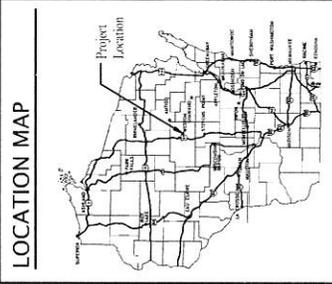
I have attached a copy of the approved Driveway Permit (DRIV-6-15-6006) along with this letter for your files and information. The proposed garage is planned to be discussed and considered by the Village Plan Commission at their meeting this coming Monday, June 8, 2015. Staff will be in touch with the results of this meeting sometime next week. If you have any questions or concerns, please feel free to contact myself or a member of my staff. We can be reached via email at PlanDev@westonwi.gov or at the Municipal Center main line of 715-359-6114.

Sincerely,

Jennifer Higgins
Director of Planning and Development

Cc: File
Planning and Development Staff
Plan Commission

PROPOSED BUILDING FOR -- Arndt 28' x 30' Garage Weston, WI



SHEET INDEX	NO.	DESCRIPTION
1	SITE PLAN	
2	EXHIBITS	
3	CONVOLUTION	
4	WELL SCHEDULE	

SITE PLAN
3/32" = 1'-0"



REVISED
7/14/2015 10:44:28 AM

NO.	DATE	REVISIONS
1		
2		
3		

PROPOSED:
Arndt 28' x 30' Garage
Weston, WI

SCALE	DATE
As Shown	08/15/2015
DRAWN BY	gta
DRAWING DESCRIPTION	SITE PLAN
PAGE	SHEET 1 OF 5



Permit

Permit NO. **DRIV-6-15-6006**

Permit Type: **Driveway**

Work Classification: **Driveway**

Permit Status: **Final**

Issue Date: **6/4/2015**

Expiration: 06/03/2016

Project Address 7303 Fountain Circle Weston, WI 54476	Project Name <NONE>	Applicant Daniel Arndt
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Parcel Number 19228081430068	Subdivision Fieldcrest	Block / Lot 0 / 3 and 4	Zoning SF-S
---------------------------------	---------------------------	----------------------------	----------------

Owner Information Daniel Arndt	Address 7303 Fountain Circle Weston, WI 54476	Phone (715)212-5260	Cell
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Contractor(s)	Address	Phone	Cell	Contractor Type

Description of Work: Adding a 2nd driveway to a new garage proposed on the parcel

Valuation: \$ 0.00
Total Sq Feet: 939

Inspection Request Line:
(715) 241- 2616

AVAILABLE INSPECTIONS

Inspection Type:	IVR
------------------	-----

Setbacks:

Front: ft. Rear: ft.
Left: ft. Right: ft.

FEE SUMMARY

Fees Due	Amount	Total	Amt Paid	Amt Due
Driveway Permit Fee	\$75.00	\$ 75.00	\$ 75.00	\$ 0.00
Total:	\$75.00			

Payment Type: Check / Number: 1004

Comments:

I HEREBY UNDERSTAND THAT THIS PERMIT DOES NOT GRANT ANY RIGHT OR PRIVILEGE TO ERECT ANY STRUCTURE OR TO USE ANY PREMISE HEREIN DESCRIBED FOR ANY PURPOSE OR IN ANY MANNER PROHIBITED BY THE VILLAGE OF WESTON ZONING ORDINANCE. SPECIAL CONDITIONS AND/OR PROVISIONS STATED ON THIS BUILDING PERMIT SUPERCEDE ANY OTHER INFORMATION PROVIDED BY THE APPLICANT, INCLUDING INFORMATION PROVIDED ON THE PLANS. I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS PERMIT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HERIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

Signature of Owner / Applicant / Contractor / _____ Date **June 04, 2015**

Jennifer Higgins _____ Date **June 04, 2015**
Issued By: Village of Weston, WI Authorized Signature

Customer Copy

Driveway

Residential Permit
Village of Weston/ETZ
Date: 6/9/15

Permit No. : DRIV-6-15-60006

Payment Type: Cash Check 1004

FULL COMPLETION OF THIS FORM IS REQUIRED FOR PROCESSING



5500 Schofield Ave
Weston, WI 54476

– PLEASE USE THE ONLINE FILLABLE PDF –

DRIVEWAY PROJECTS AND FEES

- Driveway Addition or Resurfacing \$35.00 FEE [44/4441]
- New Driveway \$75.00 FEE [44/4441]

APPLICANT INFORMATION

Owner: Dan & Mindy Arndt Project Address: 7303 Fountain Circle
 Mailing: 7303 Fountain Circle Weston WI 54476
 Address: Weston WI 54476 Property Zone: SF-S - Single Family Residential-Sma
 Phone: (715) 212-5260 Cost of Project: _____
 Email: darndt82@gmail.com

CONTRACTOR INFORMATION

Contractor: Not Decided Yet
 Company: _____ License Number: _____
 Address: _____ Phone: _____
 Email: _____

GENERAL BUILDING PERMIT REQUIREMENTS

All property lines **MUST** be established by the applicant prior to the submittal of any building permit. The site plan shall show the following features: subject site with lot dimensions, buildings, uses, fences, and other structures; easements; streets, railroads and other public right-of-ways; Driveways; Access restrictions where applicable; water ways, wetlands and floodplain boundaries; existing front, interior and rear yard setbacks. A certified surveyor may be required to complete this requirement. Wetlands are required to be re-delineated every 5 years if there is any proposed disturbance to the land. Wetlands are to be delineated by a state certified professional. Some parcel information and maps may be obtained via the [Marathon County Land Information Mapping System](#).

Has the site plan been attached? Yes No
 Does the site plan include ALL the required components listed above? Yes No

On a separate document, a written description of the project, which shall include materials used, warranties (if applicable), contracts (if work is contracted) and any other pertinent information must be included in the submittal of this application to be considered complete.

ACCESS AND DRIVEWAY STANDARDS 94.12.08

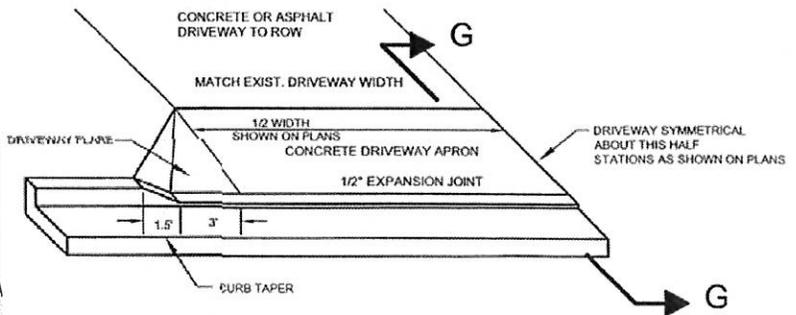
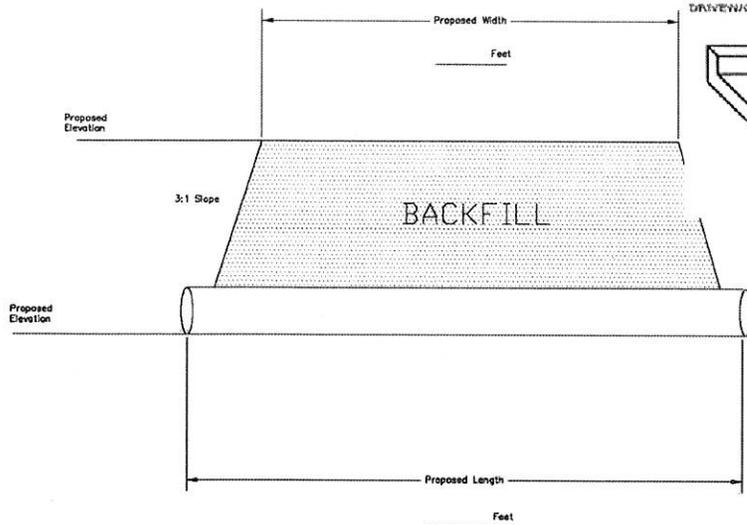
1. Purpose and Applicability. The purpose of this Section is to alleviate or prevent congestion of public rights-of-way, protect and enhance property values and community aesthetics, and promote the safety and general welfare of the traveling public. This Section establishes minimum requirements for the provision of access to public rights-of-way in accordance with the utilization of various sites.
2. Roadway Access Control. Access control to public roadways and driveway access design standards shall be per Chapter 71 of the Village of Weston Municipal Code
3. Depiction on Required Site Plan. The configuration and location of all proposed access drives on a property shall be depicted on any required site plan.
4. Distance from Property Line. The distance from an access drive or parking lot to the property line shall not be less than the minimum associated setback for hard and landscaped surface areas in [Figures 5.01\(2\) and 5.02\(2\)](#), except in the case of approved shared driveways, shared parking lots, and cross-access ways.

5. Width of Driveways. All two-way access drives shall have a minimum width of 10 feet for single-family and two-family dwellings, and 24 feet for all other land uses to which this Section is made applicable (12 feet for one-way). All openings for access drives onto public streets shall have maximum widths as specified in Chapter 71 of the Code.
6. Traffic Control. Traffic into and out of all off-street parking, loading, and traffic circulation areas serving six or more parking spaces shall be forward moving, with no backing into streets or pedestrian ways.
7. 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 below, except that gravel, crushed stone, or a similar material is permitted for:
 - a. Agricultural uses.
 - b. Driveways in rural and open space zoning districts, where the intersecting road is gravel or the driveway is greater than 50 feet in length.
 - c. Emergency access driveways where required or approved by the Zoning Administrator.
 - d. Lightly traveled service drives for non-residential uses where included as part of an approved site plan under Section 94.16.09, and where in the Village at least the first 50 feet connecting to a public street is hard surfaced.

*In cases where gravel or crushed stone is permitted under one of the above exceptions, the portion of the driveway within the public street right-of-way shall be hard surfaced, except where serving agricultural uses, where the intersecting public road is gravel surfaced, or for uses outside of non-residential and mixed use zoning districts in the ETZ area. Where any gravel or crushed stone driveway exists, the Village Public Works Director may require a hard surface tracking pad adjacent to the public street right-of-way, or other remedial action, if he or she determines that gravel or stone is being tracked into the public street.

8. All Garages to be Served by Driveways. All garages intended for vehicle parking shall be served by a driveway extending from the garage to the curb or street edge. Where such driveway(s) meets the garage, the width shall be, at minimum, the width of all garage door openings.
9. Installation Timing. Except for apron sections within public rights-of-way, no residential driveway shall be constructed until the owner has been issued a building permit for the residence. Each residential driveway shall be constructed prior to occupancy of the associated dwelling, except in cases when construction of the dwelling is completed between December 1st and March 31st. In such cases, driveways must be installed no later than June 1st following occupancy.
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.
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.
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).
 - (a) Where public streets intersect with each other. To draw the first two lines of the triangle, measure 20 feet from the point of intersection of the two street rights-of-way along the two right-of-way lines. Next, draw a third straight line between the ends of the first two lines to form the vision clearance triangle.
 - (b) Where a private driveway or alley intersects with a public street. To draw the first two lines of the triangle, measure from the point of intersection between the public street right-of-way and the private driveway/alley surface edge a distance of 10 feet where the intersecting local street is a local street, 15 feet where a collector street, and 20 feet where an arterial street. Next, draw a third straight line between the ends of the first two lines to form the vision clearance triangle.

A saw cut joint is only permissible if the nearest joint is greater than 4 feet from a cut. The existing curb and gutter shall be removed and replaced for the entire apron width plus the additional curb and gutter to the next nearest construction joint, if less than 4 feet.



TYPICAL DRIVEWAY SECTION

Use 3/4 inch (felt) expansion joint between existing and new curb and gutter. Cutting of curb tapers and cutting off the back of the curb only are NOT PERMITTED.

OUTDOOR RECREATIONAL VEHICLE STORAGE 94.12.07

1. General Requirements for Recreational Vehicles.
 - a. All recreational vehicles must be operable, have current registration, and be in good repair to be parked outdoors.
 - b. All recreational vehicles that are also licensed, drivable motor vehicles shall be kept on a hard surface as defined in Section 94.17.04, or on gravel surface that was in existence as of March 18, 2015.
 - c. Where a recreational vehicle is permitted to be stored on a vegetative surface such as grass, the grass must be maintained and free of weeds and tall grass per applicable requirements of Section 50.102(H) of the Municipal Code.
 - d. Recreational vehicles shall not be stored on or extend into the public right-of-way or public access easement, including but not limited to on a public street or over a public sidewalk or path.
 - e. Each recreational vehicle shall not be used as a dwelling unit for more than 7 days per calendar year, and shall not be considered or used as an accessory structure.
 - f. No recreational vehicle shall be connected to municipal water, sanitary sewer, or a private on-site wastewater treatment system at any time, except for maintenance.
 - g. An unlimited number of recreational vehicles may be stored in fully enclosed buildings as allowed under this Chapter.
2. Within Residential, Rural and Open Space Zoning Districts, and for Residential Uses.
 - a. A maximum of two recreational vehicles may be stored outdoors on each residentially zoned lot, and on each lot that is used for residential purposes, except within rural and open space zoning districts. Within rural and open space zoning districts, a maximum of four recreational vehicles may be stored outdoors. A trailer and other recreational vehicle(s) mounted on it shall count as one recreational vehicle for purposes of these quantitative limitations.
 - b. Outdoor storage of recreational vehicles in such zoning districts shall be permitted in a side yard, but set back from the side property line a distance equal to the parking setback in the associated zoning district under Figure 5.01(2).
 - c. Outdoor storage of recreational vehicles in such zoning districts shall be permitted in the front yard if on hard surface, or if on a gravel surface that was in existence as of March 18, 2015. Such hard or gravel surface shall be a component to or attached to the driveway that connects to the public roadway.
 - d. Outdoor storage of recreational vehicles shall not be permitted in the rear yard in residential zoning districts, except where such storage is accompanied by a bufferyard as provided in Section 94.11.02(3)(d). Outdoor storage of recreational vehicles shall be permitted in the rear yard in rural and open space zoning districts, but set back from the rear and side property lines a distance equal to the parking setbacks in the associated zoning district under Figure 5.01(2).
3. Permitted Locations, Non-Residential Zoning Districts.
 - a. Residential uses within non-residential zoning districts shall be subject to the limitations in subsection (2).
 - b. Outside storage of recreational vehicles associated with an allowed vehicle retail sale, service, or repair land use in a non-residential district, or commercial storage of recreational vehicles shall be regulated as an "Outdoor Display" land use and is subject to site plan approval for that use.
 - c. Recreational vehicles shall not be stored on or extend into the public right-of-way, including but not limited to on a public street or over the public sidewalk.

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)					<u>2,048.00</u>	Ft ²
Driveways/Parking Lots:	Surface Type:	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Concrete	<input type="checkbox"/> Pavers	<input type="checkbox"/> Gravel	<u>718.00</u>	Ft ²
Walkways/Sidewalks:	Surface Type:	<input type="checkbox"/> Asphalt	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Pavers	<input type="checkbox"/> Gravel	<u>120.00</u>	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:						<u>2,886.00</u>	Ft²

Proposed Additional Impervious Surfaces:

Building Footprints:	(Principal and Accessory structures)					<u>840</u>	Ft ²
Driveways/Parking Lots:	Surface Type:	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Concrete	<input type="checkbox"/> Pavers	<input type="checkbox"/> Gravel*	<u>879</u>	Ft ²
Walkways/Sidewalks:	Surface Type:	<input type="checkbox"/> Asphalt	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Pavers	<input type="checkbox"/> Gravel*	<u>60</u>	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
PROPOSED ADDITIONAL TOTAL:						<u>1,779.00</u>	Ft²
EXISTING IMPERVIOUS TOTAL:						<u>2,886.00</u>	Ft²
NEW IMPERVIOUS SURFACE GRAND TOTAL (Add PROPOSED and EXISTING):						<u>4,665.00</u>	Ft²

Landscape Surface Ratio Calculation:

NEW GRAND TOTAL: 4,665.00 Divided by LOT SIZE: 30,585.00 Multiplied by 100 = 16.00 %

REIMBURSEMENT FOR DEVELOPMENT REVIEW SERVICES

The Village Planner, Village Engineer, Public Works Director, Village Attorney, and other Village staff and consultants may expend time in the administration, investigation, and processing of development review applications. In addition, the Village may retain the services of other professional consultants—including but not limited to landscape architects, architects, environmental specialists, and recreation specialists—in the investigation and processing of such applications.

Reinforcing the requirements of Section 94.16.18(4) of the Village zoning ordinance, the signing and submittal of this application or petition for development review shall be construed as an agreement to pay for professional consulting services associated with the administration, investigation, and processing of this application or petition. The Village Administrator shall retain sole discretion in determining when and to what extent it is necessary to involve one or more professional consultants in the review of each application or petition.

The Applicant shall be responsible for the costs for such professional consulting services. The Applicant shall pay such costs upon receipt of one or more invoices from the Village, following the execution of the development review services associated with the

STAFF REVIEW

PIN: 192 2808 143 0068 Zoning: SF- S Village ETZ
Filed After the Fact: Yes No Fine Imposed: Yes No Amount: _____
Lot Size: .712 Principal Building Footprint: _____

Required Driveway Setbacks and Standards:

Front: 10' Interior: 6'
Rear: - Width Area: 24'
Coverage(%): 40% LSR: 40%

Proposed Driveway Setbacks and Specifications:

Front: NA Interior: 10 ft
Rear: NA Width: 22'
Area: 22' x 30' 1 1/2" Area: 939 SF
Material: Asphalt Concrete Sidewalk Pavers Gravel
New
Coverage(%): 16% LSR: 84.7%

Plan Commission Approval Required: Yes No Meeting Date: _____
Plan Commission Decision: Approved as presented Approved with modifications Denied

Culvert Required: Yes No Future Required Diameter: _____ Required Length: _____

Jennifer L Higgins 6/4/15
Signature of Building Inspector or Designee Date

How Dean 6/4/15
Signature of Director of Public Works or Designee (if required) Date

Permit Number(s) DRIV-10-15-60006 Approved Denied

application. In the event the Applicant fails to pay such costs, the responsibility shall pass to the property owner, if different, under the same terms. Development review fees that are assigned to the Applicant or property owner, but that are not actually paid, may then be imposed by the Village as a special charge on the affected property.

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 the required components to this 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. ALL FINALIZED PERMITS WILL BE SENT VIA EMAIL OR BE PICKED UP AT THE MUNICIPAL CENTER. Permits will not be sent by mail.** Work on the proposed project cannot begin without the issuance of a permit. Permits filled after the fact shall be subject to double the fee and a \$50.00 fine.

If a culvert is required and if the ditch is not appropriate prior to the (re)installation of the driveway, I, the owner of the property and applicant of this permit agrees to provide a proper size culvert and restore driveway on the right-of-way (ROW) at the time of ditching.

Dan Arndt

Digitally signed by Dan Arndt
DN: cn=Dan Arndt, o, ou, email=darndt82@gmail.com, c=US
Date: 2015.05.15 14:19:58 -05'00'

Signature of Applicant/Property Owner

Date

Property Owner Contractor

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: 5/15 Received by: JW

Application fee received by Village.
Date: 5/21 Received by: JW

Application and submitted plans verified as being complete.
Date: 5/21/15 Reviewed by: JW

Determination by Zoning Administrator as to whether requested application 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: QJH Meeting Date: _____

Action Taken: Approved as presented Approved with modifications Denied

Building Inspector (or designee) action. Designee: QJH
Date: 6/4/15 Action Taken: Approved as presented Approved with modifications Denied

Applicant notified of decision.
Date: 06-04-15 Sent by: VP

Attached in Smart Search.
Date: 06-04-15 Attached by: VP

Attached and closed in Beehive.
Date: 06-04-15 Closed by: VP