Village of Weston, Wisconsin
MEETING NOTICE

Meeting of:	VILLAGE PLAN COMMISSION (PC)
PC Members:	White {c}, Diesen, Kollmansberger, Johnson, Lawrence, Schuster, and Zeyghami
Date/Time:	Monday, June 13, 2016 @ 6:00 P.M.
Location:	Weston Municipal Center (5500 Schofield Ave) – Board Room
Agenda:	The agenda packet will be sent out 3 days prior to the meeting.
Attendance:	Plan Commission and Department Directors, please indicate if you will, or will not, be attending so we may determine in advance if there will be a quorum.
Questions:	Valerie Parker, Recording Secretary 715-359-6114 vparker@westonwi.gov

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This notice was posted at the Municipal Center and was e-mailed to local media outlets (Print, TV, and Radio) on 06/07/2016 @ 3:30 p.m.

A quorum of members from other Village governmental bodies (boards, commissions, and committees) may attend the above-noticed meeting in order to gather information. No actions to be taken by any other board, commission, or committee of the Village, aside from the Village Plan Commission. Should a quorum of other government bodies be present, this would constitute a meeting pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis.2d 553,494 N.W.2d 408 (1993).

Wisconsin State Statutes require all agendas for Committee, Commission, or Board meetings be posted in final form, 24 hours prior to the meeting. Any posted agenda is subject to change up until 24 hours prior to the date and time of the meeting.

Any person who has a qualifying disability as defined by the Americans with Disabilities Act requires that meeting or material to be in accessible location or format must contact the Weston Municipal Center, by 12 noon, the Friday prior to the meeting, so any necessary arrangements can be made to accommodate each request.

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

This meeting of the Plan Commission, composed of seven (7) members, will convene at the Weston Municipal Center, Board Room, 5500 Schofield Avenue, Weston, on **Monday, June 13, 2016, at 6:00 p.m.**, to consider the following matters:

A. Opening of Session at 6:00 p.m.

1. Plan Commission meeting called to order Chairman White.
2. Welcome and Introductions of new Plan Commissioner Dennis Lawrence.
3. Clerk will take attendance and roll call.
4. Request for silencing of cellphones and other electronic devices.

B. Presentations

5. SE Quadrant Development Concept – Daniel Guild, Village Administrator and Justin Frahm, JSD Professional Services, Inc.

C. Public Hearings before Village Plan Commission.

6. CU-5-16-1585 Bonnie DeChamps, Hurckman Mechanical, Inc., PO Box 10977, Green Bay, WI 54307, requesting a conditional use permit for Hurckman Mechanical, Inc., at 5807 Prairie Street, Suite B, to allow for both a light industrial use and outdoor storage or wholesaling use within the B-3 Zoning District.
   a. Discussion and Action by Plan Commission on Director's recommendation to approve Conditional Use Permit CU-5-16-1585 per the specifications, conditions, and limitations of the submitted staff report.
7. REZN-5-16-1586 Gary Guerndt, 7306 Ryan Street, Weston, WI 54476, requesting a rezoning from AR (Agricultural and Residential) to RR-2 (Rural Residential – 2 Acre), on property addressed as 8303 Ryan Street, to allow for the construction of a single family home.
   a. Discussion and Action by Plan Commission on Director's recommendation to approve Ordinance No 16-031 An Ordinance to Approve the Rezoning of Land from AR Agriculture Residential to RR-2 Rural Residential – 2 Acre, on 2.98 Acres of Land Located in the SE ¼ of The NE ¼ of Section 27, Village of Weston, Marathon County, Wisconsin per the specifications, conditions, and limitations of the submitted staff report and forward to the Board of Trustees for their consideration and final approval.
8. CU-5-16-1588 Allen Lamers, Lamers Bus Lines, 2407 South Point Road, Green Bay, WI 54313, requesting a conditional use to allow the storage of a propane fueling tank on a property located within a WHP-B (Wellhead Protection – Zone B) Overlay District, addressed as 6204/6206 & 6300/6400 Alderson Street.
   a. Discussion and Action by Plan Commission on Director's recommendation to approve Conditional Use Permit CU-5-16-1588 per the specifications, conditions, and limitations of the submitted staff report.

D. Public Comment.

9. Comments from the public on issues, which the PC has oversight, or on business items that might be recommended to the Board of Trustees.

E. Consent Items.

10. Approve previous meeting(s) minutes from the PC, May 9, 2016, regular meeting.

F. New Business.

11. Discussion and Action on Director's Recommendation to Approve the Concept Plat for Misty Pines Subdivision, located south of Ross Avenue, west of Birch Street and north of Norma Avenue or more commonly referred to as the Monk Property.

12. Discussion and Action on Director's Recommendation to Approve Certified Survey Map Approval and Weston Avenue Road Right of Way Dedication, Crane Meadows Golf Driving Range – PIN 192 2808 233 0993 (CCSM-6-16-1593) per the specifications, conditions, and limitations of the submitted staff report and forward to the Board of Trustees for their consideration and final approval.

13. Discussion and Action on Director's Recommendation to Approve Certified Survey Map Approval and Weston Avenue Road Right of Way Dedication, Mashuda Property – PIN 192 2808 234 0997 (CCSM-6-16-1594) per the specifications, conditions, and limitations of the submitted staff report and forward to the Board of Trustees for their consideration and final approval.

14. Discussion and Action on Director's Recommendation to Approve Certified Survey Map Approval and Ryan Street and Weston Avenue Road Right of Way Dedications, 7403 Ryan Street – PIN 192 2808 224 0995 and PIN 192 2808 233 0997 (CCSM-4-16-1577) per the specifications, conditions, and limitations of the submitted staff report and forward to the Board of Trustees for their consideration and final approval.

G. Reports from Staff.

15. Report from Planning and Development Director.

16. Staff Report on staff-approved CSM's, Site Plans, Sign Permits, Commercial Zoning Permits, and Certificate of Occupancies issued since last report of 05/01/2016.

H. Remarks from Commissioners.

I. Discuss items to be included for next agenda (No motions will be made, and no action will be taken related to policy affecting the Village of Weston as a result of this agenda item).

J. Set next regular meeting date for <u>Monday, July 11, 2016, at 6:00 P.M.</u>

K. Adjourn.

WITNESS: My signature this 10th day of June, 2016.

Valerie Parker
Recording Secretary

This notice was posted at the Municipal Center, and on the Village's website at www.westonwi.gov, and was emailed to local media outlets (Print, TV, and Radio) on 06/10/2016 @ 4:30 p.m. A quorum of members from other Village governmental bodies (boards, commissions, and committees) may attend the above-noticed meeting in order to gather information. Should a quorum of other government bodies be present, this would constitute a meeting pursuant to State ex rel.

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Village of Weston

Camp Phillips Corridor - South Neighborhood

SE Quadrant General Plan

www.JSDinc.com

Prepared for:

The Village of Weston.
5500 Schofield Avenue
Weston, WI 54476

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

Building relationships with a commitment to client satisfaction through trust, quality and experience.

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Discussion Draft

Chapter 3: Camp Phillips Corridor – South Neighborhood
SE Quadrant General Plan

3.1 EXECUTIVE SUMMARY

The SE Quadrant General Plan describes the recommended land use development pattern for the 327-acre tract of land located in the southeast quadrant of the State Highway 29 – County Highway X interchange. This area is envisioned by the Village of Weston to emerge as a significant component of the community's economic base. The plan expands on a general consensus, articulated through the Village's comprehensive planning process, that its development into a large sustainable commercial center will be the highest and best use of the site given its location in relation to the Village and regional population, proximity to a major transportation network, and the extensive investment in supporting public infrastructure that have been completed.

Upon complete build-out, the SE Quadrant Planning Area could potentially result in $152,000,000 of equalized assessed value added to the Village tax base and significant expansion of commercial business activity, workforce housing and employment.

The recommended first phase focuses on maximizing development opportunities of the west half of the planning area immediately adjoining the segment of County Highway X south of the State Highway 29 interchange – this initial phase has the potential to generate $103,000,000 of additional equalized assessed value for the community.

This development area capitalizes on the existing backbone water and sanitary sewer infrastructure that is in place, the momentum of the adjacent Weston Regional Medical Center campus development, and exposure to the interchange. This location is not without challenges, however, and sustained public-private collaboration will be required to resolve the following 4 critically important issues before the development can move forward:

- Complete or partial mitigation of the wetland located immediately east of the County Highway X – Westview Boulevard intersection,
- Easterly extension of Westview Boulevard,
- Relocation of the ATC overhead electric transmission lines on the north perimeter of the planning area, and
- Developing engineering design and funding of street improvements to expand the capacity of County Highway X and intersections to accommodate anticipated traffic generated by the planned land use.

3.2 OVERVIEW

The Village of Weston has engaged in a detailed planning effort to define the role of County Highway X as a primary development corridor through the community and to establish a strategic framework for land use, development policy and public and private investment decisions to encourage development and redevelopment along the corridor.

Paired with Schofield Avenue (the primary east-west route through the community), County Highway X is a critically important north-south travel route in the suburban and regional travel network that links the Village and the neighboring communities of Wausau, Schofield, Rothschild, and Kronenwetter.

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The Village's strategic planning approach to the County Highway X corridor is organized around three distinct neighborhood planning areas that are reflective of the historical development pattern along the street and the role that each neighborhood area fulfills for the community. This planning approach is designed to enable the Village to address various strategic needs within each neighborhood, in the context of the entire corridor. The districts are:

- **The North Neighborhood** – centered on the Weston Elementary School. Village policy(ies) in this area are intended to enhance and preserve the integrity of the area as a residential neighborhood, with a variety of housing opportunities and supporting community amenities including the Weston Elementary School as a neighborhood school and gathering place, and recreational amenities serving nearby residential neighborhood areas.

- **The Central Neighborhood** – focused on the segment of County Highway X between Schofield Avenue and State Highway 29. Schofield Avenue (the former State Highway 29) was historically the primary east entrance route into the Wausau Metropolitan Area. With the completion of the new State Highway 29 freeway, Schofield Avenue is now more of a significant gateway to Weston than a cross-state "regional" route. Village initiatives and strategies in this planning district are organized around maintaining the function of Schofield Avenue as an important east-west traffic corridor, encouraging commercial and mixed-use redevelopment of existing land uses, preserving the integrity of adjoining residential neighborhoods, and establishing and enhancing the visual entry experience or "sense of place" as the center of Weston.

- **The South Neighborhood** – the lands south of the State Highway 29 interchange to Transport Way. This location is emerging as the pre-eminent location for development as a regional economic center supported by:

    - The extensive transportation linkages provided by State Highway 29 – County Highway X interchange, the existing street network County Highway X, Schofield Avenue, and Weston Avenue,
    - The Weston Regional Medical Center, and surrounding Putnam Office Park, and
    - The undeveloped tracts of land east of County Highway X that are efficiently serviceable from the existing public water and sanitary sewer infrastructure within the Weston Avenue and Von Kanel Street rights-of-way.

The Village intends to focus public and private efforts to promote and support the general area, and especially the Southeast Quadrant of the County Highway X – State Highway 29 interchange, for development of viable, sustainable, large scale commercial activity.

For context, the *County Highway X South Neighborhood* encompasses a large territory between the State Highway 29 right-of-way on the north, extending south to the properties fronting on Weston Avenue, and from the Village's shared boundary with the Village of Rothschild on the west Ryan Street on the east. The plan is intended to articulate the Village's vision for land use and to outline a framework for implementing development strategies in the general neighborhood and especially to the development within the sub-neighborhood area referenced as the "Southeast Quadrant" – a 327-acre tract bounded by County Highway X, State Highway 29, Weston Avenue, and the east line of public land survey section (PLSS) 21, Town 28 North, Range 8 East. (Generally referred to herein as the "SE Quad Planning Area".)

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This plan is organized to provide a summary overview of broader policy issues that are pertinent to the community and neighborhood, followed by a discussion of considerations relative to the specific geographic area and potential constraints and opportunities for development of the SE Quad Planning Area. The approach taken for this plan involves an overview of the area "from 10,000 feet" for context, and a detailed view "from 1,500 feet" focusing on the specific SE Quad Planning Area.

3.2.1 GENERAL PROCESS AND COMMUNITY PARTICIPATION

In fall 2015, JSD Professional Services, Inc. (JSD) was retained by the Village to develop the Camp Phillips Corridor South Neighborhood – Southeast Quadrant General Plan. The planning process has been iterative in nature and has involved research, fieldwork, technical discussions with experts and regulators, public engagement with stakeholders and Village residents, coordination with public and private agencies, formulating and assessing alternative land use plan (development) scenarios, and public debate and endorsement by the Village Plan Commission.

Extensive research and field work was performed to assess and gauge the impact of existing site, traffic, economic, and regulatory conditions on creating a regional commercial center. It was important that the plan strategies reconciled issues with projected increases in traffic, management objectives for areas of environmental concern located within the planning area, formulating a logical and efficient sequence of development phasing and investment, creating and articulating expectations and standards for the physical development of the site, and setting the stage for an effective marketing and business recruitment program.

The initial work effort also included three special studies including: (1) an initial limited Phase 1 Environmental Site Assessment addressing requirements of the Federal Comprehensive Environmental Response Liability Act (CERCLA) and potential environmental conditions that could negatively affect potential public and private investment in property within the planning area, (2) delineating and mapping wetlands to determine the extent of the Wisconsin Department of Natural Resources (WDNR) regulatory impacts affecting the site, and (3) preparing a Preliminary Traffic Impact Analysis (PTIA) to establish baseline traffic conditions and enable evaluation of various development scenarios in order to quantify the street and intersection improvements required to serve future development in a safe and efficient manner.

In the early stages of planning, JSD, Village staff, and other consultants engaged stakeholders including: landowners, the Wisconsin Department of Transportation (WisDOT), the Wisconsin Department of Natural Resources (WDNR), utility companies, local business representatives, and the general public to identify ideas and goals to gain an understanding of potential opportunities and conflicts.

Following this assessment, several conceptual land use development scenarios were created that incorporated Village plan objectives, market analysis information, and preliminary generalized feedback about potential business/investor interest and confidence in the area as a location for business development.

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Various planning alternatives were presented at two public forums and responses were evaluated and incorporated into the preliminary plan presented to the Village Plan Commission on December 14, 2015 and May 9, 2016. Following additional public and Plan Commission input, a recommended plan was presented to the Village for final consideration. After a Plan Commission recommendation, the Village Board adopted the Camp Phillips Corridor -- South Neighborhood – SE Quadrant General Plan on (date to be scheduled) as part of *Volume 3, Chapter 4:* Camp Phillips Corridor *Plan* of the Village of Weston Comprehensive Plan.

3.2.2 PERTINENT VILLAGE POLICIES AND INITIATIVES

Predating and overlapping the activities and discussion of the Camp Phillips Corridor, the Village has also been engaged in a multiyear effort to update its Comprehensive Plan. Development policies and initiatives that have been articulated in these ongoing planning discussions address community goals and management objectives in all the programmatic elements that comprise the framework of comprehensive and effective community development policy:

- Community Vision
- Land Use
- Economic Development
- Housing and Neighborhoods
- Natural, Agricultural and Cultural Resources
- Parks and Recreation
- Community Facilities and Utilities
- Transportation
- Inter-governmental Cooperation
- Implementation

Key policies and initiatives with relevance to the *Camp Phillips Corridor – South Neighborhood* include:

Economic

Weston's overarching economic goal is to support business retention and development that adds jobs, products, services, and value to the Village to maintain its affordable tax rate and enhance its vitality. The current emphasis is to both encourage business retention, support recruitment and expansion of businesses in the basic economic sector of the community (e.g. generating new economic activity serving market customers from beyond Weston) including health care and related businesses, tourism and recreation to bring new money in, as well as to expand economic opportunities in the non-basic sector (e.g. businesses serving Weston residents), specifically consumer retail and restaurant establishments in order to reduce "economic/market leakage" from the community. "Economic/market leakage" is a term describing the situation of Village residents purchasing goods and services at businesses located outside of the Village or metropolitan area, which indicates potential economic development opportunities for new or expanded businesses to locate in the Village.

Land Use

Generally, future land use for the SE Quad Planning Area is designated as "Commercial" west of Von Kanel Street,and "Mixed Use" to the east of Von Kanel Street.

The Commercial area is envisioned to include lands for retail (including large-format retail), service, restaurants, office, wholesaling, and businesses with outdoor displays – all of which are complementary with a general community consensus that the SE Quad Planning Area is a superior location for future "big box" retail stores which would be the anchor stores of a commercial center serving the east side of the Wausau Metropolitan Area and a

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general potential trade area radiating out to include northeastern, eastern, and southeastern portions of Marathon County and adjacent territories.

The Mixed Use area will conceptually provide for a denser, more efficient use of land centered on "vibrant urban spaces" that engage customers, employees, and residents. The area is envisioned to encompass a blend of service, retail, office, multifamily residential, and institutional land uses. Design expectations in this category of land use are intended to encourage combinations of uses within the same building and/or site to create synergies, amenities and a sense of "place".

Housing

A primary goal of the Village is to accommodate expanded housing options with attractive neighborhoods that support families, older residents, and recruitment of young professionals to the local workforce. In 2010, the majority of Weston's housing stock was comprised of units built between 1980 and 2010 and was predominantly owner occupied single-family homes. Since the 2008 recession, residential construction activity appears to be rebounding, albeit slowly. Current housing tenure in the Village is estimated at 65% owner-occupied and 35% renter-occupied, with most of the rental market being managed senior housing projects.

Transportation

A top transportation priority for the Village is to expand public investment in street infrastructure capacities to correct existing deficiencies and support sustainable economic development opportunities.

Key initiatives to accomplish this policy priority are:

- to thoroughly analyze traffic impacts on the existing street network resulting from potential new development proposals and general regional growth,
- strategically program public investment in the maintenance and reconstruction of existing streets, and
- coordinate and collaborate on the design and construction of new segments of the Village street system installed by private development.

Additionally, it is a priority to implement the Village's *Complete Streets* policy requiring all new streets to be designed to meet the needs of all users (including motor vehicle, bicycle, and pedestrian traffic).

Future arterial and collector streets within the SE Quadrant Planning Area are currently officially mapped to have 100-foot wide rights-of-way to accommodate anticipated traffic volumes and multi-modal travel opportunities. Recognizing the traffic function of County Highway X and Weston Avenue within the Village's street network, the Village has designated County Highway X and the segment of Weston Avenue between Alderson

PLANNING CONSIDERATION

Creation of a new sustainable commercial development in advance of supporting market demographics may result in the vacation of existing businesses in the Village and Metro Area (especially along Schofield Avenue) and their relocation to the new development. Consideration should be given to creating and implementing programmatic and infrastructure improvements to mitigate transitional issues and/or assist with redevelopment and rejuvenation of existing commercial locations concurrently with the development of the SE Quad Planning Area.

PLANNING CONSIDERATION

Carefully planned residential development on a limited scale appears to be compatible with the conceptual commercial and mixed use land uses envisioned for this area of the Village.

Multi-family residential opportunities focused on millennials and future workforce population is encouraged by the Village may be a viable development option for sub-area locations within the SE Quad Planning Area. Integrated within the fabric of new mixed use neighborhoods through well designed and landscaped sites, and with pedestrian connections to increase accessibility to shopping, employment and entertainment areas, limited multi-family development could also address a perceived housing need in the community.

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Street and Von Kanel Street as Arterial Streets with a minimum public street intersection spacing standard set at 1,320 feet. East from Von Kanel Street, Weston Avenue is classified as a Collector Street with a minimum intersection spacing of 750 feet. Though there are several existing private access drives connecting to County Highway X and Weston Avenue, future direct access will likely not be permitted and the Village will expect closure of private drives along these two arterial/collector routes as part of development and redevelopment proposals. Access and street improvements along County Highway X will be coordinated between the Village and the Marathon County Highway Department.

PLANNING CONSIDERATION

Based on the results of the PTIA, consider an amendment in Chapter 9 to require minimum rights-of-way within the Camp Phillips Corridor South Neighborhood based on TIA recommendations rather than a mandated 100-foot minimum width. This would allow potential not-traditional intersection design and/or wider than typical roadway sections, and desired bicycle-pedestrian accommodation.

From a larger perspective, the existing street network has only limited opportunities for traffic circulation between most of the "developed" Village north of State Highway 29 and the Camp Phillips Corridor South Neighborhood. This constraint limits convenient access to existing businesses and potential development locations in the South Neighborhood to only three routes: County Highway X, Alderson Street, and Ryan Street. Recent proposed amendments to the Comprehensive Plan set the stage for improving north-south circulation for the Village expanding traffic capacities of these streets and by creating a new street connection between Municipal Street and Weston Avenue.

Community and Neighborhood Character

The Village intends to create memorable places and experiences that will help establish and define the character and "Quality of Life" in Weston. This entails a broad array of Village initiatives and support of public and private programs including for example:

- Policies to encourage creating and sustaining "third places" (meaning social settings and environments including public civic spaces (like plazas and parks) and commercial social places (think cafes and coffee shops) that are distinct from the home or "first place" and the workplace or "second place");
- Public-Private investment in expanding and enhancing regional trails and large recreation facilities; and
- Public-Private investment in sponsoring community cultural events and recreational programs.

PLANNING CONSIDERATIONS

"Placemaking" is a term used to describe the process of creating a strong sense of place in a given location within the community, most often public spaces, to make them vibrant and well-used. In addition to paying attention to designing the physical elements of a site – building materials, landscaping, site furniture, signage, and security, placemaking should also be a conscious effort by public and private management to organize, operate and sustain neighborhoods and commercial centers with activities that welcome and engage visitors and customers with both formal and casual events (concerts, buskers, sales, window displays) and with attention to recruiting and maintaining an variety of retail businesses, consumer services and eating and drinking establishments.

An effective and critically important aspect of community character is attractive and engaging commercial corridors and gateways. The County Highway X – State Highway 29 interchange is a primary entrance to the Village that should be marked and enhanced by major gateway treatments—including "Welcome" and wayfinding signs, landscaping, and "landmark" buildings.

The Village expects that future development in the SE Quad Planning Area will engage the public with similar attention to architectural design and building materials as are expressed in the Weston Regional Medical Center and Putnam Office Park development located in the westerly portion of the

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Camp Phillips Corridor South Neighborhood and other architecturally notable buildings within the Village.

Recreation

Weston is well-known for recreational programs and events enjoyed by its residents and which are an integral part of its community and economic development initiatives. The Village is currently actively engaged in planning for the development of an off-road mountain bike terrain course and a sports complex on sites located immediately east of the Camp Phillips Corridor South Neighborhood. Complementing and linking these future facilities is the potential to preserve a trail corridor for an all-season trail extending westerly through the neighborhood planning area to the Birch Street bicycle-pedestrian bridge over State Highway 29.

Development Impact Management

The Village intends to continue its approach community development by maintaining and expanding capacities for monitoring and implementing pragmatic solutions for supporting new investment while maintaining civic responsibilities to provide a safe environment for Village residents and businesses. Within the overarching objective of optimizing the cost-benefit of development and maximizing expansion of the Village Tax Base, the Village expects that accepted *Best Management Practices* will be incorporated, to the extent practical and financially feasible, in all development projects. For example:

- Stormwater Management. Encouraging the appropriate application of sustainable infrastructure for stormwater management best practices.

- Traffic Demand Management. In coordination with Marathon County, the Wausau Area Metropolitan Planning Organization (MPO), and WisDOT, the Village has a planning goal of providing safe and efficient transportation resources to serve the residents and businesses in the community and region. The priority is to provide transportation resources to maximize opportunities for multi-modal travel (bicycling, pedestrian, private vehicles, and public transportation) throughout the region in concert with coordinating development opportunities that provide residential, retail, and employment locations to minimize total motor vehicle travel miles within the community.

- Protection and management of ecological resources. Apply best management practices in environmental protection and restoration activities to optimize the functional quality of regionally important sensitive resources. The Village's policies and priorities for environmental protection seek to preserve natural amenities, with a primary focus is on key waterways such as the Eau Claire River, which is a major yet underutilized recreational asset. Relevant to new development, Weston is a "Tree City USA" and "Green Tier Legacy Community," which means advancing sustainability through green building and other initiatives

These Village policies and initiatives are the result of an on-going dynamic process that reflects currently accepted community vision and program priorities. These are seen as important foundational elements that establish a framework for Village decisions about future development in the Camp Phillips Corridor South Neighborhood.

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3.3 Characteristics of the Camp Phillips Corridor South Neighborhood

3.3.1 CURRENT DEVELOPMENT TRENDS

Major drivers for development in the Camp Phillips Corridor South Neighborhood include:

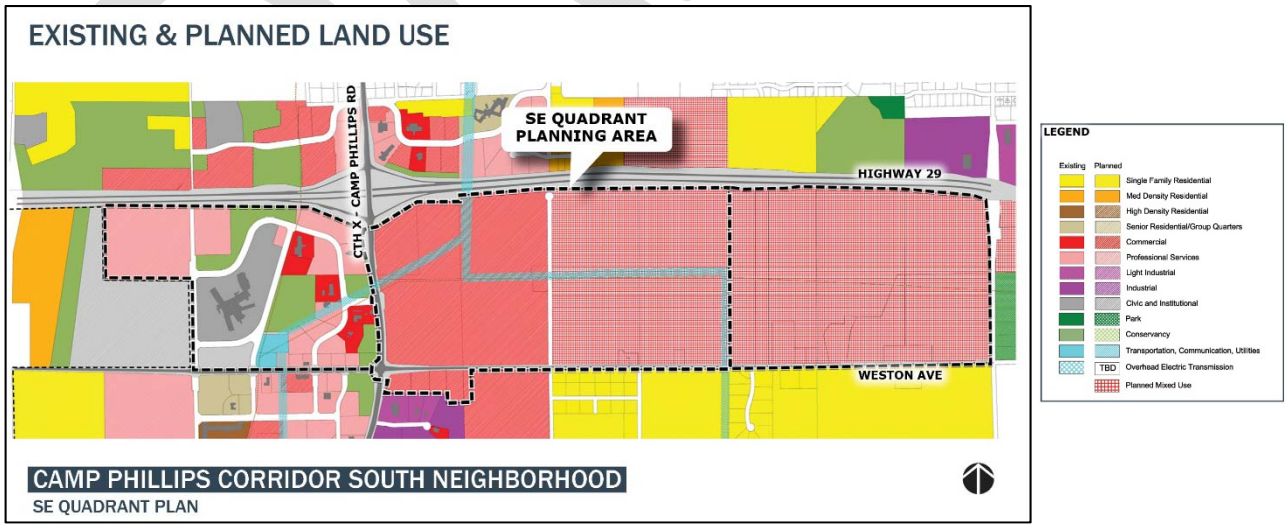
- Convenient access to a high capacity, safe and efficient regional transportation network
- Growing population and workforce
- Strong and growing consumer demand for goods and services that are conveniently accessible
- Existing public infrastructure
- Adopted general policies and zoning districts to support development

Since 2005, the Weston Regional Medical Center has generated significant growth and investment in the corridor, community and region. The general influence of this facility as it expands to meet evolving health care needs of the region is expected to continue to be a critically important element defining the character of Village of Weston and future development opportunities in the South Neighborhood.

3.3.2 LAND USE

The CPR South Neighborhood is uniquely positioned within regional transportation networks to become a viable commercial development location with a broad array of retail, service and employment oriented land uses.

Though the Village is working to redevelop under-utilized lands to boost commercial activity and tax base within existing commercial corridor along Schofield Avenue, the effort has proven extremely challenging due to existing infrastructure limitations, coordination between property owners to assemble sufficiently large tracts meeting the needs of modern retailing, and general traffic circulation and convenient access to customers in the primary and regional trade areas. Due to these challenges, it appears that establishing a new large scale commercial opportunity in the CPR South Neighborhood will be the most effective use of Village resources to benefit from the regional transportation system and to achieve a return on the Village's capital investments in infrastructure.



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Camp Phillips Corridor South Neighborhood

Generalized Existing Land Use Summary

Existing Land Use	West of SE Quadrant Planning Area		SE Quadrant Planning Area		East of SE Quadrant Planning Area		Total
Approximate Area in Acres	Acres	Units	Acres	Units	Acres	Units	Acres
Residential	40	5	54	5	139	6	233
Rural	37	2	53	4	139	6	229
Non Farm - Not sewered							
<0.2 DUA (~5+ acre lot)	37	2	52	2	139	6	
0.2 to 1 DUA (rural plat, CSM)	0	0	1	2	0	0	
Urban	3	3	1	1	0	0	4
Sewered							
<1 DUA	0		1	1	0		
1 to 5 DUA	3	3			0		
6 to 19 DUA	0				0		
20+ DUA	0				0		
Commercial	19		0		0		19
Retail	3		0		0		
Commercial Services	12		0		0		
Professional Services	4		0		0		
Civic // Institutional	29		0		0		29
Industrial	0		0		0		0
Warehousing // Distribution	0		0		0		0
Transp., Comm., Utilities	5		0		0		5
Recreational	0		0		0		0
Managed Conservancy	28		0		0		28
Delineated Wetlands, Buffers, Stormwater Management							
Improved but Vacant	37		0		0		37
Agricultural	0		95		88		183
Cultivated and Pasture	0		95		88		183
Including farmstead							
Forestry	0				0		0
Un-managed open land	0		159		0		159
Periodically harvest for pulpwood							
Street Rights of Way	24		19		9		52
TOTAL	182		327		236		745

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3.3.3 VILLAGE ECONOMY AND TAX BASE

Category			Total (EAV)
Residential			$ 641,170,000
Commercial			$ 365,650,000
Manufacturing			$ 51,020,000
Agricultural			$ 6,470,000
Total			$ 1,064,310,000

3.3.4 TRADE AREA

Weston is part of the economically diverse Wausau Metropolitan Area. The Village has grown steadily since 2000 and is now home to a projected population of 14,868 (2010) living in 5772 households. The primary trade area surrounding the Camp Philips Corridor South Neighborhood, defined by a 15 to 20 minute drive time.

Several recent studies by the Village indicate generally strong local demand for more retail and commercial services. The research also identified that there is significant "leakage" from the Village economy as local residents shop elsewhere in the Metro area – a continuing trend reflective of both Weston's history as primarily a bedroom suburb of Wausau, and the historic development pattern of commercial shopping destinations in downtown Wausau and along the former US Highway 51 (now Rib Mountain Drive) a regional arterial route located approximately 4.5 miles west of County Highway.

3.3.5 STREETS AND TRAVEL

The SE Quad Planning Area is accessible from Camp Phillips Road and Weston Avenue, which border the west and south boundary. These highways are sub-regional arterial travel routes serving the Village of Weston and connect to residential neighborhoods and business locations in Wausau, Rothschild, Kronenwetter, and southeast Marathon County. STH 29 is a statewide arterial route linking the Wausau Metropolitan Area with Green Bay and Eau Claire.

While a tremendous asset/ opportunity supporting development in the CPR south neighborhood, the CPR-STH 29 interchange is both a primary travel route for the community but also a significant constraint – especially to intra-

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regional travel from locations north of the STH 29 corridor (the east side of the City of Wausau and the existing residential neighborhoods in Weston. Secondary north-south travel routes include Alderson Street (1 mile west of the SE Quad planning area) and Ryan Street (3/4 mile to the east). Access from the east, south and west is from Weston Avenue and CPR extended.

3.3.5.1 2015 Baseline Traffic and Initial Forecasts

Projections by DOT and the MPO indicate that vehicle volumes on the adjoining arterial and collector streets are anticipated to steadily increase over the next 20 years regardless of the development forecasted for the SE Quad planning area. CPR traffic is expected to increase between 22% and 38% along segments north and south of the planning area. Weston Avenue traffic is expected to increase by 50% and STH 29 traffic is projected to increase 20% to 30% east and west from the CPR interchange.

Current and Projected Traffic Volumes

Street		2016 AADT*	2026 AADT*	2036 AADT*
STH 29				
	West of Camp Phillips Road	28,200	30,900	33,550
	East of Camp Phillips Road	13,400	15,400	17,400
Camp Phillips Road				
	North of STH 29	15,950	17,700	19,500
	Westview Blvd to Weston Ave	10,600	12,250	13,900
	South of Weston Ave	7,600	8,600	9,700
Weston Avenue				
	West of Camp Phillips Road	3,400	4,200	5,000
	East of Camp Phillips Road	2,500	3,150	3,800

* AADT -- Annual Average Daily Traffic is the total volume of vehicular traffic per year divided by 365 days.

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PLANNING CONSIDERATION

Given the role and function of these arterial routes in the Weston street system consideration should be given to:

Extending the Arterial designation for Weston Avenue easterly from Von Kanel Street to County Highway J. Recognize that required ROW widths for arterial and collector streets may be increased to accommodate roadway design, intersection geometry, and bicycle and pedestrian traffic based on TIA recommendations. Improvements to Alderson between Weston Avenue and Jelinek Avenue (intergovernmental coordination with Rothschild)

- Specifically identify the extension of Municipal Street (and Old Costa Lane) with a STH 29 overpass to Weston Avenue in the TIP as well as the Official Map (11-1). Show both as collector streets with 80-foot right-of-way.
- Relocate the intersection of Fuller and Schofield to the Old Costa Lane x Schofield intersection.
- Consider a bike/pedestrian, NEV Bridge at Von Kanel.
- Improve Von Kanel to Shorey and Shorey to CPR as collector streets with 80-foot right-of-way.

Within the planning area, consider 80-foot rights-of-way as a minimum for collector streets instead of 100 feet.

3.3.5.2 Pedestrian and Bike Travel

Pedestrian and bike travel opportunities have been established along Weston Avenue and throughout the Ministry campus. West of CPR, the Weston Avenue ROW includes a sidewalk along the north side and a multi-use path along the south. Pedestrian crossings and medians have been installed at key intersections. The multi-use path along Weston Avenue extends to and continues north along Birch Street, past the Ministry campus, to a bicycle-pedestrian overpass crossing STH 29. This bicycle-pedestrian route continues as a signed "on-street" route which eventually reaches residential neighborhoods in the westerly area of the Village and destinations including DC Everest Senior High School.

3.3.6 RECREATION

There are no public recreation facilities within the Camp Phillips Corridor South Neighborhood.

3.3.7 SE QUADRANT PLANNING AREA

3.3.7.1 Description of Planning Area

The Southeast Quadrant General Plan addresses planning issues and initiatives intended to provide a framework for managing the future development of approximately 327 acres occupying the middle portion of the Camp Phillips Corridor South Neighborhood. This planning area is generally bounded by State Highway 29 on the north, Weston Avenue on the south, County Highway X on the west, and the east line of PLSS Section 21.

PLANNING CONSIDERATION

The current and proposed street geometry for CPR along the west boundary of the SE Quad planning area has and will result in a significant travel barrier for pedestrian and bike travel between the planning area and the Ministry St. Clare's campus and access to the Birch Street Bike Ped Bridge. Consideration should be given to improving a bicycle-pedestrian crossing on Camp Phillips Road. There are multiple options for this crossing -- an underpass, overpass, or actuated signals – and should be addressed with planning and engineering of future plans for Camp Phillips Road improvements or WisDOT projects to improve STH 29 ramps.

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During the course of evaluating the various planning related issues affecting this territory, the general boundary was expanded in two locations reflect "off-site" planning considerations relating to street connections identified in Chapter 9 – Transportation and the Village Official Map. These include: the extension of Municipal Street to Weston Avenue (along the eastern boundary) and the extension of Transport Way (southwest corner).

PLANNING CONSIDERATION

Two of the three development scenarios discussed later in this plan are dependent in large part on the Village's capability to expand the Westview Boulevard intersection by completing the planned, but as of yet unbuilt extension of Westview Boulevard to the east into the interior of the SE Quad planning area. In order to facilitate the development of sustainable commercial land use (tax base) that is envisioned, building locations need to be visible to customers and travel routes must be easy to navigate and convenient to the primary arterial and collector street network.

3.3.7.2 Topography and General Surface Drainage

Generally the SE Quadrant Planning Area is characterized by level to gently rolling topography. The highpoint elevation, approximately 1278 feet above mean sea level (MSL) is located along Von Kanel Street approximately 400m north of Weston Avenue. Low elevations occur at three locations around the perimeter of the planning area: the southwest corner – 1250 MSL, northwest corner – 1260 MSL and the midpoint of the east boundary – 1238 MSL.

Located immediately to the west of the northwest corner of the SE Quadrant planning area, the County Highway X – State Highway 29 overpass is at elevation 1284 MSL.

The planning area is situated on the divide between the Eau Claire River basin to the north and northeast and Cedar Creek to the south and southwest. Within the SE Quadrant Planning Area, this divide is generally delimited by Von Kanel Street right of way which occupies a very slight ridge.

Surface drainage east of Von Kanel Street is captured in two shallow ephemeral drainage ways which generally flow northeasterly. The north drainage way conveys surface drainage from a 39-acre watershed and has been impounded in a small 1-acre farm pond. The east drainage way conveys surface water from a 101-acre watershed to the easterly border of the study area. Both drainage ways discharge northerly to highway culverts under State Highway 29 and there are delineated wetlands associated with both. The remaining 20-acre area east of Von Kanel Street drains southwesterly to the Von Kanel – Weston Avenue intersection and continues off-site to the southwest.

The west half of the planning area is also divided into 3 drainage basins. The north basin encompasses approximately 45 acres and drains generally to the north and is captured by the road ditch along State Highway 29 and then is conveyed north via highway culverts. The southeasterly 26 acres drains southeasterly to the Von Kanel – Weston Avenue intersection and then southwesterly. Drainage from the remaining 71 acres west of Von Kanel Street is not contained within any identifiable drainage way until it is captured by the roadside ditch along the east right of way line of County Highway X.

PLANNING CONSIDERATION

Preliminary traffic impact analysis involving scenarios A and B indicate that the projected scale of development will generate significant left turn movements from southbound CPR onto Westview Boulevard (extended) and Weston Avenue. In order to maintain a Level of Service C, these intersections, at a minimum, will require signalization and construction of dual left turn lanes initially. To sustain full build-out of the potential development, these intersections will likely require additional ROW and reconstruction to a non-traditional intersection design as either a 3-lane roundabout or an intersection design referred to as a Displaced Left Turn intersection.
Preliminary schematic engineering suggests that up to 75 feet of additional ROW along the easterly side of CPR will be necessary to accommodate a "Displaced Left Turn" intersection design that will maintain traffic function at or above desired level and would minimize land acquisition from the existing established businesses located on the westerly side of CPR.
Illustrations of displaced left turn

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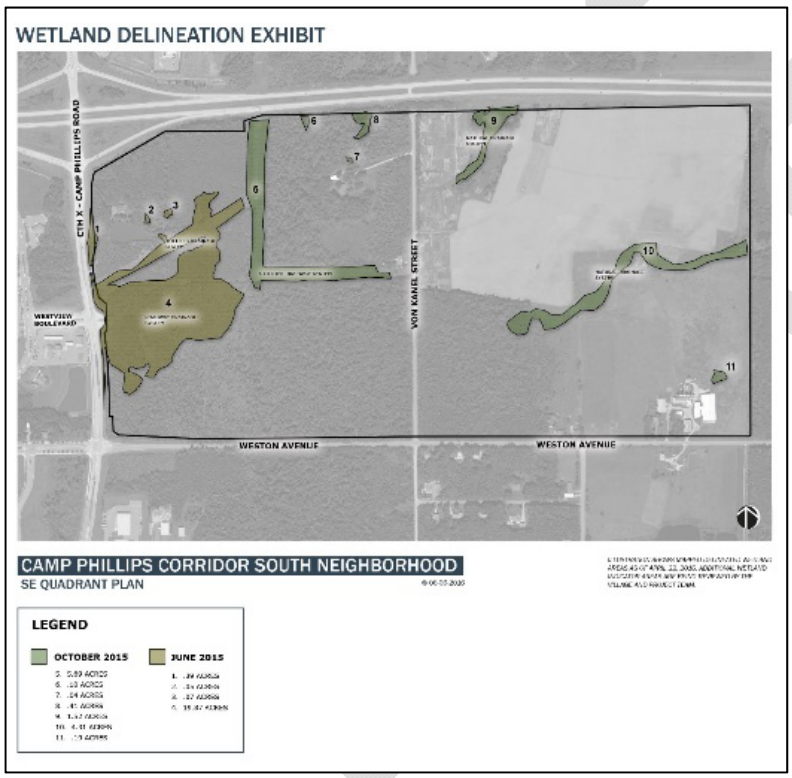
Due to the generally level terrain and the construction of County Highway X improvements in the early 1990s, the general ground surface in the west half of the west half of the plan area has morphed into an ecology characterized by mosaic wetland ecology with numerous patches of small upland flora interspersed with small isolated shallow wetland pockets. Construction and elevation of County Highway X and Weston Avenue infrastructure appears to have restricted and diverted historic surface drainage patterns that previously went westerly and southwesterly to a ravine channel located to the southwest of the County Highway X Weston Avenue intersection.

PLANNING CONSIDERATION

To accommodate future base traffic volumes and projected impacts from development of the SE Quad planning area and other development in the community, additional widening of the Weston Avenue ROW will be required at the CPR intersection to accommodate intersection improvements for left turn lanes from CPR and right turn lanes from Weston Ave to CPR. See illustration of Displaced Left Turn intersection design. Consideration should also be given to widening Weston Ave ROW east of Von Kanel Street to accommodate long range traffic growth projections.

3.3.7.3 Wetlands

The overall planning area contains approximately 32+ acres of wetlands, which have been identified through field investigations conducted at various times between 2002 and 2015.



PLANNING CONSIDERATION

The low quality wetlands in the planning area are characteristically densely wooded and brushy. Current WDNR policy appears to preclude any form of habitat management activity within the wetlands and consequently these areas (as may remain after permitting) will remain and persist as relatively dense woodlands. This will screen and minimize visibility and perceived accessibility to the interior of the SE Quad area. Without mitigation, or at the very least proactive habitat management, these low quality wetlands are a significant impairment to the sustained viability of commercial development in the SE Quad.

Within the east half of the SE Quad Planning Area (east of Von Kanel Street) two wetland features are naturally occurring based on terrain and historic natural drainage patterns.

Within the west half of the planning area, wetland habitat is related to the generally level terrain and has been significantly affected from man-made influences related to the installation and maintenance of the overhead electric transmission corridors, the periodic harvesting of pulpwood and the construction and expansion of County Highway X. There also several small isolated locations which are associated with small constructed ponds and landscape features and the ditch drainage along County Highway X.

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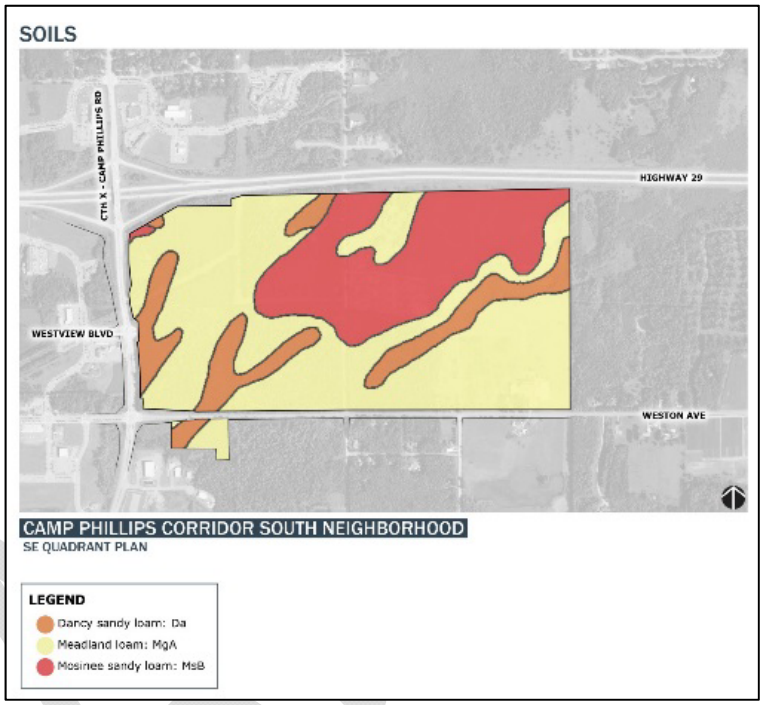
3.3.7.4 Soils and Geologic Characteristics

The soils in the area have formed from a soil solum of undifferentiated glacial till deposited over competent granite bedrock. The NRCS Web Soil Survey shows four different soil series within the area:

- Dancy sandy loam
- Meadland loam
- Mosinee sandy loam (2-6% slopes)
- Mosinee sandy loam (6-12% slopes)



For the most part these soils are loam or loamy sand overlying sandy loam or gravely sandy loam. The Meadland loam is a somewhat poorly drained hydric soil and is predominant within most of the planning area and, where encountered, has required extra-ordinary excavation and to mitigate for site and infrastructure construction.

The underlying geology in the area is primarily Lower Proterozoic granite and is encountered at various depths throughout the region. Within the SE Quad Planning Area, depth to bedrock ranges from 10 feet below ground surface (BGS) at County Highway X and Weston Avenue intersection, to 13 feet BGS at Von Kanel Street and Weston Avenue, to 10 feet BGS on Von Kanel Street approximately 1300 feet north of Weston Avenue, to approximately 6 feet BGS along Von Kanel Street near the State Highway 29 right-of-way.

3.3.7.5 Endangered and Threatened Species and Habitats

An initial screening of the Natural Heritage Inventory (NHI) data base maintained by the WDNR did not indicate the presence of endangered or threatened plant or animal species or habitats within the SE Quad Planning Area and the nearby vicinity.

3.3.7.6 Water and Sanitary Sewer Infrastructure

The Village installed a backbone system of sanitary sewer and water infrastructure in the SE Quad Planning Area in 1998.

This infrastructure consists of a 10-inch ductile iron water main along Von Kanel Street extending from north of State Highway 29 south to Weston Avenue and then west along Weston Avenue. The water main network is looped through Stone Ridge Drive and the Weston Regional Medical Center Campus with an extension back to the east side at the County Highway X and Westview intersection. This main is linked to the County Highway X water main and is looped through the Ministry Hospital campus to Birch Street. To complement this backbone water distribution system the Village has planned for a future water tower near the corner of Ministry Parkway and Weston Avenue – approximately one-quarter mile west of County Highway X. The Village also envisions extending a main from Birch Street to Alderson Street to create additional looping to support development in the SE Quad Planning Area.

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The sanitary sewer infrastructure serving the area consists of a 15-inch PVC sanitary sewer along Von Kanel Street and 18-inch ductile iron sanitary sewer along Weston Avenue westerly from Von Kanel Street. Sanitary sewer main does not extend easterly along Weston Avenue from Von Kanel Street. Based on the depth of the sanitary sewer relative to existing ground surfaces, it is anticipated that all building sites within the west half of the SE Quad Planning area will be serviceable by gravity sewer. The Von Kanel Street sewer could potentially provide gravity sewer service to lands east of and within 600 feet of Von Kanel Street, provided buildings are above elevation 1,269 MSL. In general, due to terrain and topography development of, lands east of Von Kanel Street will require installation of a sanitary sewer pump station and force main.

3.3.7.7 Energy

The site is currently traversed by regional gas and electric transmission lines. The site is bisected by a TransCanada (ANR) gas line and easement running east-west roughly through the middle of the area. In addition, American Transmission Company (ATC) overhead electrical transmission line follows the gas easement and branches northeasterly in the northwest quarter of the site. In order to prepare the site for future development the Village and County are exploring cost-share options to relocate the ATC corridor to the north perimeter of the site. This would minimize the visual impacts to the Village's primary commercial "gateway," perceived site hazards, and the impacts on future building size and placement. Whether relocated or not, both of these energy lines will inform the design of future improvements and development sites.

PLANNING CONSIDERATION

As noted above, the ANR gas line and ATC overhead electrical lines pose constraints to development, although these may potentially be minimized with utility relocations. The ATC lines pose significant constraints due to the restrictions on structures and landscaping within the easement and the aesthetic impacts to the area. Bothe the ANR gas line and the potentially relocated ATC easements may provide opportunity for creation and improvement of the east-west bike corridor.

3.4 CONSENSUS NEIGHBORHOOD PLANNING CONCEPT

3.4.1 ALTERNATIVES DISCUSSED AND PLAN PRIORITIES

JSD has formulated generalized land use scenario(s) within the framework of the Village's Comprehensive Plan, and with consideration given for the existing constraints and opportunities discussed in the previous sections of this plan. These scenarios have also undergone a preliminary vetting by real estate professionals and their informal commentary has been incorporated into the general layouts. For purposes of preparing the traffic generation forecasts included in the Preliminary Traffic Impact Analysis, an additional iteration of each of the scenarios was prepared which articulated a reasonable projection of detailed land uses and building sizes.

The focus of this concept planning effort was primarily to identify options and development expectations relating to a long-term horizon for the development of the entire SE Quad Planning Area. Each scenario was also specifically organized to evaluate development options in response to the critical regulatory constraint created by the identified low quality wetland habitats within the area and their pre-emption of the planned continuation of Westview Boulevard from County Highway X into the interior of the planning area.

The three general scenarios that emerged from this planning effort were then vetted against the primary planning considerations and objectives for the development in the area:

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- Maximize private investment opportunities to increase the Village tax base,
- Efficiently and effectively utilize existing public investment in water and sanitary sewer infrastructure
- To the extent practical, manage projected traffic impacts to achieve and maintain an acceptable LOS C along the County Highway X corridor, and
- Mitigate potential impacts to sensitive and high value environmental resources.

Summary of Development Scenarios
Southeast Quadrant Planning Area

Development Scenario (Projected EAV)	**Commercial Uses** (Acres)	**Office and Employment Uses** (Acres)	**Residential Uses** (Acres)	**Street ROWs** (Acres)	**Environmental Corridors** (Acres)
A $152,000,000	102	62	23	58	82
B $129,000,000	89	67	17	53	101
C $98,000,000	19	122	12	49	125

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3.4.2 Detailed Descriptions of Scenarios

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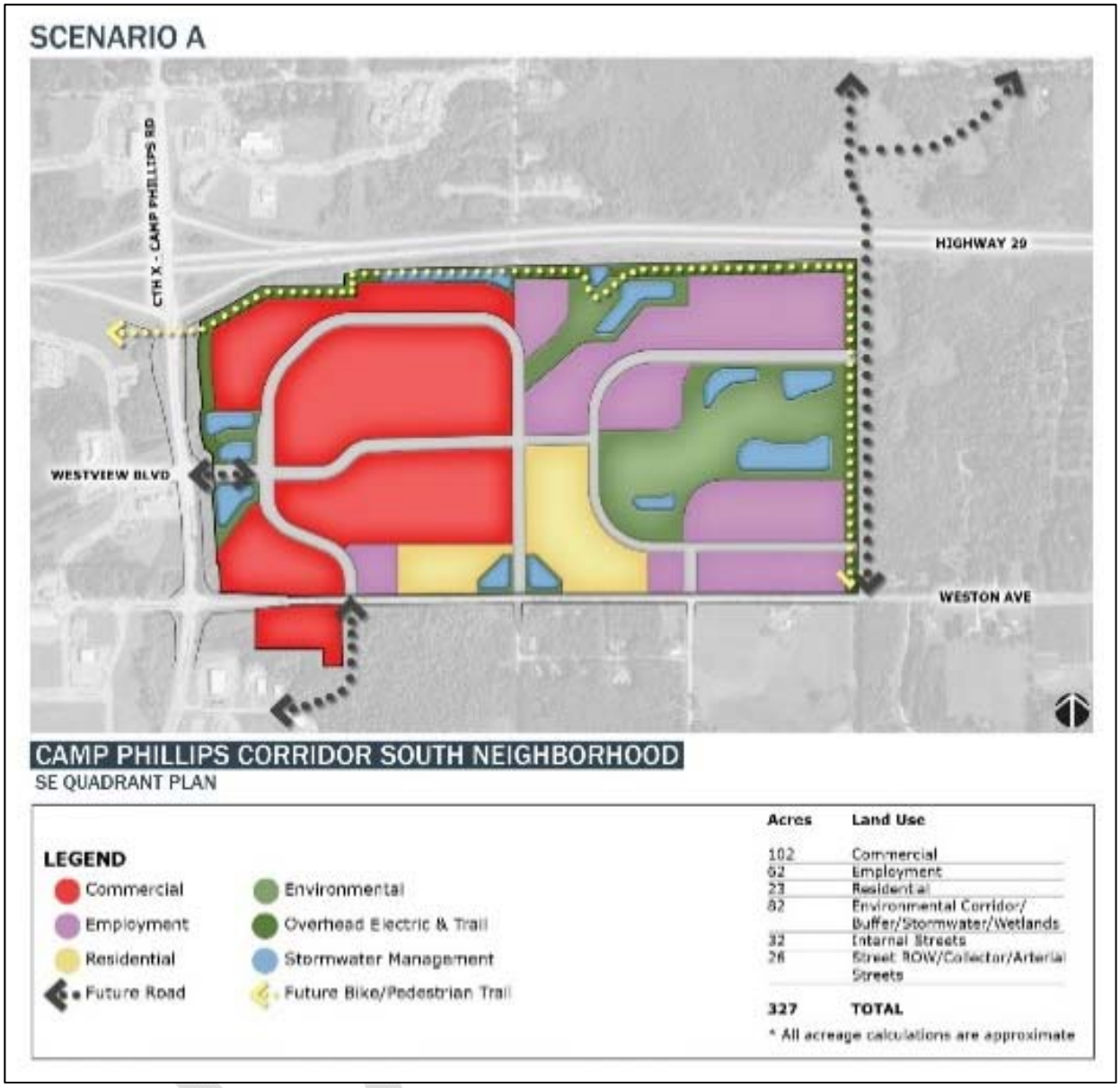

Scenario A **–** This general development layout maximizes developable area (and thus tax base) based on mitigation of a majority of the delineated low quality wetland located in the westerly half of the SE Quad Planning Area. The generalized commercial land uses are envisioned to include multiple retail stores as determined by developer assessment of market conditions and demands. It is anticipated that the retail area will include large and medium format stores, small specialty shops, convenience retail locations, dining and entertainment businesses, lodging and professional services. It is also envisioned that within the general retail area, the development will create an attractive "Town Center" location that will be managed to establish and maintain an identity and shopper experience that will contribute to the sustained economic viability of the site.

Specifically, Scenario A is predicated on the extension of Westview Boulevard and the installation of appropriate lane and intersection improvements along County Highway X and Weston Avenue as determined by the Preliminary TIA.

Preliminary forecast equalized assessed value at full buildout: $152,000,000.

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SCENARIO B

CAMP PHILLIPS CORRIDOR SOUTH NEIGHBORHOOD

SE QUADRANT PLAN

LEGEND

- Commercial
- Employment
- Residential
- Future Road
- Environmental
- Overhead Electric & Trail
- Stormwater Management
- Future Bike/Pedestrian Trail

Acres	Land Use
89	Commercial
67	Employment
17	Residential
101	Environmental Corridor/ Buffer/Stormwater/Wetlands
27	Internal Streets
26	Street ROW/Collector/Arterial Streets
327	**TOTAL**

* All acreage calculations are approximate

Scenario B – This general development layout maximizes developable area (and thus tax base) based on mitigation of the minimal and limited area of wetland disturbance needed to accommodate the planned extension of Westview Boulevard and installation of County Highway X and Weston Avenue improvements. As shown, the majority of the wetland areas remain but it should be noted that there is a substantial reduction in the amount of developable retail land use. Similar to Scenario A, the generalized commercial land uses are envisioned to include multiple retail stores but are situated on less land and consequently the scenario results in less tax base. It is anticipated that the retail area will include large and medium format stores, small specialty shops, convenience retail locations, dining and entertainment businesses, lodging and professional services. It is also envisioned that within the general retail area, the development will create an attractive "Town Center" location that will be managed to establish and maintain an identity and shopper experience that will contribute to the sustained economic viability of the site.

Similar to Scenario A, Scenario B is predicated on the extension of Westview Boulevard and the installation of appropriate intersection improvements as determined by the Preliminary TIA.

Preliminary forecast equalized assessed value at full buildout: $129,000,000.

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SCENARIO C

CAMP PHILLIPS CORRIDOR SOUTH NEIGHBORHOOD

SE QUADRANT PLAN

LEGEND

- Commercial
- Employment
- Residential
- Future Road
- Environmental
- Overhead Electric & Trail
- Stormwater Management
- Future Bike/Pedestrian Trail

Acres	Land Use
19	Commercial
122	Employment
12	Residential
125	Environmental Corridor/ Buffer/Stormwater/Wetlands
27	Internal Streets
22	Street ROW/Collector/Arterial Streets
327	**TOTAL**

* All acreage calculations are approximate

Scenario C – This general layout maximizes developable area remaining in the planning area with little to no encroachment or mitigation of any of the identified wetlands. The scenario reflects the severe impact of precluding the planned extension of Westview Boulevard due to the wetland areas. Without public street access to County Highway X and visual proximity to the County Highway X and Weston Avenue intersection the SE Quad planning area has virtually no physical attributes that make the area a viable location for commercial retail development. Access is limited to Weston Avenue only, with the first street intersection nearly one-quarter mile east of the County Highway X Weston intersection (three-quarters of a mile and two left turns from the State Highway 29 – County Highway X interchange. Consequently, land use development is limited to smaller non-retail business which will not contribute significantly to the Village tax base nor address the needs of Village residents for additional diverse commercial opportunities.

Preliminary forecast equalized assessed value at full buildout: $98,000,000.

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3.4.3 Recommended County Highway X - South Neighborhood Development Plan

Description

The objective of Camp Phillips Corridor South Neighborhood – SE Quad General Plan is to set a policy framework that will encourage the creation of a vibrant and viable commercial hub on the south side of the Village of Weston. This commercial center is envisioned to provide a broad array of commercial and service land uses which would meet the daily shopping needs of local residents and consumers within the general trade area and reduce the need for travel west to Wausau and Rib Mountain, where the bulk of the region's commercial retail businesses currently exist. While the large-format retail sites would anchor the project, smaller sites would provide economic diversity within the project, and would support the Village's objectives for "placemaking". These ancillary sites provide opportunities for single or multi-tenant retail buildings that would provide a variety of consumer goods, convenience retail, entertainment, personal services, professional services/offices, hospitality, and residential uses.

The recommended approach to implementing the SE Quadrant General Plan is for the Village to focus on creating development opportunities in the 167 acre tract bounded by County Highway X, State Highway 29, Von Kanel Street, and Weston Avenue (and including the Weston Avenue frontage between County Highway X and Transport Way extended). This refined "First *Phase"* location has several tangible and intangible attributes:

- The site area is large enough to address near-term needs for the community by creating new flexible commercial sites to accommodate a variety of retail building configurations,
- The location is visible from (and with the extension of Westview Boulevard) and conveniently accessible to both regional and state wide arterial transportation routes,
- Development is supported by existing water and sewer infrastructure investments,
- The location builds on the momentum of the adjacent Weston Regional Medical Center campus development, and
- There is strong interest in the general trade area and a development project that is able to quickly get to the market will be able to capitalize on this interest, build momentum, and establish investor confidence in the overall South Neighborhood.

3.4.4 IMPLEMENTATION STRATEGIES

The success and long term viability of the development is predicated on an efficiently designed street system with direct access to County Highway X with the planned extension of Westview Boulevard and secondary access to Weston Avenue. Establishing the street network and creating appropriately dimensioned and graded building sites is not without challenges however. Sustained public-private collaboration will be required to resolve the following 4 critically important issues before the recommended development plan can move forward:

- Complete or partial mitigation of the wetland located immediately east of the County Highway X – Westview Boulevard intersection
- Easterly extension of Westview Boulevard
- Relocation of the ATC overhead electric transmission lines to the north perimeter of the planning area, and,
- Develop engineering design and funding of street improvements to expand the capacity of County Highway X and intersections to accommodate anticipated traffic generated by the planned land use.

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Southeast Quadrant Recommended General Plan			
	Potential Land Use *	Projected Acreage*	
Commercial			101
	Specialty Retail and Services	*TBD*	
	(small shops, eating and drinking establishments, professional and consumer services)		
	Large and Medium Format Retailers	*TBD*	
	Entertainment	*TBD*	
	Hospitality	*TBD*	
Employment			3
	Professional Office	3	
Residential			6
	Medium Density Multi-family, and upper level units in mixed use town center area	6	
		Subtotal Assessable Area	110
Recreation and Conservancies			5
	Dual use of the relocated Overhead Electric Transmission Line Corridors	5	
Stormwater Management			14
Street and Highway Rights of Way			38
	Perimeter Arterial Streets	22	
	Internal Streets	16	
		TOTAL	167
*	Conceptual arrangement and proportion of projected uses developed by JSD for conceptual descriptive purposes only and is not intended to depict final site development plans. Actual developed area and uses that may be constructed at this location are predicated by the establishment and installation of the easterly extension of Westview Boulevard, and subsequent commitments for private investment based on detailed supporting market analyses.		

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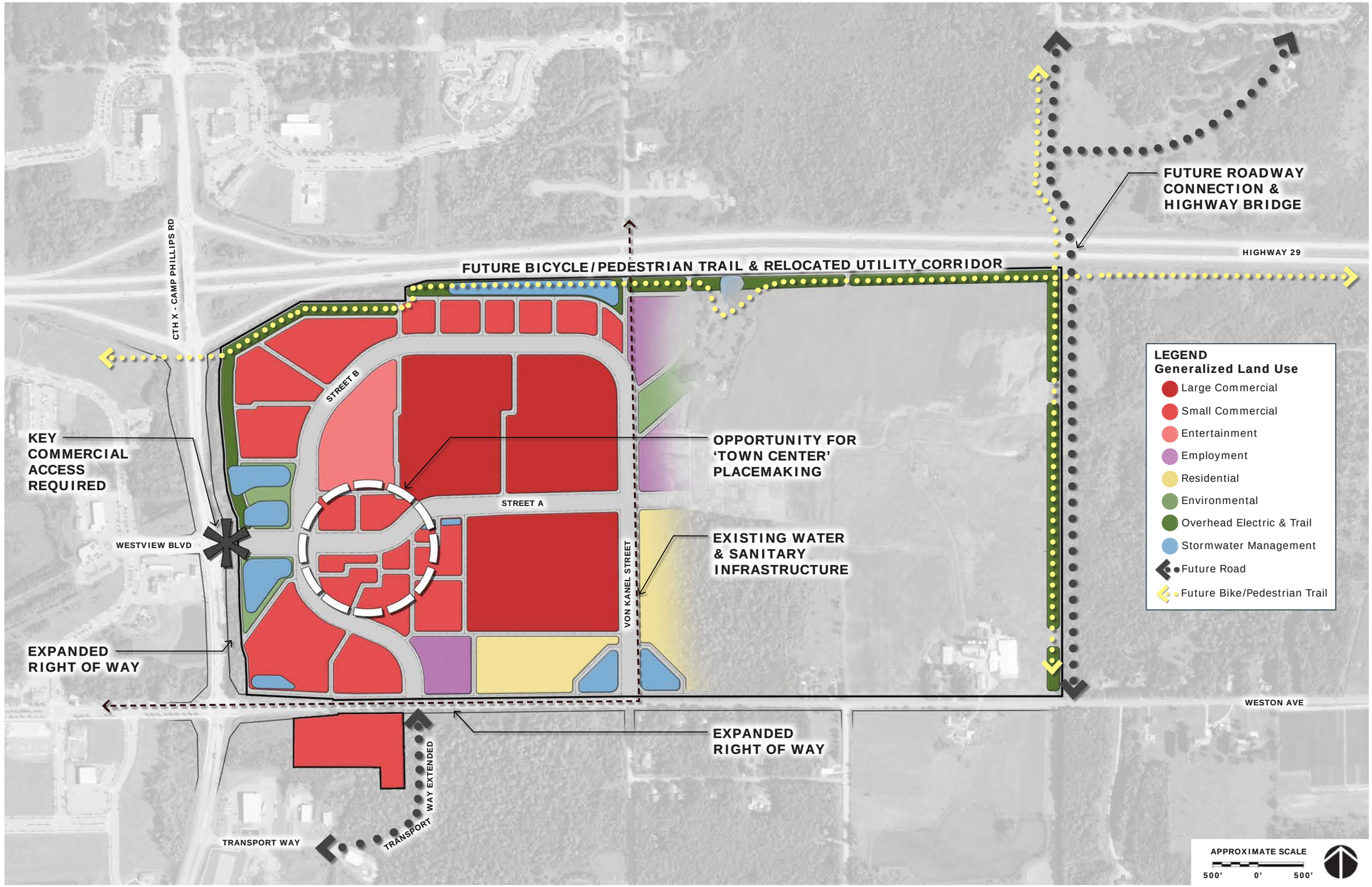
RECOMMENDED LAND USE PLAN



CAMP PHILLIPS CORRIDOR SOUTH NEIGHBORHOOD

SE QUADRANT PLAN

PLEASE NOTE: POTENTIAL BUILDING USES AND LOT CONFIGURATION LAYOUTS SHOWN ON THIS PLAN ARE FOR ILLUSTRATION PURPOSES ONLY.

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

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

REQUEST FROM:	**JARED WEHNER, ASSISTANT PLANNER** **JENNIFER HIGGINS, DIRECTOR OF PLANNING AND DEVELOPMENT**
ITEM DESCRIPTION:	**CONDITIONAL USE PERMIT (CU-5-16-1585) OUTDOOR STORAGE OR WHOLESALING AND LIGHT INDUSTRIAL RELATED USE WITHIN B-3 – GENERAL BUSINESS DISTRICT AT 5807 PRAIRIE STREET.**
DATE/MTG:	**JUNE 13, 2016 - PLAN COMMISSION**
POLICY QUESTION:	Should the Plan Commission approve the conditional use permit as requested by Hurckman Mechanical Inc., occupant of the above stated properties to allow the expanded use of Outdoor Storage or Wholesaling and Light Industrial related activities at 5807 Prairie Street?
RECOMMENDATION TO:	I make a motion to endorse approval, of **Option 1** as stated on the Conditional Grant Determination (see attached).

LEGISLATIVE ACTION:

☒ **Acknowledge/Approve**	☐ Ordinance	☐ Proclamation
☐ Administrative Order	☐ Policy	☐ Reports
☐ Expenditure	☐ Procedure	☐ Resolution

FISCAL IMPACT ANALYSIS:

☐ Budget Line Item:	N/A
☐ Budget Line Item:	
☐ Budgeted Expenditure:	
☐ Budgeted Revenue:	

STATUTORY / RULEMAKING / POLICY REFERENCES:

☐ WI Statue:	
☐ WI Administrative Code:	
☐ Case Law / Legal:	
☐ Municipal Code:	94.16.06
☐ Municipal Rules:	

PRIOR REVIEW:	None
BACKGROUND:	Hurckman Mechanical is an HVAC, plumbing and fire protection services contractor. The location in Weston is a satellite office. And storage facility to support the work being conducted in Central Wisconsin.

☒ Attachments

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

Application/Petition No.:	**CU-5-16-1585**	Hearing Date:	**June 13, 2016**
Applicant:	**Bonnie DeChamps, Hurckman Mechanical, Inc., PO Box 10977, Green Bay, WI 54307**		
Location:	**5807 Prairie Street**		
Description:	**Lot 4 of Block 1 of the Weston Commercial Park Plat, Section 16 T28N R8E, Village of Weston, Marathon County, Wisconsin.**		

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

GENERAL INFORMATION:

Zoning:	**B-3 – General Business**
Definition: 94.2.02(3)(d)	The **B-3 district** accommodates a wide range of commercial uses, along with compatible wholesale, light industrial, and outdoor storage and display uses. Development within this district is served by public sanitary sewer and water services. This district is intended for mapping (i) along major highway corridors; (ii) outside of the Village's neighborhood areas; and (iii) in areas planned for commercial uses, and occasionally in areas planned for industrial uses, within the Comprehensive Plan.
Proposed Land Use: Section 94.4.06(2)	**Outdoor Storage or Wholesaling.** Uses primarily oriented to the receiving, holding, and shipping of packaged materials for a single business or a single group of businesses, and where any activity beyond loading and parking is located outdoors. Examples of include contractors' outdoor storage yards, equipment yards, lumber yards, coal yards, landscaping materials yards, construction materials yards, and shipping materials yards. Such land uses do not include the storage of inoperative vehicles or equipment, or other materials typically associated with a "Junkyard or Salvage Yard" use, which is separately listed and regulated.
Performance Standards:	1. All outdoor storage areas shall be located no closer to a residentially zoned property than the required minimum setback for buildings on the subject property. 2. A bufferyard meeting the requirements of Section 94.11.02(3)(d) shall be provided along all property borders abutting residentially zoned property. 3. All outdoor storage areas shall be completely enclosed by any permitted combination of buildings, structures, walls, and/or fencing. Such walls or fencing shall be designed to completely screen all stored materials from view from non-industrially zoned areas and public rights-of-way, up to the maximum fence heights allowed under Section 94.9.03. 4. The storage of items shall not be permitted in the minimum required front yard. 5. Minimum Required Off-Street Parking: one space for every 10,000 square feet of Gross Storage Area, plus one space per each employee on the largest work shift.
Proposed Land Use: Section 94.4.08(1)	**Light Industrial.** Industrial facilities, manufacturing operations, and contractor shops at which all operations are conducted entirely within an enclosed building, with the exception of fully screened outdoor storage and loading operations. Light industrial facilities are those which are not associated with nuisances such as odor, noise, heat, vibration, and radiation detectable at the property line and which do not pose a significant safety hazard such as danger of explosion. A "Light Industrial" land use may conduct retail sales activity as an accessory use in accordance with the requirements of Section 94.4.09(13). Landscape contractors and indoor aquaculture uses, which include the farming of aquatic organisms

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(plants and animals) under controlled conditions that are located entirely within an enclosed building and utilize recirculating (closed) system technology (including aquaponics), are considered "Light Industrial" uses. Primary food processing activities involving the processing of cabbage, fish and fish products, and meat products shall be considered and regulated as "Heavy Industrial" land uses. Breweries, distilleries, wineries, and coffee roasters that exceed one or more limitations of the "Microbeverage Production Facility" land use are considered "Light Industrial" uses. Crematoriums shall be considered "Heavy Industrial" uses, except where accessory to a funeral home and where serving only customers of the funeral home.

Performance Standards:

1. All activities shall be conducted entirely within the confines of a building, except for parking, circulation, loading and unloading, and fully screened outdoor storage.

2. All outdoor storage areas shall be completely enclosed by any permitted combination of buildings, structures, walls, and/or fencing. Such walls or fencing shall be designed to completely screen all stored materials from view from all adjacent properties and rights-of-way, up to the maximum fence heights allowed under Section 94.12.03.

3. No loading, unloading, or storage shall be permitted in the minimum required front yard.

4. A bufferyard meeting the requirements of Section 94.11.02(3)(d) shall be provided along all property borders abutting residentially zoned property.

5. The use shall comply with all of the performance standards in Article 12.

6. For indoor aquaculture uses, the following additional performance standards shall apply:

a. Indoor aquaculture operations shall be connected to the municipal water and sanitary sewer system and all wastewater shall be discharged to the municipal sanitary sewer system.

b. Applicants wishing to establish indoor aquaculture operations shall prepare and submit a report outlining the estimated average daily water usage and quantity of wastewater discharge.

c. On-site processing of seafood is permitted, provided the activity is conducted entirely within an enclosed building and no odors are detectable from the property line.

d. The on-site retail sale of seafood or vegetables shall be considered an "Indoor Sales Incidental to Storage or Light Industrial Land Use" subject to the provisions of Section 94.4.09(13).

e. On-site composting shall be permitted, provided compost areas are fully screened on all four sides and comply with all county, state, and federal rules, regulations, and permitting requirements.

7. New development within the AR Zoning District shall be served by public sanitary sewer and water services.

8. Minimum Required Off-Street Parking: One space per each employee on the largest work shift.

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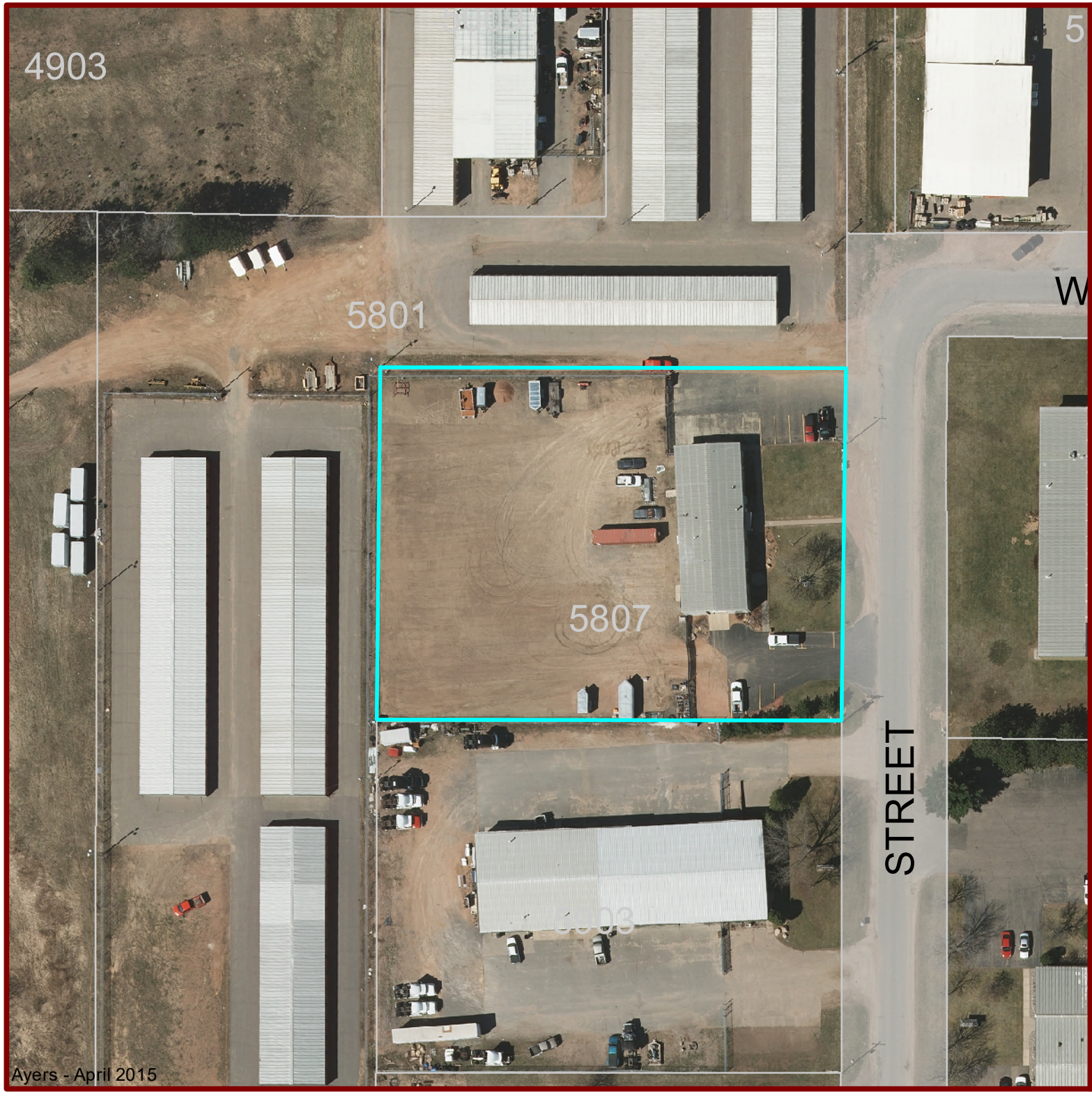

Village of Weston
Marathon County, WI

5807 PRAIRIE STREET

Map Date: 6/8/2016

Technology Services Department

0 40 80 160 Feet

Legend

- 5807 Prairie St
- Right-of-Way
- Parcel Boundaries

MAP DISCLAIMER:

This map is not a Certified Survey Map. The "Proposed Outlot Location" is not accurate and is only a graphic representation of the actual surveyed property. This document does not replace a Certified Survey Map and will not stand up in the Court of Law.

DETERMINATION:

1. Does the proposed conditional use, in its proposed location and as depicted on the required site plan, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted by the Village?

   Yes, the outdoor storage on the site is not currently screened. The site has the hard surface up to the property line, not allowing for the necessary landscaping and screening of the storage yard.

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

   No, as the desired land use, intensities and impacts have yet to be achieved in this area of the Village. The conditional use would continue the existing conditions within this area.

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

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

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

   Yes, the conditional grant will allow the applicant to utilize an existing building that is currently vacant. If the property was brought into compliance with the zoning code as much as an existing building possibly can be, then the impacts would be mitigated.

BACKGROUND INFORMATION:

Hurckman Mechanical is an HVAC, plumbing and fire protection services contractor. The location in Weston is a satellite office. And storage facility to support the work being conducted in Central Wisconsin.

CURRENT PROPERTY CONDITIONS:

The site currently has an unscreened storage yard without any landscaping. The "Weston Commercial Park" area properties are all in similar condition.

PLAN COMMISSION ACTION OPTIONS:

1) Approve the Conditional Use Grant for the use of Outdoor Storage and Wholesaling and Light Industrial at 5807 Prairie Street with the following conditions:

   a. A screening mechanism, as approved by the Site Plan Approval Authority of the Village, is installed on the fence around the storage yard, screening the stored contents from view;

   b. The construction of any facilities upon the property described above shall be in accordance with the building site and operational plans previously approved by the Village. Any additions, modifications or changes in said site plan, operational plan and/or building plan must be approved by the Village in advance of any construction; and

   c. Upon the use expanding beyond the terms listed within the Operation Plan, then the owner/applicant of said use shall resubmit a new Conditional Use Permit application.

2) Deny the Conditional Use Grant for the use of Outdoor Storage and Wholesaling and Light Industrial at 5807 Prairie Street.

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VILLAGE OF WESTON, MARATHON COUNTY, WI
CONDITIONAL USE PERMIT #CU-5-16-1585

This CONDITIONAL USE PERMIT is issued as of the 13th day of JUNE, 2016, by the PLAN COMMISSION of the Village of Weston to COPPER HALO, LLC., property owner.

WHEREAS, COPPER HALO, LLC. is the owner of the property described below in the Village of Weston, and said owner intends to use thereon OUTDOOR STORAGE OR WHOLESALING and LIGHT INDUSTRIAL related uses. The said property upon which said activity is to take place is more particularly described as follows:

> Lot 4 of Block 1 of the Weston Commercial Park Plat, Section 16 T28N R8E, Village of Weston, Marathon County, Wisconsin; more commonly known as 5807 Prairie Street.

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

WHEREAS, COPPER HALO, LLC. has requested a conditional grant use of the property, per Section 94.3.05, so as to allow the use of OUTDOOR STORAGE OR WHOLESALING (94.4.06(1)) and LIGHT INDUSTRIAL (94.4.08(1)) on said premise; and

WHEREAS, a petition for a conditional use permit having been duly filed with the Village Zoning Administrator, and placed on the Plan Commission agenda after first being assured by Village professional staff review that the application is complete, and following staff review and Commission review, investigation and a public hearing which was held June 13, 2016, the Plan Commission after giving full consideration to the criteria and standards of for granting a conditional use, as set forth in the Village Ordinance, including Section 94.16.06, approve said application in writing.

NOW, THEREFORE, BE IT RESOLVED, the PLAN COMMISSION of the Village of Weston, in Marathon County, Wisconsin, hereby grant the COPPER HALO, LLC. a conditional grant for the property described above, for the use of OUTDOOR STORAGE OR WHOLESALING as defined in Sec. 94.4.06(1) and LIGHT INDUSTRIAL as defined in Sec. 94.4.08(1) of the Village Zoning Ordinance. The conditions for the issuance of the conditional grant are as follows:

a. A screening mechanism, as approved by the Site Plan Approval Authority of the Village, is installed on the fence around the storage yard, screening the stored contents from view;
b. The construction of any facilities upon the property described above shall be in accordance with the building site and operational plans previously approved by the Village. Any additions, modifications or changes in said site plan, operational plan

DRAFT

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and/or building plan must be approved by the Village in advance of any construction; and

c. Upon the use expanding beyond the terms listed within the Operation Plan, then the owner/applicant of said use shall resubmit a new Conditional Use Permit application.

Dated this 13th day of June, 2016

WESTON PLAN COMMISSION

By: _____
Loren White, its Chair

ATTEST:

_____
Valerie Parker, Plan Commission Secretary

STATE OF WISCONSIN)
)ss.
COUNTY OF MARATHON)

Personally came before this _____ day of June, 2016, the above named Loren White, Chair, and Valerie Parker, Secretary, to me known to be the persons who execute the forgoing instrument and acknowledge the same.

_____
Notary Public

My Commission expires on _____.

DRAFT

THIS INSTRUMENT DRAFTED BY:
Jared M. Wehner, Assistant Planner;
Planning and Development, Village of Weston;
5500 Schofield Avenue, Weston, WI 54476

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Revised Notice: Please note the corrected meeting date below.
The previous notice that was sent out indicated June 16th, but should have read Monday, June 13, 2016.

VILLAGE OF WESTON
NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Village of Weston Plan Commission, on **Monday, June 13, 2016, at 6:00 p.m.**, at the Weston Municipal Center, 5500 Schofield Avenue, Weston, WI 54476 to take testimony relative to the following:

CU-5-16-1585 Bonnie DeChamps, Hurckman Mechanical, Inc., PO Box 10977, Green Bay, WI 54307, requesting a conditional use permit for Hurckman Mechanical, Inc., at 5807 Prairie Street, Suite B, to allow for both a light industrial use and outdoor storage or wholesaling use within the B-3 Zoning District.

REZN-5-16-1586 Gary Guerndt, 7306 Ryan Street, Weston, WI 54476, requesting a rezoning from AR (Agricultural and Residential) to RR-2 (Rural Residential – 2 Acre), on property addressed as 8303 Ryan Street, to allow for the construction of a single family home.

CU-5-16-1588 Allen Lamers, Lamers Bus Lines, 2407 South Point Road, Green Bay, WI 54313, requesting a conditional use to allow the storage of a propane fueling tank on property located within a WHP-B (Wellhead Protection – Zone B) Overlay District, addressed as 6204/6206 and 6300/6400 Alderson Street.

The hearing notice and applicable application materials are available for public inspection on the Village of Weston website located at http://westonwi.gov/421/Public-Hearing-Notices.

Written testimony may be forwarded to the Village of Weston Plan Commission, Valerie Parker, Plan Commission Secretary, 5500 Schofield Avenue, Weston, WI 54476, or emailed to vparker@westonwi.gov, by noon on the day of the hearing. All interested persons will be given an opportunity to be heard. Any person with questions or planning to attend needing special accommodations in order to participate should call Valerie Parker, Planning Technician, Planning and Development Department, at 715-241-2607.

Dated this 26th day of May, 2016

Valerie Parker
Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, May 30, 2016 and Monday, June 6, 2016.

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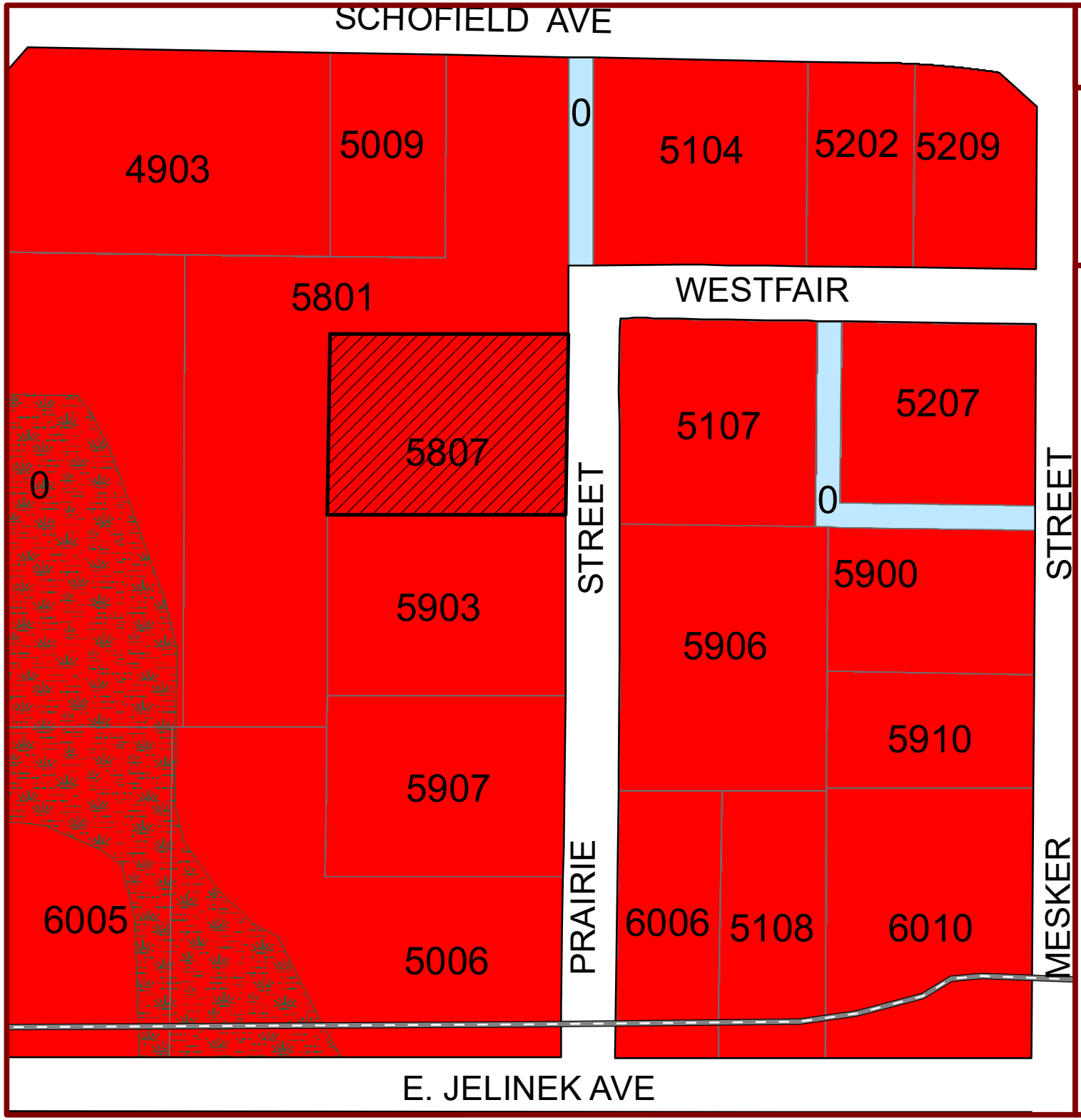
Village of Weston
Marathon County, WI

OFFICIAL ZONING MAPS

Map Date:	6/3/2016
Adoption Date (Village):	4/20/2016
Adoption Date (ETZ):	4/20/2016
Adoption Date (Town):	1/23/2016

Map By: Technology Services Department, Village of Weston

0 0.0125 0.025 0.05 Miles



Legend

- 5807_Prairie_St
- Village of Weston
- Extraterritorial Zoning (ETZ) Boundary
- Town of Weston
- Right-of-way
- Parcel Boundary
- Wetland
- Surface Water

ZONING DISTRICTS

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

OVERLAY ZONING DISTRICTS

- Design - Commercial Corridor
- Design - Condominium
- Design - Renaissance
- Design - Rail-to-Trail
- Design - Weston Marketplace
- VIllage of Weston Shoreland Zoning
- Marathon County Shoreland Zoning - Town and ETZ only

WELLHEAD PROTECTION ZONES

- Zone A
- Zone B

May 10, 2016

E-Mail Only

Bonnie DeChamps
Hurckman Mechanical Industries, Inc.
PO Box 10977
Green Bay, WI 54307

Re: Partially Approved Zoning Permit (ZONE-5-16-6708) 5807 Prairie Street, Suite B, Weston

Dear Bonnie,

Thank you for submitting your Commercial Zoning and Sign Permit applications.

First of all, the zoning district that this property falls within is the B-3 (General Business) Zoning District. There is a Wellhead Protection – Zone A (WHP-A) Overlay District on this property as well; however, it should not impact your business use. Through the review of the submitted operational plan, it has been determined that the following land uses will be occurring on the above-mentioned property:

- *Office Use (94.4.05(1)) – Permitted Use within the B-3 Zoning District;*
- *Indoor Storage or Wholesaling (94.4.05(1)) or Light Industrial (94.4.08(1)) – Conditional Use within the B-3 Zoning District; and*
- *Outdoor Storage or Wholesaling (94.4.06(1)) – Conditional Use within the B-3 Zoning District.*

What this means is that only the office use would be permitted in this building at this time; and prior to storing any materials/supplies on this property (other than business vehicles), you (or the property owner) must first apply for a Conditional Use Permit. This is done through a public hearing before the Village's Plan Commission. The Plan Commission meets the 2nd Monday of each month, at 6pm. You would need to submit the application (attached) and pay the fee. In order to have this request on the June 13th Plan Commission meeting agenda, we would need the application materials by Friday, May 20th. This allows us the necessary time to put together the public hearing notice, which is posted twice as a legal ad in the Wausau Daily Journal, the two weeks leading up to the public hearing, and mailed to all the adjacent property owners.

You can find a copy of our zoning code and the applications on our website: www.westonwi.gov/zoning. Our Commercial Land Use Types can be found on page 4-15 (or the 46th page of the entire document). There is a table of Land Use Category Types, which starts on the 27th page of the zoning code. Here you will see what land use types are permitted, conditional, or prohibited within certain zoning districts.

With your operational plan, we need to know how many employees are anticipated, and the hours of operation.

If you choose to continue moving forward in opening your office here, there is one other application that we will need from you, which is the Occupancy Certificate application. There is also a $50.00 fee associated. This fee helps to cover the costs of the inspections performed by our Building Inspector and our SAFER Fire Inspector, which will occur just prior to you opening to the public.

Your submitted sign permit application is being reviewed by Jared Wehner, Assistant Planner. To complete the sign application, a picture of the sign will also need to be submitted. He can be reached at jwehner@westonwi.gov.

Please call or e-mail me so that we can discuss this situation. I can be reached at 715-241-2607, or via e-mail at vparker@westonwi.gov. If I am not available, you can also contact the general Planning & Development Department (PlanDev@westonwi.gov), or you can call our office at (715) 359-6114.

Sincerely,

Valerie R. Parker

Valerie Parker
Planning Technician
Planning & Development Department

Cc: Planning & Development Staff
Marty Christiansen, SAFER Fire Inspector
Tom Krautkramer, Copper Halo, LLC (tom.kramer@copperhalo.com)
Marv Anderson, PDM Construction (pdmmarv@frontier.com)

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5-5-2016

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);

Primarily Office and Storage Use

(2) a statement regarding outdoor storage and a detailed description of the materials being proposed to be stored (are there hazardous materials?);

Possibly utility trailer and pipe racking

(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?);

No impact to neighboring parcel. Location is being used as a satellite office

(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);

Possibly if a fabrication facility is brought to the Council for approval, but not at this time.

(5) what additional licenses are required to operate? A copy

None

(6) please include any other pertinent information.

None

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Conditional Use
Permit Application
Village of Weston
Date: 5-19-16

Permit No.: CU-S-16-1585

Payment: ☐ Cash ☒ Check No. 200260

FULL COMPLETION OF THIS FORM IS REQUIRED FOR PROCESSING

Weston

5500 Schofield Ave
Weston, WI 54476

PROPOSALS AND FEES

☐ Conditional Use (Residential)		$ 250.00
☒ Conditional Use (Non-Residential)	$250.00 + $10.00/Acre over 10 Acres =	$
☐ Conditional Use Amendment		$ 250.00
	TOTAL:	$

APPLICANT INFORMATION

Applicant Name: Huckman Mechanical Inc ☐ Agent* ☐ Property Owner Tenant

Mailing Address: P.O. Box 10977 Phone: 920 327 4242

Green Bay, WI 54307 Email: Bonnie@champs@huckman.com

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

Property Owner: Copperhalo, LLC **Contact Name:** Tom Krautkramer

Mailing Address: P.O. Box 75 Phone: 715-574-9343

Weston, WI 54476 Email: Tom.krameer@copperhalo.com

PROJECT SITE SPECIFICATIONS

Project Address: 5807 Prairie St. #B Lot Size(ft²): 63,765 ±
(*or PIN if no address*)

Weston, WI Acres: 1.464

Property Zone: B3 Current Future Land Use Designation: Storage of Materials

Legal Description:

PUBLIC HEARING REQUIRED FOR CONDITIONAL USE AND REZONE

CONDITIONAL USE: Following acceptance of a complete application, the Town Clerk shall schedule a public hearing before the Plan Commission to be held within 45 days after acceptance of a complete application. Notice of the time, place, and purpose of such hearing shall be given by publication as a Class 2 Notice in conformance with the requirements of Wis. Stat. § 62.23(7)(d). The Village Clerk shall also send said notice to the applicant, owners of record of all lands within 300 feet of the boundaries of the subject property, and the clerk of any municipality whose boundaries are within 1,000 feet of any portion of the jurisdiction of this Chapter at least ten days prior to the date of such public hearing. Failure to mail said notice or failure to meet the time requirements herein, provided it is unintentional, shall not invalidate proceedings under this Section.

CONDITIONAL USE REQUIREMENTS

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

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

Has the written description and location been attached? ☒ Yes ☐ No

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

Has the written justification been attached? ☒ Yes ☐ No

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

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

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

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

   Yes

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.

   No All Properties Adjacent Have Similar Uses

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?

   Yes

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

   Yes

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?

   New Business Location In Weston Area

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PROCESS, TERMS AND CONDITIONS

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

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

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

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

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

Change of Ownership. All requirements of the approved conditional use permit shall be continued regardless of ownership of the subject property and shall run with the land, except as otherwise limited by this Chapter or by a specific condition attached to the conditional use permit. Modification, alteration, or expansion of any conditional use in violation of the approved conditional use permit, without approval by the Plan Commission (or Extraterritorial Zoning Committee), shall be considered a violation of this Chapter and shall be grounds for revocation of said conditional use permit.

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

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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.

Bonnie M DeChamps 5-19-16

Signature of Applicant Date

Bonnie M DeChamps

Print Applicant Name

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

☒ TENANT

STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

Personally appeared before me this 19th day of May 20 16, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledge the same.

NOTARY PUBLIC Yvonne M. Pamperin STATE OF WISCONSIN

Yvonne M Pamperin

Notary Public

My Commission Expires: November 3, 2019

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STAFF REVIEW

PIN: 192-2808-164-0097 Zoning: B-3 + WHP-A ☒ Village ☐ ETZ

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

Publication of Notice Date 1: 05-30-16 Publication of Notice Date 2: 06-06-16

Conditional Use Permit Review:

PC/ETZ Meeting Date: 06-13-16 CUP No.: CU-S-16-1585

☐ Approved ☐ Approved w/ Conditions ☐ Denied Site Plan No.: _____

Adoption Date: _____

Conditional Use Permit Review (Outdoor Commercial Entertainment Only)

Name of Establishment:		License Number:	
CLPS Meeting Date:		☐ Recommend	☐ Recommend w/ Conditions ☐ Denied
VB Meeting Date:		☐ Approved	☐ Approved w/ Conditions ☐ Denied

Recorded Date: _____ Document No.: _____

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COPPER HALO LLC

PO BOX 75
Schofield, WI 54476
Main 715-574-9343 Fax 800-816-5175

May 19, 2016
Village of Weston
5500 Schofield Ave., Weston, WI 54476

Dear Village of Weston, I authorize Marv Anderson from the company PDM Construction, LLC to represent my company Copper Halo LLC with respect to seeking a conditional use permit for Hurckman Mechanical Industries, Inc. at the property located at 5807 Prairie Street, Weston, WI 54476.

Sincerely,

--
Tom Krautkramer
Member | COPPER HALO LLC

T. 715-574-9343 F. 1-800-816-5175

MAIL TO: P.O. Box 75 | Schofield, WI 54476

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PLAT OF SURVEY

ALL OF LOT 4 OF BLOCK 1 OF WESTON COMMERCIAL PARK, LOCATED IN SECTION 21, TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN.

VREELAND ASSOCIATES, INC. 6103 DAWN STREET WESTON, WI. 54476 PH (715) 241-0947 OR TOLL FREE (866) 693-3979 FAX (715) 241-9826 tim@vreelandassociates.us	PREPARED FOR: ***JASON MAKI***

FILE #: M-483 MAKI	DRAFTED BY: TIMOTHY G. VREELAND	DRAWN BY: JASON J. PFLIEGER

SURVEYORS CERTIFICATE

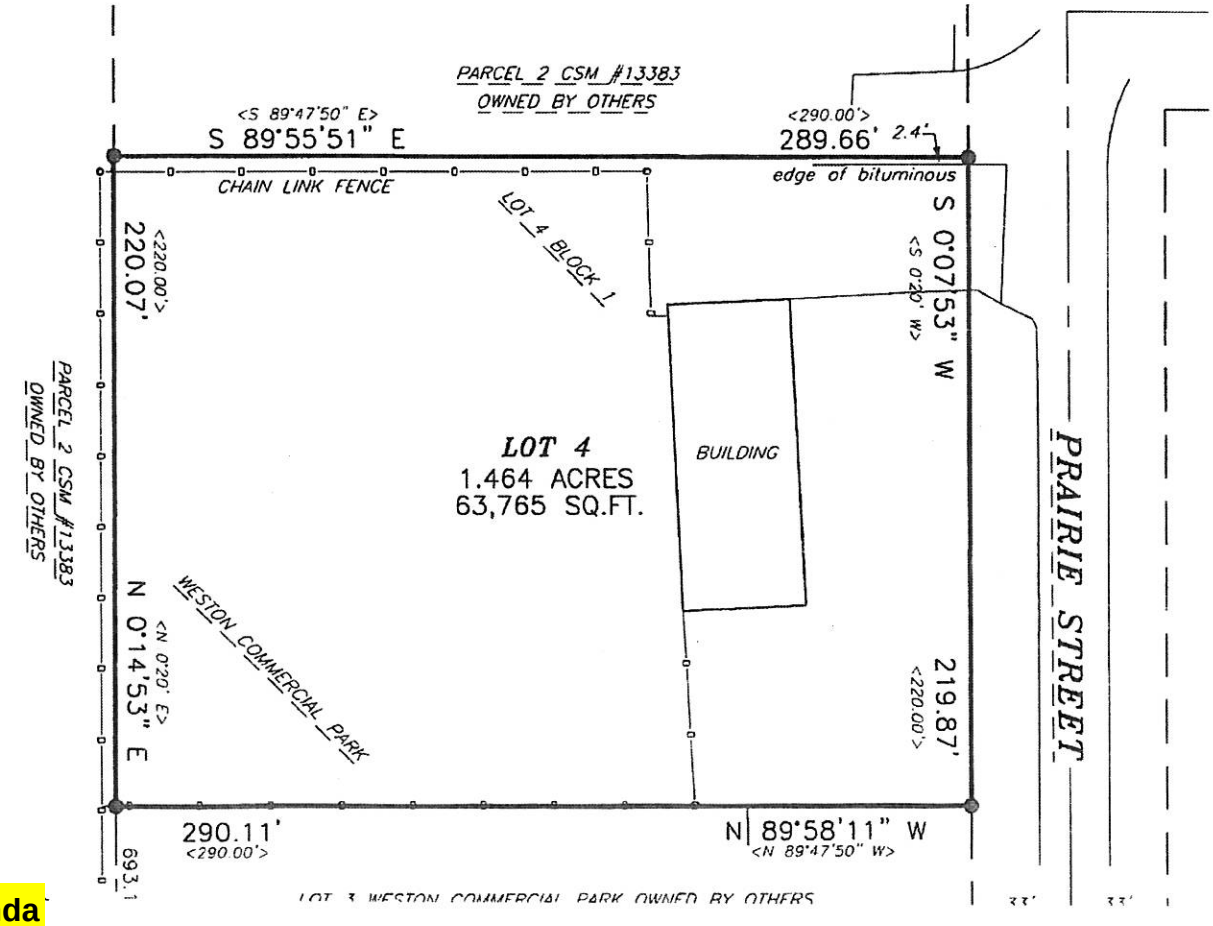
I, TIMOTHY G. VREELAND, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF JASON MAKI, I SURVEYED AND MAPPED LOT 4 OF BLOCK 1 OF WESTON COMMERCIAL PARK, LOCATED IN SECTION 21, TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 21; THENCE S 89°57'19" E ALONG THE SOUTH LINE OF THE SE1/4, 427.41 FEET; THENCE N 0°14'53" E 693.17 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N 0°14'53" E ALONG THE WEST LINE OF SAID LOT 4, 220.07 FEET; THENCE S 89°55'51" E ALONG THE NORTH LINE OF SAID LOT 4, 289.66 FEET TO THE WEST LINE OF PRAIRIE STREET; THENCE S 0°07'53" W ALONG THE WEST LINE OF PRAIRIE STREET 219.87 FEET; THENCE N 89°58'11" W ALONG THE SOUTH LINE OF SAID LOT 4, 290.11 FEET TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD AND USE.

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

THAT I HAVE FULLY COMPLIED WITH CHAPTER A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS 6TH DAY OF MAY, 2012 TIMOTHY G. VREELAND R.L.S. 2291



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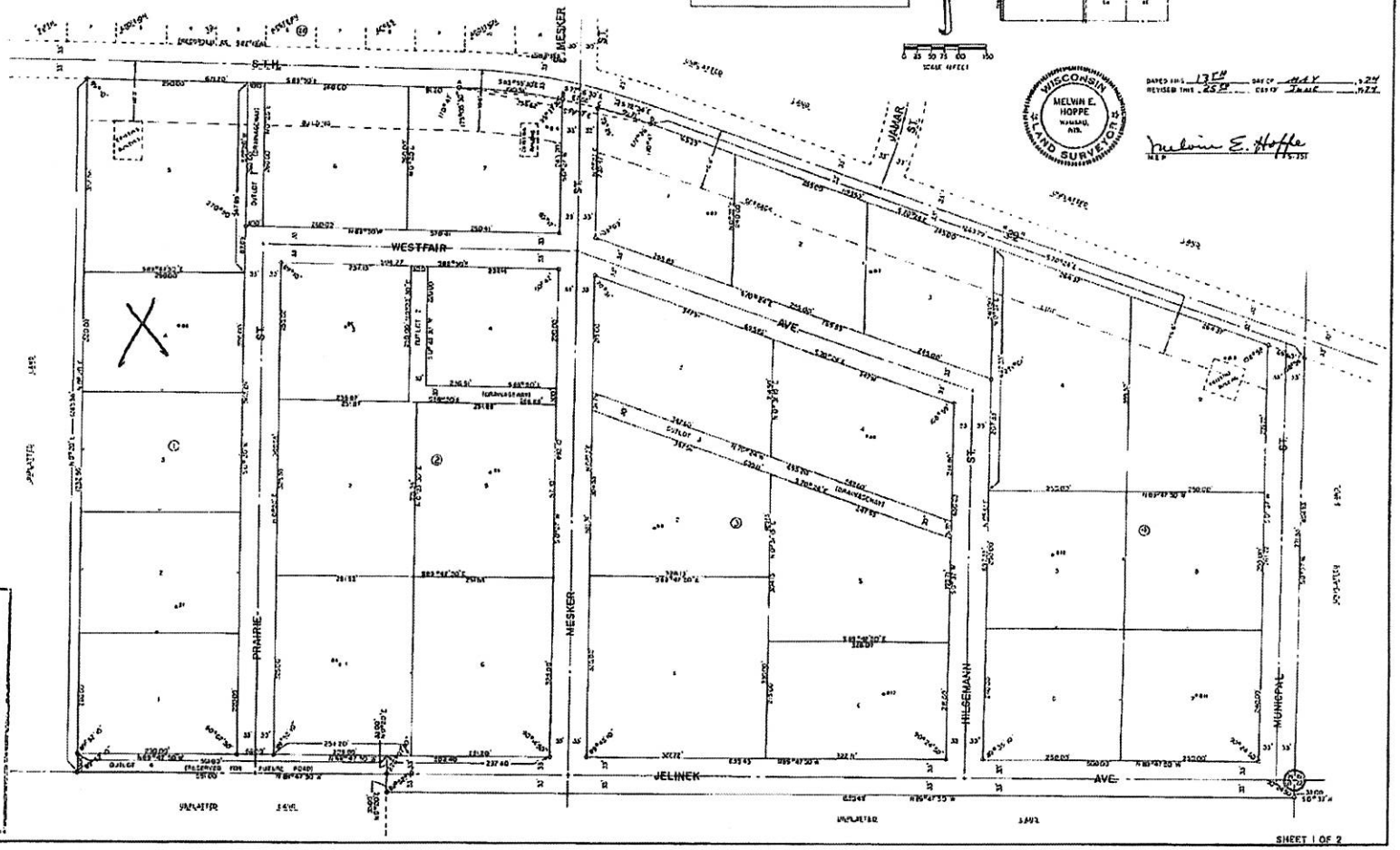
WESTON COMMERCIAL PARK

CONSISTING OF A PART OF THE SE 1/4 OF THE SE 1/4 AND PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 16 AND ALSO A PART OF THE NE 1/4 OF THE NE 1/4 AND PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 21, ALL IN TOWNSHIP 28 NORTH, RANGE 8 EAST, TOWN OF WESTON, MARATHON COUNTY, WISCONSIN.

CURVE DATA

A-B			
A-B			
C-D			

RESTRICTION NOTE:
ALL ERECTION OF BUILDINGS FOR HUMAN HABITATION AND/OR THE INSTALLATION OF SOIL ABSORPTION SYSTEMS FOR SEWAGE DISPOSAL ON THE OUTLOTS SHOWN ON THIS PLAT SHALL BE PROHIBITED



SHEET 1 OF 2

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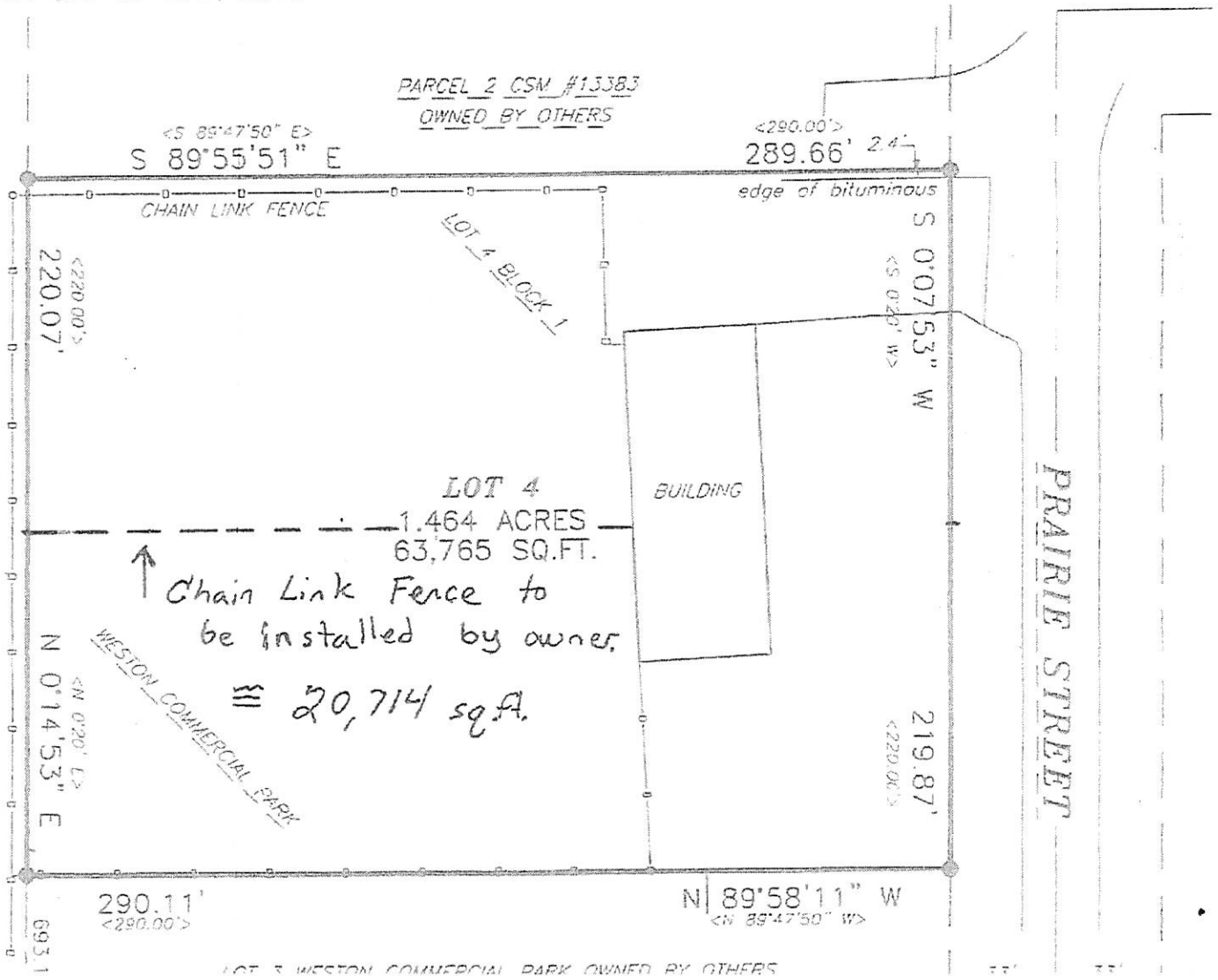
THE SAME.

DATED THIS 6TH DAY OF MAY, 2012

TIMOTHY G. VREELAND R.L.S. 2291



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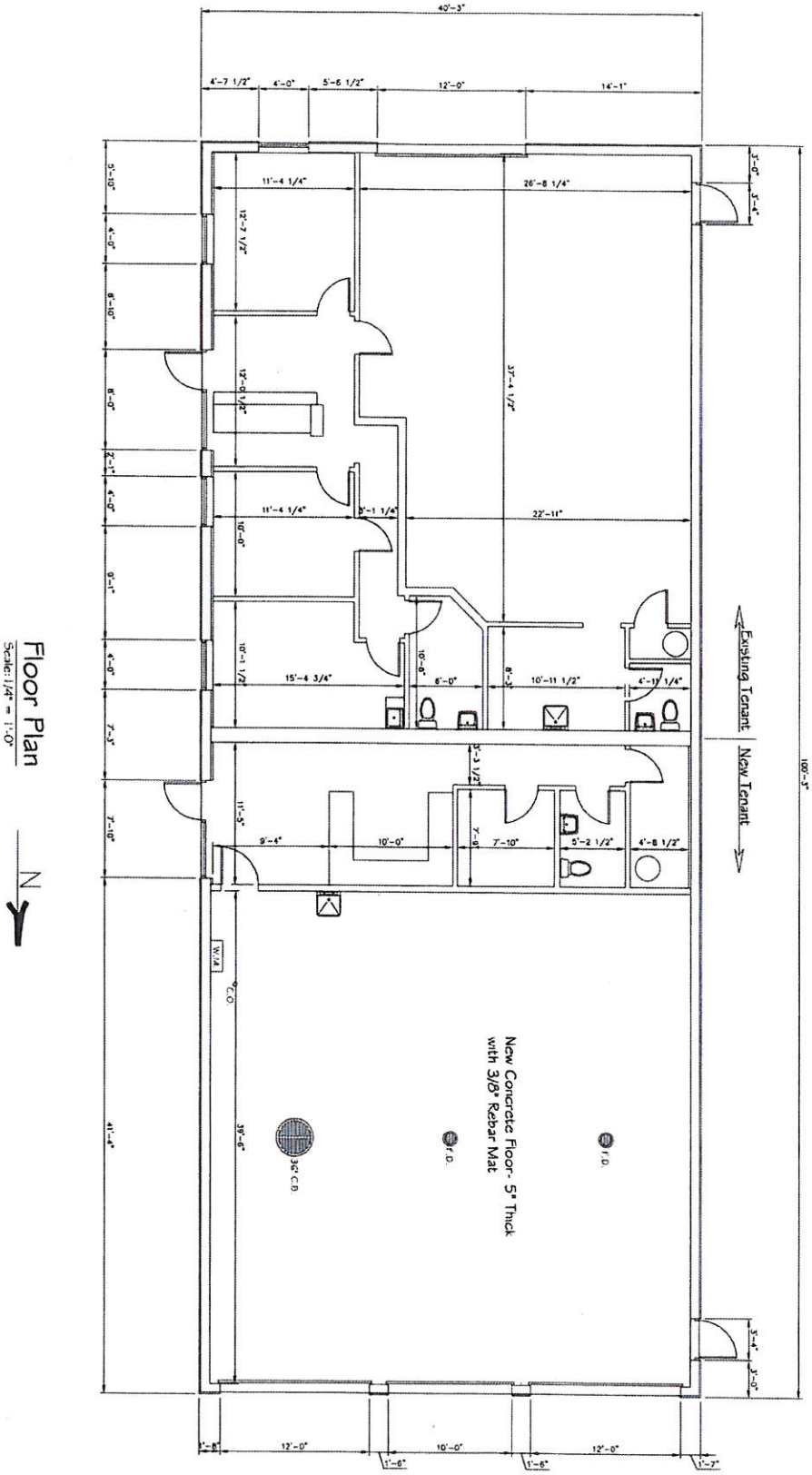

PROJECT
5807 Prairie Street
Suite A
Weston, Wi 54476

DATE
11/20/2015
DESIGN NO.

PDM
CONSTRUCTION LLC

8600 White Pine Ct
Wausau, WI 54403
Phone: (715) 355-4700

OWNER
Copper Halo LLC
P.O. Box 75
Weston, WI 54476

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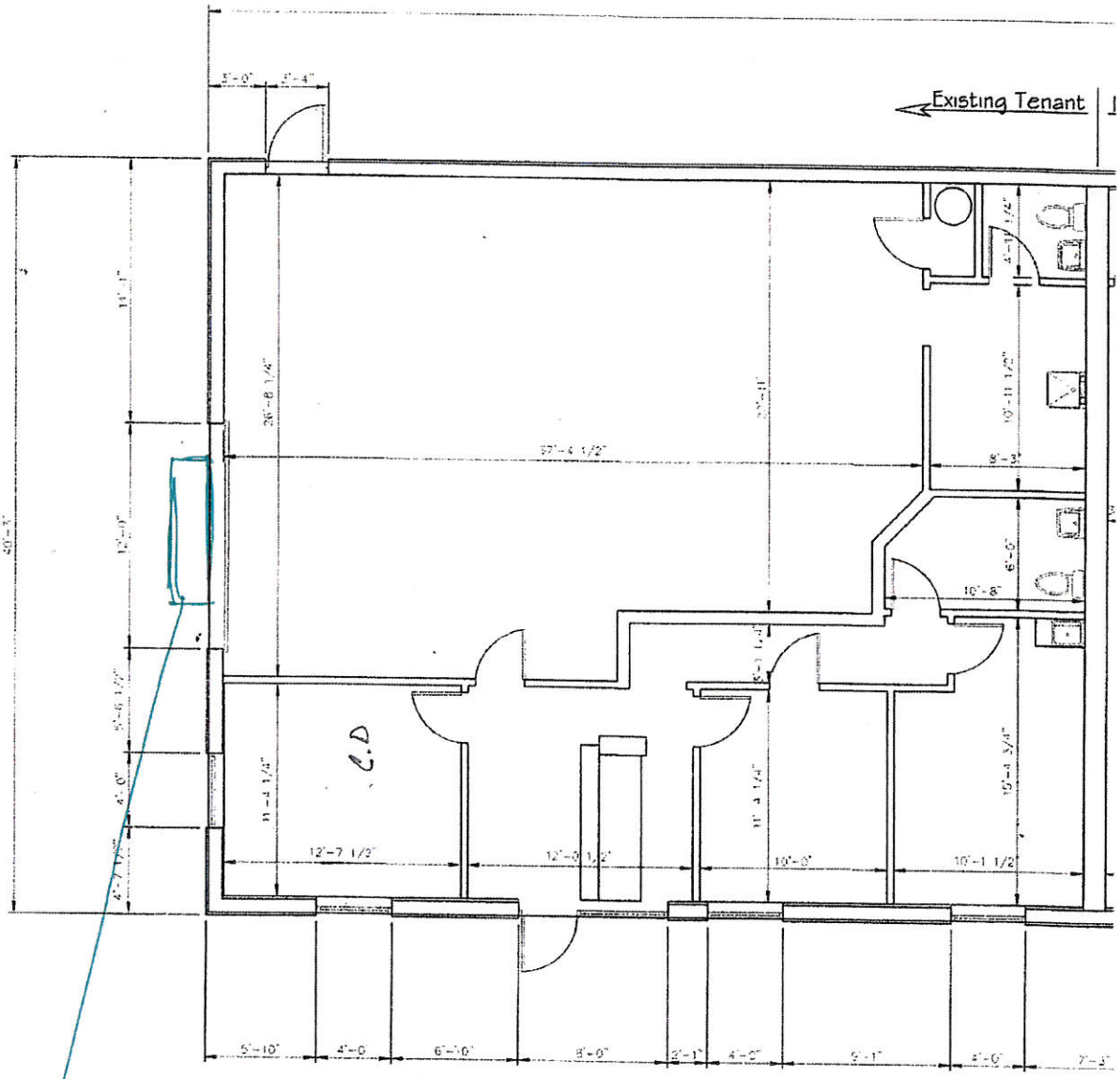

Floor Pla
Scale: 1/4" = 1'-0"

- Sign to be placed on side of building
- Front Door will also have HMI Logo

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Revised Notice: Please note the corrected meeting date below.
The previous notice that was sent out indicated June 16th, but should have read Monday, June 13, 2016.

VILLAGE OF WESTON
NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Village of Weston Plan Commission, on **Monday, June 13, 2016, at 6:00 p.m.**, at the Weston Municipal Center, 5500 Schofield Avenue, Weston, WI 54476 to take testimony relative to the following:

CU-5-16-1585 Bonnie DeChamps, Hurckman Mechanical, Inc., PO Box 10977, Green Bay, WI 54307, requesting a conditional use permit for Hurckman Mechanical, Inc., at 5807 Prairie Street, Suite B, to allow for both a light industrial use and outdoor storage or wholesaling use within the B-3 Zoning District.

REZN-5-16-1586 Gary Guerndt, 7306 Ryan Street, Weston, WI 54476, requesting a rezoning from AR (Agricultural and Residential) to RR-2 (Rural Residential – 2 Acre), on property addressed as 8303 Ryan Street, to allow for the construction of a single family home.

CU-5-16-1588 Allen Lamers, Lamers Bus Lines, 2407 South Point Road, Green Bay, WI 54313, requesting a conditional use to allow the storage of a propane fueling tank on property located within a WHP-B (Wellhead Protection – Zone B) Overlay District, addressed as 6204/6206 and 6300/6400 Alderson Street.

The hearing notice and applicable application materials are available for public inspection on the Village of Weston website located at http://westonwi.gov/421/Public-Hearing-Notices.

Written testimony may be forwarded to the Village of Weston Plan Commission, Valerie Parker, Plan Commission Secretary, 5500 Schofield Avenue, Weston, WI 54476, or emailed to vparker@westonwi.gov, by noon on the day of the hearing. All interested persons will be given an opportunity to be heard. Any person with questions or planning to attend needing special accommodations in order to participate should call Valerie Parker, Planning Technician, Planning and Development Department, at 715-241-2607.

Dated this 26th day of May, 2016

Valerie Parker
Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, May 30, 2016 and Monday, June 6, 2016.

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

Application/Petition No.:	**REZN-5-16-1586**	Hearing Date:	**June 13, 2016**
Applicant:	**Gary Guerndt, 7306 Ryan Street, Weston, WI 54476**		
Location:	**8303 Ryan Street, Weston, WI 54476**		
Description:	**A parcel of land being part of Parcel 2 of Volume 48 Certified Survey Maps, Page 111 being part of the Southeast ¼ of the Northeast ¼ of Section 27, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin more particularly described as follows:** **Commencing at the East ¼ Corner of Section 27; thence S 89° 29' 52" W, 966.62 feet along the South line of the Southeast ¼ of the Northeast ¼ of Section 27 to the point of beginning of the parcel herein described; thence continuing S 89° 29' 52" W, 360.47 feet along the South line of the Southeast ¼ of the Northeast ¼ of Section 27 to the Southwest corner of Parcel 2 Volume 48 Certified Survey Maps, Page 111 and the Easterly R/W of Ryan Street; thence N 01° 46' 51" W, 419.90 feet along the Easterly R/W of Ryan Street; thence N 89° 29' 38" E, 14.03 feet; thence Southeasterly 120.25 feet along the arc of a 250.00 foot radius curve concave to the Southwest whose long chord bears S 76° 43' 36" E, 119.09 feet; thence S 62° 56' 50" E, 216.34 feet; thence Southeasterly 45.60 feet along the arc of a 250.00 foot radius curve concave to the Northeast whose long chord bears S 68° 10' 21" E, 45.54 feet; thence S 01° 46' 51" E, 274.13 feet to the South line of the Southeast ¼ of the Northeast ¼ of Section 27 and the point of beginning of the parcel herein described. Said parcel contains 129,624 Square Feet or 2.98 Acres. Subject to all roadways and easements of record.**		

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

GENERAL INFORMATION:

Current Zoning:	**AR Agriculture Residential**
Definition: 94.2.02(1)(b)	**AR Agriculture Residential.** The AR district is primarily intended to preserve agricultural, forested, and other open lands until ripe for non-agricultural development, including residential, commercial, and industrial development, and to allow for very low density residential development. The AR district is also intended for areas planned for denser development in the Comprehensive Plan, but not yet suited for such denser development due to lack of public utilities or services in the area, inadequate roads, a sufficient supply of lands zoned for development elsewhere, and other factors. (Predecessor districts: AG, RR-10)
Proposed Zoning	***RR-2 Rural Residential 2 Acres***
Definition: 94.2.02(1)(c)	***RR-2 Rural Residential 2 Acres.*** The RR-2 district is intended for mainly single family detached residential development on minimum two acre sized rural lots, along with compatible home occupations, small-scale institutional and recreational uses, and low-intensity agricultural uses. Development within this district may be served by private on-site wastewater treatment systems (POWTS), and roadways within a rural cross section. The RR-2 district is intended for areas planned for rural residential development within the Comprehensive Plan. (Predecessor districts: RR Rural Residential; SR Suburban Residential)
Future Land Use:	**Agriculture**

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FLU Description: **Agricultural, forested, and other open lands, including farmland preservation areas and other lands not planned for intensive development in the planning period. Includes low density residential development per the policies to the right. Also includes and is intended to accommodate farmsteads, limited non-farm housing in accordance with the policies to the right, associated home occupations and family businesses, and other uses identified as permitted and conditional uses in implementing zoning districts.**

Development Policies:

1. **Support continued farming and forestry where in accordance with property owner and Town wishes.**
2. **Support ag research operations, seed production operations, operations that process farm products grown mainly on-site and where farming remains the primary activity, and agricultural entertainment.**
3. **Support density-based approach for limited residential development. See zoning ordinance.**
4. **Assure that rural uses do not impede future urban development or road or utility extensions.**

Typical Implemented Zoning Districts: AR Agriculture and Residential. Limited other zoning districts, such as RR-5 and B-3, may be appropriate in small areas to accommodate isolated rural residents and businesses.

1. Is the proposed rezoning consistent with the Comprehensive Plan, as is required by Wisconsin Statutes?

   Yes. The rezone is in a low density agricultural area.

2. Does the rezoning further the purpose and intent of this Chapter?

   Yes.

3. Does rezoning address any of the following that are not properly addressed on the current Official Zoning Map?

   No, this rezone is not addressing any mapping error, new or changed factors or growth patterns.

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

   Yes. The rezone will allow for a larger lot residential lot to be created.

BACKGROUND INFORMATION:
Guerndt owns a number of parcels along Ryan Street, which one contains his home on it. He would like to parcel off a small 3 acre lot for his in-laws to build a home just south of his existing home. To do so, he needs to rezone the parcel to RR-2. As part of the CSM he will also be combining the lots together and creating a 2.98 ac AR lot and a 77.18 AR zoned lot. The larger lot, he has plans to further subdivide at a later date.

CURRENT PROPERTY CONDITIONS:
Currently the property to be rezoned is vacant. This is the old Corrporaal Property and the old farmstead was removed from the property last year.

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

1) **Plan Commission recommends approval of the rezone request and forwards the recommendation on to the Village Board at their 6/20/16 meeting.**

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2) **Plan Commission recommends denial of the rezone request and forwards the recommendation on to the Village Board at their 6/20/16 meeting.**

3) **Plan Commission takes no action and the request moves on to the Village Board at their 6/20/2016 meeting with no recommendation.**

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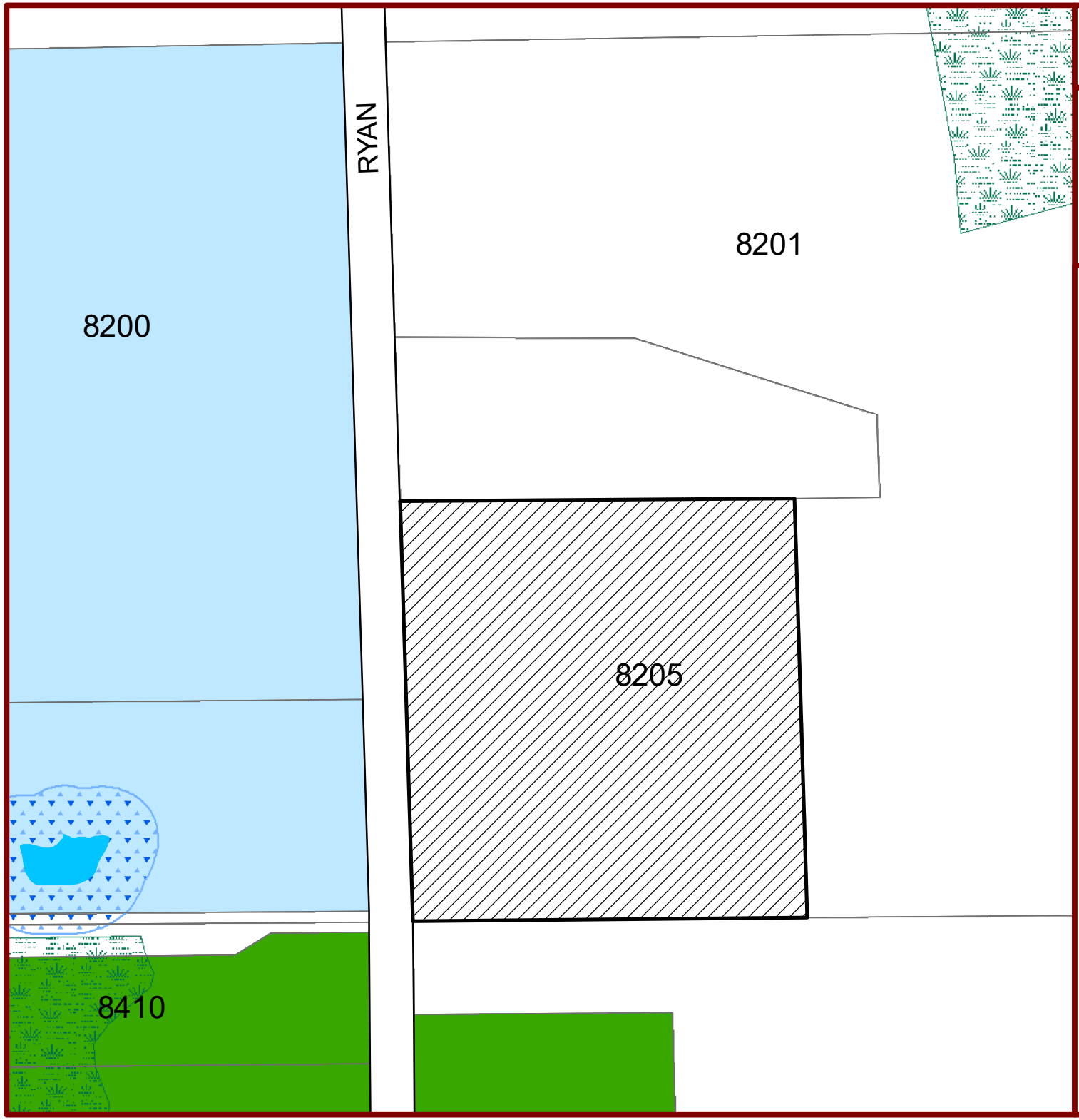


Village of Weston
Marathon County, WI

OFFICIAL ZONING MAPS

Map Date:	6/3/2016
Adoption Date (Village):	4/20/2016
Adoption Date (ETZ):	4/20/2016
Adoption Date (Town):	1/23/2016

Map By: Technology Services Department, Village of Weston

0 0.015 0.03 0.06 Miles

Legend

- Autio-Gurndt_-_Ryan_St
- Village of Weston
- Extraterritorial Zoning (ETZ) Boundary
- Town of Weston
- Right-of-way
- Parcel Boundary
- Wetland
- Surface Water

ZONING DISTRICTS

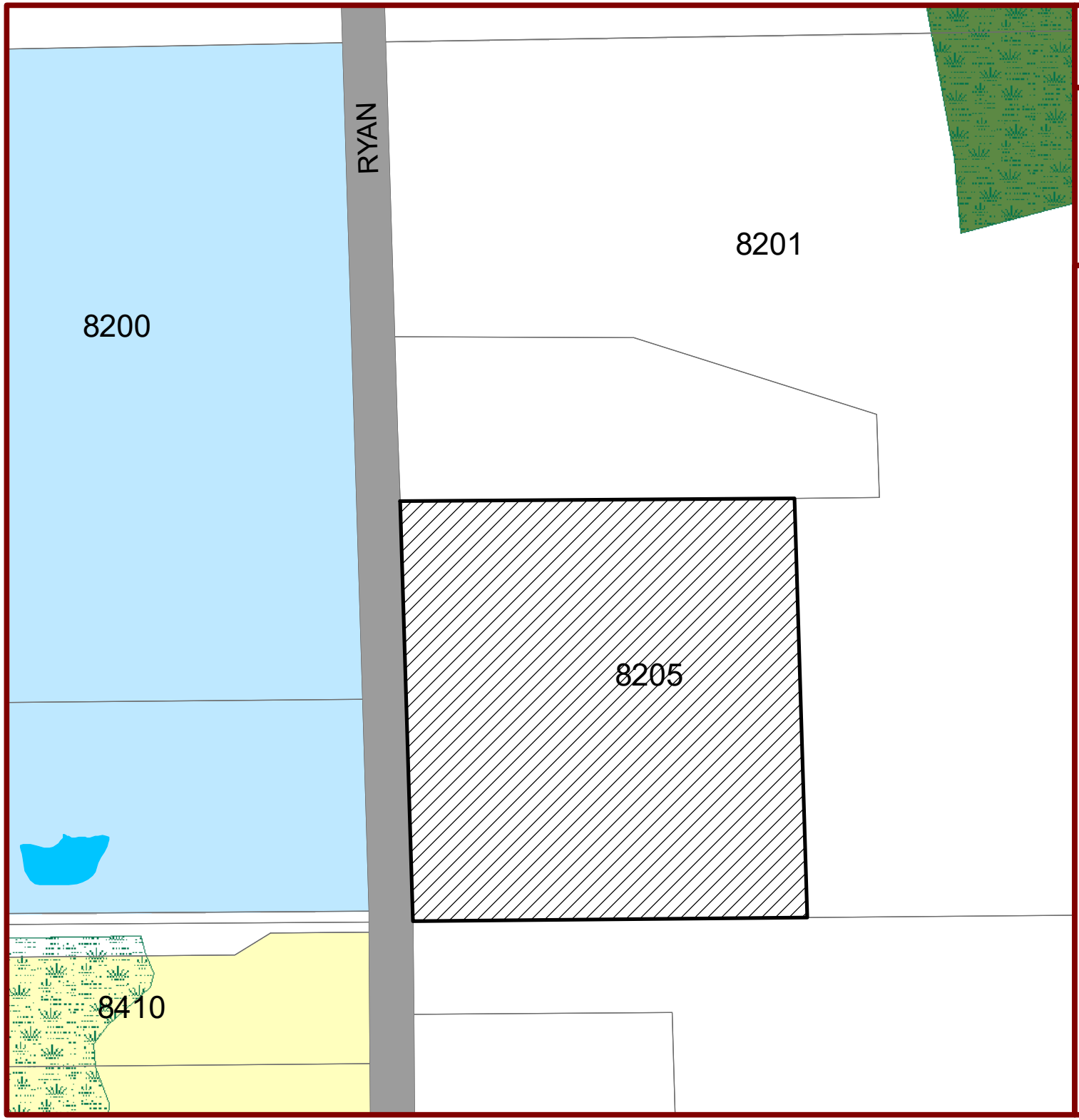
- AR - Agriculture and Residential
- PR - Parks and Recreation
- RR-2 - Rural Residential-2 Acre
- RR-5 - Rural Residential-5 Acre
- SF-L - Single Family Residential-Large Lot
- SF-S - Single Family Residential-Small Lot
- 2F - Two Family Residential
- MF - Multiple Family Residential
- MH - Manufactured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

OVERLAY ZONING DISTRICTS

- Design - Commercial Corridor
- Design - Condominium
- Design - Renaissance
- Design - Rail-to-Trail
- Design - Weston Marketplace
- VIllage of Weston Shoreland Zoning
- Marathon County Shoreland Zoning - Town and ETZ only

WELLHEAD PROTECTION ZONES

- Zone A
- Zone B



Village of Weston
Marathon County, WI

FUTURE LAND USE MAP

Map Date:	6/3/2016
Adoption Date (Village):	4/20/2016
Adoption Date (ETZ):	4/20/2016
Adoption Date (Town):	1/23/2016

Map By: Technology Services Department, Village of Weston

0 0.015 0.03 0.06 Miles

Legend

- Autio-Gurndt_-_Ryan_St
- Right-of-way
- Parcel Boundary
- Village of Weston
- Extraterritorial Zoning (ETZ) Boundary
- Town of Weston
- Surface Water
- Wetland

FUTURE LAND USE DESIGNATION

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

VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN

ORDINANCE NO. 16-031

AN ORDINANCE TO APPROVE THE REZONING OF LAND FROM AR AGRICULTURE RESIDENTIAL TO RR-2 RURAL RESIDENTIAL – 2 ACRE, ON 2.98 ACRES OF LAND LOCATED IN THE SE ¼ OF THE NE ¼ OF SECTION 27, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN.

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

WHEREAS, the Plan Commission of the Village of Weston having held a public hearing on the 13th day of June, 2016, to consider the rezoning of the Land, with proposed zoning districts indicated in Exhibit A; and

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

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

SECTION 1: On the application (REZN-5-16-1586) of property owner Gary Guerndt, 7306 Ryan Street, Weston, WI 54476, for the following territory now comprising a part of the AR Agriculture Residential zoning district, located in Section 27, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin, is hereby designated to be and become hereafter part of the following zoning district:

RR-2 Rural Residential – 2 Acre – A parcel of land being part of Parcel 2 of Volume 48 Certified Survey Maps, Page 111 being part of the Southeast ¼ of the Northeast ¼ of Section 27, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin more particularly described as follows:

Commencing at the East ¼ Corner of Section 27; thence S 89º 29' 52" W, 966.62 feet along the South line of the Southeast ¼ of the Northeast ¼ of Section 27 to the point of beginning of the parcel herein described; thence continuing S 89º 29' 52" W, 360.47 feet along the South line of the Southeast ¼ of the Northeast ¼ of Section 27 to the Southwest corner of Parcel 2 Volume 48 Certified Survey Maps, Page 111 and the Easterly R/W of Ryan Street; thence N 01º 46' 51" W, 419.90 feet along the Easterly R/W of Ryan Street; thence N 89º 29' 38" E, 14.03 feet; thence Southeasterly 120.25 feet along the arc of a 250.00 foot radius curve concave to the Southwest whose long chord bears S 76º 43' 36" E, 119.09 feet; thence S 62º 56' 50" E, 216.34 feet; thence Southeasterly 45.60 feet along the arc of a 250.00 foot radius curve concave to the Northeast whose long chord bears S 68º 10' 21" E, 45.54 feet; thence S 01º 46' 51" E, 274.13 feet to the South line of the Southeast ¼ of the Northeast ¼ of Section 27 and the point of beginning of the parcel herein described. Said parcel contains 129,624 Square Feet or 2.98 Acres. Subject to all roadways and easements of record.

DRAFT

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

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

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

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

Dated the 20th day of June, 2016.

VILLAGE BOARD OF WESTON

By: _____
Barbara Ermeling, President

Attest: _____
Sherry Weinkauf, Village Clerk

APPROVED: _____

PUBLISHED: _____

DRAFT

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EXHIBIT A

CERTIFIED SURVEY MAP VOL___ PAGE___

OF ALL OF PARCEL 1 AND ALL OF PARCEL 2 VOLUME 48 CERTIFIED SURVEY MAPS, PAGE 111 AND ALL OF LOT 1 VOLUME 72 CERTIFIED SURVEY MAPS, PAGE 67 BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, AND ALL OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 28 NORTH, RANGE 10 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN

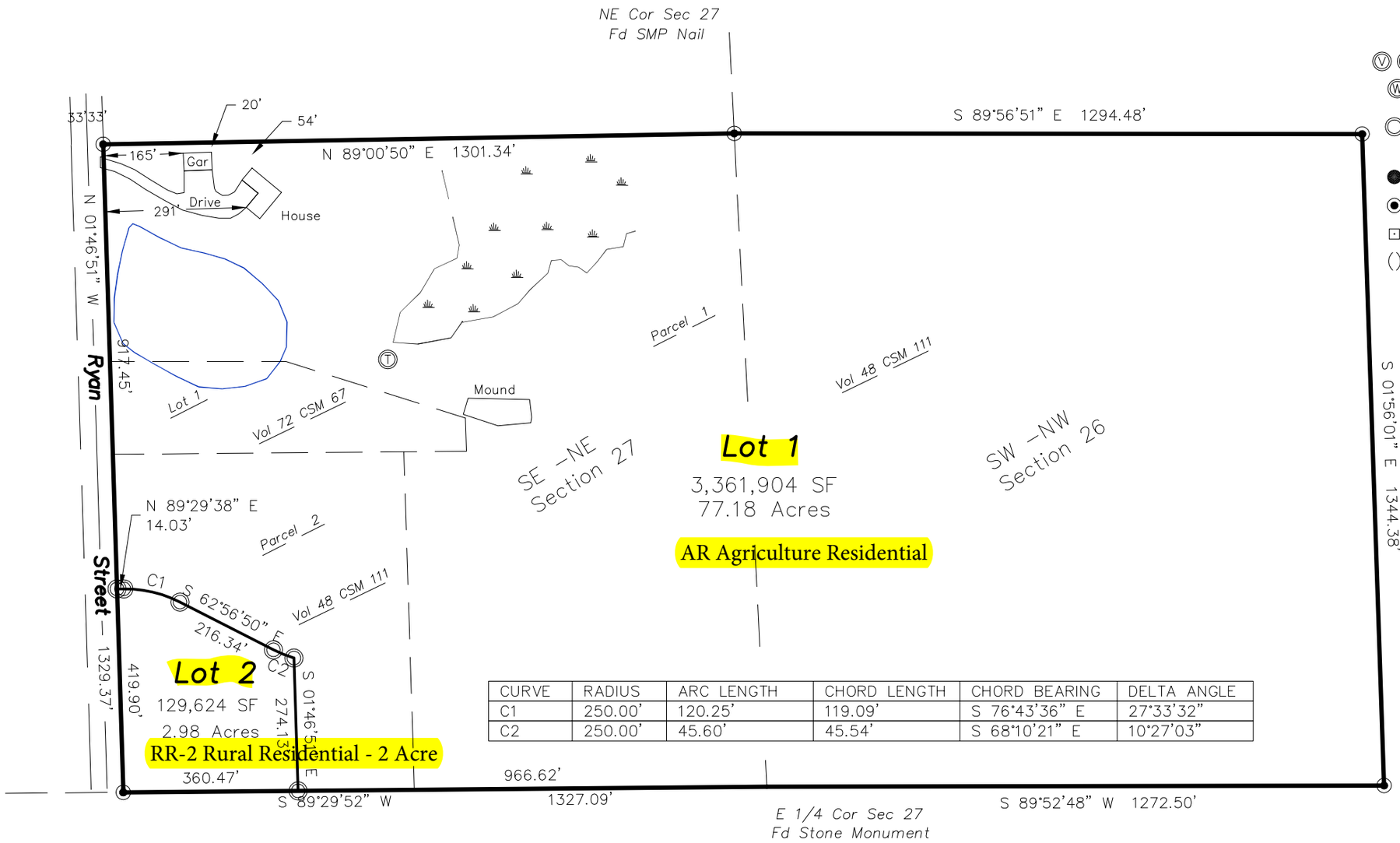
GRAPHIC SCALE

0 150 300 600

1 inch = 300ft.

- SEPTIC VENT/TANK
- WELL
- 1" X 24" OD IRON PIPE WEIGHING 1.13 LBS/LINEAL FOOT SET
- FOUND 2" I. PIPE
- FOUND 1" I. PIPE
- FOUND GOV'T CORNER
- ( ) RECORD DATA

NORTH



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	250.00'	120.25'	119.09'	S 76°43'36" E	27°33'32"
C2	250.00'	45.60'	45.54'	S 68°10'21" E	10°27'03"

SHEET 1 OF 2

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

BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NE 1/4 OF SEC 27 ASSUMED TO BEAR N 2° 52' 40" W

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

REQUEST FROM:	**JARED WEHNER, ASSISTANT PLANNER** **JENNIFER HIGGINS, DIRECTOR OF PLANNING AND DEVELOPMENT**
ITEM DESCRIPTION:	**CONDITIONAL USE PERMIT (CU-5-16-1588) BURIED OR EXPOSED HYDROCARBON OR HAZARDOUS CHEMICAL STORAGE TANK IN WHP-B WELLHEAD PROTECTION OVERLAY DISTRICT AT 6204/6206 AND 6300 ALDERSON STREET.**
DATE/MTG:	**JUNE 13, 2016 - PLAN COMMISSION**
POLICY QUESTION:	Should the Plan Commission approve the conditional use permit as requested by Lamers Bus Lines., occupant of the above stated properties to allow the expanded use of a buried or exposed hydrocarbon or hazardous chemical storage tank within a WHP-B Wellhead Protection Overlay district at 6204/6206 and 6300 Alderson Street?
RECOMMENDATION TO:	I make a motion to endorse approval, of **Option 1** as stated on the Conditional Grant Determination (see attached).

LEGISLATIVE ACTION:

☒ **Acknowledge/Approve**	☐ Ordinance	☐ Proclamation
☐ Administrative Order	☐ Policy	☐ Reports
☐ Expenditure	☐ Procedure	☐ Resolution

FISCAL IMPACT ANALYSIS:

☐ Budget Line Item:	N/A
☐ Budget Line Item:	
☐ Budgeted Expenditure:	
☐ Budgeted Revenue:	

STATUTORY / RULEMAKING / POLICY REFERENCES:

☐ WI Statue:	
☐ WI Administrative Code:	
☐ Case Law / Legal:	
☐ Municipal Code:	94.16.06
☐ Municipal Rules:	

PRIOR REVIEW:	None
BACKGROUND:	Lamers, will be installing an above-ground liquid propane storage tank. Lamers utilizes propane to run their bus fleet. This site will be utilized by Lamers until a new facility is completed.

☒ Attachments

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

Application/Petition No.:	**CU-5-16-1588**	Hearing Date:	**June 13, 2016**
Applicant:	**Allen Lamers, Lamers Bus Lines, Inc., 2407 South Point Road, Green Bay, WI 54313**		
Location:	**6204, 6206 and 6300 Alderson Street**		
Description:	**Commencing 305' south of the northeast corner of said forty, west 445', south 185', east 445' and north 185' to beginning; part of the Northeast ¼ of the northeast ¼ of Section 19 T28N R8E, Village of Weston, Marathon County, Wisconsin.** **AND** **Northeast ¼ of the northeast ¼ of Section 19 T28N R8E, excluding Volume 401D-262, 412D-7 and 7R-472; Village of Weston, Marathon County, Wisconsin.**		

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

GENERAL INFORMATION:

Zoning:	**Wellhead Protection Zone - B**
Definition: 94.6.03(1)	The Village depends exclusively on ground water for a safe drinking water supply. Certain land use practices and activities can seriously threaten or degrade ground water quality. The purpose of this Section is to institute land use regulations and restrictions to protect the Village's municipal water supply and well fields, and to promote the public health, safety, and general welfare of the residents, employees, and visitors of the Village. The restrictions imposed in this Section are in addition to those of the underlying standard zoning district or any other provisions of this Chapter. This section is established under the authority of Wis. Stat. § 62.23(7)(a) and (c) and Wis. Admin. Code NR Chapter 811.
Proposed Land Use: Figure 6.03	**Buried or exposed hydrocarbon or hazardous chemical storage tanks. Hazardous chemicals are identified by OSHA criteria under 40 CFR Part 370, but not including residential LP gas tanks.**

DETERMINATION:

1. Does the proposed conditional use, in its proposed location and as depicted on the required site plan, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted by the Village?

   No, an LP gas leak would not directly impact neighboring properties, unless there was an energy source to ignite the gas. The probability of such an event would be unlikely. This is being proposed as a temporary location.

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

   No; however, the site is only being proposed on a temporary basis while a new permanent facility is built for the bus company.

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

   Yes, there are adequate improvements, facilities, utilities and services for the property. The site currently is served by sewer and water.

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

   The conditional grant will not have neither a positive nor negative impact to the general public. Due to the temporary nature of the request, little mitigation would be required to lessen the impacts of the storage tank.

BACKGROUND INFORMATION:
Lamers, will be installing an above-ground liquid propane storage tank. Lamers utilizes propane to run their bus fleet. This site will be utilized by Lamers until a new facility is completed.

CURRENT PROPERTY CONDITIONS:
6204/6206 Alderson Street and part of the adjacent 6300 Alderson Street have been utilized by a bussing company since the D. C. Everest Senior High School opened. The next company taking the site over for a temporary basis.

CRITERIA:

1. The Village's responsibility as a public water supplier to protect and preserve public health, safety and welfare.
2. The potential of the proposed use to seriously threaten or degrade groundwater quality.
3. The availability of alternative uses, locations, and operational characteristics, and the cost, effect, and extent of availability of such alternatives.
4. The proximity of the applicant's property to other potential sources of contamination or vulnerable activities or uses.
5. The then-existing condition of the associated well, well field, well recharge area, and the vulnerability to further contamination.
6. The direction of flow of groundwater and other factors in the area of the applicant's property which may affect the speed of the groundwater flow, including topography, depth of soil, extent of aquifer, depth to water table, and location of private wells.
7. The zone of contribution for, or distance from, the associated well within which the proposed use is located.
8. Any other hydrogeological data or information which is available from any public or private agency or organization.
9. The potential benefit, both economic and social, from the approval of the application.

Approval Conditions. In its approval of any conditional use permit within the Wellhead Protection Area overlay district, the Plan Commission may impose conditions to provide:
1. Environmental and/or safety monitoring to indicate whether the potential sources of contamination may be emitting any contaminants.

2. A financial guarantee in a form and amount determined by the Village for future monitoring and cleanup costs.

3. Any requirement authorized for existing potential sources of contamination and land uses under subsection (6).

Staff has made the determination that the above stated conditions are not required for this conditional use grant.

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PLAN COMMISSION ACTION OPTIONS:

1) **Approve the Conditional Use Grant for the use of a temporary buried or exposed hydrocarbon or hazardous chemical storage tanks at 6204, 6206 and 6300 Alderson Street with the following conditions:**
   a. **A cross access easement agreement is produced, showing the utilization of the northern portion of 6300 Alderson Street by the occupant of 6204/6206 Alderson Street**
   b. **The LP Storage tank shall be removed no later than the time at which the applicant vacates the above stated property;**
   c. **The construction of any facilities upon the property described above shall be in accordance with the building site and operational plans previously approved by the Village. Any additions, modifications or changes in said site plan, operational plan and/or building plan must be approved by the Village in advance of any construction; and**
   d. **Upon the use expanding beyond the terms listed within the Operation Plan, then the owner/applicant of said use shall resubmit a new Conditional Use Permit application.**
2) **Deny the Conditional Use Grant for the use of a temporary buried or exposed hydrocarbon or hazardous chemical storage tanks at 6204, 6206 and 6300 Alderson Street.**

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VILLAGE OF WESTON, MARATHON COUNTY, WI
CONDITIONAL USE PERMIT #CU-5-16-1588

This CONDITIONAL USE PERMIT is issued as of the 13th day of JUNE, 2016, by the PLAN COMMISSION of the Village of Weston to JELCO WISCONSIN, INC. and D. C. EVEREST AREA SCHOOL DISTRICT, property owners.

WHEREAS, JELCO WISCONSIN, INC. and D. C. EVEREST AREA SCHOOL DISTRICT are the owner of the properties described below in the Village of Weston, and said owner intends to use thereon BURIED OR EXPOSED HYDROCARBON OR HAZARDOUS CHEMICAL STORAGE TANK related use. The said property upon which said activity is to take place is more particularly described as follows:

> Commencing 305' south of the northeast corner of said forty, west 445', south 185', east 445' and north 185' to beginning; part of the Northeast ¼ of the northeast ¼ of Section 19 T28N R8E, Village of Weston, Marathon County, Wisconsin.
>
> AND
>
> Northeast ¼ of the northeast ¼ of Section 19 T28N R8E, excluding Volume 401D-262, 412D-7 and 7R-472; Village of Weston, Marathon County, Wisconsin.

WHEREAS, the properties described above are in the INT – INSTITUTIONAL ZONING DISTRICT with WHP – WELLHEAD PROTECTION OVERLAY DISTRICT-ZONE B of the Village, which permits the use of BURIED OR EXPOSED HYDROCARBON OR HAZARDOUS CHEMICAL STORAGE TANK in said district only by conditional grant; and

WHEREAS, JELCO WISCONSIN, INC. and D. C. EVEREST AREA SCHOOL DISTRICT has requested a conditional grant use of the properties, per Section 94.6.03(4), Figure 6.03 Conditional, Prohibited and Permitted Uses in WHP Overlay Districts, so as to allow the use of BURIED OR EXPOSED HYDROCARBON OR HAZARDOUS CHEMICAL STORAGE TANK on said premise; and

WHEREAS, a petition for a conditional use permit having been duly filed with the Village Zoning Administrator, and placed on the Plan Commission agenda after first being assured by Village professional staff review that the application is complete, and following staff review and Commission review, investigation and a public hearing which was held June 13, 2016, the Plan Commission after giving full consideration to the criteria and standards of for granting a conditional use, as set forth in the Village Ordinance, including Section 94.16.06, approve said application in writing.

NOW, THEREFORE, BE IT RESOLVED, the PLAN COMMISSION of the Village of Weston, in Marathon County, Wisconsin, hereby grant the JELCO WISCONSIN, INC. and D. C. EVEREST AREA SCHOOL DISTRICT a conditional grant for the properties described above, for the use of BURIED OR EXPOSED HYDROCARBON OR HAZARDOUS CHEMICAL STORAGE TANK as defined in Sec. 94.6.03(4) of the Village Zoning Ordinance. The conditions for the issuance of the conditional grant are as follows:

DRAFT

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a. Produce an executed and recorded cross-access easement agreement, allowing for the utilization and care for of property on the northern portion of 6300 Alderson Street by the occupant of 6204/6206 Alderson Street;

b. The LP Storage tank shall be removed no later than the time at which the applicant vacates the above stated property;

c. The construction of any facilities upon the property described above shall be in accordance with the building site and operational plans previously approved by the Village. Any additions, modifications or changes in said site plan, operational plan and/or building plan must be approved by the Village in advance of any construction; and

d. Upon the use expanding beyond the terms listed within the Operation Plan, then the owner/applicant of said use shall resubmit a new Conditional Use Permit application.

Dated this 13th day of June, 2016

WESTON PLAN COMMISSION

By: _____

Loren White, its Chair

ATTEST:

_____

Valerie Parker, Plan Commission Secretary

STATE OF WISCONSIN)
)ss.
COUNTY OF MARATHON)

Personally came before this _____ day of June, 2016, the above named Loren White, Chair, and Valerie Parker, Secretary, to me known to be the persons who execute the forgoing instrument and acknowledge the same.

_____

Notary Public

My Commission expires on _____.

DRAFT

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THIS INSTRUMENT DRAFTED BY:
Jared M. Wehner, Assistant Planner;
Planning and Development, Village of Weston;
5500 Schofield Avenue, Weston, WI 54476

DRAFT

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Revised Notice: Please note the corrected meeting date below.
The previous notice that was sent out indicated June 16th, but should have read Monday, June 13, 2016.

VILLAGE OF WESTON
NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Village of Weston Plan Commission, on **Monday, June 13, 2016, at 6:00 p.m.**, at the Weston Municipal Center, 5500 Schofield Avenue, Weston, WI 54476 to take testimony relative to the following:

CU-5-16-1585 Bonnie DeChamps, Hurckman Mechanical, Inc., PO Box 10977, Green Bay, WI 54307, requesting a conditional use permit for Hurckman Mechanical, Inc., at 5807 Prairie Street, Suite B, to allow for both a light industrial use and outdoor storage or wholesaling use within the B-3 Zoning District.

REZN-5-16-1586 Gary Guerndt, 7306 Ryan Street, Weston, WI 54476, requesting a rezoning from AR (Agricultural and Residential) to RR-2 (Rural Residential – 2 Acre), on property addressed as 8303 Ryan Street, to allow for the construction of a single family home.

CU-5-16-1588 Allen Lamers, Lamers Bus Lines, 2407 South Point Road, Green Bay, WI 54313, requesting a conditional use to allow the storage of a propane fueling tank on property located within a WHP-B (Wellhead Protection – Zone B) Overlay District, addressed as 6204/6206 and 6300/6400 Alderson Street.

The hearing notice and applicable application materials are available for public inspection on the Village of Weston website located at http://westonwi.gov/421/Public-Hearing-Notices.

Written testimony may be forwarded to the Village of Weston Plan Commission, Valerie Parker, Plan Commission Secretary, 5500 Schofield Avenue, Weston, WI 54476, or emailed to vparker@westonwi.gov, by noon on the day of the hearing. All interested persons will be given an opportunity to be heard. Any person with questions or planning to attend needing special accommodations in order to participate should call Valerie Parker, Planning Technician, Planning and Development Department, at 715-241-2607.

Dated this 26th day of May, 2016

Valerie Parker
Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, May 30, 2016 and Monday, June 6, 2016.

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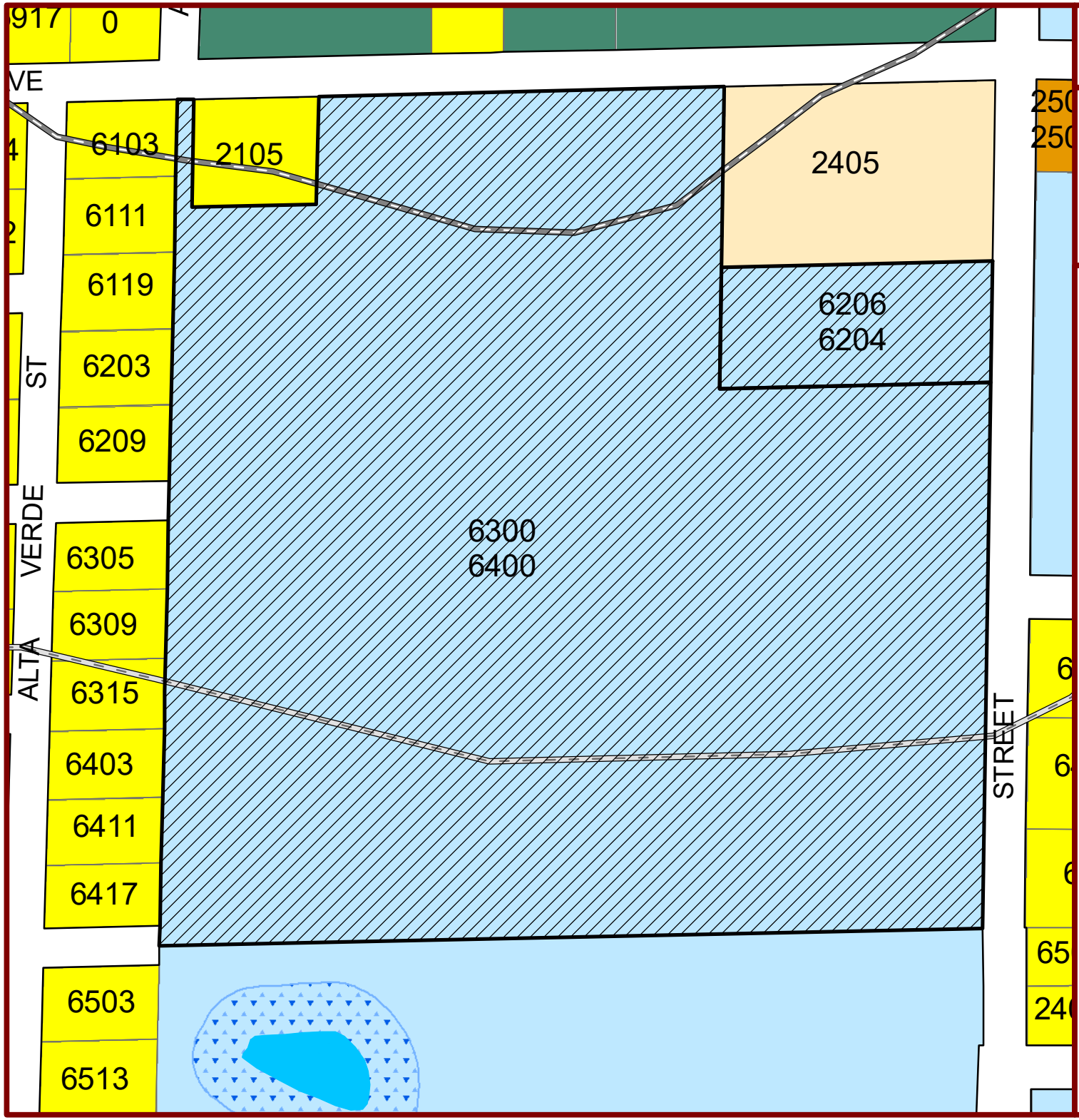

Village of Weston
Marathon County, WI

OFFICIAL ZONING MAPS

Map Date:	6/3/2016
Adoption Date (Village):	4/20/2016
Adoption Date (ETZ):	4/20/2016
Adoption Date (Town):	1/23/2016

Map By: Technology Services Department, Village of Weston

0 0.015 0.03 0.06 Miles

Legend

- DCE/Lamers
- Village of Weston
- Extraterritorial Zoning (ETZ) Boundary
- Town of Weston
- Right-of-way
- Parcel Boundary
- Wetland
- Surface Water

ZONING DISTRICTS

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

OVERLAY ZONING DISTRICTS

- Design - Commercial Corridor
- Design - Condominium
- Design - Renaissance
- Design - Rail-to-Trail
- Design - Weston Marketplace
- VIllage of Weston Shoreland Zoning
- Marathon County Shoreland Zoning - Town and ETZ only

WELLHEAD PROTECTION ZONES

- Zone A
- Zone B

Lamers bus lines operational Plan:

Lamers Bus Lines will be leasing the bus parking area from the D.C. Everest School District which currently is using this parcel to park school buses for the use in the district.

Outdoor bus storage is already being utilized on this lot. Lamers will be bringing their bus inventory to the area because they have obtained the bus service contract for the School Distinct. Lamers Bus Lines operates many of the new buses with propane and therefore are asking to place a temporary 18,000 gallon propane tank on site for the private use of fueling their buses. This is critical to the proper operation and control of the facilities.

This site is already used for bus parking and office terminal use. The impact on the surrounding neighbors will not change. There will be no increase in traffic as it exists today. This is only a temporary location until Lamers can build its new state of the art facility at a new location.

Existing facilities on site will stay as is.

No additional license is required for this use.

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TANK PROTECTED BY

6" Ø GUARD POST

ALL 4 SIDES.

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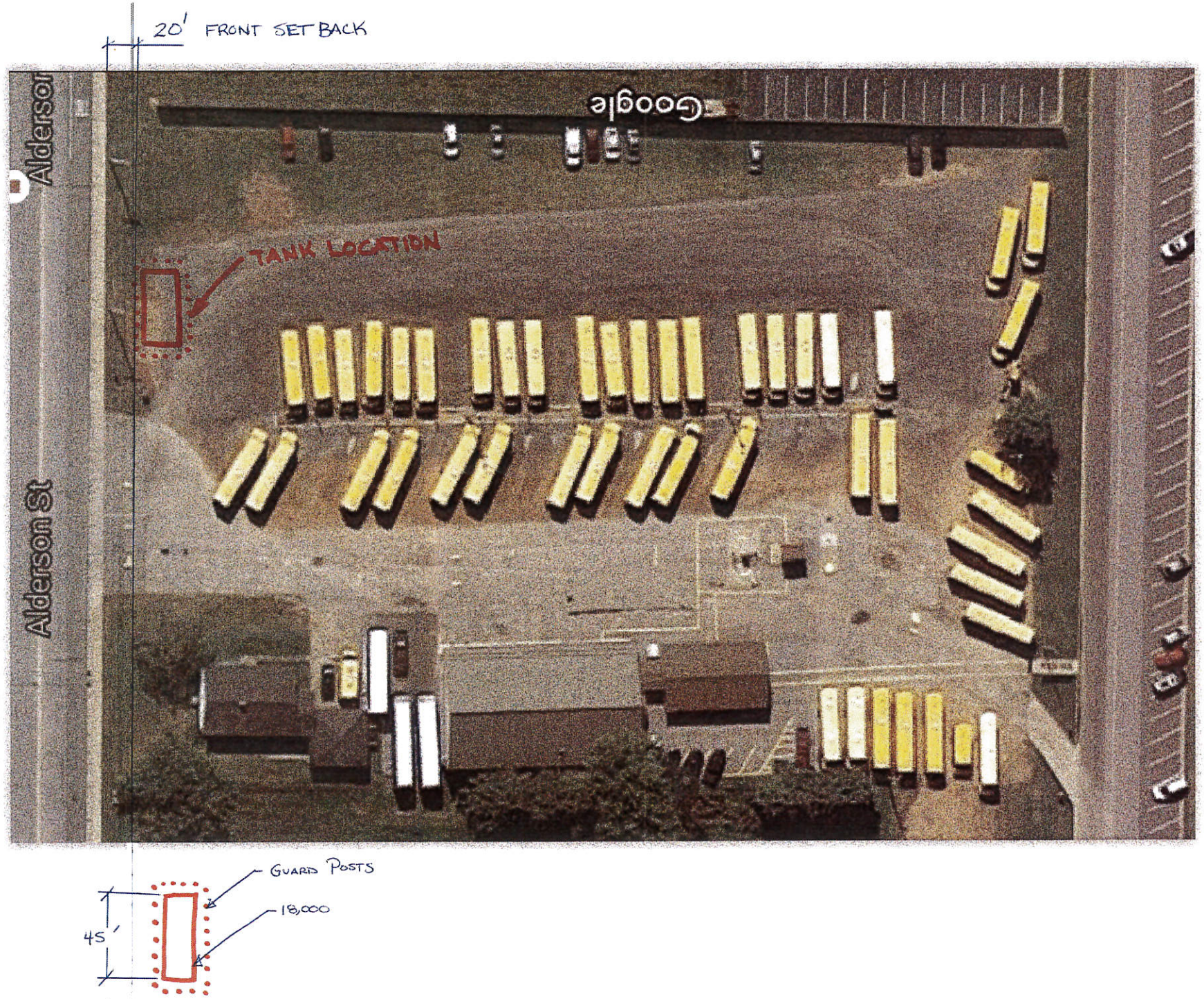
20' FRONT SET BACK
Alderson
Alderson St
Google
TANK LOCATION
GUARD POSTS
18,000
45'

Conditional Use
Permit Application
Village of Weston
Date: 5/26/2016

Permit No.: CU-5-16-1588

Payment: ☐Cash ☐Check No._____

FULL COMPLETION OF THIS FORM IS REQUIRED FOR PROCESSING

THE VILLAGE OF Weston
5500 Schofield Ave
Weston, WI 54476

PROPOSALS AND FEES

☐ Conditional Use (Residential)		$ 250.00
☒ Conditional Use (Non-Residential)	$250.00 + $10.00/Acre over 10 Acres =	$
☐ Conditional Use Amendment		$ 250.00
	TOTAL:	$ 250.00

APPLICANT INFORMATION

Applicant Name: Allen Lamers ☐ Agent* ☒ Property Owner

Mailing Address: 2407 South Point Rd
Green Bay, WI 54313

Phone: 920-362-0555

Email: allen@golamers.com

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

Property Owner: D.C. Everest School

Mailing Address: 6300 Alderson Street
Weston, WI 54476

Contact Name: Aaron Nelson

Phone: 715-359-4221

Email: anelson@dce.k12.wi.us

PROJECT SITE SPECIFICATIONS

Project Address: 6206 Alderson St
(or PIN if no address) Weston, WI 54476

Lot Size(ft²): 37,426 ~~ft.~~

Acres: .86

Property Zone: INT- Institutional

Current Future Land Use Designation: INT - INSTITUTIONAL

Legal Description:

PUBLIC HEARING REQUIRED FOR CONDITIONAL USE AND REZONE

CONDITIONAL USE: Following acceptance of a complete application, the Town Clerk shall schedule a public hearing before the Plan Commission to be held within 45 days after acceptance of a complete application. Notice of the time, place, and purpose of such hearing shall be given by publication as a Class 2 Notice in conformance with the requirements of Wis. Stat. § 62.23(7)(d). The Village Clerk shall also send said notice to the applicant, owners of record of all lands within 300 feet of the boundaries of the subject property, and the clerk of any municipality whose boundaries are within 1,000 feet of any portion of the jurisdiction of this Chapter at least ten days prior to the date of such public hearing. Failure to mail said notice or failure to meet the time requirements herein, provided it is unintentional, shall not invalidate proceedings under this Section.

CONDITIONAL USE REQUIREMENTS

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

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

Has the written description and location been attached? ☒ Yes ☐ No

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

Has the written justification been attached? ☒ Yes ☐ No

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

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

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

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

   Yes, this is an existing school bus facility and the new tenant is using site as is. This is for a temporary propane bus fueling station only.

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.

   no, Propane tank fully protected by guard posts. STANDARD use for the facility

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?

   Yes, temporary tank only. on existing bus parking facility.

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

   Yes, private property for inspection and service

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?

   School bus fueling station. Yes

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PROCESS, TERMS AND CONDITIONS

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

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

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

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

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

Change of Ownership. All requirements of the approved conditional use permit shall be continued regardless of ownership of the subject property and shall run with the land, except as otherwise limited by this Chapter or by a specific condition attached to the conditional use permit. Modification, alteration, or expansion of any conditional use in violation of the approved conditional use permit, without approval by the Plan Commission (or Extraterritorial Zoning Committee), shall be considered a violation of this Chapter and shall be grounds for revocation of said conditional use permit.

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

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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.**

Mark W Nysted c/o Allen Lamers — 5-26-16

Signature of Applicant — Date

MARK W NYSTED

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 26th day of May 20 16, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledge the same.

Douglas Stecker

Notary Public

My Commission Expires: 8/02/16

DOUGLAS A. STECKER NOTARY PUBLIC STATE OF WISCONSIN

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STAFF REVIEW

PIN: 192-2808-191-0998 6204/6206 Alderson
192-2808-191-0999 6300/6400 Alderson

Zoning: INT/WHP-B ☒ Village ☐ ETZ

Filed After the Fact: ☐ Yes ☒ No

Fine Imposed: ☐ Yes ☒ No Amount: _____

Publication of Notice Date 1: 05-30-16

Publication of Notice Date 2: 06-06-16

Conditional Use Permit Review:

PC/~~ETZ~~ Meeting Date: 06-13-16

CUP No.: CU-5-16-1588

☐ Approved ☐ Approved w/ Conditions ☐ Denied

Site Plan No.: _____

Adoption Date: _____

Conditional Use Permit Review (Outdoor Commercial Entertainment Only)

Name of Establishment:		License Number:	
CLPS Meeting Date:		☐ Recommend	☐ Recommend w/ Conditions ☐ Denied
VB Meeting Date:		☐ Approved	☐ Approved w/ Conditions ☐ Denied

Recorded Date: _____

Document No.: _____

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D.C. Everest Area School District
6300 Alderson Street
Weston, WI 54476
Phone 715-359-4221

Aaron Nelson
Finance Manager

MISSION STATEMENT
D.C. Everest Area School District, in partnership with the community, is committed to being an innovative educational leader in developing knowledgeable, productive, caring, creative, responsible individuals prepared to meet the challenges of an ever-changing global society.

June 7th, 2016

Jennifer Higgins
Village of Weston
Director of Planning & Development
5500 Schofield Avenue
Weston, WI 54476

Dear Jennifer,

The D.C. Everest School District has accepted a proposal from Lamers Bus Lines, Inc. to provide bus transportation services for the District's 4K-12 student population. The contract will begin on August 1st, 2016. As part of the contract, Lamers has the option to utilize propane powered school buses. Propane school buses have lower emissions, are quieter, warm up quickly (less idling) and reduce fuel costs.

The D.C. Everest Area School District gives authorization for Lamers to have access to an above ground propane fueling tank located on the property owned by the District which will be leased to Lamers for school bus services.

If you have any questions please give me a call.

Sincerely,

Aaron Nelson
Finance Manager
Phone (715) 359-4221 x 1213
Fax (715) 359-2056

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Village of Weston, Wisconsin
OFFICIAL PROCEEDINGS OF THE PLAN COMMISSION AND
JOINT TOWN & VILLAGE EXTRATERRITORIAL ZONING COMMITTEE
held on Monday, May 9, 2016 at 6:00 p.m., in the Board Room, at the Municipal Center
Chairman White Presiding.

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

1. Joint Town & Village of Weston Extraterritorial Zoning Committee meeting called to order by Olson.
2. Plan Commission meeting called to order PC Chairman White.
3. Clerk will take attendance and roll call.

Roll call indicated 5 Joint Town & Village of Extraterritorial Zoning Committee members present.

Member	Present
Christiansen, Randy	YES
Diesen, Dave	NO
Hull, Mark	YES
Kollmansberger, Tina	YES
Olson, Milt	YES
Zeyghami, Hooshang	YES

Roll call indicated 5 Plan Commission members present.

Member	Present
Diesen, Dave	NO
Johnson, Marty	YES
Kollmansberger, Tina	YES
Schuster, Fred	YES
White, Loren	YES
Zeyghami, Hooshang	YES
Vacant	NO

Village Staff in attendance: Higgins, Donner, Guild, Tatro, Wehner, Parker, and Hodell. There were 3 audience members present.

4. Requests for Silencing of cellphones and other electronic devices.

B. PUBLIC HEARINGS BEFORE VILLAGE PLAN COMMISSION AND JOINT TOWN & VILLAGE EXTRATERRITORIAL ZONING COMMITTEE

Olson and White opened the public hearings at 6:01 p.m.

5. Ordinance No. 16-025 An Ordinance Amending Chapter 94 Zoning, Section 94.3.04, Figure 3.04 *Allowable Uses in Rural, Open Space and Residential Zoning Districts*, Section 94.3.05, Figure 3.05 *Allowable Uses in Non-Residential and Mixed Use Zoning Districts* and Section 94.4.08(1) *Light Industrial*.

Higgins explained how the Village is working on an update to our TIF #1 Plan. The plan was originally done as an industrial TIF. With the recent special legislation awarded, we have an opportunity to open up the plan and to do an update on it. Part of this plan requires we have 50% of land within this TIF considered as an industrial use. Over the course of the years, the zoning had changed, which left us at only about 20%. With the Village-wide rezone held last year, we are now at about 33-35%. When we work on this plan, we must get this back to 50%. A lot of the land along Weston Avenue is in Agriculture, and we are not going to rezone it to anything else until the time it changes use and is developed. After speaking with Mark Roffers, it was suggested that the best way to get to the 50% industrial use was that we should make a change to the current zoning code to allow for light industrial as a conditional use in the AR District. This change will help bring us up and slightly over the 50% that we need to do the TIF Plan amendment.

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She pointed out another change, allowing Indoor Sales Incidental to Storage or Light Industrial land use as a conditional use in the AR district. She pointed out how we are making a change to the outdoor alcohol areas also, because of the existing golf course and trap club in that area. Also a change in Community Living Arrangements, in the institutional. There are also provisions being added requiring any new development within the AR district to be served by public water and sewer.

Daniel Guild, 5702 Pine Terrace, spoke in favor of the changes, stating this will allow the Village to move forward in economic growth and development.

No one else spoke in favor or opposition.

Olson and White closed this public hearing at 6:10 p.m.

6. **Ordinance No. 16-026 An Ordinance Amending Section 94.16.11(2) of the Zoning Ordinance Entitled *Eligible Provisions for which Variances May Be Granted*.**
Higgins stated this amendment is a straggler from last month. We made a change allowing holding tanks through conditional use, where they do not need to go through a variance anymore, similar to how the Town was set up. We found that when taking some of the changes from the Town, this section got left in the Town's code, and needs to be removed in the Village/ETZ and Town Codes. The Town Code will be updated at a later date.

White and Olson closed this hearing at 6:12 p.m.

7. **Ordinance No. 16-027 An Ordinance Amending Section 94.13.07(7)(b)1. and (c)1. of the Zoning Ordinance Relating to On-Building Sign (Wall, Awning, Marquee, or Projecting Sign) in the INT Institutional and B-1 Neighborhood Business Districts; and B-2 Highway Business, B-3 General Business, BP Business Park, and I Industrial Districts; and Amending the Same in Figure 13.07: Summary of Maximum Dimensions and Number of On-Premise Business Signs (for Non-Residential, Agricultural, and PR Districts—See Section 94.13.05 for Residential and RR District Standards)**.
Wehner commented this came out of a sign permit request by Target, who is changing out their pharmacy sign with CVS Pharmacy. Their proposed sign exceeds the 200 square foot minimum.

Our current code only allows for a maximum of 50 square feet of a sign per signable wall. Staff is requesting to remove that section of the maximum permitted area, as the amount of the square footage of allowed signage is already determined by the length of the wall in which the sign is to be installed upon. This change is viewed as more business friendly. The maximum permitted area is being removed in all zoning districts.

Hull pointed out an inconsistency in this ordinance. The text in this ordinance states "One on-building sign per signable wall per individual business or establishment on the lot." The table states "2 on-building wall signs per signable wall per business". The intent was to allow 2 on-building signs, per signable wall, per business within the B-2, B-3, BP, LI, GI. There was further discussion on how to calculate the size of signs.

White and Olson closed this hearing at 6:20 p.m.

8. **Ordinance No. 16-028 An Ordinance Amending Section 94.12.08(10) of the Zoning Ordinance Entitled *Provisions for Sidewalk* and Creating Section 94.12.09(15) of the Zoning Ordinance Entitled *Pedestrian Facilities.***
Wehner pointed out the revised version of this amendment, which was printed out for the Plan Commissioners. Wehner stated Planning & Development drafted the original amendment, but then after talking with Public Works earlier today, it was apparent that some other changes needed to be incorporated. Wehner stated the goal with this amendment was to incorporate the Complete Streets resolution that was adopted last November. There was further discussion on the proposed amendment and how the requirement of sidewalks will be decided.

Olson and White closed this hearing at 6:29 p.m.

9. **Discussion and Action by Joint Town & Village of Weston Extraterritorial Zoning Committee on Director's recommendation to approve the Zoning Ordinance Amendments Ordinance No. 16-025 through 16-028, per the specifications, conditions, and limitations of the submitted staff reports, and forward to the Board of Trustees for their consideration and final approval.**

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Motion by Kollmansberger, second by Hull to approve the Zoning Ordinance Amendments Ordinance No. 16-025 through 16-028, with corrections as noted, and per the specifications, conditions, and limitations of the submitted staff reports, and forward to the Board of Trustees for their consideration and final approval.

Yes Vote: 5 No Votes: 0 Abstain: 0 Not Voting: 1 Result: PASS

Member	Present
Christiansen, Randy	YES
Diesen, Dave	NO
Hull, Mark	YES
Kollmansberger, Tina	YES
Olson, Milt	YES
Zeyghami, Hooshang	YES

10. Discussion and Action by Village Plan Commission on Director's recommendation to approve the Zoning Ordinance Amendments Ordinance No. 16-025 through 16-028, per the specifications, conditions, and limitations of the submitted staff reports, and forward to the Board of Trustees for their consideration and final approval.

Motion by Schuster, second by Zeyghami to approve the Zoning Ordinance Amendments Ordinance No. 16-025 through 16-028, with corrections as noted, and per the specifications, conditions, and limitations of the submitted staff reports, and forward to the Board of Trustees for their consideration and final approval. Q: Johnson questioned how often the rule of the 50% valuation comes into play. Wehner stated more so for commercial properties than residential. Higgins stated we will see this more so in new subdivisions. Motion Carried.

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

Member	Voting
Diesen, Dave	NO
Johnson, Marty	YES
Kollmansberger, Tina	YES
Schuster, Fred	YES
White, Loren	YES
Zeyghami, Hooshang	YES
Vacant	NO

C. PUBLIC COMMENT – ETZ.

11. Comments from the public on issues, which the ETZ has oversight, or on business items that might be recommended to the Board of Trustees.

None.

D. CONSENT ITEMS – ETZ.

12. Approve previous meeting(s) minutes from the ETZ, April 11, 2016.

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Motion by Kollmansberger, second by Christiansen, to approve previous meeting(s) minutes from the ETZ, April 11, 2016.

Yes Vote: 5 No Votes: 0 Abstain: 0 Not Voting: 1 Result: PASS

Member	Present
Christiansen, Randy	YES
Diesen, Dave	NO
Hull, Mark	YES
Kollmansberger, Tina	YES
Olson, Milt	YES
Zeyghami, Hooshang	YES

E. ADJOURN ETZ

13. Adjourn ETZ Committee.

Motion by Hull, second by Christiansen to adjourn at 6:35 p.m.

F. PUBLIC COMMENT – PC

14. Comments from the public on issues, which the PC has oversight, or on business items that might be recommended to the Board of Trustees.

None.

G. CONSENT ITEMS – PC

15. Approve previous meeting(s) minutes from the Plan Commission April 11, 2016, regular meeting.

Motion by Diesen, second by Johnson, to approve the Plan Commission April 11, 2016 regular meeting minutes.

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

Member	Voting
Diesen, Dave	NO
Johnson, Marty	YES
Kollmansberger, Tina	YES
Schuster, Fred	YES
White, Loren	YES
Zeyghami, Hooshang	YES
Vacant	NO

H. NEW BUSINESS - PC

16. Discussion and Action by Plan Commission on Director's Recommendation to approve Resolution No. 2016-008 A Resolution Recommending Adoption of Ordinance No. 16-029 to Repeal Chapter 74 of the Village of Weston Municipal Code of Ordinances Entitled "Subdivision Regulations" and Amending and Recreating the Same, per the specifications, conditions, and limitations of the submitted staff report and forward to the Board of Trustees for the consideration and final approval.

Higgins explained this is an update of Chapter 74, Subdivision Ordinance. This is being done as the second part of the zoning code update and is coming forth at this time in preparation of new potential developments in the Village. She explained some of the changes in the review process. Higgins brought up the County Naming system, and how this may play a part in this ordinance in the near future.

Higgins explained this is coming before Plan Commission tonight as a resolution, where if approved, then goes through public hearing before the Board of Trustees on Monday.

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Motion by Zeyghami, second by Johnson, to approve Resolution No. 2016-008 A Resolution Recommending Adoption of Ordinance No. 16-029 to Repeal Chapter 74 of the Village of Weston Municipal Code of Ordinances Entitled "Subdivision Regulations" and Amending and Recreating the Same, per the specifications, conditions, and limitations of the submitted staff report and forward to the Board of Trustees for the consideration and final approval.

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

Member	Voting
Diesen, Dave	NO
Johnson, Marty	YES
Kollmansberger, Tina	YES
Schuster, Fred	YES
White, Loren	YES
Zeyghami, Hooshang	YES
Vacant	NO

I. REPORTS FROM STAFF

17. Report from Planning and Development Director.

Higgins pointed out her monthly report. She also explained a new software system we are working on implementing in the near future. She explained how Wausau and Oshkosh already use this software.

18. Staff Report on staff-approved CSM's, Site Plans, Sign Permits, Commercial Zoning Permits, and Certificate of Occupancies issued since last reported of 03/14/2016.

K. REMARKS FROM COMMISSIONERS.

Zeyghami questioned the April 11th minutes. He pointed out that he was excused from the meeting, and feels the minutes appear that he voted "no" on action items. It was pointed out to Zeyghami that above the list of names, is the count of Yes Votes, No Votes, Abstain, Not Voting, and Result. In each motion during that meeting, the count next to Not Voting reflected his not being there.

Schuster questioned Guild about the several copies of the budget book he has received. Guild will check with Jacobs to find out if these are corrected copies or extra copies.

L. DISCUSS ITEMS TO BE INCLUDED FOR NEXT AGENDA.

Higgins stated there will be another ordinance amendment at the next meeting. This pertains to the zoning ordinance, where it will apply parkland dedication fees to large parcels of land with apartment complexes.

M. SET NEXT REGULAR MEETING DATE FOR MONDAY, JUNE 13, 2016, AT 6:00 P.M.

N. ADJOURN.

13. Adjourn Plan Commission.

White adjourned the meeting at 6:56 p.m.

Loren White, Chairman
Jennifer Higgins, Director of Planning & Development
Valerie Parker, Recording Secretary

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

REQUEST FROM:	**JENNIFER HIGGINS, DIRECTOR OF PLANNING AND DEVELOPMENT**
ITEM DESCRIPTION:	**CONCEPTUAL PLAT SUBMITTAL FOR PROPOSED MISTY PINES SUBDIVISION**
DATE/MTG:	**PLAN COMMISSION, MONDAY, JUNE 13, 2016**
POLICY QUESTION:	Should the Plan Commission approve the conceptual plat for the proposed Misty Pines Subdivision, submitted by G & S Investments, with respect to general street layout and proposed street right-of-way widths of 60 feet, subject to all other applicable requirements of Chapter 74 of the Village of Weston Municipal Code.
RECOMMENDATION TO:	I make a motion to approve the conceptual plat for the proposed Misty Pines Subdivision, submitted by G & S Investments, with respect to general street layout and proposed street right-of-way widths, subject to all other applicable requirements of Chapter 74 of the Village of Weston Municipal Code.

LEGISLATIVE ACTION:

☒ Acknowledge/Approve	☐ Ordinance	☐ Proclamation
☐ Administrative Order	☐ Policy	☐ Reports
☐ **Expenditure**	☐ Procedure	☐ Resolution

FISCAL IMPACT ANALYSIS:

☐ Budget Line Item:	
☐ Budgeted Expenditure:	
☐ Budgeted Revenue:	

STATUTORY / RULEMAKING / POLICY REFERENCES:

☐ WI Statue:	
☐ WI Administrative Code:	
☐ Case Law / Legal:	
☒ Municipal Code:	Chapter 74 of Weston Municipal Code (Subdivision Regulations, 05/18/16)
☐ Municipal Rules:	Complete Streets Resolution, VW-15-14, adopted on 06/01/15

PRIOR REVIEW: Village and Subdivider concept plat conference on 5/19/16.
Approved by Property & Infrastructure Committee and referred to Plan Commission on 6/06/16

BACKGROUND: G & S Investments is proposing to acquire property generally bounded by Ross Avenue on the north, Sternberg Avenue on the south, Fox Street to the west and Birch Street to the east (see location map attached). In parallel with the Comprehensive Plan Update the Village adopted a Resolution VW-15-14 on June 1, 2016, to promote the concept of "Complete Streets." The intent of this resolution was/is to provide direction to Village staff in updating ordinances and policies related to street construction, reconstruction, land division, and other related activities such that needs of connectivity, multi-modal transportation, aesthetics, and other related issues are addressed by subdividers and the Village. With "Complete Streets" in mind, Chapter 74 of the Weston Municipal Code (the Subdivision Ordinance) was revised as part of the Comprehensive Planning process on May 18, 2016. Misty Pines is the first proposed plat to be reviewed following the revision of the Subdivision Ordinance. The conceptual plat is the first step in the process. The proposed street layout meets the approval of staff with respect to connections with existing, and potential future streets, to the extent practical. The proposal is to dedicate 60-foot wide street right-of-ways as opposed to 66-foot wide right-of

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ways. Staff feels this is a reasonable proposal when looking at the existing right-of-way widths on Birch Street, Fox Street, and Sternberg in the vicinity. Following action on the conceptual plat by Plan Commission, the Subdivider will be working with Village staff on details for infrastructure design and development agreement requirements. A final plat cannot be approved without the Subdivider either having completed the construction of the public infrastructure at the Subdivider's cost or the Subdivider providing a financial security sufficient to cover the costs of completing the public infrastructure.

Here are links to:

Chapter 74 of the Weston Municipal Code (Concept Plat is discussed in Article 2)
http://westonwi.gov/documentcenter/view/63

Village of Weston Resolution Number VW-15-14 (Complete Streets) http://westonwi.gov/DocumentCenter/View/2489

☐ Supplemental Briefer for Agenda Items under Consideration
☒ Attachments
- Misty Pines Conceptual Plat Application
- Locational reference map for the proposed plat of Misty Pines
- Conceptual Plat of Misty Pines

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Concept Plat Review
Application
Village of Weston/ETZ
Date: 6/1/16

Subdivision No.:

Payment: ☐ Cash ☐ Check No. _____

FULL COMPLETION OF THIS FORM IS REQUIRED FOR PROCESSING

THE VILLAGE OF Weston
5500 Schofield Ave
Weston, WI 54476

SUBDIVISION FEES

☑ Concept Plat Review $ **100.00**

APPLICANT INFORMATION

Applicant Name: GVS Investments ☐ Agent* ☐ Property Owner

Mailing Address: 2306 Zinser ST
Weston WI 54476

Phone: 715-355-6717

Email: garyg@pgainc.net

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

Property Owner: SAME

Contact Name: Gary Guerndt / Kurt Seubert

Mailing Address:

Phone: 715-355-6717

Email:

PROJECT SITE SPECIFICATIONS

Property PIN Numbers: 192 2808 172 0942
0934
0935
0933

Lot Size(ft²): 941,404 SF

Acres: 21.6 AC

Property Zone: SF-S

Proposed Rezone*: NONE

Current Future Land Use Designation: SAME

Proposed Future Land Use Designation*: NONE

Legal Description:

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

APPLICATION COMPLETENESS

The applicant shall submit a site plan application to the Planning and Development Department. The concept plat review 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 Zoning Administrator shall notify the applicant of the date and time of the applicable Plan Commission or Extraterritorial Zoning Committee meeting. Applications must be complete at least 30 days in advance of a Commission or Committee meeting to be scheduled for action, except under exceptional circumstances as determined by the Zoning Administrator or if the property in question does not require to be rezoned. **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

Surveyor: Plover River Land Co. Inc

License: 1935

Address: 2 156 Kent ST
Wausau, WI 54403

Phone: 715-449-2229

Email: landman432@gmail.com

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SITE ASSESSMENT CHECKLIST

The completed Site Assessment Checklist, any attached information, and Village assessment of these materials, will be considered in the determination of the suitability of the land for division under Section 74.2.03 and compliance with other Village ordinance standards. Please answer the following questions about the proposed site and land division, using the listed "potential source" or another reliable source. To ensure that the linked files in this document load correctly, check to verify that your internet browser's plugins for Adobe Acrobat Reader are up-to-date. Explain all "yes" answers by attaching documentation (including relevant maps) on the type, location, and extent of the identified feature; and on the expected impact of the proposed development. Adjustments to the proposed land division to minimize or mitigate the impact of "yes" answers may be required.

I. LAND RESOURCES	YES	NO
A. A 100-year floodplain, or other flood prone area? Potential Sources: FEMA Flood Map Service Center or Village of Weston Comprehensive Plan Map 7-1: Natural Features	☐	☑
B. An area of with high potential for gravel or other mineral deposits? Potential Source: NRCS Web Soil Survey	☐	☑
C. Slopes of 12% or greater? Potential Source: Marathon County Comprehensive Plan Map 5-1: Natural Features; NRCS Web Soil Survey.	☐	☑
D. An area of existing or former wetlands, or wetland indicators? Potential Source: DNR Surface Water Data Viewer. In Map Layers, select "Wetlands & Soils" and choose the "Wisconsin Wetland Inventory"	☐	☑
E. An area with water table within 5 feet of the soil surface? Potential Source: NRCS Web Soil Survey. Use Soil Data Explorer, select tab for Soil Uses and Properties. Under "Water Features", select "Depth to Water Table."	☐	☑
F. An area of bedrock within 5 feet of the soil surface? Potential Source: NRCS Web Soil Survey. Use Soil Data Explorer, select tab for Soil Uses and Properties. Under "Soil Qualities and Features", select "Depth to a Selected Soil Restrictive Layer."	☐	☑
G. Soils having very limited site potential for dwellings with basements? Potential Source: NRCS Web Soil Survey. Use Soil Data Explorer, select tab for Suitability and Limitations for Use. Under "Building Site Development", select "Buildings with Basements"	☐	☑
H. Designated environmental or open space corridors? Potential Source: Village of Weston Comprehensive Plan Map 3-1: Future Land Use	☐	☑
I. A brownfield or other contaminated site? Potential Source: DNR Contaminated Lands Database	☐	☑
J. A natural drainage way or dry run with a tributary area of 5+ acres? Potential Sources: Site survey or Marathon County Land Information Mapping System	☐	☑
K. A location within 500 feet of a livestock facility? Potential Sources: Site survey; aerial photograph (see Marathon County Land Information Mapping System)	☐	☑
L. Group I agricultural soils? Potential Source: Village of Weston Comprehensive Plan Map 7-2: Soil Suitability for Agriculture	☐	☑

II. WATER RESOURCES	YES	NO
A. A navigable lake, pond, river, stream, or other waterway? Potential Source: Wisconsin DNR Surface Water Data Viewer. In Map Layers, select "Designated Waters" and choose the "Priority Navigable Waterways"	☐	☑
B. Location within a wellhead protection area? Potential Source: Village of Weston Zoning Map	☐	☑
C. Location within 1,000 feet from a lake, pond or flowage or 300 feet from a river or stream or the landward side of the floodplain (i.e., shoreland zone)? Potential Sources: Wisconsin DNR Surface Water Data Viewer	☐	☑
D. Location within 1,200 feet of any open or closed landfill site? Potential Source: Wisconsin DNR RR Sites or Solid Waste Landfills Licensed in Wisconsin	☐	☑

III. BIOLOGICAL, HUMAN AND SCIENTIFIC RESOURCES	YES	NO
A. Location in a section with threatened/endangered plant or animal species? Potential Source: Natural Heritage Inventory (NHI) Public Portal. If yes, fill out an "Endangered Species (NHI) R[illegible] Request Form" (Form 1700-047).	☑	☐
B. Ar[illegible] containing or within 1,000 feet of an area of archeological interest? P[illegible]ial Sources: Archeological study of site. Call (608) 264-6504 if you suspect area may be of archeological in[illegible]t. Wisconsin Historical Society.	☐	☑

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C. An area containing or within 1,000 feet of a historic building or site? Potential Sources: State of Wisconsin List of Historic Properties	☐	☑

IV. ENERGY, TRANSPORTATION AND COMMUNICATION RESOURCES	YES	NO
A. A planned roadway, or existing roadway planned for a wider right-of-way? Potential Source: Village of Weston Comprehensive Plan Map 11-1: Future Transportation (Official) Map	☐	☑
B. An arterial or collector roadway? Potential Source: Village of Weston Comprehensive Plan Map 10-1: Functional Class of Roads.	☐	☑
C. An existing or planned utility corridor or associated easement, such as for gas, electricity, water, sewer, stormwater, or communications? Potential Sources: Wisconsin Electric System Map, title search at ROD office	☐	☑
D. Existing or planned parks, natural resource areas, or paths or trails? Potential Sources: Village of Weston Comprehensive Plan Map 9-1: Existing Park and Recreational Facilities or Village of Weston Comprehensive Plan Map 10-1: Future Park and Recreational Facilities (not adopted).	☐	☑

DETERMINATION OF NEED FOR FURTHER INFORMATION: Upon receipt of a completed site assessment checklist, the Zoning Administrator may, for reasons stated in written correspondence setting forth specific questions on which it requires research, data, and input from the subdivider and other persons, require that the subdivider submit further information to explain concerns raised from information included in or absent from the site assessment checklist. Failure to submit such additional information in a timeframe specified in the Zoning Administrator's request shall be grounds for denial of the associated plat or certified survey map.

CONCEPT PLAN

The concept plan shall be a map that includes all of the following information:

CONCEPT PLAN REQUIREMENTS	YES	N/A
A. All contiguous lands owned or controlled by the subdivider	☑	☐
B. General Layout, including proposed lot dimensions and areas	☑	☐
C. All existing and proposed building sites	☑	☐
D. All existing and proposed roads	☑	☐
E. All existing and proposed public utilities	☑	☐
F. All existing and proposed parks and open spaces	☑	☐
G. Proposed general land use patterns	☑	☐
H. Proposed relationship to neighboring/nearby properties and land uses	☑	☐

The concept plan may rely on and refer to a detailed neighborhood plan prepared for or by the Village to provide direction on proposed layout. For development within the N – Neighborhood zoning district, the required general development plan may serve as the concept plan.

STAFF REVIEW AND MEETING

The Zoning Administrator shall review the concept plan against the requirements of the Comprehensive Plan and Village Ordinances. The Zoning Administrator shall refer the concept plan to the Plan Commission or the Extraterritorial Zoning Committee, and may refer the concept plan to the Parks and Recreation Committee and/or the Village Board of Trustees, for review within 30 days of a completed concept plan submittal.

The applicant may request a meeting with staff to discuss the subdivision concept plat. After review of the completed application, the Zoning Administrator may require a meeting with the applicant.

Proposed Date 1: _____ **Date 2:** _____

Time(s): _____ Time(s): _____

SUBDIVIDER'S STATEMENT

REQUIRED CONTENTS: Where applicable under Section 72.2.01(3), the subdivider shall submit to the Zoning Administrator a signed statement listing all development projects for which the subdivider has sought or received Village approval during the previous 10 years. The statement shall indicate whether the subdivider has any outstanding obligations to perform on any such projects, via either contract or conditions of approval. **This must be attached and submitted with this application.**

RELATIONSHIP TO PROPOSAL FOR NEW DIVISION: If the subdivider's statement is found to contain false or misleading information pertaining to past projects or contractual obligations, the Village will not accept an application for approval of a plat until the

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subdivider's statement is corrected, or consider an associated application for certified survey map approval complete. If the subdivider's statement or Zoning Administrator review thereof indicates outstanding obligations, the Village will not accept an application for approval of a plat, or consider an associated application for certified survey map approval complete, until the obligations have been fulfilled.

STATEMENT OF UNDERSTANDING AND SIGNATURES

By signing and dating below, I acknowledge that I have reviewed and understand the Village of Weston subdivision ordinance, 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.**

Agent Kurt Sowers Owner 6/3/16

Signature of Applicant Date

☐ Property Owner ☑ Agent

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WISCONSIN
DEPT. OF NATURAL RESOURCES

Endangered Resources Preliminary Assessment

Created on **6/3/2016**. This report is good for one year after the created date.

Results

Endangered resources are present and the species present are legally protected. **Further actions are required to ensure compliance** with Wisconsin's Endangered Species Law (s. 29.604 Wis. Stats.) and the Federal Endangered Species Act (16 USC ss 1531-43). Therefore you should request an Endangered Resources Review http://dnr.wi.gov/topic/ERReview/Review.html.

Project Information

Landowner name

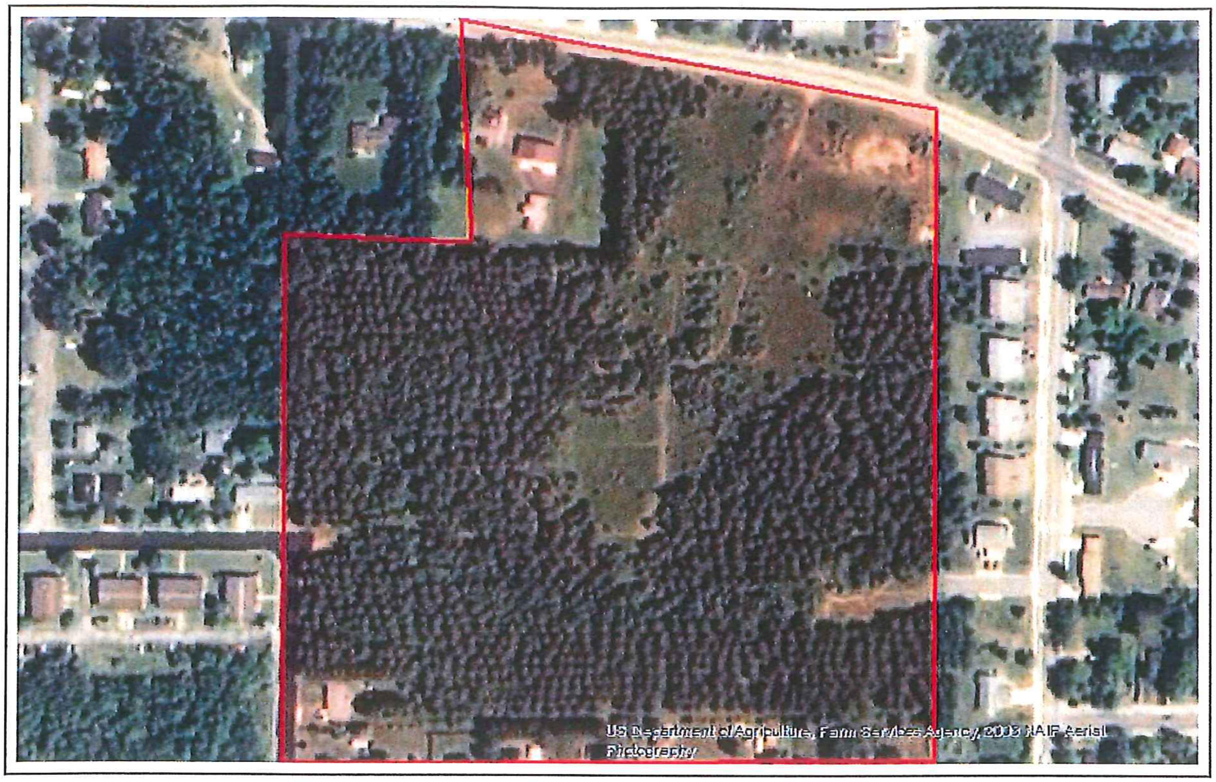
Project address

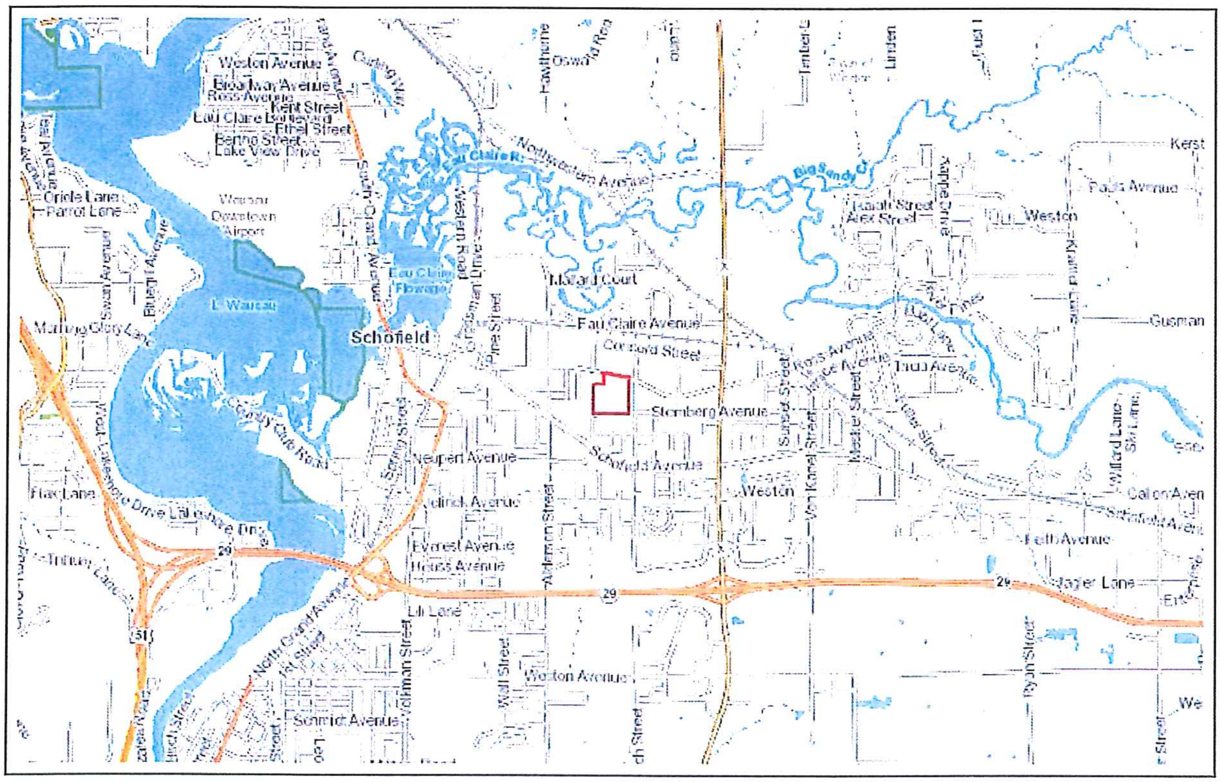
Project description

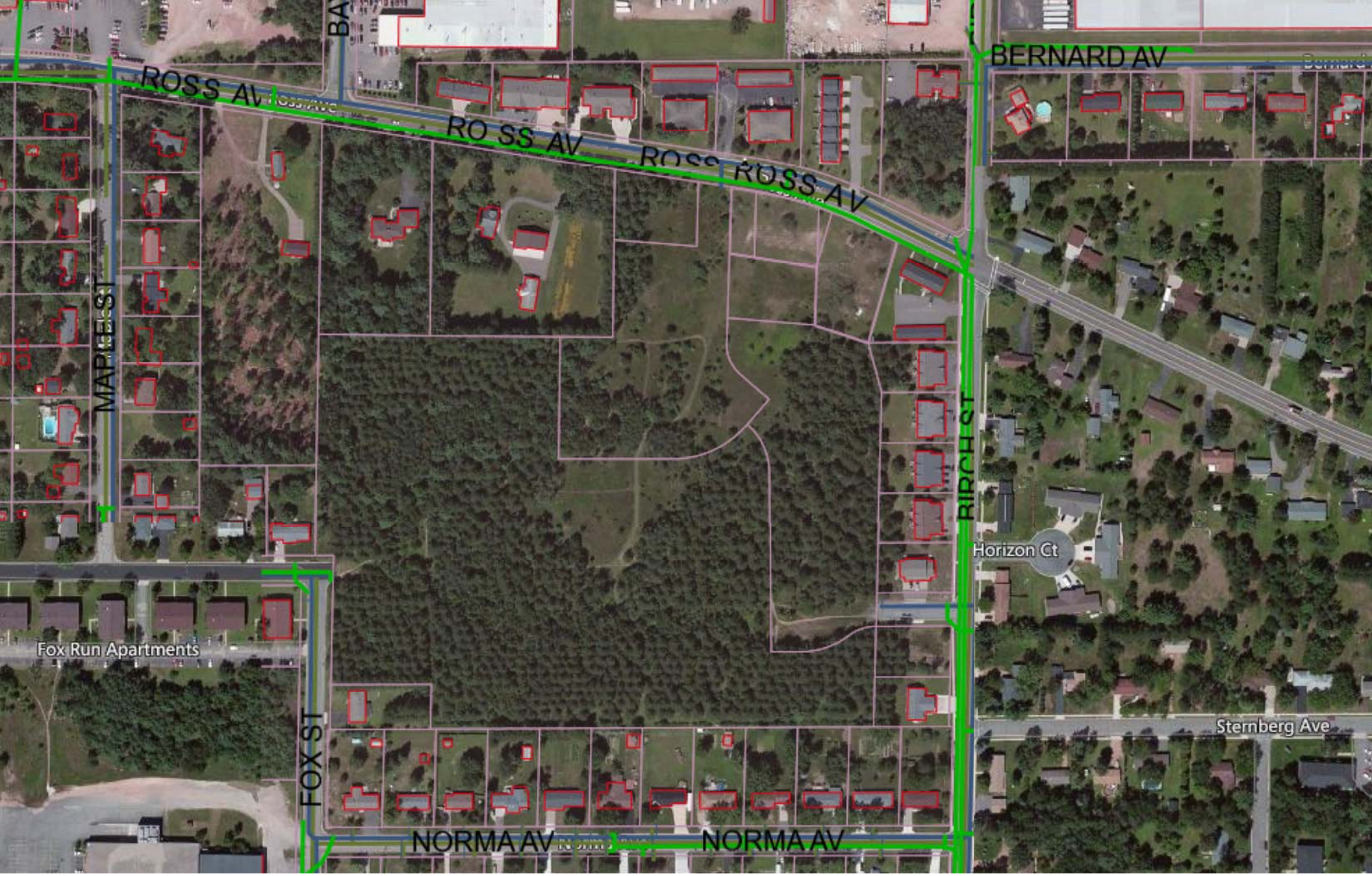
Project Questions

Does the project involve a public property?	No
Is the project on a federal property?	No
Is the project federally funded?	No
Is the project a utility, agricultural, forestry or bulk sampling (associated with mining) project?	No
Is the project property in Managed Forest Law or Managed Forest Tax Law?	No

Project Area Maps







N

Weston

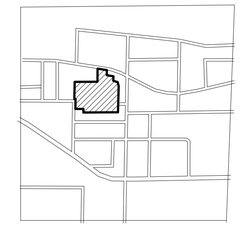
Misty Pines Location Map

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.

CONCEPTUAL LAYOUT OF

MISTY PINES

OF ALL OF LOTS 1, 2 AND 3 OF VOLUME 32 CERTIFIED SURVEY MAPS PAGE 145 AND ALL OF LOT 3 OF VOLUME 30 CERTIFIED SURVEY MAPS, PAGE 191 LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN



Location Sketch
Section 17-28-08
Scale: 1"=2000'

LEGEND

- 30' Frontyard setback shown (varies on corner lots)
- ▲ FOUND 2" I. PIPE
- ⊙ FOUND 1" I. PIPE
- ● SET 1 3/16" X 30" IRON ROD WEIGHING 3.76 LBS/LIN FT
- ⊡ PUBLIC LAND SURVEY CORNER
- () RECORD DATA
- 1" X 24" IRON PIPE WEIGHING 1.13 LBS/LIN FT SET AT ALL OTHER LOT CORNERS AND OUTLOT CORNERS

OWNER:
G & S Investments
7306 Zinser Street
Weston, WI 54476
715-355-6717

SURVEYOR:
Plover River Land Co., Inc.
156 Kent Street
Wausau, WI 54403
715-449-2229

NORTH

GRAPHIC SCALE

0 40 80 160

1 inch = 80 ft.

NOTE:

1) OUTLOT 1 IS TO BE DEEDED TO THE VILLAGE OF WESTON FOR THE PURPOSE OF STORM WATER DETENTION

BEARING ARE REFERENCED TO THE NORTH-SOUTH 1/4 LINE OF SECTION 29 ASSUMED TO BEAR S 2 ° 13' 31" E

ALL DISTANCES SHOWN ON CURVES ARE ARC DISTANCES

ALL DISTANCES HAVE BEEN MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST 4 SECONDS AND COMPUTED TO THE NEAREST SECOND.

SHEET 1 OF 2

MISTY PINES	
OF THE SE 1/4 OF THE NW 1/4 SEC. 17, T 28 N, R 8 E VILLAGE OF WESTON, MARATHON COUNTY WISCONSIN	
DRAFTED BY: DH	CHECKED BY:
DATE: MAY 15, 2016	JOB NO.
REVISION DATE:	
PLOVER RIVER LAND CO. INC. 156 KENT STREET, WAUSAU, WI 54403 (715)449-2229	

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

REQUEST FROM:	**JENNIFER HIGGINS; DIRECTOR OF PLANNING AND DEVELOPMENT**
ITEM DESCRIPTION:	**REQUEST FOR CERTIFIED SURVEY MAP APPROVAL AND WESTON AVENUE ROAD RIGHT OF WAY DEDICATION, CRANE MEADOWS GOLF DRIVING RANGE – PIN 192 2808 233 0993. (CCSM-6-16-1593)**
DATE/MTG:	**PLAN COMMISSION, MONDAY, JUNE 13, 2016**
POLICY QUESTION:	Should the Board of Trustees accept the dedication of additional road right-of-way for Weston Avenue by approve the CSM and adopting Resolution No. 2016-009?
RECOMMENDATION TO:	I make a motion to endorse approval, and recommend the CSM and Resolution No. 2016-009 to the Board of Trustees for their consideration and final approval.

LEGISLATIVE ACTION:

☒ Acknowledge/Approve	☐ Ordinance	☐ Proclamation
☐ Administrative Order	☐ Policy	☐ Reports
☐ Expenditure	☐ Procedure	☐ Resolution

FISCAL IMPACT ANALYSIS:

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

STATUTORY / RULEMAKING / POLICY REFERENCES:

☒ WI Statue:	Chapter 236 (Wis. Stat. §236.34)
☐ WI Administrative Code:	
☐ Case Law / Legal:	
☒ Municipal Code:	Chapter 74 Subdivision Regulations
☐ Municipal Rules:	

PRIOR REVIEW: The ROW to be dedicated is shown on the Official Map for the Village of Weston (Adopted 2/17/16) – See http://www.westonwi.gov/officialmap

BACKGROUND: The Village recently acquired this land as part of the planning process for the future Sports Complex. This certified survey map was completed to provide a boundary survey for future planning use and to ensure an additional 17 feet of ROW is dedicated along the southern lot line for additional ROW along Weston Avenue per the adopted Official Map for the Village. Weston Avenue is shown as a future 100' ROW on the Village's adopted Official Map (2/17/16). Acquiring this ROW helps to ensure the Village has less ROW to acquire at the time we move forward with this future road expansion project.

☐ Supplemental Briefer for Agenda Items under Consideration?
☒ Attachments?

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VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN

RESOLUTION NO. 2016-009

A RESOLUTION ADOPTING ROAD RIGHT-OF-WAY DEDICATION FOR WESTON AVENUE IDENTIFIED IN THE PROPOSED CERTIFIED SURVEY MAP FOR AS PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 3430 RECORDED IN VOLUME 13 OF CERTIFIED SURVEY MAPS ON PAGE 25 LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN. PIN 192 2808 233 0993 (CCSM-6-16-1593)

WHEREAS, the Village of Weston, a Municipal Corporation of the State of Wisconsin, as owner of a parcel described as Parcel 1 of Certified Survey Map Number 3430 recorded in Volume 13 of Certified Survey Maps on Page 25 located in part of the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin (PIN 192 2808 233 0993), presented a certified survey map (hereafter the "associated CSM", attached hereto as Exhibit A) to the Village of Weston Board of Trustees as prepared by Keith J. Walkowski, a registered land surveyor; and

WHEREAS, the Village of Weston Plan Commission met on June 13, 2016 and did review and determined the associated CSM meets the requirements of Chapter 74 Subdivision Regulations and Chapter 94 Zoning; and

WHEREAS, at this same meeting, the Village of Weston Plan Commission recommend in favor of adoption of said associated CSM; and

WHEREAS, the Village of Weston Plan Commission does recommend approval of said associated CSM, subject to the following conditions:

1. That the associated CSM attached hereto (photocopy), be and the same is hereby approved; and
2. That the Village President and Village Clerk, upon full payment of, if applicable, all fees, taxes, and special assessments are directed to execute signatures on behalf of the Village of Weston upon the Certified Survey Map documents as required.

WHEREAS, a majority of the full Village Board of Trustees find the associated CSM is found to be in the public interest.

NOW, THEREFORE, BE IT RESOLVED, the Board of Trustees for the Village of Weston hereby adopts the recommendation of the Plan Commission to approve the associated CSM, subject to the following conditions:

1. That the associated CSM attached hereto (photocopy), be and the same is hereby approved; and
2. That the Village President and Village Clerk, upon full payment of, if applicable, all fees, taxes, and special assessments are directed to execute signatures on behalf of the Village of Weston upon the Certified Survey Map documents as required.

and by doing so also confirms the dedication of Weston Avenue as identified in Exhibit A as dedicated Village right of way.

DRAFT

Back to Agenda

BE IT FURTHER RESOLVED, per Sec. 74.5.02 (8) and (10) the associated CSM shall be recorded by the subdivider or the subdivider's agent at the Marathon County Register of Deeds within six (6) months of the date of the last approval and within twelve (12) months from the date of the first approval, or the Village approval shall be deemed void. Within one month of the CSM being recorded by the County Register of Deeds, the subdivider shall provide 2 hard copies of the CSM and a digital version of the plat referenced to the Marathon County Coordinate System in an AutoCAD compatible format, to the Zoning Administrator and Director of Public Works. The subdivider shall also provide verification of recordation of the CSM and the other documents required under subsection (9) before the Village will issue building permits or zoning permits within the CSM area.

PASSED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF WESTON, at a regular meeting thereof, this 20th day of the month of June, 2016.

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

By: _____
BARB ERMELING, Village President

ATTEST:

By: _____
SHERRY WEINKAUF, Village Clerk

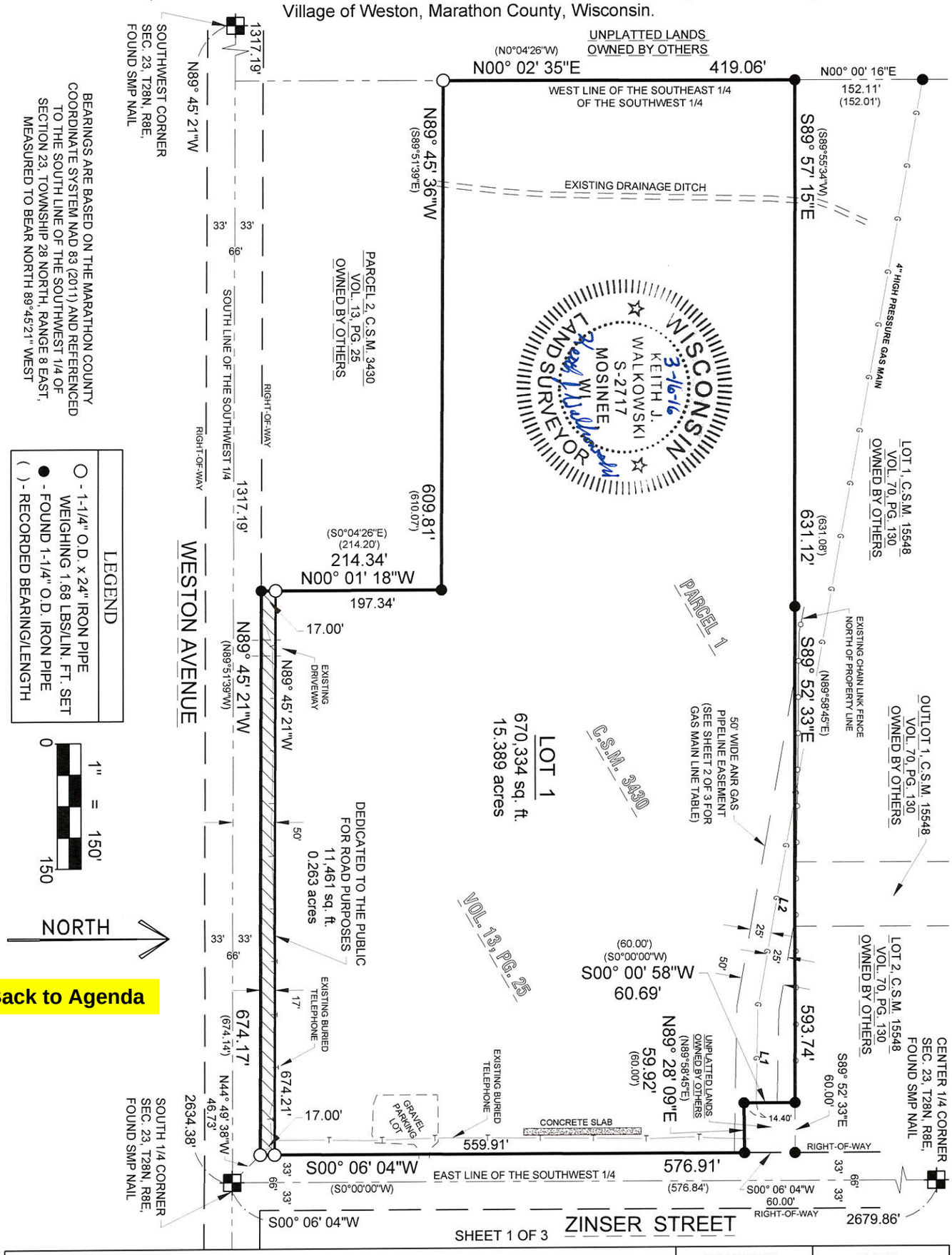
DRAFT

Back to Agenda

EXHIBIT A

MARATHON CO. CERTIFIED SURVEY MAP NO._____

Of Parcel 1 of Certified Survey Map Number 3430 recorded in Volume 13 of Certified Survey Maps on Page 25 located in part of the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin.



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SHEET 1 OF 3

RIVERSIDE LAND SURVEYING LLC
6304 KELLY PLACE WESTON, WI 54476 PH 715-241-7500 - FAX 715-355-6894
email - mail@riversidelandsurveying.com

DRAWN BY	DATE
M.F.L.	MARCH 1, 2016
CHECKED BY	PROJECT NO.
K.J.W.	2422
PREPARED FOR:	VILLAGE OF WESTON

MARATHON CO. CERTIFIED SURVEY MAP NO._____

Of Parcel 1 of Certified Survey Map Number 3430 recorded in Volume 13 of Certified Survey Maps on Page 25 located in part of the Southeast 1/4 of the Southwest 1/4 of Section 23, 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 divided Parcel 1 of Certified Survey Map Number 3430 recorded in Volume 13 of Certified Survey Maps on Page 25 located in part of the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin, described as follows:

Commencing at the South 1/4 corner of said Section 23; Thence North 44°49'38" West, 46.73 feet to the Southeast corner of said Parcel 1 of Certified Survey Map Number 3430 and the North right-of-way line of Weston Avenue which is the point of beginning; Thence North 89°45'21" West along said North right-of-way line, 674.17 feet to the East line of Parcel 2 of Certified Survey Map Number 3430; Thence North 00°01'18" West along said East line, 214.34 feet to the North line of said Parcel 2 of Certified Survey Map Number 3430; Thence North 89°45'36" West along said North line, 609.81 feet to the West line of said Southeast 1/4 of the Southwest 1/4; Thence North 00°02'35" East along said West line, 419.06 feet to the South line of Lot 1 of Certified Survey Map Number 15548 recorded in Volume 70 of Certified Survey Maps on Page 130; Thence South 89°57'15" East along said South line, 631.12 feet; Thence South 89°52'33" East along said South line of Lot 1 and the South line of Lot 2 of said Certified Survey Map Number 15548, 593.74 feet; Thence South 00°00'58" West, 60.69 feet; Thence North 89°28'09" East, 59.92 feet to the West right-of-way line of Zinser Street; Thence South 00°06'04" West along said West right-of-way line, 576.91 feet to the point of beginning.

That the above described parcel of land contains 681,795 square feet or 15.652 acres, more or less;

That said parcel is subject to all easements, restrictions and right-of-ways of record including an ANR gas pipeline easement;

That I have made this survey, division and map thereof at the direction of the Village of Weston, 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 the Village of Weston in Surveying, Mapping and Dividing the same.

That said map is a correct and accurate representation of the exterior boundaries of said parcel and the division thereof.

Dated this 16TH day of MARCH, 2016

Keith J Walkowski

Riverside Land Surveying LLC
Keith J. Walkowski
P.L.S. No. 2717

WISCONSIN
KEITH J. WALKOWSKI
S-2717
MOSINEE, WI
LAND SURVEYOR

LINE	BEARING	DISTANCE
L1	N88° 49' 15"W	113.09'
L2	N79° 54' 30"W	255.40'

BEARING & DISTANCE TABLE FOR ANR PIPELINE GAS MAIN AS LOCATED IN THE FIELD BY ANR PIPELINE TECHNICIAN ON 3-11-2016. THE WIDTH OF 50' CENTERED ON GAS MAIN PER ANR PIPELINE REPRESENTATIVE.

Back to Agenda

Village of Weston Approval Certificate:
Reviewed and Approved under Chapter 74 of the Village of Weston Ordinance.

By_____

Date_____
Village of Weston Zoning Department

RIVERSIDE LAND SURVEYING LLC
6304 KELLY PLACE WESTON, WI 54476 PH 715-241-7500 - FAX 715-355-6894
email - mail@riversidelandsurveying.com

DRAWN BY	DATE
M.F.L.	MARCH 1, 2016
CHECKED BY	PROJECT NO.
K.J.W.	2422
PREPARED FOR:	VILLAGE OF WESTON

MARATHON CO. CERTIFIED SURVEY MAP NO._____

Of Parcel 1 of Certified Survey Map Number 3430 recorded in Volume 13 of Certified Survey Maps on Page 25 located in part of the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin.

Owners Certificate of Dedication

Village of Weston, as owner, does hereby certify that we have caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated, including those portions of Weston Avenue as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required by s.236.10 or 236.12 to be submitted to the following for approval: Village of Weston

Witness the hand and seal of said owner this _____day of _____, 2016.
in presence of:

_____
Barbara Ermeling - Village President

State of Wisconsin)
ss
Marathon County)

Personally came before me this _____ day of _____, 2016,
the above named Barbara Ermeling to me known to be the same person who executed the foregoing instrument and acknowledged the same.

(Notary Seal) _____Notary Public, _____, Wisconsin

MY COMMISSION EXPIRES _____.

Village Board Resolution:

Resolved, that this Certified Survey located in the Village of Weston, Village of Weston, as owner, is hereby approved by the Village Board of the Village of Weston.

Date _____ Approved _____
Village President

Date _____ Signed _____
Village President

I hereby certify that the foregoing is a copy of a resolution adopted by the Village Board of the Village of Weston.

_____
Village Clerk

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WISCONSIN
3-16-16
KEITH J.
WALKOWSKI
S-2717
MOSINEE,
WI
LAND SURVEYOR

RIVERSIDE LAND SURVEYING LLC
6304 KELLY PLACE WESTON, WI 54476 PH 715-241-7500 - FAX 715-355-6894
email - mail@riversidelandsurveying.com

DRAWN BY	DATE
M.F.L.	MARCH 1, 2016
CHECKED BY	PROJECT NO.
K.J.W.	2422
PREPARED FOR:	VILLAGE OF WESTON

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

REQUEST FROM:	**JENNIFER HIGGINS; DIRECTOR OF PLANNING AND DEVELOPMENT**
ITEM DESCRIPTION:	**REQUEST FOR CERTIFIED SURVEY MAP APPROVAL AND WESTON AVENUE ROAD RIGHT OF WAY DEDICATION, CLIFF MASHUDA PROPERTY – PIN 192 2808 234 0997. (CCSM-6-16-1594)**
DATE/MTG:	**PLAN COMMISSION, MONDAY, JUNE 13, 2016**
POLICY QUESTION:	Should the Board of Trustees accept the dedication of additional road right-of-way for Weston Avenue by approve the CSM and adopting Resolution No. 2016-010?
RECOMMENDATION TO:	I make a motion to endorse approval, and recommend the CSM and Resolution No. 2016-010 to the Board of Trustees for their consideration and final approval.

LEGISLATIVE ACTION:

☒ Acknowledge/Approve	☐ Ordinance	☐ Proclamation
☐ Administrative Order	☐ Policy	☐ Reports
☐ Expenditure	☐ Procedure	☐ Resolution

FISCAL IMPACT ANALYSIS:

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

STATUTORY / RULEMAKING / POLICY REFERENCES:

☒ WI Statue:	Chapter 236 (Wis. Stat. §236.34)
☐ WI Administrative Code:	
☐ Case Law / Legal:	
☒ Municipal Code:	Chapter 74 Subdivision Regulations
☐ Municipal Rules:	

PRIOR REVIEW: The ROW to be dedicated is shown on the Official Map for the Village of Weston (Adopted 2/17/16) – See http://www.westonwi.gov/officialmap

BACKGROUND: The Village recently acquired this land as part of the planning process for the future Sports Complex. This certified survey map was completed to provide a boundary survey for future planning use and to ensure an additional 17 feet of ROW is dedicated along the southern lot line for additional ROW along Weston Avenue per the adopted Official Map for the Village. Weston Avenue is shown as a future 100' ROW on the Village's adopted Official Map (2/17/16). Acquiring this ROW helps to ensure the Village has less ROW to acquire at the time we move forward with this future road expansion project.

☐ Supplemental Briefer for Agenda Items under Consideration?
☒ Attachments?

Back to Agenda

VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN

RESOLUTION NO. 2016-010

A RESOLUTION ADOPTING ROAD RIGHT-OF-WAY DEDICATION FOR WESTON AVENUE IDENTIFIED IN THE PROPOSED CERTIFIED SURVEY MAP AS PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 5412 RECORDED IN VOLUME 20 OF CERTIFIED SURVEY MAPS ON PAGE 5 LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN. PIN 192 2808 234 0997 (CCSM-6-16-1594)

WHEREAS, the Village of Weston, a Municipal Corporation of the State of Wisconsin, as owner of a parcel described as Parcel 1 of Certified Survey Map Number 5412 recorded in Volume 20 of Certified Survey Maps on Page 5 located in part of the Southwest 1/4 of the Southeast 1/4 of Section 23, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin (PIN 192 2808 234 0997), presented a certified survey map (hereafter the "associated CSM", attached hereto as Exhibit A) to the Village of Weston Board of Trustees as prepared by Keith J. Walkowski, a registered land surveyor; and

WHEREAS, the Village of Weston Plan Commission met on June 13, 2016 and did review and determined the associated CSM meets the requirements of Chapter 74 Subdivision Regulations and Chapter 94 Zoning; and

WHEREAS, at this same meeting, the Village of Weston Plan Commission recommend in favor of adoption of said associated CSM; and

WHEREAS, the Village of Weston Plan Commission does recommend approval of said associated CSM, subject to the following conditions:

1. That the associated CSM attached hereto (photocopy), be and the same is hereby approved; and
2. That the Village President and Village Clerk, upon full payment of, if applicable, all fees, taxes, and special assessments are directed to execute signatures on behalf of the Village of Weston upon the Certified Survey Map documents as required.

WHEREAS, a majority of the full Village Board of Trustees find the associated CSM is found to be in the public interest.

NOW, THEREFORE, BE IT RESOLVED, the Board of Trustees for the Village of Weston hereby adopts the recommendation of the Plan Commission to approve the associated CSM, subject to the following conditions:

1. That the associated CSM attached hereto (photocopy), be and the same is hereby approved; and
2. That the Village President and Village Clerk, upon full payment of, if applicable, all fees, taxes, and special assessments are directed to execute signatures on behalf of the Village of Weston upon the Certified Survey Map documents as required.

and by doing so also confirms the dedication of Weston Avenue as identified in Exhibit A as dedicated Village right of way.

DRAFT

Back to Agenda

BE IT FURTHER RESOLVED, per Sec. 74.5.02 (8) and (10) the associated CSM shall be recorded by the subdivider or the subdivider's agent at the Marathon County Register of Deeds within six (6) months of the date of the last approval and within twelve (12) months from the date of the first approval, or the Village approval shall be deemed void. Within one month of the CSM being recorded by the County Register of Deeds, the subdivider shall provide 2 hard copies of the CSM and a digital version of the plat referenced to the Marathon County Coordinate System in an AutoCAD compatible format, to the Zoning Administrator and Director of Public Works. The subdivider shall also provide verification of recordation of the CSM and the other documents required under subsection (9) before the Village will issue building permits or zoning permits within the CSM area.

PASSED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF WESTON, at a regular meeting thereof, this 20th day of the month of June, 2016.

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

By: _____
BARB ERMELING, Village President

ATTEST:

By: _____
SHERRY WEINKAUF, Village Clerk

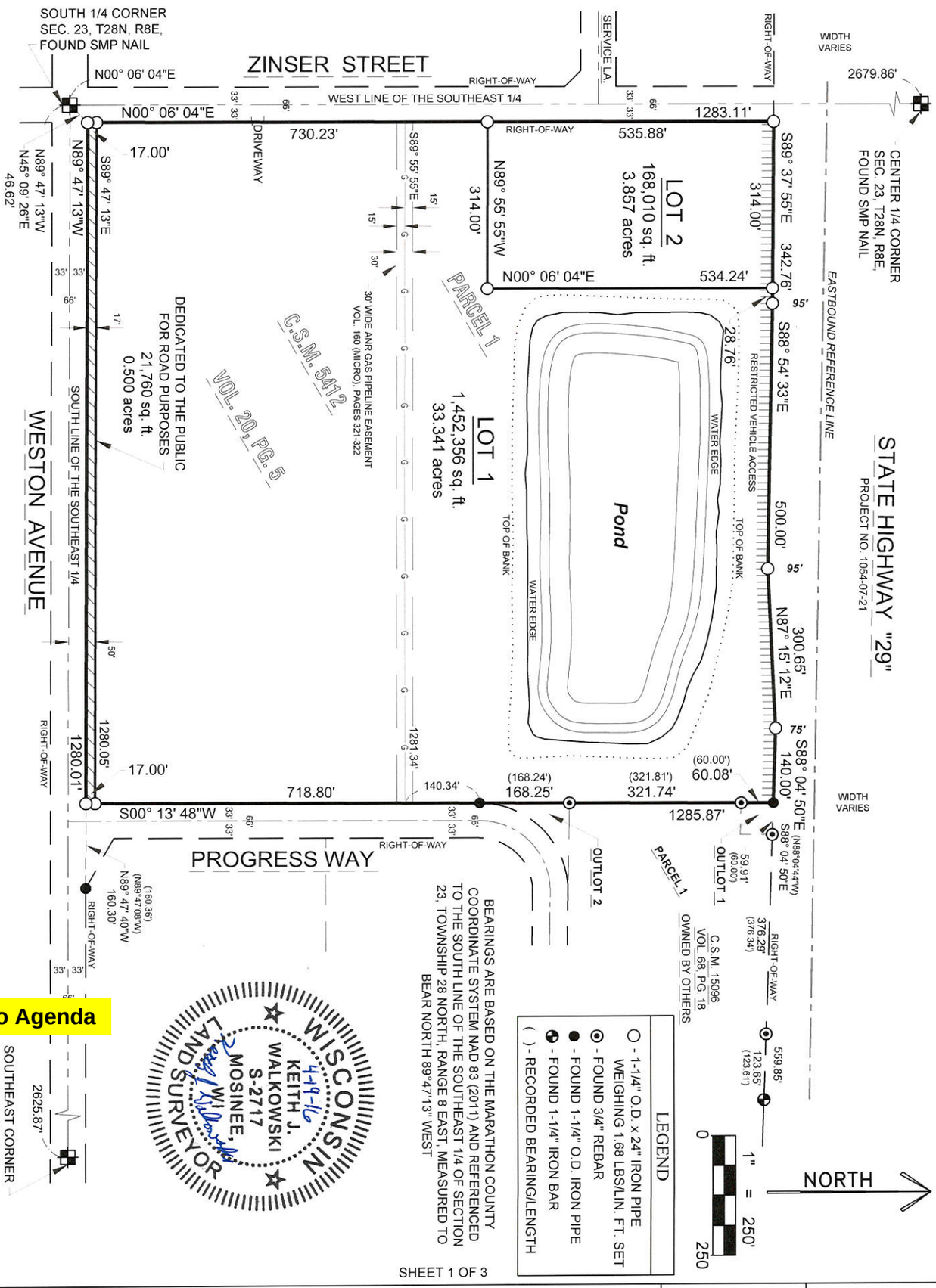
DRAFT

Back to Agenda

EXHIBIT A

MARATHON CO. CERTIFIED SURVEY MAP NO. _____

Of Parcel 1 of Certified Survey Map Number 5412 recorded in Volume 20 of Certified Survey Maps on Page 5 located in part of the Southwest 1/4 of the Southeast 1/4 of Section 23, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin.



Back to Agenda

SHEET 1 OF 3

RIVERSIDE LAND SURVEYING LLC
6304 KELLY PLACE WESTON, WI 54476 PH 715-241-7500 - FAX 715-355-6894
email - mail@riversidelandsurveying.com

DRAWN BY	DATE
M.F.L.	APRIL 18, 2016
CHECKED BY	PROJECT NO.
K.J.W.	2419
PREPARED FOR:	VILLAGE OF WESTON

MARATHON CO. CERTIFIED SURVEY MAP NO._____

Of Parcel 1 of Certified Survey Map Number 5412 recorded in Volume 20 of Certified Survey Maps on Page 5 located in part of the Southwest 1/4 of the Southeast 1/4 of Section 23, 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 divided Parcel 1 of Certified Survey Map Number 5412 recorded in Volume 20 of Certified Survey Maps on Page 5 located in part of the Southwest 1/4 of the Southeast 1/4 of Section 23, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin, described as follows:

Commencing at the South 1/4 corner of said Section 23; Thence North 45°09'26" East, 46.62 feet to the Southwest corner of said Parcel 1 of Certified Survey Map Number 5412 and the East right-of-way line of Zinser Street and the point of beginning; Thence North 00°06'04" East along said East right-of-way line, 1283.11 feet to the South right-of-way line of State Highway "29"; Thence South 89°37'55" East along said South right-of-way line, 342.76 feet; Thence South 88°54'33" East along said South right-of-way line, 500.00 feet; Thence North 87°15'12" East along said South right-of-way line, 300.65 feet; Thence South 88°04'50" East along said South right-of-way line, 140.00 feet to the West line of Outlot 1 of Certified Survey Map Number 15096 recorded in Volume 68 of Certified Survey Maps on Page 18; Thence South 00°13'48" West along said West line and the West line of Parcel 1, the West line of Outlot 2 of said Certified Survey Map Number 15096 and the West right-of-way line of Progress Way, 1285.87 feet to the North right-of-way line of Weston Avenue; Thence North 89°47'13" West along said North right-of-way line, 1280.01 feet to the point of beginning.

That the above described parcel of land contains 1,642,126 square feet or 37.698 acres, more or less;

That said parcel is subject to all easements, restrictions and right-of-ways of record including an ANR gas pipeline easement per Volume 160 (Micro), Pages 321-322 and a General Telephone Company easement recorded in Volume 72, Page 648;

That I have made this survey, division and map thereof at the direction of Village of Weston, Agent 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 the Village of Weston in Surveying, Mapping and Dividing the same.

That said map is a correct and accurate representation of the exterior boundaries of said parcel and the division thereof.

Dated this 19TH day of APRIL, 2016

Keith J Walkowski

Riverside Land Surveying LLC
Keith J. Walkowski
P.L.S. No. 2717

WISCONSIN
KEITH J. WALKOWSKI
S-2717
MOSINEE, WI
LAND SURVEYOR

Back to Agenda

Village of Weston Approval Certificate:
Reviewed and Approved under Chapter 74 of the Village of Weston Ordinance.

By_____

Date_____
Village of Weston Zoning Department

RIVERSIDE LAND SURVEYING LLC
6304 KELLY PLACE WESTON, WI 54476 PH 715-241-7500 - FAX 715-355-6894
email - mail@riversidelandsurveying.com

DRAWN BY	DATE
M.F.L.	APRIL 18, 2016
CHECKED BY	PROJECT NO.
K.J.W.	2419
PREPARED FOR:	VILLAGE OF WESTON

MARATHON CO. CERTIFIED SURVEY MAP NO._____

Of Parcel 1 of Certified Survey Map Number 5412 recorded in Volume 20 of Certified Survey Maps on Page 5 located in part of the Southwest 1/4 of the Southeast 1/4 of Section 23, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin.

Owners Certificate of Dedication

Village of Weston, as owner, does hereby certify that we have caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated, including those portions of Weston Avenue as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required by s.236.10 or 236.12 to be submitted to the following for approval: Village of Weston

Witness the hand and seal of said owner this _____day of _____, 2016.
in presence of:

_____
Barbara Ermeling - Village President

State of Wisconsin)
ss
Marathon County)

Personally came before me this _____ day of _____, 2016,
the above named Barbara Ermeling to me known to be the same person who executed the foregoing instrument and acknowledged the same.

(Notary Seal) _____Notary Public, _____, Wisconsin

MY COMMISSION EXPIRES _____.

Village Board Resolution:

Resolved, that this Certified Survey located in the Village of Weston, Village of Weston, as owner, is hereby approved by the Village Board of the Village of Weston.

Date _____ Approved _____
Village President

Date _____ Signed _____
Village President

I hereby certify that the foregoing is a copy of a resolution adopted by the Village Board of the Village of Weston.

_____
Village Clerk

Back to Agenda

WISCONSIN
4-19-16
KEITH J.
WALKOWSKI
S-2717
MOSINEE,
WI
LAND SURVEYOR

SHEET 3 OF 3

RIVERSIDE LAND SURVEYING LLC
6304 KELLY PLACE WESTON, WI 54476 PH 715-241-7500 - FAX 715-355-6894
email - mail@riversidelandsurveying.com

DRAWN BY	DATE
M.F.L.	APRIL 18, 2016
CHECKED BY	PROJECT NO.
K.J.W.	2419
PREPARED FOR:	VILLAGE OF WESTON

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

REQUEST FROM:	**JENNIFER HIGGINS; DIRECTOR OF PLANNING AND DEVELOPMENT**
ITEM DESCRIPTION:	**REQUEST FOR CERTIFIED SURVEY MAP APPROVAL AND RYAN STREET AND WESTON AVENUE ROAD RIGHT OF WAY DEDICATION, 7403 RYAN STREET – PIN 192 2808 224 0995 AND 192 2808 233 0997. (CCSM-4-16-1577)**
DATE/MTG:	**PLAN COMMISSION, MONDAY, JUNE 13, 2016**
POLICY QUESTION:	Should the Board of Trustees accept the dedication of additional road right-of-way for Weston Avenue by approve the CSM and adopting Resolution No. 2016-011?
RECOMMENDATION TO:	I make a motion to endorse approval, and recommend the CSM and Resolution No. 2016-011 to the Board of Trustees for their consideration and final approval.

LEGISLATIVE ACTION:

☒ Acknowledge/Approve	☐ Ordinance	☐ Proclamation
☐ Administrative Order	☐ Policy	☐ Reports
☐ Expenditure	☐ Procedure	☐ Resolution

FISCAL IMPACT ANALYSIS:

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

STATUTORY / RULEMAKING / POLICY REFERENCES:

☒ WI Statue:	Chapter 236 (Wis. Stat. §236.34)
☐ WI Administrative Code:	
☐ Case Law / Legal:	
☒ Municipal Code:	Chapter 74 Subdivision Regulations
☐ Municipal Rules:	

PRIOR REVIEW: The ROW to be dedicated is shown on the Official Map for the Village of Weston (Adopted 2/17/16) – See http://www.westonwi.gov/officialmap

BACKGROUND: The Village recently acquired this land as part of the planning process for a future park. This certified survey map was completed to provide a boundary survey for future planning use and to ensure an additional 17 feet of ROW is dedicated along the west and southern lot lines for additional ROW along Ryan Street and Weston Avenue per the adopted Official Map for the Village. Ryan Street and Weston Avenue are shown as a future 100' ROW on the Village's adopted Official Map (2/17/16). Acquiring this ROW helps to ensure the Village has less ROW to acquire at the time we move forward with future road expansion projects in this area.

☐ Supplemental Briefer for Agenda Items under Consideration?
☒ Attachments?

Back to Agenda

VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN

RESOLUTION NO. 2016-011

A RESOLUTION ADOPTING ROAD RIGHT-OF-WAY DEDICATION FOR WESTON AVENUE IDENTIFIED IN THE PROPOSED CERTIFIED SURVEY MAP FOR 7403 RYAN STREET LOCATED IN SECTIONS 22 AND 23, TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN. PINS 192 2808 224 0995 AND 192 2808 233 0997 (CCSM-4-16-1577)

WHEREAS, the Village of Weston, a Municipal Corporation of the State of Wisconsin, as owner of a parcel described as part of the Southeast 1/4 of the Southeast 1/4 of Section 22 and part of the Southwest ¼ of the Southwest 14 of Section 23, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin (PIN 192 2808 224 0995 and PIN 192 2808 233 0997), presented a certified survey map (hereafter the "associated CSM", attached hereto as Exhibit A) to the Village of Weston Board of Trustees as prepared by Keith J. Walkowski, a registered land surveyor; and

WHEREAS, the Village of Weston Plan Commission met on June 13, 2016 and did review and determined the associated CSM meets the requirements of Chapter 74 Subdivision Regulations and Chapter 94 Zoning; and

WHEREAS, at this same meeting, the Village of Weston Plan Commission recommend in favor of adoption of said associated CSM; and

WHEREAS, the Village of Weston Plan Commission does recommend approval of said associated CSM, subject to the following conditions:

1. That the associated CSM attached hereto (photocopy), be and the same is hereby approved; and
2. That the Village President and Village Clerk, upon full payment of, if applicable, all fees, taxes, and special assessments are directed to execute signatures on behalf of the Village of Weston upon the Certified Survey Map documents as required.

WHEREAS, a majority of the full Village Board of Trustees find the associated CSM is found to be in the public interest.

NOW, THEREFORE, BE IT RESOLVED, the Board of Trustees for the Village of Weston hereby adopts the recommendation of the Plan Commission to approve the associated CSM, subject to the following conditions:

1. That the associated CSM attached hereto (photocopy), be and the same is hereby approved; and
2. That the Village President and Village Clerk, upon full payment of, if applicable, all fees, taxes, and special assessments are directed to execute signatures on behalf of the Village of Weston upon the Certified Survey Map documents as required.

and by doing so also confirms the dedication of Weston Avenue and Ryan Street as identified in Exhibit A as dedicated Village right of way.

DRAFT

Back to Agenda

BE IT FURTHER RESOLVED, per Sec. 74.5.02 (8) and (10) the associated CSM shall be recorded by the subdivider or the subdivider's agent at the Marathon County Register of Deeds within six (6) months of the date of the last approval and within twelve (12) months from the date of the first approval, or the Village approval shall be deemed void. Within one month of the CSM being recorded by the County Register of Deeds, the subdivider shall provide 2 hard copies of the CSM and a digital version of the plat referenced to the Marathon County Coordinate System in an AutoCAD compatible format, to the Zoning Administrator and Director of Public Works. The subdivider shall also provide verification of recordation of the CSM and the other documents required under subsection (9) before the Village will issue building permits or zoning permits within the CSM area.

PASSED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF WESTON, at a regular meeting thereof, this 20th day of the month of June, 2016.

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

By: _____
BARB ERMELING, Village President

ATTEST:

By: _____
SHERRY WEINKAUF, Village Clerk

DRAFT

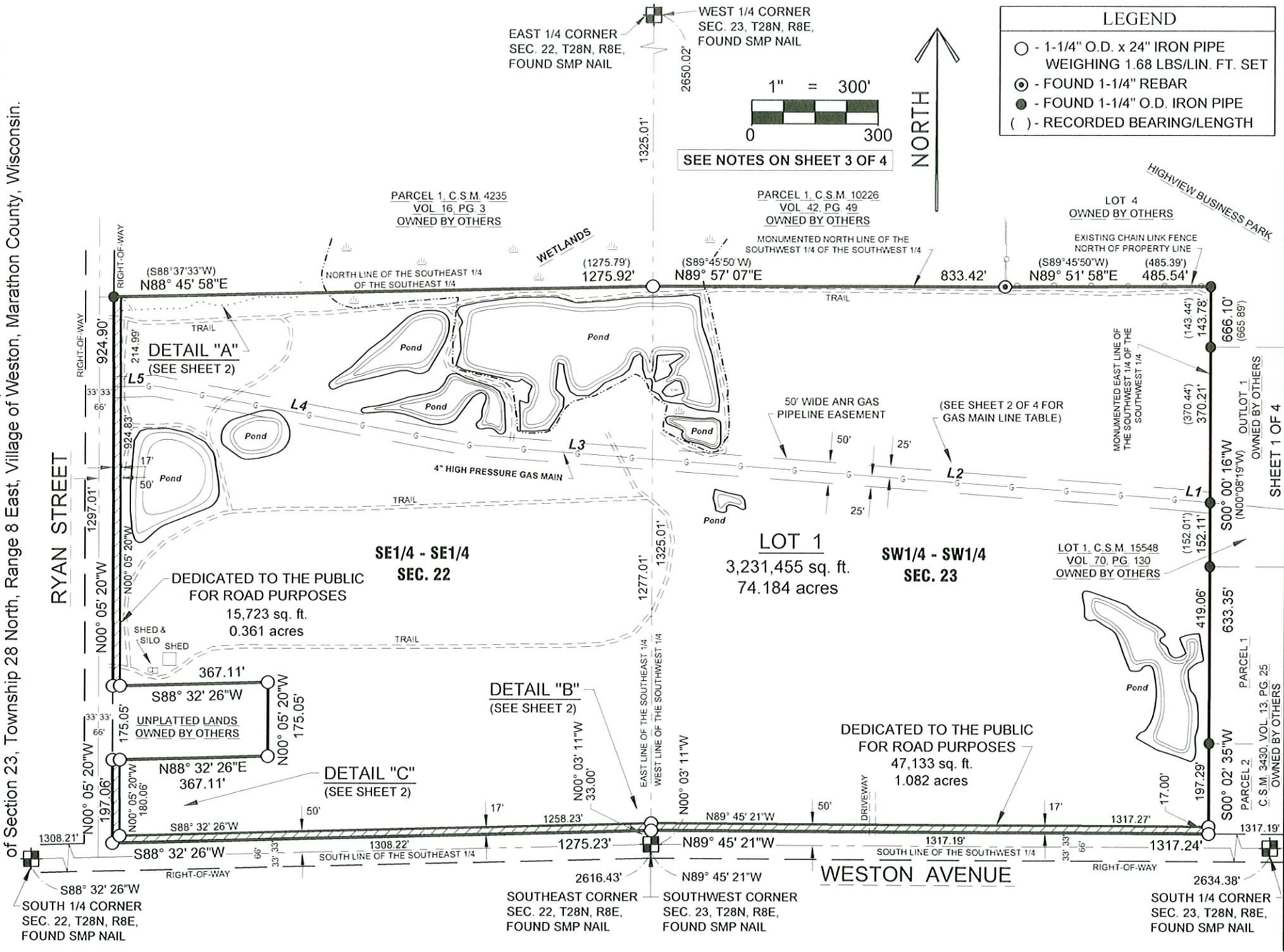
Back to Agenda

EXHIBIT A

PRELIMINARY

MARATHON CO. CERTIFIED SURVEY MAP NO. _____

Of part of the Southeast 1/4 of the Southeast 1/4 of Section 22 and part of the Southwest 1/4 of the Southwest 1/4 of Section 23, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin.



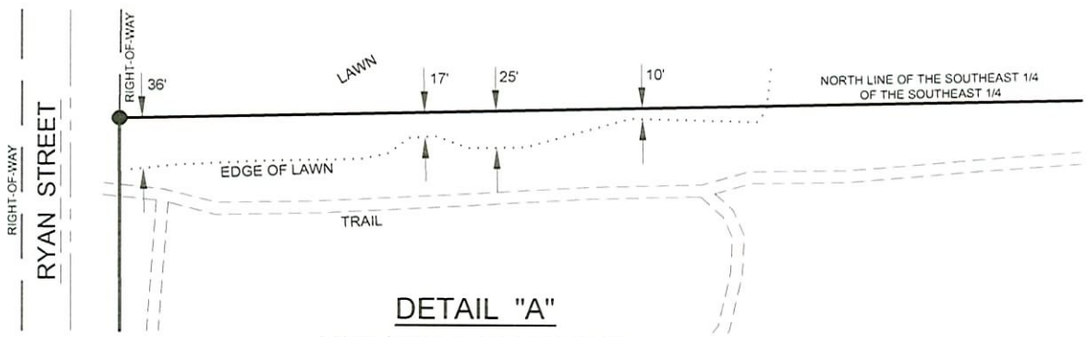
DRAWN BY	DATE
M.F.L.	JUNE 6, 2016
CHECKED BY	PROJECT NO.
K.J.W.	2420
PREPARED FOR:	VILLAGE OF WESTON

RIVERSIDE LAND SURVEYING LLC
6304 KELLY PLACE WESTON, WI 54476
PH 715-241-7500 - FAX 715-355-6894
email - mail@riversidelandsurveying.com

PRELIMINARY

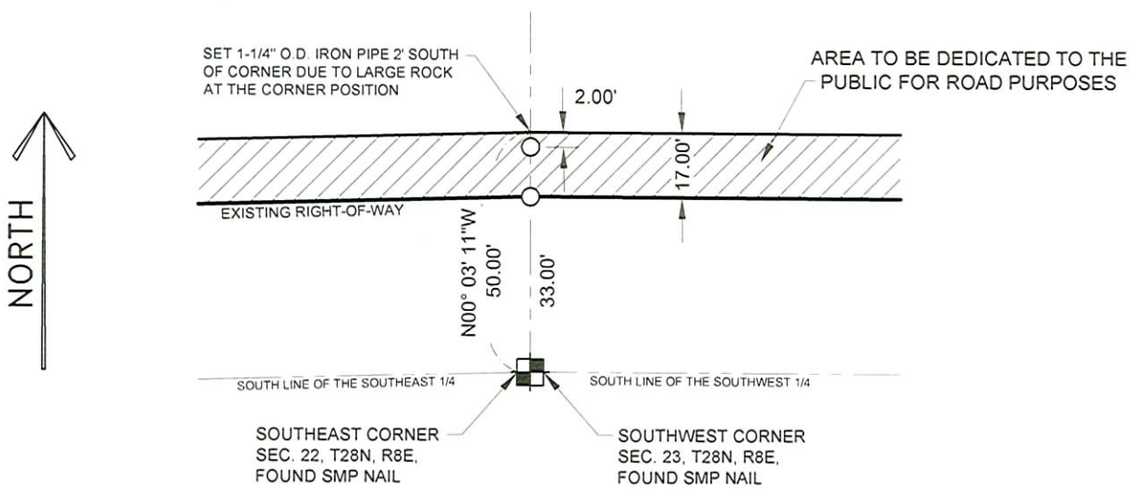
MARATHON CO. CERTIFIED SURVEY MAP NO._____

Of part of the Southeast 1/4 of the Southeast 1/4 of Section 22 and part of the Southwest 1/4 of the Southwest 1/4 of Section 23, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin.



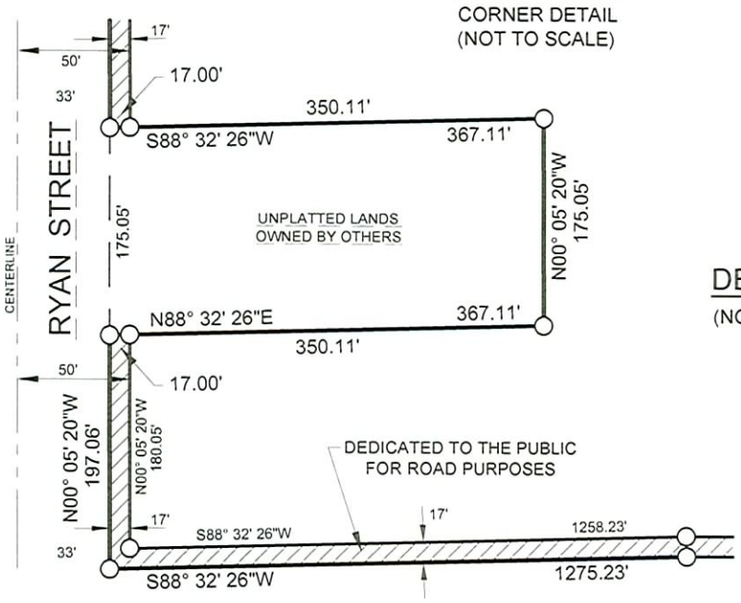
DETAIL "A"

LAWN & YARD ENCROACHMENT
(NOT TO SCALE)



DETAIL "B"

CORNER DETAIL
(NOT TO SCALE)



DETAIL "C"

(NOT TO SCALE)

LINE	BEARING	DISTANCE
L1	N84° 44' 53"W	101.66'
L2	N85° 42' 35"W	1167.54'
L3	N85° 35' 55"W	499.15'
L4	N79° 19' 10"W	747.01'
L5	S87° 48' 38"W	97.04'

BEARING & DISTANCE TABLE FOR ANR PIPELINE GAS MAIN AS LOCATED IN THE FIELD BY ANR PIPELINE TECHNICIAN ON 3-11-2016. THE WIDTH OF 50' CENTERED ON GAS MAIN PER ANR PIPELINE REPRESENTATIVE.

RIVERSIDE LAND SURVEYING LLC
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PRELIMINARY

MARATHON CO. CERTIFIED SURVEY MAP NO._____

Of part of the Southeast 1/4 of the Southeast 1/4 of Section 22 and part of the Southwest 1/4 of the Southwest 1/4 of Section 23, 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 divided part of the Southeast 1/4 of the Southeast 1/4 of Section 22 and part of the Southwest 1/4 of the Southwest 1/4 of Section 23, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin, described as follows:

Commencing at the Southeast corner of said Section 22; Thence North 00°03'11" West along the East line of said Southeast 1/4 of Section 22, 33.00 feet to the North right-of-way line of Weston Avenue and the point of beginning; Thence South 88°32'26" West along said North right-of-way line, 1275.23 feet to the East right-of-way line of Ryan Street; Thence North 00°05'20" West along said East right-of-way line, 197.06 feet; Thence North 88°32'26" East, 367.11 feet; Thence North 00°05'20" West, 175.05 feet; Thence South 88°32'26" West, 367.11 feet to said East right-of-way line of Ryan Street; Thence North 00°05'20" West along said East right-of-way line, 924.90 feet to the South line of Parcel 1 of Certified Survey Map Number 4235 recorded in Volume 16 of Certified Survey Maps on Page 3 and the North line of said Southeast 1/4 of the Southeast 1/4; Thence North 88°45'58" East along said South line of Parcel 1, 1275.92 feet to the Northwest corner of said Southwest 1/4 of the Southwest 1/4 of Section 23; Thence North 89°57'07" East along the monumented North line of said Southwest 1/4 of the Southwest 1/4 and the South line of Parcel 1 of Certified Survey Map Number 10226 recorded in Volume 42 of Certified Survey Maps on Page 49, 833.42 feet to the South line of Lot 4 of Highview Business Park; Thence North 89°51'58" East along said South line, 485.54 feet to the Northeast corner of said Southwest 1/4 of the Southwest 1/4; Thence South 00°00'16" West along the West line of said Lot 4, the West line of Outlot 1 of Highview Business Park and the West line of Lot 1 of Certified Survey Map Number 15548 recorded in Volume 70 of Certified Survey Maps on Page 130, 666.10 feet to the Northwest corner of Parcel 1 of Certified Survey Map Number 3430 recorded in Volume 13 of Certified Survey Maps on Page 25; Thence South 00°02'35" West along the West line of said Parcel 1 and Parcel 2 of Certified Survey Map Number 3430, 633.35 feet to said North right-of-way line of Weston Avenue; Thence North 89°45'21" West along said North right-of-way line, 1317.24 feet to the point of beginning.

That the above described parcel of land contains 3,294,311 square feet or 75.627 acres, more or less;

That said parcel is subject to all easements, restrictions and right-of-ways of record including an ANR gas pipeline easement;

That I have made this survey, division and map thereof at the direction of Village of Weston, 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 the Village of Weston in Surveying, Mapping and Dividing the same.

That said map is a correct and accurate representation of the exterior boundaries of said parcel and the division thereof.

Dated this_____ day of_____

_____
Riverside Land Surveying LLC
Keith J. Walkowski
P.L.S. No. 2717

NOTES:

1. BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM NAD 83 (2011) AND REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 28 NORTH, RANGE 8 EAST, MEASURED TO BEAR NORTH 89°45'21" WEST.
2. THE WETLANDS AND PORTIONS OF THE PONDS AS SHOWN HEREON WERE SCALED FROM THE WDNR WETLAND INVENTORY MAPS AND ARE APPROXIMATE. A WETLANDS DELINEATION WOULD NEED TO BE PERFORMED TO DETERMINE THE EXACT LOCATION.

Village of Weston Approval Certificate:
Reviewed and Approved under Chapter 74 of the Village of Weston Ordinance.

By_____

Date_____
Village of Weston Zoning Department

RIVERSIDE LAND SURVEYING LLC
6304 KELLY PLACE WESTON, WI 54476 PH 715-241-7500 - FAX 715-355-6894
email - mail@riversidelandsurveying.com

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M.F.L.	JUNE 6, 2016
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K.J.W.	2420
PREPARED FOR:	VILLAGE OF WESTON

PRELIMINARY

MARATHON CO. CERTIFIED SURVEY MAP NO._____

Of part of the Southeast 1/4 of the Southeast 1/4 of Section 22 and part of the Southwest 1/4 of the Southwest 1/4 of Section 23, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin.

Owners Certificate of Dedication

Village of Weston, as owner, does hereby certify that we have caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated, including those portions of Weston Avenue as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required by s.236.10 or 236.12 to be submitted to the following for approval: Village of Weston

Witness the hand and seal of said owner this _____day of _____, 2016.
in presence of:

_____
Barbara Ermeling - Village President

State of Wisconsin)
ss
Marathon County)

Personally came before me this _____ day of _____, 2016,
the above named Barbara Ermeling to me known to be the same person who executed the foregoing instrument and acknowledged the same.

(Notary Seal) _____Notary Public, _____, Wisconsin

MY COMMISSION EXPIRES _____.

Village Board Resolution:

Resolved, that this Certified Survey located in the Village of Weston, Village of Weston, as owner, is hereby approved by the Village Board of the Village of Weston.

Date _____ Approved _____
Village President

Date _____ Signed _____
Village President

I hereby certify that the foregoing is a copy of a resolution adopted by the Village Board of the Village of Weston.

_____
Village Clerk

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DRAWN BY	DATE
M.F.L.	JUNE 6, 2016
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PREPARED FOR:	VILLAGE OF WESTON

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

Monthly Department Briefer #2016-05
Jennifer Higgins, Planning and Development Director/Zoning Administrator
Friday, June 10, 2016, 3:07 PM

1. FOR YOUR IMMEDIATE ATTENTION -- TRUSTEES.

- Marathon County Uniform Addressing System – I attended the Municipal Advisory Group on May 12th and June 9th. There were no County CPZ staff in attendance at the 5/12 meeting, instead they had facilitators meet with small groups to discuss the project, our expectations and concerns. Some of the results of this exercise were given to us at the 6/9 meeting through a presentation by CPZ staff and a handout which I have attached to my report. The County has acquired a url for the project at www.MyMarathonCountyAddress.org and will be adding information to it as we move along in the process. The County is currently working on an Implementation Plan and will be sharing the draft plan with the participating municipalities sometimes this fall. They don't have all the answers right now but what we do know is:
  - They have completed the address grid. All new addresses will be 6 digits. (see attached map)
  - There will be no duplicate street names. For example, a duplicate could be Merry Ln and Mary Ln, Birch Lane and Birch Street. Criteria for how to determine who gets to keep street names is being developed with the help of the muni advisory group.
  - The County has pledged $1.2 million cost sharing to reimburse communities up to $20 per address.
  - Address signs (fire numbers) will be uniform in color and location/placement. They aren't sure yet how they will handle houses with bricks.
  - The MC Library System Staff will be trained to assist residents with filling out address change paperwork. They will also be setting up a hotline to take questions and have started to upload information to the above dedicated website for the project.
  - Another meeting will be scheduled in the fall. They may also give a project update at the Joint Towns Association meeting in July.

2. STRATEGIC PLAN PROJECT STATUS.

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

Department Development

- **Project 1 - Comprehensive Plan Update – In progress.**

  - **Volume 1 – Conditions and Issues** (adopted 3/4/15) – Amend in 2016 to correct any incorrect information from 2015 adopted version. Also consider relocating "Broadband Technology" background information to Volume 3.

Back to Agenda

- **Volume 2 – Visions and Directions** (Statutory Plan Elements) – Scheduled for adoption Spring 2016
  - **Chapter 1 – introduction** – draft #1 received from MDRoffers on March 23, 2016
  - **Chapter 2 – Community Vision** – draft #1 forwarded to the PC and Board for comments in Fall 2015; Draft #2 received March 30, 2016 and has been placed on 4/11/16 Plan Commission Agenda for final review.
  - **Chapter 3 – Land Use** (adopted 4/8/15) plan to be amended as necessary as part of complete Volume 2
  - **Chapter 4 – Economic Development** – revised draft received from MDRoffers on 3/23/16.
  - **Chapter 5 – Housing and Neighborhoods** – (revised draft delivered by MDRoffers on 1/28/16)- Provided to PC and Board in 2/8/16 PC Packet. Comments/changes were sent back to MDRoffers in Feb 2016. Next version in full Volume 2, to be delivered in April.
  - **Chapter 6 – Natural, Agricultural, and Cultural Resources** - (revised draft delivered by MDRoffers on 1/28/16) -Provided to PC and Board in 2/8/16 PC Packet. Comments/changes were sent back to MDRoffers in Feb 2016. Next version in full Volume 2.
  - **Chapter 7 – Parks and Recreation** - (adopted 1/10/15 as CORP for Village) plan to be amended as necessary as part of complete volume
  - **Chapter 8 – Transportation (Official Map)** (revised draft delivered by MDRoffers on 1/28/16) - Provided to PC and Board in 2/8/16 PC Packet. Official map was approved in Feb 2016 by ordinance. Comments and changes to the Plan document and the new official map were sent to MDRoffers in Feb 2016. Next version in full Volume 2.
  - **Chapter 9 –Community Facilities and Utilities** (revised draft delivered by MDRoffers on 2/11/16) -Provided to PC and Board in 3/14/16 PC Packet. Comments and changes to the Plan document were sent to MDRoffers in March 2016. Next version in full Volume 2.
  - **Chapter 10 – Intergovernmental Cooperation** – (revised draft delivered by MDRoffers on 2/11/16) -Provided to PC and Board in 3/14/16 PC Packet. Comments and changes to the Plan document were sent to MDRoffers in March 2016. Next version in full Volume 2.
  - **Chapter 11 – Implementation** – draft #1 received from MDRoffers on March 23, 2016

- **Volume 3 – Vision and Directions** (Supplemental Plan Elements)
  - **Chapter 1 – Introduction** (to be prepared in 2016 when Camp Phillips Corridor Plan adopted)
  - **Chapter 2 – Bike and Pedestrian System Plan** (future, post 2016)
  - **Chapter 3 – Broadband Technology Plan** (adopted 3/4/15, considering bringing in background info from Vol. 1)
  - **Chapter 4 – Camp Phillips Corridor Plan** (schedule for adoption in July 2016, shortly after Vol. 2 adoption)
  - **Chapter 5 – Park and Public Facilities Master Plans** (include recent plans when Camp Phillips Plan adopted)
  - **Chapter 6 – Retail Recruitment Strategy** (adopt at same time Camp Phillips Plan Adopted)
  - **Chapter 7 – Schofield Avenue Corridor Plan** (future, post 2016)
  - **Chapter 8 – TID 1 Amended Project and Redevelopment Plans** (scheduled adoption in August 2016)
  - **Chapter 9 – TID 2 Amended Project Plan** (future, post 2016)
  - **Chapter 10 – Tourism Plan** (scheduled for adoption by early fall 2016)

Back to Agenda

- **Project 2 – Chapter 50 Nuisance Ordinance Update** – This ordinance update was approved at the 6/6 Village Board meeting and went into effect on 6/8. This item is complete and will be removed during the next update to the Strategic Plan.

- **Project 5 - Beehive Software System implementation** – Staff has shifted to a different software, Evolve, for our permitting, planning, licensing and code enforcement needs. The project to implement is in progress and estimated to be complete by 1/17.

- **Project 6 - Update Subdivision Ordinance** – This ordinance update was approved at the 5/16/16 Village Board meeting and went into effect on 5/18/16. This item is complete and will be removed during the next update to the Strategic Plan.

- **Project 8 – Audit of Multi-family and commercial properties for Refuse and Recycling Compliance –** Ongoing. Audit was completed for multi-family properties in the summer of 2014 by our Refuse and Recycling Intern, Kyle Casper. Parker continues to work with these multi-family properties when time allows. We have not started on the commercial audit yet to date. Staff continues to address this at change of use, new construction, or change of owner for both multi-family and commercial at time of approvals and/or permitting. We have hired another summer intern for 2016, Heidi Miller, a UWSP student, who joined us on May 23rd. She is currently working on finishing where Kyle left off in the summer of 2014.

Staff Development

- **Project 1 – American Planning Association (APA) membership** – This item is complete and will be removed during the next update to the Strategic Plan. Jared and I are both members of APA and WAPA.
- **Project 2 – Planning Technician Position** –This item is complete and will be removed during the next update to the Strategic Plan.
- **Project 4 – Assistant Building Inspector Position (Code Enforcement/Property Inspector)** – Maguire started employment with the Village in this position on 4/4/16. This item is complete and will be removed during the next update to the Strategic Plan.
- **Project 5 – Plan Commission bylaws, policies and procedures** – Ongoing. Plan Commission Code of Conduct and Rules of Procedures were adopted by the Plan Commission in June. All commissioners have signed the Code of Conduct. We continue to work on policies for the Commission. No further progress on this. I will need to bring new Commissioner Dennis Lawrence up to speed on all of this and give him the Rules of Procedure and have him sign the Code of Conduct.

3. BUDGET AND FINANCIAL PLAN STATUS.

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

4. EMPLOYEE DEVELOPMENT & ENGAGEMENT.

- Higgins attendance at Weekly C Team Meetings.
- Higgins attendance at Weekly ED Team Meetings

Back to Agenda

- Higgins attendance at Weekly One-on-One Meetings with Guild.
- Higgins attendance at Bi-weekly Service Division Team Meetings
- Higgins and Parker attend monthly Wellness Committee Meetings.
- Wehner attend monthly Staff Social Committee Meetings.
- Parker, Wehner, Tatro and Maguire have begun the 2016 Lumin Training.
- Tatro took over as President of the WI- IAEI in May.
- Higgins continues to attend the Alumni 2015 Lumin Training Sessions monthly (Feb, March, April, Sept.).
- Department participation at the May All-Staff meeting.
- Maguire took the UDC Construction test on 6/2/16. We will not know his results for a few weeks yet.
- Department participation in the 100 Day Global Corporate Challenge as part of the Wellness Program. All 5 of us are participating as members of on one of 4 teams that have formed here at the Village. The GCC kicked off on May 25th and runs until September 1st. The goal is for teams of 7 to average at least 70,000 steps a week. In two weeks of participation, the 4 teams (28 staff members) have already walked over 2,024 miles and have a combined step total of 5,088,537 steps. Our overall daily step average as a group is 13,182 steps per person per day. This is amazing as I know that before we started this, many of us were only getting 4,000 to 6,000 steps a day in. We are all definitely exceeding the recommended 10,000 steps per day.

5. PERFORMANCE AND METRICS.

- Staff received the review paperwork in late May and we are currently in the process of completing this. No reviews have been completed since spring of 2015.
- Infovision Software's Evolve Software will be able to be used for project management and will also have a performance management component to the software. Once an application is deemed complete, a timer will be running in the background and will be able to monitor and track how long it takes staff to complete our review and get approvals out the door.

6. COMMUNITY FEEDBACK

- None at this time.

7. IDENTIFIED NEEDS.

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

8. NEW IDEAS & OPPORTUNITIES.

- None at this time.

9. MISCELLANEOUS COMMENTS / ISSUES.

- SE Quad Neighborhood Plan – proposed adoption July 2016

Back to Agenda

- Donner, Wodalski and I continue to spend a considerable amount of time working with JSD on this project. As of 6/9/16, we are still working with WIDOT and WIDNR to be able to utilize the stub at Westview Blvd for this development. We have not gotten any further with this Departments, but I don't believe anything further has been submitted from JSD. We recently received a draft document from JSD which we gave comments and feedback to. The plan is to have Administrator Guild and JSD representatives present a concept plan to the CDA and PC on Monday, June 13th and Board on June 20th. At the July meetings, PC and CDA will be asked to recommend it to the Board and it will then move to the Board on July 18th for approval. The document will then be given to MDRoffers for inclusion in the Camp Phillip's Road Corridor Plan.
- Donner and myself are working on the extension of Transport Way out to Weston Avenue. Resolutions 2016-003 and 2016-004 were adopted in March by the Board to designate Weston Avenue as an arterial street and limit access on Weston Avenue. A letter was sent to all Transport Way and Weston Avenue property owners on 4/29/16. We have received a few authorization letters from land owners to complete the survey and wetland work.
- A Presentation and Open House for SE Quad was held on May 9th from 4:30 to 6pm.

- Economic Development/Plan Commission Update
  - Site Plan Approval Letter Issued
    - DC Everest Middle School – Parking lot site plan – widening/realigning the pavement at their student drop off area.
  - Staff completed the following site plan reviews in May:
    - DC Everest Middle School – Parking lot site plan – widening/realigning the pavement at their student drop off area.
    - Wagner Shell – Building Addition (carwash) – has been reviewed by staff. Awaiting revisions to landscape plan.
  - Staff is working on the following site plan reviews:
    - Burn Fitness – Parking Lot Expansion (Stalled) – Wehner followed up with Marv Anderson and gave him until June 1, 2016 to submit a plan
    - InterCon Construction – new construction – garage, office and contractor yard on Synergy Court
    - Ministry St. Clares – Hyperbaric Chamber Addition
    - Ministry St. Clares – Bed Tower Addition – adding 24 beds bringing the total of beds to 120.
    - Ministry St. Clares – Medical Office Building Upgrades – building out floor 1 and doing some other interior remodeling.

2016 Building Permits Issued to Date

Date:	Single Family	Duplex	Multi-Family				Commercial	Total All Permits Issued
			4	6	8	12		
January	1	-	-	-	-	-	23	29
February	2	-	-	-	-	-	25	35
March	-	1	-	-	-	-	23	41
April	7	-	-	-	-	-	12	66
May	1	-	-	-	-	-	26	81

Back to Agenda

Total	**11**	**1**	**-**	**-**	**-**	**-**	**109**	**252**
Totals from May of each year								
2015	12	4	-	-	-	-	79	214
2014	6	-	-	2	2	-	116	225
2013	3	-	-	-	-	-	70	159
2012	7	-	-	-	-	-	88	194
2011	6	-	-	-	-	-	28	147
2010	15	-	-	-	-	-	47	245
2009	1	2	-	1	1	2	6	123
2008	10	2	-	-	-	4	15	115

Back to Agenda

Marathon County Uniform Addressing

MARATHON COUNTY

Communication & Education

- Who will this affect?
  Town participation is required as the County has jurisdiction over addressing in unincorporated areas. Marathon County (MC) has offered its villages and cities an opportunity to participate in the uniform addressing system and cost-sharing.
- How are the voices in the participating communities heard?
  Community participation is being conducted through advisory meetings and stakeholder input for the County Addressing Implementation Plan.
- What would help people going through this addressing change process?
  MC will develop communication methods and check lists of what/how to do, and personal assistance will be provided.

Process

- Can you create the address system as simple as possible?
  The proposed address system will start in the southwest corner of Marathon County. Addresses will be a 6 digit number. Addresses will increase moving east and north. with 1600 addresses per mile.
- How will emergency response areas be changed to not create confusion?
  What we know is that implementation will begin in 2017. The phasing in and sequencing is to be determined.
- How will the Post Office handle such a large change?
  MC will coordinate with the Post Office to determine the best method to process the address changes.

Finance

- Who will pay for this?
  MC has authorized $1.2 million cost sharing to reimburse communities up to $20/address.
- What are the procedures for reimbursement to participating communities?
  Policies and procedures to be determined by MC
- What personal information will people have to change on their own?
  Driver's license, billing statements, letterhead, financial/banking, etc.

Technology

- How soon will Google Maps/Garmin/etc. update?
  MC is in the process of contacting these companies to notify them of the changes. However, as these are private companies, we have little control over their update cycles.
- Will adjoining counties have access to the new addressing system data?
  Yes, MC will contact adjoining counties to share information.
- Will I be able to match an old address to the new one?
  MC will develop and make available a cross reference table with old and new addresses.

Marathon County Uniform Addressing

Road Naming

- Who will name new roads?
  Towns will have the discretion over naming roads. Duplicate/similar road names will not be accepted. New road names need to be submitted to CPZ for approval. CPZ will place the name on the Road Name Master List under reserved names.
- Who determines which community keeps a duplicate/similar name?
  MC needs the Municipal Advisory Group to help determine a road naming criteria to eliminate duplicate/similar road name. The final decision on criteria will be made by the Public Safety Committee.
- What happens to the name of the road that crosses into a non participating incorporated municipality that has a different road name?
  This has not been determined.

Address Signs

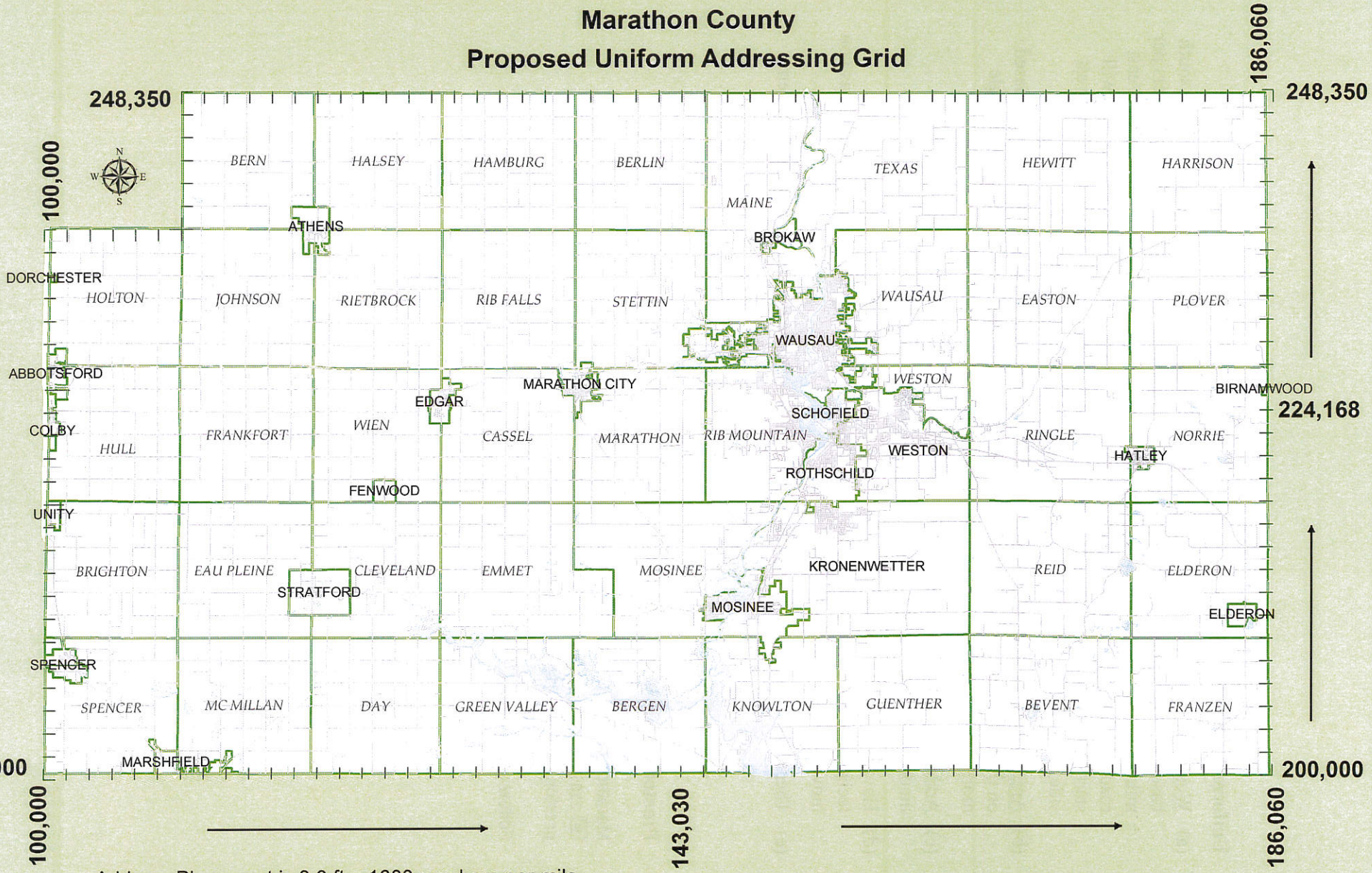
- What kind of sign will you use?
  The sign will be double sided, have the municipality name, street name and number.
- What is the best sign selection regarding visibility?
  MC needs the Emergency Management Services advisory group to help determine the color and placement of signs.
- What will happen to my decorative stone address?
  This has not been determined.

Preston Vande Voort
Marathon County
Conservation, Planning, and Zoning

Preston.VandeVoort@co.marathon.wi.us

(715) 261-6048

Marathon County
Proposed Uniform Addressing Grid



Address Placement is 3.3 ft = 1600 numbers per mile

Note*** Addresses in the Proposed Uniform Address Grid are six digit numbers due to incorporated areas currently using a five digit address number.

Uniform Addressing System

(a) West-East or South-North Roads. There shall be an established west baseline and south baseline. The address number is a six digit number based on a grid of 1600 numbers per mile. The grid starts at the southwest corner of the county. A predominately west/east road will start at the west baseline of 100,000. A predominately south/north road will start from the south baseline of 200,000. Even numbers will be on the north and west sides of a road; odd numbers will be on the south and east sides of the road.

(b) Angled Roads will be determined by CPZ and be assigned numbers accordingly, based on the significant direction of the road. Roads with a change of direction at an angle more than 75 degrees shall be numbered by adjusting the numbers.

(c) Addresses in the Proposed Uniform Address Grid are six digit numbers due to incorporated municipalities currently using a five digit address number.

(d) Having the starting point in the southwest corner of Marathon County uses the techniques and methods from the United States National Grid. Numbers increase as you move east and north in the grid.

(e) There will be no alpha leaders used in the address in the new uniform address system.

Preston Vande Voort | GIS Specialist | County Addressing Coordinator

Marathon County Conservation, Planning & Zoning
210 River Drive | Wausau, WI 54403 715.261.6048
preston.vandevoort@co.marathon.wi.us

Follow us: Website | Facebook

Back to Agenda

Permits Issued (By Work Class)

Permits Issued From Sunday, May 1, 2016 through Tuesday, May 31, 2016

Permit	Location Address	Issued	Valuation	Square Feet
Additional Building Yard Shed				
ADDB-5-16-6692	5806 ISAIAH Street	05/03/2016	2,200.00	160
ADDB-5-16-6716	3006 SILVER HAWK WAY	05/12/2016	1,375.00	120
ADDB-5-16-6717	4411 CEDAR AVE	05/12/2016	1,000.00	80
ADDB-5-16-6746	5810 FIELDCREST LN	05/26/2016	4,000.00	192
ADDB-5-16-6759	5511 VON KANEL ST	05/31/2016	1,500.00	100
Totals For Additional Building Yard Shed : 5 Permit(s)			**10,075.00**	**652**
Commercial Building Local Business, Instituational & Office				
CBLD-5-16-6681	3907 SCHOFIELD Avenue	05/02/2016	234,000.00	594
CBLD-5-16-6719	3404 Community Center Drive	05/16/2016	1,391,279.00	13,822
CBLD-6-16-6762	2901 SCHOFIELD Avenue	05/05/2016	2,500.00	100
Totals For Commercial Building Local Business, Instituatio			**1,627,779.00**	**14,516**
Deck Residential				
DECK-5-16-6680	3409 CALEB DR	05/02/2016	100.00	184
DECK-5-16-6686	10002 WOODLAND DR	05/03/2016	2,000.00	448
DECK-5-16-6689	4502 AUGUSTINE AVE	05/03/2016	9,200.00	312
DECK-5-16-6706	5302 ALEX Street	05/10/2016	9,500.00	168
DECK-5-16-6721	2012 BLOEDEL AVE	05/16/2016	5,000.00	800
DECK-5-16-6740	5906 FIELDCREST LN	05/24/2016	5,000.00	360
Totals For Deck Residential : 6 Permit(s)			**30,800.00**	**2,272**
Demolition Principal Building				
DEMO-5-16-6673	8411 RYAN Street	05/02/2016	0.00	0
Totals For Demolition Principal Building : 1 Permit(s)			**0.00**	**0**
Driveway Driveway				
DRIV-5-16-6672	5507 JEAN ELLEN ST	05/02/2016	100.00	400
DRIV-5-16-6676	4711 KRAMER Lane	05/02/2016	0.00	0
DRIV-5-16-6690	5308 ROSS Avenue	05/03/2016	8,000.00	520
DRIV-5-16-6735	3305 SANDY LN	05/23/2016	1,600.00	468
DRIV-5-16-6757	5506 JEAN ELLEN ST	05/31/2016	35.00	600
Totals For Driveway Driveway : 5 Permit(s)			**9,735.00**	**1,988**
Electrical Local Business, Instituational & Office				
ELEC-5-16-6683	3907 SCHOFIELD AVE	05/02/2016	0.00	594
ELEC-5-16-6736	5000 Mesker Street	05/23/2016	38,000.00	10
ELEC-5-16-6737	3111 Ross Avenue	05/24/2016	38,000.00	10
Totals For Electrical Local Business, Instituational & Offic			**76,000.00**	**614**
Electrical Manufacturing and Industrial				
ELEC-5-16-6675	3600 WESTON Avenue	05/02/2016	0.00	0
ELEC-5-16-6739	7102 COMMERCE Drive	05/24/2016	60,000.00	0
Totals For Electrical Manufacturing and Industrial : 5 Perm			**60,000.00**	**0**

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Permit	Location Address	Issued	Valuation	Square Feet
Electrical Residential				
ELEC-5-16-6694	4311 SCHOFIELD Avenue	05/03/2016	800.00	0
Totals For Electrical Residential : 6 Permit(s)			**800.00**	**0**
Excavation Permit Private Contract				
EXCA-5-16-6752	6903, 6905, 6907, 6909 River Trai	05/27/2016	0.00	0
Totals For Excavation Permit Private Contract : 1 Permit(s			**0.00**	**0**
Excavation Permit Public Utility				
EXCA-5-16-6742	6212 Von Kanel Street	05/25/2016	0.00	0
EXCA-5-16-6743	Von Kanel Street	05/25/2016	0.00	0
EXCA-5-16-6753	9306 Weston Avenue	05/19/2016	0.00	0
EXCA-5-16-6755	7802 Meadow Rock Drive	05/31/2016	0.00	0
Totals For Excavation Permit Public Utility : 5 Permit(s)			**0.00**	**0**
Fence Residential				
FENC-5-16-6674	4403 AUGUSTINE AVE	05/02/2016	1,900.00	0
FENC-5-16-6682	5411 ROXANN DR	05/02/2016	3,000.00	0
FENC-5-16-6696	6206 BECKY BLVD	05/04/2016	1,600.00	0
FENC-5-16-6714	4105 OAK TER	05/10/2016	3,000.00	0
FENC-5-16-6715	6302 BECKY BLVD	05/12/2016	400.00	0
FENC-5-16-6718	5903 CANOE ST	05/12/2016	8,700.00	0
FENC-5-16-6729	7502 FEITH AVE	05/17/2016	700.00	0
FENC-5-16-6750	6409 TEAGAN LN	05/26/2016	1,000.00	0
FENC-5-16-6756	5805 VOLKMAN ST	05/31/2016	4,000.00	0
Totals For Fence Residential : 9 Permit(s)			**24,300.00**	**0**
HVAC HVAC Commercial Remodel				
HVAC-5-16-6684	3907 SCHOFIELD AVE	05/02/2016	0.00	594
Totals For HVAC HVAC Commercial Remodel : 1 Permit(s)			**0.00**	**594**
Lateral Connection Multi Family (3+Units)				
LCON-5-16-6720	6903-09 River Trail Drive	05/16/2016	0.00	0
Totals For Lateral Connection Multi Family (3+Units) : 1 Pe			**0.00**	**0**
Lateral Connection New Single Family				
LCON-5-16-6754	9403 NEWBERRY DR	05/31/2016	0.00	0
Totals For Lateral Connection New Single Family : 2 Perm			**0.00**	**0**
Mobile Home Installation Residential				
MHOM-5-16-6732	5707 FULLER Street	05/20/2016	1,500.00	784
MHOM-5-16-6758	6300 BIRCH Street	05/31/2016	29,000.00	1,280
Totals For Mobile Home Installation Residential : 2 Permit			**30,500.00**	**2,064**
Plumbing Commercial				
PLUM-5-16-6685	3907 SCHOFIELD AVE	05/02/2016	0.00	594
Totals For Plumbing Commercial : 1 Permit(s)			**0.00**	**594**
Residential Building Addition				
RBLD-5-16-6741	6106 ISAIAH Street	05/25/2016	55,000.00	500
Totals For Residential Building Addition : 1 Permit(s)			**55,000.00**	**500**

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Permit	Location Address	Issued	Valuation	Square Feet
Residential Building Exterior Remodel				
RBLD-5-16-6677	4509 TWIN PINES LN	05/02/2016	6,000.00	3,000
RBLD-5-16-6697	5703 MARY LN	05/04/2016	10,500.00	3,900
RBLD-5-16-6702	3211 BEVERLY LN	05/05/2016	7,000.00	0
RBLD-5-16-6703	5105 VON KANEL ST	05/06/2016	2,500.00	2,700
RBLD-5-16-6704	7507 FEITH AVE	05/06/2016	750.00	1,600
RBLD-5-16-6722	9502 HEEREN ST	05/16/2016	11,890.00	0
RBLD-5-16-6725	5708 PINE TER	05/17/2016	10,960.00	3,600
RBLD-5-16-6726	8505 CALLON AVE	05/17/2016	9,300.00	0
RBLD-5-16-6728	4712 FULLER ST	05/17/2016	6,500.00	0
RBLD-5-16-6734	6305 OLD COSTA LN	05/23/2016	8,000.00	0
RBLD-5-16-6738	3716 STERNBERG AVE	05/24/2016	9,000.00	3,600
RBLD-5-16-6745	5908/5910 EDWARDS Street	05/26/2016	11,350.00	0
RBLD-5-16-6747	5707 FULLER ST	05/26/2016	150.00	0
Totals For Residential Building Exterior Remodel : 14 Perm			**93,900.00**	**18,400**
Residential Building Interior Remodel				
RBLD-5-16-6679	5705 RIPPLING CREEK Drive	05/02/2016	9,000.00	0
RBLD-5-16-6707	5103 KRAMER LN	05/10/2016	40,000.00	157
RBLD-5-16-6724	2815 PARK RIDGE DR	05/17/2016	9,000.00	82
RBLD-5-16-6744	5603 WALNUT Street	05/25/2016	5,000.00	600
Totals For Residential Building Interior Remodel : 18 Perm			**63,000.00**	**839**
Residential Building New Single Family				
RBLD-5-16-6695	4253 HOWLAND Avenue	05/05/2016	392,414.00	4,528
Totals For Residential Building New Single Family : 19 Pe			**392,414.00**	**4,528**
Sign Face Replacement New Business				
SIGN-6-16-6775	5707 Schofield Avenue	05/17/2016	500.00	68
Totals For Sign Face Replacement New Business : 1 Perm			**500.00**	**68**
Sign New				
SIGN-5-16-6710	4020 SCHOFIELD AVE	05/11/2016	2,000.00	22
SIGN-5-16-6711	4020 SCHOFIELD AVE	05/11/2016	2,000.00	22
SIGN-5-16-6712	4020 SCHOFIELD AVE	05/11/2016	750.00	34
Totals For Sign New : 4 Permit(s)			**4,750.00**	**79**
Sign Special Event				
SIGN-5-16-6693	3807 SCHOFIELD AVE	05/01/2016	0.00	32
SIGN-5-16-6709	2809 SCHOFIELD AVE	05/18/2016	0.00	70
Totals For Sign Special Event : 6 Permit(s)			**0.00**	**102**
Special Events on Public Property Special Event				
SEPP-5-16-6691	7205 ZINSER ST	05/03/2016	0.00	0
SEPP-5-16-6727	8602 SCHOFIELD AVE	05/17/2016	0.00	0
SEPP-5-16-6748	5902 SCHOFIELD AVE	05/24/2016	0.00	0
Totals For Special Events on Public Property Special Even			**0.00**	**0**
Sprinkler/Irrigation Residential				
SPRK-5-16-6749	5912 LAWNDALE ST	05/26/2016	2,900.00	0
Totals For Sprinkler/Irrigation Residential : 1 Permit(s)			**2,900.00**	**0**

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Permit	Location Address	Issued	Valuation	Square Feet
Swimming Pool Above Ground				
POOL-5-16-6678	3409 CALEB DR	05/02/2016	500.00	452
POOL-5-16-6751	5417 WILLOW ST	05/26/2016	1,000.00	0
Totals For Swimming Pool Above Ground : 2 Permit(s)			**1,500.00**	**452**
Zoning Commercial				
ZONE-5-16-6687	4903 Schofield Avenue	05/03/2016	0.00	6,890
ZONE-5-16-6698	2407 Schofield Avenue	05/04/2016	0.00	950
ZONE-5-16-6708	5807 Prairie Street	05/10/2016	0.00	2,000
ZONE-5-16-6713	6205 Business Highway 51	05/11/2016	0.00	2,250
ZONE-5-16-6723	5810 Fuller Street	05/16/2016	0.00	0
ZONE-5-16-6730	7209 Synergy Court	05/19/2016	0.00	10,500
Totals For Zoning Commercial : 6 Permit(s)			**0.00**	**22,590**

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STAFF REPORT ON STAFF-APPROVED CSM'S, SITE PLANS, SIGN PERMITS, COMMERCIAL ZONING PERMITS, AND CERTIFICATE OF OCCUPANCIES ISSUED SINCE LAST REPORT OF 05/01/2016:

RCSM-2-16-1568 REI/Laabs – 4707/4709 Holly Avenue
CCSM-5-16-1580 REI/Briq's Soft Serve – 3907/4015 Schofield Avenue

CSIT-3-16-1574 Wagner Shell Car Wash Site Plan – 3001 Schofield Avenue
CSIT-5-16-1582 DCE Middle School Parking Lot Site Plan – 9302 Schofield Avenue

SIGN-5-16-6693 CoVantage Credit Union, 3807 Schofield Avenue – Temporary Sign Permit
SIGN-5-16-6709 Cutting Edge, 2809 Schofield Avenue, Ste E – Temporary Sign Permit
SIGN-5-16-6710/6711/6712 Cricket Wireless, 4020 Schofield Avenue – Permanent Sign Permits
SIGN-6-16-6775 Mi-Tech Services, Inc., 5707 Schofield Avenue – Permanent Sign Permit

ZONE-5-16-6687 CoVantage Credit Union – 4903 Schofield Avenue
ZONE-5-16-6708 Hurckman Mechanical Industries – 5807 Prairie Street, Ste B
ZONE-5-16-6730 InterCon Construction, Inc. – 7209 Synergy Court

TCO-1158 Trig's Food, 6205 Business Highway 51 – Temporary Use Event
TCO-1159 Arrow Sports Club, 6202 Schofield Avenue – Temporary Use Event

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STATE OF WISCONSIN - MARATHON COUNTY
CSM FILED VOL 82 PAGE 138
03/10/2016 9:42:20 AM
MICHAEL J. SYDOW, REGISTER OF DEEDS

Michael J. Sydow

017340

R1709855 1 2

DOC# 1709855

R.E.I. 4080 N. 20th AVE WAUSAU, WI 54401 (715)675-9784

MARATHON CO. CERTIFIED SURVEY MAP

MAP NO. 17340 **VOLUME** 82 **PAGE** 138

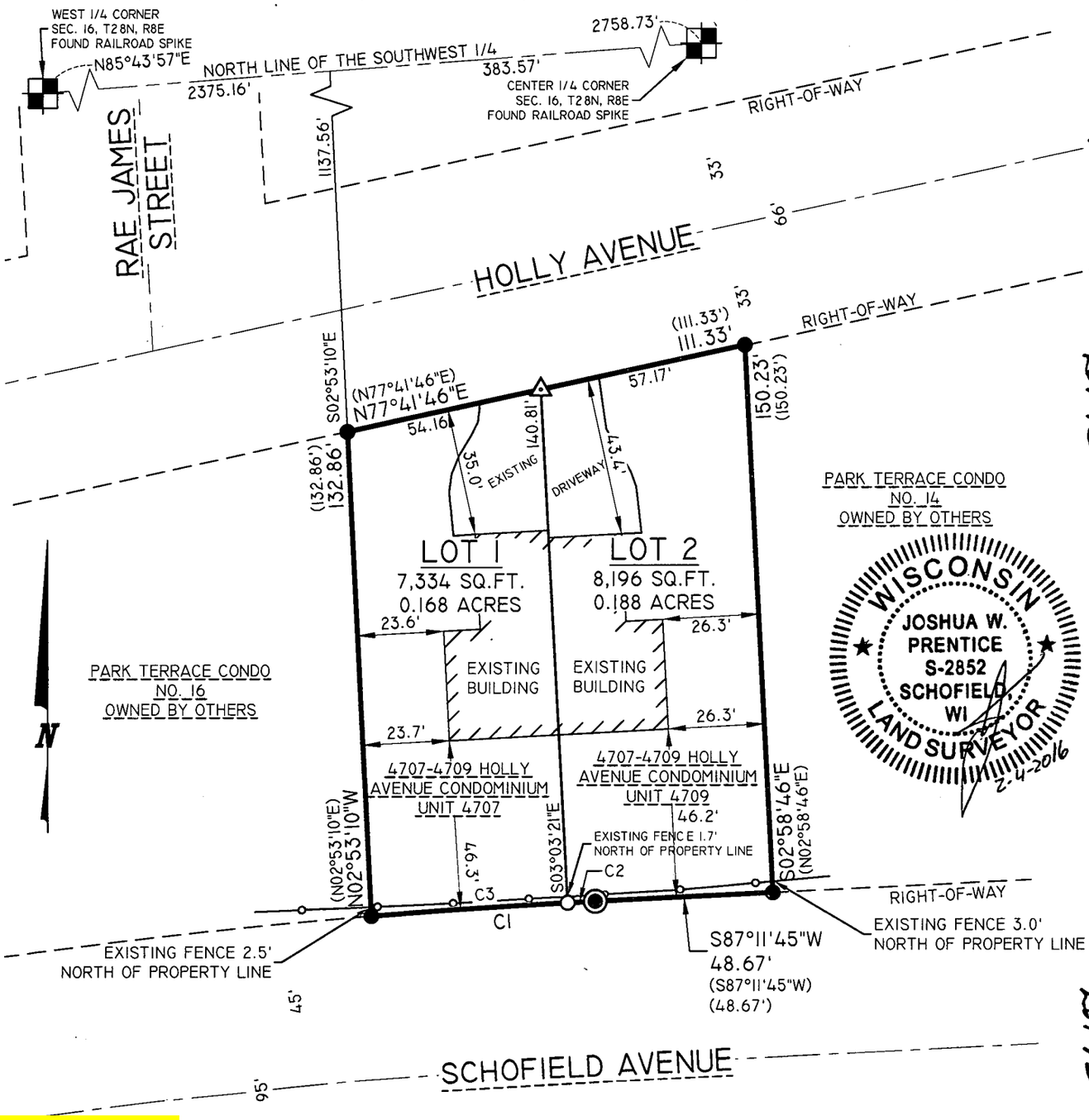
PREPARED FOR: DAVID LAABS **LAND OWNER:** DAVID LAABS, MARCELO & CATHERINE COSCIO

OF 4707-4709 HOLLY AVENUE CONDOMINIUM, LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN.

Lot1: 192.4.2808.163.0183 Lot15

Lot2: 192.4.2808.163.0184 Lot15

#0576



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1" = 40'
0 40

CURVE TABLE					
CURVE	RADIUS LENGTH	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE	ARC LENGTH
C1	1882.27'	S86°15'29"W	61.41'	1°52'10"	61.42'
C2	1882.27'	S87°04'40"W	7.56'	0°13'48"	7.56'
C3	1882.27'	S86°08'35"W	53.86'	1°38'22"	53.86'
(C1)	(1882.27')	(S86°15'29"W)	(61.41')	(1°52'10")	(61.42')
(C2)	(1882.27')	(S87°04'40"W)	(7.56')	(0°13'48")	(7.56')
(C3)	(1882.27')	(S86°08'35"W)	(53.86')	(1°38'22")	(53.86')

LEGEND

- ● - 1 1/4 IN. O.D. IRON PIPE FOUND
- △ - MAG NAIL SET
- ○ - 1 1/4 IN. O.D. X 18 IN. IRON PIPE WEIGHING 1.68 LBS/LIN. FT. SET

126.00' - MEASURED BEARING/LENGTH
(126.00') - RECORDED BEARING/LENGTH

NOTES:
1. FIELD SURVEY WAS COMPLETED ON 01-25-2016.
2. BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE SOUTHWEST 1/4, SECTION 16, TOWNSHIP 28 NORTH, RANGE 8 EAST, MEASURED TO BEAR NORTH 85°43'57" EAST.

DRAWING FILE: P:\4900-4999\4935A - LAABS\dwg\Survey\4935A CSM.dwg

R.E.I. 4080 N. 20th AVE WAUSAU, WI 54401 (715)675-9784

MARATHON CO. CERTIFIED SURVEY MAP

MAP NO. 17340 **VOLUME** 82 **PAGE** 138

PREPARED FOR: DAVID LAABS **LAND OWNER:** DAVID LAABS, MARCELO & CATHERINE COSCIO

OF 4707-4709 HOLLY AVENUE CONDOMINIUM, LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, JOSHUA W. PRENTICE, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2852, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF: THAT I HAVE SURVEYED, MAPPED AND DIVIDED 4707-4709 HOLLY AVENUE CONDOMINIUM, LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 16; THENCE NORTH 85°43'57" EAST, COINCIDENT WITH THE NORTH LINE OF SAID SOUTHWEST 1/4, 2375.16 FEET; THENCE SOUTH 02°53'10" EAST, 1137.56 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF HOLLY AVENUE, THE NORTHWEST CORNER OF SAID CONDOMINIUM AND THE POINT OF BEGINNING; THENCE NORTH 77°41'46" EAST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE OF HOLLY AVENUE, 111.33 FEET TO THE NORTHEAST CORNER OF SAID CONDOMINIUM; THENCE SOUTH 02°58'46" EAST, COINCIDENT WITH THE EAST LINE OF SAID CONDOMINIUM, 150.23 FEET TO THE SOUTHEAST CORNER OF SAID CONDOMINIUM AND THE NORTH RIGHT-OF-WAY LINE OF SCHOFIELD AVENUE; THENCE SOUTH 87°11'45" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE OF SCHOFIELD AVENUE, 48.67 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE 61.42 FEET COINCIDENT WITH THE ARC OF SAID CURVE AND SAID NORTH RIGHT-OF-WAY LINE OF SCHOFIELD AVENUE, SAID HAVING A RADIUS LENGTH OF 1882.27 FEET, A CENTRAL ANGLE OF 1°52'10", AND A CHORD THAT BEARS SOUTH 86°15'29" WEST, FOR A DISTANCE OF 61.41 FEET TO THE SOUTHWEST CORNER OF SAID CONDOMINIUM; THENCE NORTH 02°53'10" WEST, COINCIDENT WITH THE WEST LINE OF SAID CONDOMINIUM, 132.86 FEET TO SAID NORTHWEST CORNER OF THE CONDOMINIUM, SAID SOUTH RIGHT-OF-WAY LINE OF HOLLY AVENUE AND THE POINT OF BEGINNING.

THAT THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 15,530 SQUARE FEET, 0.356 ACRES, MORE OR LESS.

THAT I HAVE MADE THIS SURVEY, DIVISION AND MAP THEREOF AT THE DIRECTION OF DAVID LAABS, AGENT OF SAID PARCEL.

THAT SAID PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHT-OF-WAYS OF RECORD.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATUTES, WISCONSIN ADMINISTRATIVE CODE A-E7 AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF WESTON.

THAT THIS MAP IS A CORRECT AND ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF SAID PARCEL, AND OF THE DIVISION THEREOF MADE.

DATED THIS 4TH DAY OF FEBRUARY 2016

REI
JOSHUA W. PRENTICE
WI P.L.S. S-2852

WISCONSIN JOSHUA W. PRENTICE S-2852 SCHOFIELD, WI LAND SURVEYOR
2-4-2016

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Approved for Recording Under the Terms
of the Village of Weston Land Division Regulations.

By: Jennifer L Higgins

Date: 3/3/2016
Village of Weston Zoning Department

A1709855 2 2

DOC # 1709855

DRAWING FILE: P:\4900-4999\4935A - LAABS\dwg\Survey\4935A CSM.dwg

STATE OF WISCONSIN - MARATHON COUNTY
RECORDED
05/11/2016 08:49:28
MICHAEL J. SYDOW, REGISTER OF DEEDS

Document Number	Document Title
	RELEASE AND AGREEMENT

DOC# 1713286

Recording Area

Name and Return Address
Nations Title Agency of Minnesota
6465 Wayzata Blvd Ste 710
St Louis Park, MN 55426
RE: 16NW00558

192-2808-163-0181

Parcel Identification Number (PIN)

Lot 2, Certified Survey Map No. 17340, Volume 82, Page 138, located in the Northeast 1/4 of the Southwest 1/4 of Section 16, Township 29 North, Range 8 East, Village of Weston, Marathon County, Wisconsin.

THIS PAGE IS PART OF THIS LEGAL DOCUMENT – DO NOT REMOVE.

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clause, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document.
WRDA Rev. 12/22/2010

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RESOLUTION AND AGREEMENT:
To remove 4707 – 4709 Holly Avenue Condominium from the provisions of Chapter 703, Wisconsin Statutes, dissolve the Condominium Declaration of 4707 – 4709 Holly Avenue Condominium and create zero lot line structures.

WHEREAS: Marcelo Coscio and Catherine Mary Coscio, husband and wife are the owners of Unit 4707 and David L. Laabs is the owner of Unit 4709 of the 4707 – 4709 Holly Avenue Condominium, together with an undivided interest in the common elements and facilities as set forth in the Declaration of Condominium in 4707 – 4709 Holly Avenue Condominium, a condominium declared and existing under and by virtue of the Condominium recorded in the office of the Register of Deeds for Marathon County, Wisconsin, on July 10, 2008, as Document No. 1515092, said Condominium being located in the Village of Weston, Marathon County, Wisconsin; subject to easements of record, each of said condominium units being further described by the PIN numbers set forth on Exhibit "A" and (hereinafter referred to as "The Units");

AND WHEREAS, The Units are currently subject to the terms, conditions and restrictions contained in Condominium Declaration of 4707 – 4709 Holly Avenue Condominium, pursuant to said Document No. 1515092 and are also subject to the terms, conditions and restrictions contained in By-Laws of 4707 – 4709 Holly Avenue Condominium Association;

AND WHEREAS, 4707 – 4709 Holly Avenue Condominium has not carried on the purpose of its Declaration, nor has it complied with its By-Laws, relative to meeting and voting, requirements and obligations to owners, or meeting to project expenses and operate said condominium;

AND WHEREAS, Marcelo Coscio, Catherine Mary Coscio, and David L. Laabs ("the Parties") as 100% owners of the voting units of the 4707 – 4709 Holly Avenue Condominium desire to completely dissolve said Condominium and to create zero lot line structures out of The Units, as shown on the Certified Survey Map No. 017340 recorded on 3/10/16 in said Register's office, as Document No. 1709855, attached hereto and incorporated herein by reference as Exhibit "B."

NOW, THEREFORE, THE PARTIES HEREBY RESOLVED AND AGREE AS FOLLOWS:

That the 4707 – 4709 Holly Avenue Condominium is hereby fully dissolved and that The Units shall no longer be subject to the above described By-laws or the Declaration of the said Condominium and, instead, The Units are hereby established as separate dwellings described as zero lot line structures, as defined by the municipal Code of the Village of Weston, Wisconsin with private exterior access to each of The Units and no shared internal access within The Units as further shown in Exhibit "B".

It is further agreed that The Units shall have one common interior wall and common exterior surfaces between them which shall be subject to the replacement and maintenance shared expense agreement attached hereto as Exhibit "C." It is further agreed that, in the event either or all of the sides of either of the zero lot line dwellings hereby created are destroyed, no detached single family residences shall be constructed on the lot of said dwelling.

It is further agreed that this Resolution and Agreement shall be recorded with the office of the Register of Deeds for Marathon County, Wisconsin and shall not be terminated, amended, or otherwise altered, without the approval of the Board of the Village of Weston, Marathon County, Wisconsin.

It is further agreed that the liens affecting any of The Units shall be transferred to the percentage of the undivided interest of the Unit Owner in the property.

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IN WITNESS WHEREOF, Quicken Loans Inc. holder of the first mortgage on Unit 4707, does hereby consent to this Removal Instrument, this 14TH day of MARCH, 2016.

QUICKEN LOANS INC.

By:_____

_____,

Title: _____

By: _____

_____,

Title: _____

STATE OF _____)
Ss
_____COUNTY)

On this _____ day of _____, 2016, before me personally came Quicken Loans Inc., by _____ and _____its _____ and _____, respectively, to me known to be the persons described in and who executed the foregoing instrument and said persons acknowledged that said persons executed the same freely and voluntarily, for the uses and purposes therein expressed.

_____
Notary Public, State of Wisconsin
My commission expire ____

Dated this 14TH day of MARCH, 2016.

David L. Laabs
David L. Laabs/Condominium Owner
Unit 4709

STATE OF WISCONSIN)
ss
MARATHON COUNTY)

On this 14TH day of MARCH, 2016, before me personally came David L. Laabs, to me known to be the person described in and who executed the foregoing instrument and said person acknowledged that said person executed the same freely and voluntarily, for the uses and purposes therein expressed.

Troy T. Hietpas
Notary Public, State of Wisconsin
My commission expires 1/23/2016.

TROY T. HIETPAS NOTARY PUBLIC STATE OF WISCONSIN

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IN WITNESS WHEREOF, Quicken Loans Inc. holder of the first mortgage on Unit 4707, does hereby consent to this Removal Instrument, this 14TH day of MARCH, 2016.

QUICKEN LOANS INC.

By: Anita Jackson

Title: Anita Jackson Assistant Secretary of MERS

By: Cheron M. Small

Title: Cheron M. Small Assistant Secretary of MERS

SHALEESE DAWN WILLIAMS
Notary Public - Michigan
Wayne County
My Commission Expires May 31, 2021
Acting in the County of Wayne

STATE OF Michigan)
Ss
Wayne COUNTY)

On this 19 day of April, 2016, before me personally came Quicken Loans Inc., by Anita Jackson and Cheron Small its Assistant Sec. of MERS and Assistant Sec. of MERS, respectively, to me known to be the persons described in and who executed the foregoing instrument and said persons acknowledged that said persons executed the same freely and voluntarily, for the uses and purposes therein expressed.

Shaleese Dawn Williams
Notary Public, State of ~~Wisconsin~~ Michigan
My commission expire 5-31-21

Dated this 14TH day of MARCH, 2016.

David L. Laabs
David L. Laabs/Condominium Owner
Unit 4709

STATE OF WISCONSIN)
ss
MARATHON COUNTY)

On this 14TH day of MARCH, 2016, before me personally came David L. Laabs, to me known to be the person described in and who executed the foregoing instrument and said person acknowledged that said person executed the same freely and voluntarily, for the uses and purposes therein expressed.

Notary Public, State of Wisconsin
My commission expires 1/23/2019.

TROY T. HIETPAS NOTARY PUBLIC STATE OF WISCONSIN

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It is further agreed that it is the intent of the Parties, in entering this Resolution and Agreement, to create and maintain a neat and harmonious appearance, over time, with respect to the dwellings at issue.

This Resolution and Agreement shall be effective as of MARCH 14, 2016, regardless of the date signed by the parties below.

Dated this 14TH day of MARCH, 2016

Marcelo Coscio/Condominium Owner
Unit 4707

STATE OF WISCONSIN)
ss
MARATHON COUNTY)

On this 14TH day of MARCH, 2016, before me personally came Marcelo Coscio, to me known to be the person described in and who executed the foregoing instrument and said person acknowledged that said person executed the same freely and voluntarily, for the uses and purposes therein expressed.

Notary Public, State of Wisconsin
My commission expires 11/23/2019

TROY T. HIETPAS NOTARY PUBLIC STATE OF WISCONSIN

Dated this 14TH day of MARCH, 2016.

Catherine Mary Coscio
Catherine Mary Coscio/Condominium Owner
Unit 4707

STATE OF WISCONSIN)
ss
MARATHON COUNTY)

On this 14TH day of MARCH, 2016, before me personally came Catherine Mary Coscio, to me known to be the person described in and who executed the foregoing instrument and said person acknowledged that said person executed the same freely and voluntarily, for the uses and purposes therein expressed.

Notary Public, State of Wisconsin
My commission expires 11/23/2019

TROY T. HIETPAS NOTARY PUBLIC STATE OF WISCONSIN

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Dated this 22nd day of April.

IN WITNESS WHEREOF, American Lending Solutions, LLC ISAOA, holder of the first mortgage on 4709 Holly Avenue does hereby consent to this Removal Instrument, this 22nd day of April, 2016.

American Lending Solutions, LLC

By: _____

Melanie Barksdale, Vice President

Title: _____

STATE OF WISCONSIN)

Ss

COLUMBIA COUNTY)

On this 22nd day of April, 2016, before me personally came American Lending Solutions, LLC, by Melanie Barksdale its Vice President, to me known to be the person described in and who executed the forgoing instrument and said persons acknowledged that said person executed the same freely and voluntarily, for the uses and purposes therein expressed.

JENNIFER M EIDEN NOTARY PUBLIC STATE OF WISCONSIN

Notary Public, State of Wisconsin

My Commission expires 4/6/19.

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EXHIBIT A

Units 4707 and 4709 together with said Units' undivided interests in the common elements, and the exclusive use of the limited common elements appurtenant to said Units, in 4707 – 4709 Holly Avenue Condominium, a condominium declared and existing under the Condominium Ownership Act of the State of Wisconsin and by Declaration of Condominium, dated July 1, 2008, and recorded in the office of the Register of Deeds for Marathon County, Wisconsin, on July 10, 2008, as Document No. 1515093, and any further amendments thereto. Incorporated herein by this reference therein is the real estate described in said Declaration, as Lot fifteen (15) of Park Terrace, in the Village of Weston, Marathon County, Wisconsin; except that portion used for highway purposes as described in that Deed recorded in said Register's office as Document No. 1158769.

Tax key:	62. 2548. 000. 00A.	PIN:	192-2808-163-0180
	62. 2548. 000. 00B.		192-2808-163-0181

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EXHIBIT C

Common interior wall and common exterior surfaces shared maintenance/repair expense and insuring agreement.

1. Relative to the single shared, common wall between The Units, each unit owner shall be fully responsible for the maintenance, repair, replacement and insuring of any part of the wall that is exposed inside their dwelling, to the point where the wall is affixed to the interior studs

2. If the entire shared, common wall needs structural maintenance or replacement, then each of The Unit owners shall pay for one half of said expense, after each approves the cost of the same.

3. Relative to any exterior surfaces that are commonly shared by The Units, which require repair, replacement or maintenance, the cost of the same shall be split equally by each of The Unit owners, as long as the repair, replacement or maintenance is necessary to each unit and the cost of the same is agreed to by each of them.

4. Both of The Unit owners shall provide coverage insuring against the loss or damage to the interior wall and exterior surfaces described in paragraphs 2 and 3 above. Each of The Unit owners shall pay for said coverage separately and without reimbursement from the other.

In the event that The Unit owners cannot agree to the repair or replacement obligations or expenses referred to above, then they agree that they shall submit the dispute to the American Arbitration Association for single member/expedited, binding arbitration and shall equally share the costs of that ADR process.

All costs identified hereunder must be paid within 15 days of submission of an invoice.

END OF EXHIBIT C TO RESOLUTION AND AGREEMENT

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March 8, 2016

Josh Prentice
REI Engineering
4080 North 20th Avenue
Wausau, WI 54401
jprentice@reiengineering.com

RE: File No. RCSM-2-16-1568 – Certified Survey Map – 4707 & 4709 Holly Avenue

Dear Josh,

Your two lot certified survey of property addressed as 4707 and 4709 Holly Avenue, Section 16, Township 28N, Range 8E, Village of Weston, Wisconsin, is hereby **approved with the following conditions:**

1. **The Resolution and Agreement – *To remove 4707 – 4709 Holly Avenue Condominium…* must be signed by all parties, and must be recorded on both zero lot line structures/lots created by the new Certified Survey Map. A copy of this recorded document must be provided to the Village upon recording with the Marathon County Register of Deeds.**

The properties are and will remain zoned 2F Two-Family Residential (with the WHP-A Overlay District).

Upon acceptance and recording of the CSM by the Marathon County Register of Deeds, please forward a copy of the recorded survey map and the recorded Resolution and Agreement 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 six (6) 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 L Higgins

Jennifer Higgins
Director of Planning and Development/Zoning Administrator

Cc: Marathon County Register of Deeds (ucc@mail.co.marathon.wi.us)
David Laabs, 4709 Holly Avenue, Weston, WI 54476
Marcelo & Catherine Coscio, 4707 Holly Avenue, Weston, WI 54476

Weston Municipal Center
eld Avenue • Weston, WI 54476 • *Phone:* (715) 359-6114 • *Fax:* (715) 359-6117
www.westonwi.gov

STATE OF WISCONSIN - MARATHON COUNTY
CSM FILED VOL 83 PAGE 44
05/09/2016 1:37:30 PM
MICHAEL J. SYDOW, REGISTER OF DEEDS

017387

DOC# 1713199

Michael J. Sydow

R.E.I. 4080 N. 20th AVE WAUSAU, WI 54401 (715)675-9784

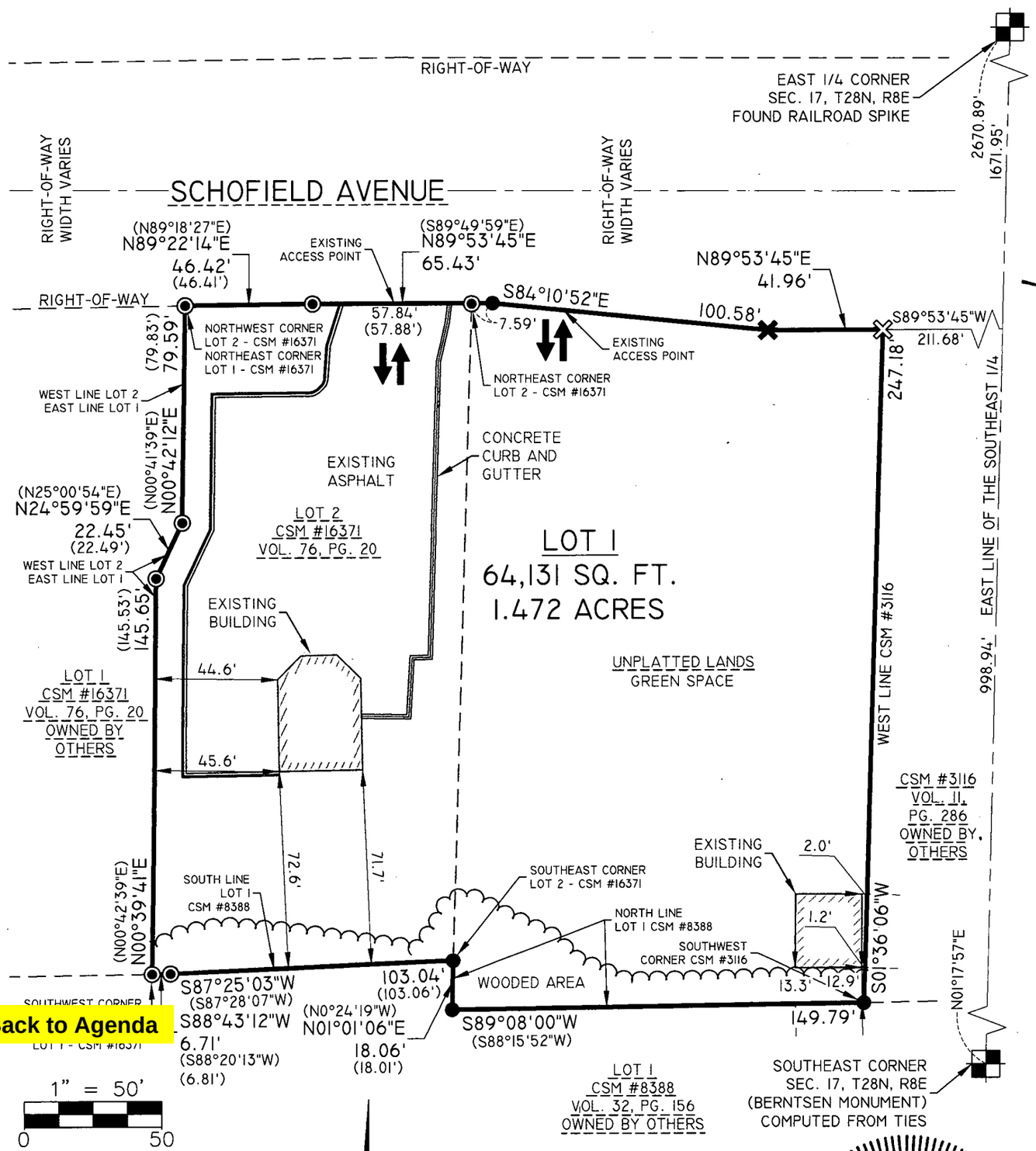
MARATHON CO. CERTIFIED SURVEY MAP

MAP NO. 17387 **VOLUME** 83 **PAGE** 44

Chg 30.00

PREPARED FOR: SPDW PROPERTIES LLC. **LAND OWNER:** SPDW PROPERTIES LLC. COVANTAGE CREDIT UNION OF WAUSAU

OF PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND ALL OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 16371, RECORDED IN VOLUME 76, ON PAGE 20, AS DOCUMENT NUMBER 1627239, IN THE MARATHON COUNTY SURVEYOR'S OFFICE, BEING PART OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 17, TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN.



192.4.2808.174.0877

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LEGEND

- ● - 1 1/4 IN. O.D. IRON PIPE FOUND
- ○ - 1 1/4 IN. O.D. X 18 IN. IRON PIPE WEIGHING 1.68 LBS/LIN. FT. SET
- ◉ - 3/4" IRON REBAR FOUND
- ⊗ - CHISELED "X" SET IN CONCRETE
- ✖ - CHISELED "X" FOUND IN CONCRETE
- 126.00' - MEASURED BEARING/LENGTH
- (126.00') - RECORDED BEARING/LENGTH

NOTES:
1. FIELD SURVEY WAS COMPLETED ON 3-8-2016.
2. BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM NAD83(2011) DATUM AND REFERENCED TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 28 NORTH, RANGE 8 EAST, MEASURED TO BEAR NORTH 01°17'57" EAST.
3. THIS SURVEY IS INTENDED TO COMBINE 2 EXISTING PARCELS OF LAND INTO 1 LOT.

WISCONSIN
JOSHUA W. PRENTICE
S-2852
SCHOFIELD, WI
LAND SURVEYOR
3-24-2016

DRAWING FILE: P:\3900-3999\3991A - BRIQS - WESTON\dwg\Survey\3991A CSM.dwg

SHEET 1 OF 2

R.E.I. 4080 N. 20th AVE WAUSAU, WI 54401 (715)675-9784

MARATHON CO. CERTIFIED SURVEY MAP

MAP NO. 17387 **VOLUME** 83 **PAGE** 44

PREPARED FOR: SPDW PROPERTIES LLC. **LAND OWNER:** COVANTAGE CREDIT UNION OF WAUSAU SPDW PROPERTIES LLC.

OF PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND ALL OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 16371, RECORDED IN VOLUME 76, ON PAGE 20, AS DOCUMENT NUMBER 1627239, IN THE MARATHON COUNTY SURVEYOR'S OFFICE, BEING PART OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 17, TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, JOSHUA W. PRENTICE, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2852, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF: THAT I HAVE SURVEYED, MAPPED AND DIVIDED PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND ALL OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 16371, RECORDED IN VOLUME 76, ON PAGE 20, AS DOCUMENT NUMBER 1627239, IN THE MARATHON COUNTY SURVEYOR'S OFFICE, BEING PART OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 17, TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 17; THENCE NORTH 01°17'57" EAST, COINCIDENT WITH THE EAST LINE OF SAID SOUTHEAST 1/4, 998.94 FEET; THENCE SOUTH 89°53'45" WEST, 211.68 FEET TO THE WEST LINE OF CERTIFIED SURVEY MAP NUMBER 3116, RECORDED IN VOLUME 11, ON PAGE 286, IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE AND THE POINT OF BEGINNING; THENCE SOUTH 01°36'06" WEST, COINCIDENT WITH SAID WEST LINE OF CERTIFIED SURVEY MAP NUMBER 3116, 247.18 FEET TO THE SOUTHWEST CORNER OF SAID CERTIFIED SURVEY MAP NUMBER 3116, SAID CORNER BEING ON THE NORTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 8388, RECORDED IN VOLUME 32, ON PAGE 156, IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; THENCE SOUTH 89°08'00" WEST, COINCIDENT WITH SAID NORTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 8388, 149.79 FEET; THENCE NORTH 01°01'06" EAST, COINCIDENT WITH SAID NORTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 8388, 18.06 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2 OF CERTIFIED SURVEY MAP NUMBER 16371; THENCE SOUTH 87°25'03" WEST, COINCIDENT WITH SAID NORTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 8388 AND THE SOUTH LINE OF SAID LOT 2 OF CERTIFIED SURVEY MAP NUMBER 16371, 103.04 FEET; THENCE SOUTH 88°43'12" WEST, COINCIDENT WITH SAID NORTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 8388 AND SAID SOUTH LINE OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 16371, 6.71 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2 OF CERTIFIED SURVEY MAP NUMBER 16371 AND THE SOUTHEAST CORNER OF LOT 1 OF SAID CERTIFIED SURVEY MAP NUMBER 16371; THENCE NORTH 00°39'41" EAST, COINCIDENT WITH THE WEST LINE OF SAID LOT 2 OF CERTIFIED SURVEY MAP NUMBER 16371 AND THE EAST LINE OF SAID LOT 1 OF CERTIFIED SURVEY MAP NUMBER 16371, 145.65 FEET; THENCE NORTH 24°59'59" EAST, COINCIDENT WITH SAID WEST LINE OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 16371 AND SAID EAST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 16371, 22.45 FEET; THENCE NORTH 00°42'12" EAST, COINCIDENT WITH SAID WEST LINE OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 16371 AND SAID EAST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 16371, 79.59 FEET TO THE NORTHWEST CORNER OF SAID LOT 2 OF CERTIFIED SURVEY MAP NUMBER 16371, THE NORTHEAST CORNER OF SAID LOT 1 OF CERTIFIED SURVEY MAP NUMBER 16371, AND THE SOUTH RIGHT-OF-WAY LINE OF SCHOFIELD AVENUE; THENCE NORTH 89°22'14" EAST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE, 46.42 FEET; THENCE NORTH 89°53'45" EAST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE, 65.43 FEET; THENCE SOUTH 84°10'52" EAST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE, 100.58 FEET; THENCE NORTH 89°53'45" EAST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE, 41.96 FEET TO SAID WEST LINE OF CERTIFIED SURVEY MAP NUMBER 3116 AND THE POINT OF BEGINNING.

THAT THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 64,131 SQUARE FEET, 1.472 ACRES, MORE OR LESS.

THAT I HAVE MADE THIS SURVEY, DIVISION AND MAP THEREOF AT THE DIRECTION OF SPDW PROPERTIES LLC., AGENT OF SAID PARCEL.

THAT SAID PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHT-OF-WAYS OF RECORD.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATUTES, WISCONSIN ADMINISTRATIVE CODE A-E7 AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF WESTON.

THAT THIS MAP IS A CORRECT AND ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF SAID PARCEL, AND OF THE DIVISION THEREOF MADE.

DATED THIS 24TH DAY OF MARCH 2016

JOSHUA W. PRENTICE
WI P.L.S. S-2852

WISCONSIN JOSHUA W. PRENTICE S-2852 SCHOFIELD, WI LAND SURVEYOR 3-24-2016

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VILLAGE OF WESTON

APPROVED FOR RECORDING UNDER THE TERMS OF THE VILLAGE OF WESTON LAND DIVISION REGULATIONS.

BY Jennifer L Higgins

DATE: 5/6/2016
VILLAGE OF WESTON ZONING DEPARTMENT

DRAWING FILE: P:\3900-3999\3991A - BRIQS - WESTON\dwg\Survey\3991A CSM.dwg

DOC # 1713199

May 6, 2016

Tom Ellenbecker
REI
4080 N. 20th Avenue
Wausau, WI 54401
tellenbecker@reiengineering.com

RE: File No. CCSM-5-16-1580 – Certified Survey Map – 3907 & 4015 Schofield Avenue

Dear Mr. Ellenbecker,

Your one lot certified survey of property at 3907 & 4015 Schofield Avenue, Section 17, Township 28N, Range 8E, Village of Weston, Wisconsin, is hereby **approved**. The property is and will remain zoned B-3 General Commercial. The new parcel will continue to be addressed as 3907 Schofield Avenue, Weston, WI 54476. The second address of 4015 Schofield Avenue will be removed.

Upon acceptance and recording of the CSM by the Marathon County Register of Deeds, please 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. A copy of the recorded survey can be dropped off at the Municipal Center or emailed to plandev@westonwi.gov. Please note per ordinance, a copy of the recorded CSM must be provided to the Village within 30 days of recording.

The approval of this CSM shall be null and void if not recorded in six (6) 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 L Higgins

Jennifer Higgins
Director of Planning and Development/Zoning Administrator

Cc: Joshua Prentice (jprentice@reiengineering.com)
Kevin Briquelet Miller (briqmiller5@aol.com)
Marathon County Register of Deeds (ucc@mail.co.marathon.wi.us)

THE VILLAGE OF Weston

Jennifer Higgins, Director
Planning & Development
Direct: 715-241-2638
jhiggins@westonwi.gov

5500 Schofield Avenue
Weston, WI 54476
715-359-6114
www.westonwi.gov

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June 6, 2016

EMAIL TRANSMISSION ONLY

David O'Brien
Bayland Builders, Inc.
3323 Bayridge Court
Hobart, WI 54155

RE: Site Plan Review Approval for the reconstruction of the carwash at Wagner Shell, 3001 Schofield Avenue, Weston, Wisconsin -- CSIT-3-16-1574.

Dear Mr. O'Brien,

On behalf of the Village of Weston, I am pleased to inform you the site plan 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) C1.0 Existing Conditions – Revised 5/23/2016
   b) C2.0 Demolition Plan
   c) C3.0 Site and Utility Plan
   d) C4.0 Grading and Erosion Control Plan
   e) C5.0 Details
   f) L1-0 Landscaping Plan
   g) T1.0 Project Information
   h) A1.0 Overall Floor Plan
   i) A1.1 Overall Framing Plan
   j) A2.0 Exterior Elevations
   k) ES01 Site Photometrics and Light Fixture Specifications
   l) Interior Plumbing and Specifications

2. Approval is contingent upon the approval of the Village's contracted cross connection inspector.

3. The water meter size will be 1-1/2", as previously indicated by the Director of Public Works.

4. A written explanation of the cleaning process for the grit chamber on the sanitary sewer to include the time interval or number of washes, who is responsible for cleaning and disposal of the grit, etc.

5. Per Section 94.16.09(9) Construction Management. 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 upon request.

6. Per Section 94.16.09(11) Sunset Clause. All buildings on an approved site plan not fully developed within two years of final site plan approval shall expire, and no additional site development shall be permitted on undeveloped portions of the subject property. The appropriate site plan approval authority may extend this period, if requested by the applicant, based on reasons beyond the reasonable control of the applicant.

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.

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

Jennifer Higgins, Director
Planning & Development
Direct: 715-241-2638
jhiggins@westonwi.gov

5500 Schofield Avenue
Weston, WI 54476
715-359-6114
www.westonwi.gov

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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 Property 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 L Higgins

Jennifer Higgins
Director of Planning and Development

Cc: File
Planning and Development Staff
Plan Commission

Jennifer Higgins, Director
Planning & Development
Direct: 715-241-2638
jhiggins@westonwi.gov

5500 Schofield Avenue
Weston, WI 54476
715-359-6114
www.westonwi.gov

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COMMERCIAL SITE PLAN STAFF REVIEW

CSIT-3-16-1574

Planning and Development Department

Submitted on: 3/14/2016

Revised on: 5/23/2016

PROJECT ADDRESS: 3001 SCHOFIELD AVENUE, WESTON, WI 54476

STAFF DETERMINATION: The following items to need to be addressed in the next resubmittal of the proposed plans:

- Building separation distance needs to be provided
- Front setback needs to be provided
- Vehicle stacking capacities shall be shown on the plan
- Materials, usage percentages and colors need to be provided on building elevations.
- Landscaping plan shall be submitted: the parameter of the building (ft) and the square footage of the new hard surface shall be provided to determine the number of landscaping points required. The attached worksheet shall be completed for (b) and (c).
- Curbing needs to be installed on all new hard surfaces
- Lighting needs to be shown on the property (in this area) to ensure compliance with code and safety.
- Directional signage plan needs to be submitted
- All parking stalls shall be 10' x 18', unless on the end of a row, then 8.5'w may be used.
- Width of drive lanes need to be provided (between parking stalls).
- Bicycle parking needs to be provided on site if it is not already. If so, just needs to be shown.
- A complete interior plumbing plan needs to be submitted, showing all fixtures, proposed cross connections and measures. Plumbing plan shall indicate the location of the meter.
- Shall furnish the calculations for expected maximum flow rate to verify meter sizing. Current meter is 1-1/2".
- Please provide Site Owner phone number and email address.
- Please show location of any fencing currently along the back of the lot.

APPROVAL EXPIRATION DATE:

RELATED CASES:

GENERAL			
Applicant/Company:	David O'Brien / Bayland Builders, Inc.		
Address:	3323 Bayridge Court, Hobart, WI 54155		
Phone:	920.371.6200	Email:	dobrien@baylandbuildings.com
Site Owner:	Howard Wagner / L & L of Manitowoc, Inc.		
Address:	709 S. Superior Street, Antigo, WI 54409		
Phone:	715.623.5386	Email:	johnw@wagneroil.com
Engineer/Company:	David O'Brien / Bayland Builders, Inc.		
Address:	3323 Bayridge Court, Hobart, WI 54155		
Phone:	920.371.6200	Email:	dobrien@baylandbuildings.com
General Contractor:	David O'Brien / Bayland Builders, Inc.		
Address:	3323 Bayridge Court, Hobart, WI 54155		
Phone:	920.371.6200	Email:	dobrien@baylandbuildings.com
Architect:	David O'Brein / Bayland Buildings		
Address:	PO Box 13571, Green Bay, WI 54307		
Phone:	920.371.6200	Email:	dobrien@baylandbuildings.com
Existing Zoning:	B-3 – General Business w/ D-CC – Design-Commercial Corridor		
Adjacent Zoning:	NORTH:	B-3 – General Business w/ D-CC – Design-Commercial Corridor	
	SOUTH:	MF – Multiple Family Residential	
	EAST:	B-3 – General Business w/ D-CC – Design-Commercial Corridor	
	WEST:	B-3 – General Business w/ D-CC – Design-Commercial Corridor	
Existing Land Use:	Indoor Sales and Service and Drive-up or Drive-Through Service		
Adjacent Land Use:	NORTH:	Indoor Sales or Service	
	SOUTH:	Multifamily Residential	
	EAST:	Indoor Sales or Service	

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	WEST:	Outdoor Storage or Wholesaling (Conditional Use Permit CU-6-15-1518)
Future Land Use:	Future Commercial	

LEGAL DESCRIPTION OF SUBJECT PROPERTY:
Lot 1 of Certified Survey Map number 5595, recorded with the Register of Deeds of Marathon County Wisconsin in Volume 20, Page 188 (Document # 913277), excluding Lot 1 of Certified Survey Map number 5780 in Volume 21 Page 98; part of the southeast quarter of the southwest quarter of Section 17 T28N R8E in the Village of Weston, Marathon County, Wisconsin; more commonly known as 3001 Schofield Avenue.

GENERAL DESCRIPTION OF PROJECT:
Wagner Shell is proposing to raze the existing car wash facility and rebuild a new facility in its place.

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

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

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

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

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

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

SITE PLAN SPECIFICATIONS	REQUIRED	PROPOSED
Minimum Landscape Surface Ratio:	20%	30.98%
Maximum Floor Area Ratio:	0.5	0.09
SETBACKS	**REQUIRED**	**PROPOSED**
Accessory Structure Rear and Side yard:	6 ft.	20.2 ft.
Hard Surface Interior/Rear yard:	10 ft.	15 ft.
Minimum Principal Building Separation:	10 ft.	**UNKNOWN 73.4 ft.**
Accessory Structure Height:	20 ft.	14.66 ft.

LAND USE STANDARDS: Section 94.4.05	PROPOSED
(9) Drive-Through and Drive-In Sales or Service. Includes all land uses that perform sales and/or services to persons in vehicles, or to vehicles that may or may not be occupied at the time of such activity (except "Outdoor and Vehicle Repair and Maintenance" land uses, which are separately listed and regulated). Such uses often have traffic volumes that exhibit their highest levels concurrent with peak traffic flows on adjacent roads. Examples include drive-in, drive-up, and drive-through facilities in conjunction with another principal use (like a bank or restaurant), vehicular fuel stations, and car washes. **Performance Standards:**	1. **Stacking needs to be shown on plans Space for 5 vehicles shown.** 2. Meets requirements – The carwash is situated on the edge and corner of the property, away from normal traffic and pedestrian flow. 3. N/A 4. Meets requirements - 6" to 6" concrete: road base aggregate ratio; 3" to 12" asphalt: road base aggregate ratio. Both meet WiDOT Specs.

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1. There shall be stacking space for at least five vehicles behind each drive-through order station, at least two vehicles between each order station and the first pass-through window, and at least two spaces beyond the last pass-through window for post-order pick-up. 2. The drive-through facility shall be designed so as to not impede or impair loading, vehicular movement, and pedestrian movement, or exacerbate the potential for conflicts with such activities. ~~3. Clearly marked pedestrian crosswalks shall be provided for each walk-in customer access to the facility adjacent to drive-through lane(s).~~ 4. All vehicular areas shall have a hard surface that is designed to meet the requirements of a minimum four-ton axle load. 5. ~~A bufferyard meeting the requirements of Section 94.11.02(3)(d) shall be provided along all property borders abutting residentially zoned property.~~ 6. Vertical concrete curbs shall be used to separate driving areas from exterior fixtures such as fuel pumps, vacuums, menu boards, canopy supports, and landscaped islands. ~~7. Any land use that conducts sales from a vehicle such as a food truck or trailer, or from any other structure for an outdoor food or beverage vendor, that is in one place for more than 7 consecutive days is not classified as a "Drive-Through and Drive-In Sales or Service" use and is prohibited within the Village.~~ 8. Minimum Require Off-Street Parking: Refer to the parking requirements of the other land uses on the site, such as "Indoor Sales and Service" land uses for a gas station/convenience store.	5. N/A – Lot conditions do not allow for 6. Meets Requirements – 6" curb shown 7. N/A 8. 12 spaces shown

DESIGN STANDARDS: Section 94.10.03	PROPOSED
(7) **Approved Materials.** Material selection shall relate to the prevailing material already used on recently constructed buildings in the area, or to a different character if identified in the Village's Comprehensive Plan, the examples in Figures 10.03(3) and (4), or unique requirements associated with any D Design overlay district applicable to the site. In addition: (a) All new construction shall have a façade that consists of 60 percent of brick, native stone, tinted and/or textured concrete masonry units, glass, copper panels, stainless steel, brushed nickel, stained natural woods (as provided in subsection (c)) or other comparable material as approved by the site plan approval authority, except as provided below: 1. On all new commercial construction, for non-public facing façades, the requirement in subsection (a) shall remain, but at 40 percent. 2. On all new industrial construction, 60 percent of all non-expansion facades abutting a public right-of-way and the extension of 20 feet or 10 percent of the length of the side, whichever is greater, on either side shall meet the requirements of subsection (a). The remaining sides shall be matching masonry brick, store or concrete panel for the first 4 feet from the finished floor elevation where abutting an all-weather surface and/or not screened by landscaping. 3. On all new industrial construction, the site plan approval authority may reduce the requirement in subsection (a) to	(a) **Materials and usage percentages need to be provided on building elevations.** **Natural Stone** (b) UNKNOWN – **Meets requirements.** (c) UNKNOWN **– N/A**

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40 percent so long as the property is not (i) abutting Schofield Avenue, Camp Phillips Road, Weston Avenue, Ross Avenue and/or State Highway 29 or (ii) within the Weston Business and Technology Park or any additions thereto. (b) Vinyl, Dryvit, Exterior Insulation Finishing Systems (EIFS), plaster products, and metal panels shall not be counted towards the 60 percent requirement in subsection (a), except for architecturally finished and decorative versions of such materials if approved by the site plan approval authority. (c) Natural wood, including treated wood, shall be painted or stained. The site plan approval authority may authorize the use of cedar, redwood, or other naturally weather resistant wood species to be untreated. (d) Facades with an uninterrupted length of 200 feet or more shall include the use of two or more colors or employ the use of protruding or intruding exterior walls in a way that breaks and reduces the monotony. ~~(e) Multifamily dwellings are required to have architectural and trim details such as frieze board, vertical corner trim, drip caps, gable vents, shingles and shakes.~~ (f) Commercial buildings are required to be designed to provide human scale, interest, and variety, which shall be accomplished by incorporating at least two of the following techniques: 1. Variation in building form, such as recessed or projecting bays, shifts in massing or distinct roof shapes. 2. Emphasis on building entries through projecting or recessing forms (e.g., cover entries or columns), details or material differences. 3. Variation in materials, material modules, express joints and details, surface relief, and/or texture to break up building forms and walls. (g) Where concrete block or masonry is used on industrial buildings, such material shall be painted with no less than two coats of paint, stain, or shall be a decorative pattern or treatment as approved by the site plan approval authority.	(d) Meets Requirements. (e) N/A (f) Meets Requirements. (g) UNKNOWN **Smooth faced block shown, must be painted.**
(8) **Materials—Use of Metal and Other Non-decorative Materials.** No exposed façade shall be faced with a material that presents an unfinished appearance to the public and surrounding properties. The following exterior construction materials shall not be exposed along front or street side yard facing building facades: non-decorative concrete block, cinder block, or concrete foundation walls (except for the first two feet above grade), non-decorative plywood, chipboard, T1-11, asphaltic siding, vinyl siding less than 0.044 inches of thickness, any material using exposed fastener systems, metal sheets, panels or other similarly inferior materials as determined by the site plan approval authority. No façade of any principal building intended for a residential, institutional, or commercial use as listed in Figure 3.04 shall be sided with metal sheets or panels. Any accessory non-residential building sided with metal sheets or panels shall be fully screened from the public rights-of-way. Pole buildings shall be prohibited in any residential, commercial, and industrial zoning district.	(8) UNKNOWN **Meets requirements.**

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(9) **Colors.** Building colors shall be selected to enhance or maintain general harmony with the existing area or neighborhood buildings, without creating a monotonous street appearance. See examples of appropriate color combinations in Figures 10.03(3) and 10.03(4).	(9) **Colors need to be provided. Color of building to match the principal structure.**
(10) **Design.** Building design features, materials and articulations shall be continued in all sides.	(10) Meets Requirements.
(13) **Vents and Mechanical Units.** All chimney and fireplace vents shall be enclosed in a case constructed of materials similar to those materials used on the building elevations. Metal housings designed by the vent manufacturer to enclose the chimney vents are acceptable. All heating, ventilating, and air-conditioning equipment shall be designed to be integral with the building architecture and site design and screened from view from public rights-of-way.	(13) None are shown, but all shall not be exposed.
(14) **Building Orientation.** All buildings shall be sited to present their most desirable façade(s) to adjacent public rights-of-way. Garages and loading docks shall be designed as integral elements to the building and site, and shall not be the dominant visual element from public rights-of-way unless pre-existing site or building conditions would not allow this. All new loading docks shall be screened from public view to the extent practical. No truck canopies with visible wall hangers are permitted.	(14) Meets requirements.

LANDSCAPING: Section 94.11.02	Proposed	Required Points	Proposed Points
(b) **Hard and Gravel Surfaced Areas.** Within industrial zoning districts, 100 points of landscaping shall be planted for each 2,500 square feet of hard and gravel surfaced area, not including rooftops. Within all other zoning districts, 100 points of landscaping shall be planted for each 1,500 square feet of hard or gravel surfaced area, not including rooftops. Plants required under this subsection shall be installed within landscaped islands within the hard or gravel surfaced area or within 15 feet of its edges, and shall include large deciduous trees unless otherwise approved by the appropriate site plan approval authority. See example in Figure 11.02(2).	(b) **NO LANDSCAING PLAN WAS SUBMITTED. Landscape plan submitted on 5/23/16.** Sugar Maple; 125 pts (x6) = 750 pts Blue Spruce; 50 pts (x2) = 100 pts Linden; 125 pts (x2) = 250 pts		**1100 pts**
(c) **Building Foundations.** Within industrial zoning districts, 100 points of landscaping shall be planted for each 50 lineal feet of exterior building wall that is visible from a public right-of-way or residentially zoned property. Within all other zoning districts, 100 points of landscaping shall be planted for each 75 lineal feet of exterior building wall. Plants required under this subsection must be installed within 20 feet of the building foundation, and shall not include large deciduous shade trees. See example in Figure 11.02(3).	(c) Hydrangea; 10pts (x6) = 60 pts Sugar Maple; 125 pts (x2) = 250 pts Blue Spruce; 50 pts (x4) = 200 pts Arborvitae; 20 pts (x5) = 100 pts		**610 pts**

GENERAL PERFORMANCE STANDARDS: Section 94.12 94.12.09: Off-Street Parking and Traffic Circulation Standards.	PROPOSED
(3) **Use of Off-Street Parking Areas; Snow Storage**. Except as otherwise allowed below, the use of all off-street parking areas shall be limited to the parking of licensed and operable vehicles not for lease, rent, or sale. Within residentially zoned property, only licensed and operable cars and trucks with a rated gross vehicle weight of 26,000 pounds or less shall be parked or kept in parking areas or any other exterior location. The use of parking spaces and their circulation areas for purposes such as seasonal sales and snow storage shall be permitted only if	(3) Entire lot not shown, snow storage has not seemed to be an issue in the past.

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sufficient parking spaces remain available to meet the parking requirements of this chapter and normal traffic and pedestrian movement and safety is not impeded.	
(4) **Traffic Circulation and Traffic Control.** Site circulation shall be designed to provide for the safe and efficient movement of all traffic entering, exiting, and on the site. Circulation shall be provided to meet the individual needs of the site with specific mixing of access and through movements, and where required, shall be depicted on the required site plan. Circulation patterns and traffic control measures shall conform to the general rules of the road and the requirements of the Manual of Uniform Traffic Control Devices.	(4) Meets Requirements – Traffic flow is not inhibited by this proposal
(5) **Installation and Maintenance of Off-Street Parking and Traffic Circulation Areas.** All off-street parking and traffic circulation areas shall be completed prior to building occupancy and shall be maintained in a dust-free condition at all times. No off-street parking or traffic circulation area may be used as a storage area, for materials or for snow.	(5) Meets Requirements
(6) **Off-Street Parking and Traffic Circulation Design Standards.** (a) Surfacing. All off-street parking, driveway, and traffic circulation areas constructed after March 18, 2015, including residential driveways, shall be surfaced and continuously maintained with a hard surface as defined in Section 94.17.04, except that gravel, crushed stone, or a similar material is permitted for: 1. Agricultural uses. 2. Driveways in rural and open space zoning districts, where the intersecting road is gravel or the driveway is greater than 50 feet in length. 3. Emergency access driveways where required or approved by the Zoning Administrator. 4. 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. (b) Marking. All hard-surfaced areas intended for six or more parking stalls shall be striped in a manner that clearly indicates the boundaries of required parking spaces. **(c) Curbing. For developments that require site plan approval under this Chapter, construction of curb and gutter**	(a) Meets Requirements – Asphalt and Concrete used. (b) Meets Requirements – Parking lot is shown to be striped. **(c) Curbing needs to be installed on all new hard surfaces, please see staff comments on attached plans. Curbing now shown on revised plans.** **(d) Lighting should be shown, even if new lighting is not proposed. Lighting plan submitted.**

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shall be required around all parking, driveway, and other vehicular access areas and landscaped islands and peninsulas. The site plan approval authority may modify this standard to facilitate a unique stormwater management approach or condition, for lightly traveled service drives, at the edges of a phase of development of a parking area, for material or snow storage areas, or for approved gravel surfaced areas.	(e) Meets requirements.
(d) Lighting. All off-street parking and traffic circulation areas serving six or more cars shall be lit so as to ensure the safe and efficient use of said areas during the hours of use, with said illumination level shall not exceed the standards of Section 94.12.11.	**(f) Directional signage not shown. Must be provided. Directional signage still not provided. Will be submitted at a later date.**
(e) Access. Each required off-street parking space shall open directly upon an aisle or driveway that is wide enough and designed to provide a safe and efficient means of vehicular access to the parking space without directly backing or maneuvering a vehicle into a public right-of-way. All off-street parking and traffic circulation facilities shall be designed with an appropriate means of vehicular access to a street or alley, in a manner that least interferes with traffic movements. Off-street parking spaces for residential uses may be stacked or in front of one-another for the same dwelling unit. Parking spaces located behind an enclosed garage and located directly off a through aisle shall be a minimum of 30 feet deep.	(g) Meets Requirements.
(f) Signage. All signage located within, or related to, required off-street parking or traffic circulation areas shall comply with the requirements of Article 13. (g) Handicapped Parking Spaces. Parking for the handicapped shall be provided at a size, number, location, and with signage as specified by State and Federal regulations.	**(h) All stalls shall be 10' x 18'. Only stalls that are on the end may be 8.5' wide. Meets Requirements.**
(h) Parking Space Design Standards. Other than parking required to serve the handicapped, the minimum required length of parking spaces shall be 18 feet and the minimum required width is 10 feet (8½ feet for end spaces). All parking spaces shall have a minimum vertical clearance of 8 feet. **(i) Parking Lot Design Standards. Horizontal widths for driveways serving parking spaces shall be no less than 24 feet for two-way driveways and 12 feet for one-way driveways, except that wider driveways may be required for loading and service routes. Parking lot landscaping shall comply with the requirements of the hard and gravel surface area landscaping requirements in Section 94.11.02(3)(b).**	(i) **Width needs to be shown for drive lanes.**
(7) **Calculation of Minimum Required Parking Spaces.** The minimum number of required parking spaces is stated for each land use in Article 4.	(7)
(14) **Bicycle Parking.** A number of off-street bicycle parking spaces shall be provided equal to five percent of the automobile parking space requirement, with no fewer than two bicycle parking spaces provided for all uses requiring 20 or more vehicular parking spaces. Each "Inverted-U" or similar type rack counts as two bicycle parking spaces. All bicycle parking shall be on a hard-surfaced area in a location accessible to building entrances.	(14) **Bicycle parking should be provided somewhere on site.**

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UTILITIES: Chapter 86 Section 86.117: Cross Connections	PROPOSED
(c) Control and maintenance of connections. No person shall establish or permit to be established or maintain or permit to be maintained any cross connection. No interconnection shall be established whereby potable water from a private, auxiliary or emergency water supply other than the regular public water supply of the water utility may enter the supply or distribution system of the village unless such private, auxiliary or emergency water supply and the method of connection and use of such supply shall have been approved by the water utility and by the department of natural resources in accordance with Wisconsin Administrative Code NR § 811.09(2).	**A complete interior plumbing plan must be furnished showing all fixtures and proposed cross connection control devices and/or measures. Plumbing plan must also indicate location of meter.**
Section 86.136: Meter Installation	
Meters will be furnished and placed by the water utility and are not to be disconnected or interfered with by the consumer. All meters shall be so located that they shall be preserved from obstructions and allow easy access for reading and inspection, such location to be designated by the utility. All piping within the building must be supplied by the consumer. If additional meters are desired by the consumer, he shall pay for all piping in an amount sufficient to cover the cost of maintenance and depreciation as set by the board.	**Must furnish calculations for expected maximum flow rate so that utility can verify meter sizing. Current meter size is 1-1/2 inch.**
Section 86.307 Post Construction Storm water Management Performance Standards	
(3) The plan required under sub. (2) shall include the following: (a) BMPs shall be designed, installed and maintained to control total suspended solids carried in runoff from the post-construction site as follows: New Development → 80% TSS Reduction In-fill development → 80% TSS Reduction Redevelopment → 40% TSS Reduction of load from parking areas and roads.	(a)
(b) By design, BMPs shall be employed to maintain or reduce the 1-year, 2-year, 10-year and 100-year 24-hour, post construction peak runoff discharge rates to pre-development rates for the respective storms, or to the maximum extent practicable.	(b)
(c) BMPs shall be designed, installed and maintained to infiltrate runoff in accordance with 86.307(3)(c) or to the maximum extent practicable.	(c)
(d) Protective areas shall be included on site plans (see this section of the ordinance for the respective distances for protective areas)	(d)
(e) Fueling and vehicle maintenance areas shall have BMPs designed, installed and maintained to reduce petroleum runoff so that the runoff that enters waters of the state contains no visible petroleum sheen, or to the maximum extent practicable.	(e)
Section 86.309 Storm water Management Plan	
(1) PLAN REQUIREMENTS. The storm water management plan required under Sec. 86.308 (2) shall contain at a minimum the following information: (a) Name, address, and telephone number for the following or their designees: landowner; developer; project engineer for practice design and certification; person(s) responsible for installation of storm water management practices; and	

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person(s) responsible for maintenance of storm water management practices prior to the transfer, if any, of maintenance responsibility to another party. (b) A proper legal description of the property proposed to be developed, referenced to the U.S. Public Land Survey system or to block and lot numbers within a recorded land subdivision plat. (c) Pre-development site conditions, including: 1. One or more site maps at a scale of not less than 1 inch equals 20 feet. The site maps shall show the following: site location and legal property description; predominant soil types and hydrologic soil groups; existing cover type and condition; topographic contours of the site at a scale not to exceed 10 feet; topography and drainage network including enough of the contiguous properties to show runoff patterns onto, through, and from the site; watercourses that may affect or be affected by runoff from the site; flow path and direction for all storm water conveyance sections; watershed boundaries used in hydrology determinations to show compliance with performance standards; lakes, streams, wetlands, channels, ditches, and other watercourses on and immediately adjacent to the site; limits of the 100 year floodplain; location of wells and wellhead protection areas covering the project area and delineated pursuant to Wisconsin Department of Natural Resources, Wisconsin Administrative Code § NR § 811.16. 2. Hydrology and pollutant loading computations as needed to show compliance with performance standards. All major assumptions used in developing input parameters shall be clearly stated. The geographic areas used in making the calculations shall be clearly cross-referenced to the required map(s). (d) Post-development site conditions, including: 1. Explanation of the provisions to preserve and use natural topography and land cover features to minimize changes in peak flow runoff rates and volumes to surface waters and wetlands. 2. Explanation of any restrictions on storm water management measures in the development area imposed by wellhead protection plans and ordinances. 3. One or more site maps at a scale of not less than 1 inch equals 20 feet showing the following: post-construction pervious areas including vegetative cover type and condition; impervious surfaces including all buildings, structures, and pavement; post-construction topographic contours of the site at a scale not to exceed 10 feet; post-construction drainage network including enough of the contiguous properties to show runoff patterns onto, through, and from the site; locations and dimensions of drainage easements; locations of maintenance easements specified in the maintenance agreement; flow path and direction for all storm water conveyance sections; location and type of all storm water management conveyance and treatment practices, including the on-site and off-site tributary drainage area; location and type of conveyance system that will carry	

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runoff from the drainage and treatment practices to the nearest adequate outlet such as a curbed street, storm drain, or natural drainage way; watershed boundaries used in hydrology and pollutant loading calculations and any changes to lakes, streams, wetlands, channels, ditches, and other watercourses on and immediately adjacent to the site. 4. Hydrology and pollutant loading computations as needed to show compliance with performance standards. The computations shall be made for each discharge point in the development, and the geographic areas used in making the calculations shall be clearly cross-referenced to the required map(s). 5. Results of investigations of soils and groundwater required for the placement and design of storm water management measures. Detailed drawings including cross-sections and profiles of all permanent storm water conveyance and treatment practices. (e) A description and installation schedule for the storm water management practices needed to meet the performance standards in Sec. 86.307. (f) A maintenance plan developed for the life of each storm water management practice including the required maintenance activities and maintenance activity schedule. (g) Cost estimates for the construction, operation, and maintenance of each storm water management practice. (h) Other information requested in writing by the Director of Public Works, or the designee, to determine compliance of the proposed storm water management measures with the provisions of this ordinance. (i) All site investigations, plans, designs, computations, and drawings shall be certified by a licensed professional engineer to be prepared in accordance with accepted engineering practice and requirements of this ordinance.	
(2) **ALTERNATE REQUIREMENTS.** The Director of Public Works, or the designee, may prescribe alternative submittal requirements for applicants seeking an exemption to on-site storm water management performance standards under Sec. 86.307 (5).	
Section 86.310 Maintenance Agreement	
(1) The maintenance agreement for storm water management practices shall be an agreement between the Village of Weston and the responsible party to provide for maintenance of storm water practices beyond the duration period of the permit. Maintenance agreements shall be filed with the County Register of Deeds as a property deed restriction that is binding upon all subsequent owners served by the storm water management practices.	
(2) AGREEMENT PROVISIONS. The maintenance agreement shall contain the following information and provisions and be consistent with the maintenance plan required by Sec. 86.309(1)(f):	(a)

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(a) Identification of the storm water facilities and designation of the drainage area served by the facilities. (b) A schedule for regular maintenance of each aspect of the storm water management system consistent with the storm water management plan required under Sec. 86.308 (2).	(b)
(c) Identification of the responsible party(s), organization or city, county, town or village responsible for long term maintenance of the storm water management practices identified in the storm water management plan required under Sec. 86.308 (2).	(c)
(d) Requirement that the responsible party(s), organization, or city, county, town or village shall maintain storm water management practices in accordance with the schedule included in par. (b).	(d)
(e) Authorization for the Director of Public Works, or the designee, to access the property to conduct inspections of storm water management practices as necessary to ascertain that the practices are being maintained and operated in accordance with the agreement.	(e)
(f) A requirement on the Director of Public Works, or the designee, to maintain public records of the results of the site inspections, to inform the responsible party responsible for maintenance of the inspection results, and to specifically indicate any corrective actions required to bring the storm water management practice into proper working condition.	(f)
(g) Agreement that the party designated under par. (c), as responsible for long term maintenance of the storm water management practices, shall be notified by the Director of Public Works, or the designee, of maintenance problems which require correction. The specified corrective actions shall be undertaken within a reasonable time frame as set by the Director of Public Works, or the designee.	(g)
(h) Authorization of the Director of Public Works, or the designee, to perform the corrected actions identified in the inspection report if the responsible party designated under par. (c) does not make the required corrections in the specified time period. The Director of Public Works, or the designee, shall enter the amount due on the tax rolls and collect the money as a special charge against the property pursuant to Wis. Stats. Chapter 66 Subchapter VII.	(h)
Section 86.404 Construction Site Erosion	
Applicability: 1. Construction sites for which the Wisconsin Department of Natural Resources received a notice of intent in accordance with Wisconsin Administrative Code NR 216 Subchapter III on or after January 20, 2014; or 2. Construction sites for which a bid has been advertised or construction contract signed for which no bid was advertised, on or after January 20, 2014.	
Section 86.407 Performance Standards < 1 Acres	
(1) RESPONSIBLE PARTY. The landowner of the construction site or other person contracted or obligated by other agreement with the landowner to implement and maintain construction site BMPs is the responsible party and shall comply with this section.	
(2) EROSION AND SEDIMENT CONTROL PRACTICES. Erosion and sediment control practices at each site where land disturbing construction activity is to occur shall be used to prevent or reduce all of the following:	

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1. The deposition of soil from being tracked onto streets by vehicles. 2. The discharge of sediment from disturbed areas into on-site storm water inlets. 3. The discharge of sediment from disturbed areas into adjacent waters of the state. 4. The discharge of sediment from drainage ways that flow off the site. 5. The discharge of sediment by dewatering activities. 6. The discharge of sediment eroding from soil stockpiles existing for more than 7 days. 7. The discharge of sediment from erosive flows at outlets and in downstream channels. 8. The transport by runoff into waters of the state of chemicals, cement, and other building compounds and materials on the construction site during the construction period. However, projects that require the placement of these materials in waters of the state, such as constructing bridge footings or BMP installations, are not prohibited by this subdivision.	
Section 86.408 Performance Standards > 1 Acre	
(1) RESPONSIBLE PARTY. The responsible party shall implement an erosion and sediment control plan, developed in accordance with Sec. 86.410 that incorporates the requirements of this section.	
(2) PLAN. A written plan shall be developed in accordance with Sec. 86.410 and implemented for each construction site.	
(3) EROSION AND SEDIMENT CONTROL PRACTICES. Erosion and sediment control practices at each site where land disturbing construction activity is to occur shall be used to prevent or reduce all of the following: 1. The deposition of soil from being tracked onto streets by vehicles. 2. The discharge of sediment from disturbed areas into on-site storm water inlets. 3. The discharge of sediment from disturbed areas into adjacent waters of the state. 4. The discharge of sediment from drainage ways that flow off the site. 5. The discharge of sediment by dewatering activities. 6. The discharge of sediment eroding from soil stockpiles existing for more than 7 days. 7. The discharge of sediment from erosive flows at outlets and in downstream channels. 8. The transport by runoff into waters of the state of chemicals, cement, and other building compounds and materials on the construction site during the construction period. However, projects that require the placement of these materials in waters of the state, such as constructing bridge footings or BMP installations, are not prohibited by this subdivision. 9. The transport by runoff into waters of the state of untreated wash water from vehicle and wheel washing.	
(b) SEDIMENT PERFORMANCE STANDARDS. In addition to the erosion and sediment control practices under par. (a), the following erosion and sediment control practices shall be employed:	

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1. BMPs that, by design, discharge no more than 5 tons per acre per year, or to the maximum extent practicable, of the sediment load carried in runoff from initial grading to final stabilization. 2. No person shall be required to employ more BMPs than are needed to meet a performance standard in order to comply with maximum extent practicable. Erosion and sediment control BMPs may be combined to meet the requirements of this paragraph. Credit may be given toward meeting the sediment performance standard of this paragraph for limiting the duration or area, or both, of land disturbing construction activity, or for other appropriate mechanisms. 3. Notwithstanding subd. 1., if BMPs cannot be designed and implemented to meet the sediment performance standard, the plan shall include a written, site-specific explanation of why the sediment performance standard cannot be met and how the sediment load will be reduced to the maximum extent practicable.	
(c) PREVENTIVE MEASURES. The plan shall incorporate all of the following: 1. Maintenance of existing vegetation, especially adjacent to surface waters whenever possible. 2. Minimization of soil compaction and preservation of topsoil. 3. Minimization of land disturbing construction activity on slopes of 20% or more. 4. Development of spill prevention and response procedures.	
(5) ALTERNATE REQUIREMENTS. The Director of Public Works, or the designee, may establish storm water management requirements more stringent than those set forth in this section if the Director of Public Works, or the designee, determines that an added level of protection is needed for sensitive resources.	

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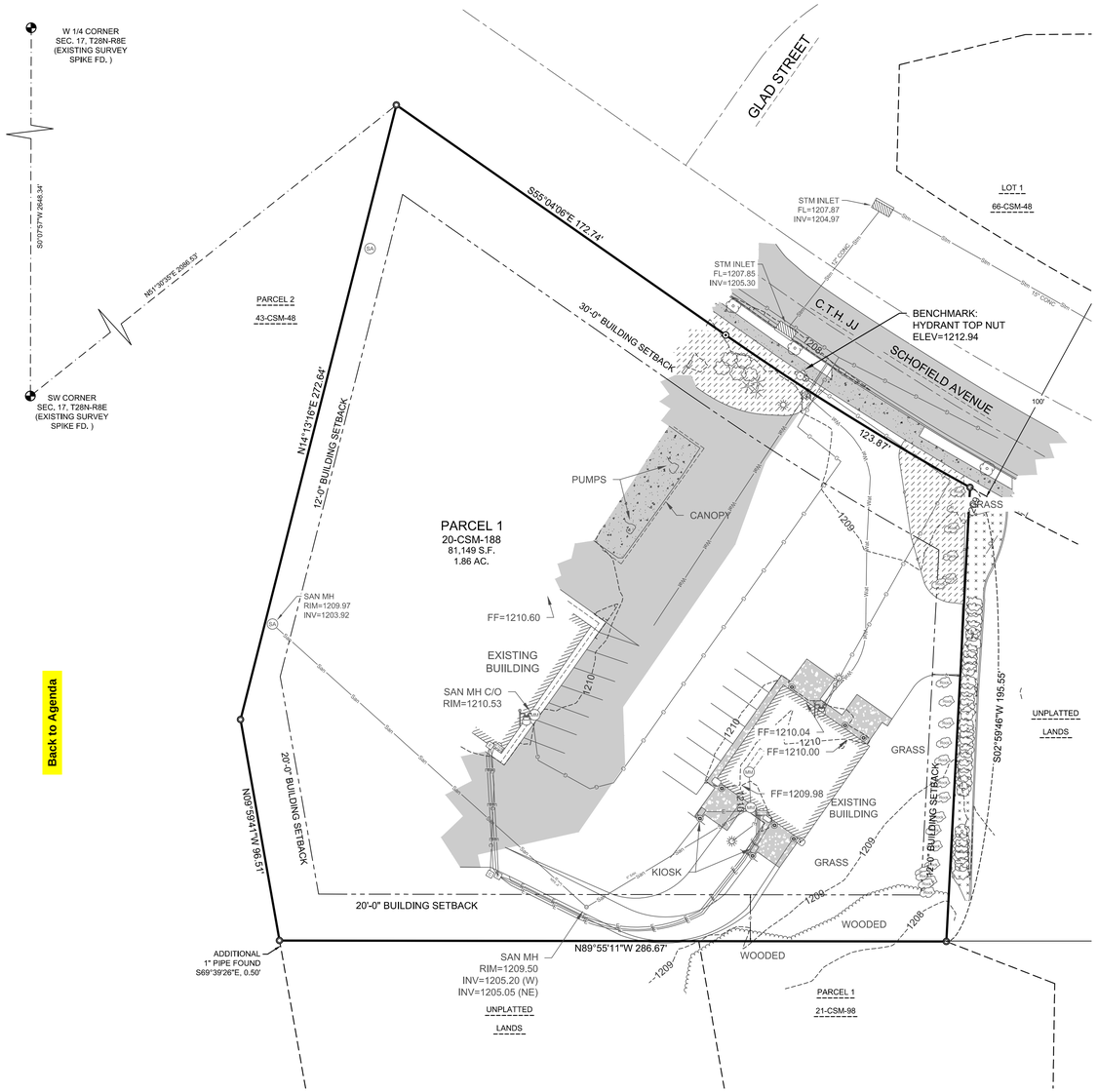

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LEGEND

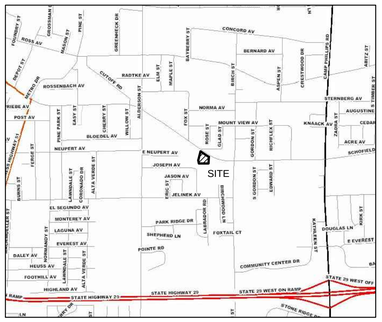
	EXISTING	PROPOSED
MONUMENT FOUND		
1.32"X18" IRON PIPE SET, WEIGHING 1.68#/L.F.		
1" IRON PIPE FOUND		
ROCK		
SIGN		
TREE		
EVERGREEN SHRUB		
TREE SHRUB		
BOLLARD		
FIRE HYDRANT		
WATER SHUT OFF		
WATER VALVE		
CABLE PEDESTAL		
ELECTRIC METER		
GUY WIRE		
POWER POLE		
ELECTRIC PEDESTAL		
LIGHT POLE		
GAS METER		
SANITARY MANHOLE		
MISCELLANEOUS MANHOLE		
INLET		
DOWNSPOUT		
CATCH BASIN		
WOOD LINE		
OVERHEAD WIRES	OHP	
LANDSCAPE		
CENTERLINE		
STORM SEWER	Stm	San
SANITARY SEWER	San	Stm
WATERMAIN	Wat	Wat
UNDERGROUND CABLE	C	
UNDERGROUND ELECTRIC	E	E
GAS	G	G
LANDSCAPE		
WOOD LINE		
CONTOUR MAJOR	600	
CONTOUR MINOR	602	
BUILDING		
ASPHALT		
CONCRETE		
LANDSCAPE STONE		
LANDSCAPE MULCH		

EXISTING SITE PLAN

LEGAL DESCRIPTION

PART OF PARCEL 1 OF VOLUME 20, CERTIFIED SURVEY MAPS, PAGE 188 (MAP #5595-DOC. #913277), BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, T28N-R8E, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN

PROPERTY ADDRESS: 3001 SCHOFIELD AVENUE
WESTON, WI 54476
PARCEL #62-172808-012-029-00



NOT TO SCALE

LOCATION MAP

3001 SCHOFIELD AVENUE
CITY OF WESTON, WISCONSIN 54476

CIVIL SHEETS INDEX

C1.0 EXISTING SITE PLAN
C2.0 DEMOLITION PLAN
C3.0 SITE AND UTILITY PLAN
C4.0 GRADING AND EROSION CONTROL PLAN
C5.0 DETAILS

CIVIL GENERAL NOTES:

1. SURVEY WAS PERFORMED BY MACH IV ENGINEERING & SURVEYING LLC IN AUGUST OF 2015.
2. ELEVATIONS REFERENCED TO NAVD88 DATUM.
3. COORDINATES REFERENCED TO THE CURRENT MARATHON COUNTY COORDINATE SYSTEM OF RECORD.
4. THIS SURVEY DOES NOT GUARANTEE THE EXISTENCE/ NON-EXISTENCE, SIZE, TYPE OR LOCATION OF UNDERGROUND UTILITIES. UTILITIES SHOWN ARE BASED ON ABOVEGROUND UTILITY STRUCTURES (I.E. VALVES, MANHOLES ETC.), AND AVAILABLE UTILITY MAPS AND PLANS.
5. UNLESS OTHERWISE INDICATED, ALL EXISTING STRUCTURES AND FACILITIES SHALL REMAIN.
6. PROVIDE TURF, AS SPECIFIED TO ALL DISTURBED AREAS NOT RECEIVING PAVEMENTS, CURBS, SIDEWALKS, BUILDINGS, OR LANDSCAPING, WITHIN THE LIMITS OF CONSTRUCTION.
7. NO LAND DISTURBING ACTIVITIES SHALL TAKE PLACE UNTIL ALL TEMPORARY SOIL EROSION DEVICES ARE INSTALLED.
8. ALL GRADE TRANSITIONS BETWEEN NEW AND EXISTING SHALL BE SMOOTH AND GRADUAL WITH NO SHARP OR ABRUPT CHANGES.
9. COORDINATE THE WORK OF ALL TRADES - VERIFY ALL FIELD CONDITIONS, QUANTITIES AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF THE ARCHITECT.
10. EXECUTE ALL WORK WITH CARE AS TO PROTECT FROM DAMAGE ADJACENT EXISTING FEATURES TO REMAIN. ANY SUCH DAMAGE SHALL BE REPAIRED OR REPLACED TO MATCH THE ORIGINAL CONDITION AS APPROVED BY THE ARCHITECT.
11. UNLESS REFERRED TO, OR INDICATED AS "EXISTING", ALL WORK SHOWN ON THESE DRAWINGS SHALL BE CONSIDERED AS NEW AND PROVIDED UNDER THIS CONTRACT.
12. FINISHED GRADE OF TOPSOIL (AFTER COMPACTION) SHALL BE 1/2" TO 1" BELOW TOP OF ABUTTING PAVEMENTS, SIDEWALKS, AND CURBING.
13. NO DISTURBANCE SHALL OCCUR OUTSIDE OF SITE LIMITS.
14. GENERAL CONTRACTOR SHALL OBTAIN APPROVAL FROM OWNER AND MUNICIPALITY PRIOR TO ANY LAND DISTURBANCE OUTSIDE THE CONSTRUCTION LIMITS.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING WORK IN RIGHT OF WAY PERMITS.
16. FOR LEGEND AND ABBREVIATIONS SEE SHEET C1.0
17. FOR EROSION CONTROL PLAN AND NOTES SEE SHEET C4.0 AND C5.0
18. FOR NOTES SHOWN THUS "(1)", SEE SHEET KEY NOTES ON THE SHEET THEY APPEAR.

ABBREVIATIONS

CB	CATCH BASIN	R	RADIUS
E	EAST	RD	ROAD
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
ELEV	ELEVATION	ROW	RIGHT OF WAY
EX	EXISTING	S	SOUTH
FF	FINISHED FLOOR ELEVATION	SA	SANITARY
FT	FEET	San	SANITARY
HDPE	HIGH DENSITY POLYETHYLENE	SDR	STANDARD DIMENSION RATIO
IN	INCH	SF	SQUARE FEET
INV	INVERT	SQ	SQUARE
LF	LINEAR FEET	ST	STORM
MAX	MAXIMUM	Stm	STORM
MH	MANHOLE	SW	SOUTHWEST
MIN	MINIMUM	TYP	TYPICAL
N	NORTH	W	WEST
NTS	NOT TO SCALE	W	WIDTH
NW	NORTHWEST	Wat	WATER
OC	ON CENTER	WDNR	WISCONSIN DEPARTMENT OF NATURAL RESOURCES
PC	POLYCARBONITE	WDOT	WISCONSIN DEPARTMENT OF TRANSPORTATION
PE	POLYETHYLENE	WI	WISCONSIN
PVC	POLYVINYL CHLORIDE	WisDOT	WISCONSIN DEPARTMENT OF TRANSPORTATION

CONCEPTUAL SITE PLAN

DISCLAIMER: THE SITE INFORMATION PROVIDED IS BASED ON SOURCES BELIEVED TO BE RELIABLE AND IS SUBJECT TO CHANGE WITHOUT NOTICE. BAYLAND BUILDINGS INC. MAKES NO GAURANTEE, WARRANTY, OR REPRESENTATION AS TO THE ACCURACY AND COMPLETENESS OF SUCH INFORMATION.

APPROVED

OWNER'S SIGNATURE — DATE

SALES REPRESENTATIVE — DATE

(APPROVAL NOT VALID w/o SIGNATURE)

N

30 15 0 30 60
Graphic Scale

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WISCONSIN STATUTE 182.0175 (1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

THE LOCATIONS OF THE EXISTING UTILITY INSTALLATIONS AS SHOWN ON THE PLANS ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

Mach IV
Engineering & Surveying LLC
211 N. Broadway, Suite 114, Green Bay, WI 54303
Ph: 920-569-5765 Fax: 920-569-5767

Project Number: 0983-01-15 Drawing Number:

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PROPOSED BUILDING FOR: SCHOFIELD SHELL STATION

15-8560

VILLAGE OF WESTON, WISCONSIN; COUNTY OF: MARATHON

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JOB NUMBER: -

SALES REP: TOM AMBROSIUS (920) 371-2544

DRAWN BY: RJO / RPH

DATE: 03-11-2016

REVISIONS:
1 CITY COMMENTS 5-2-16

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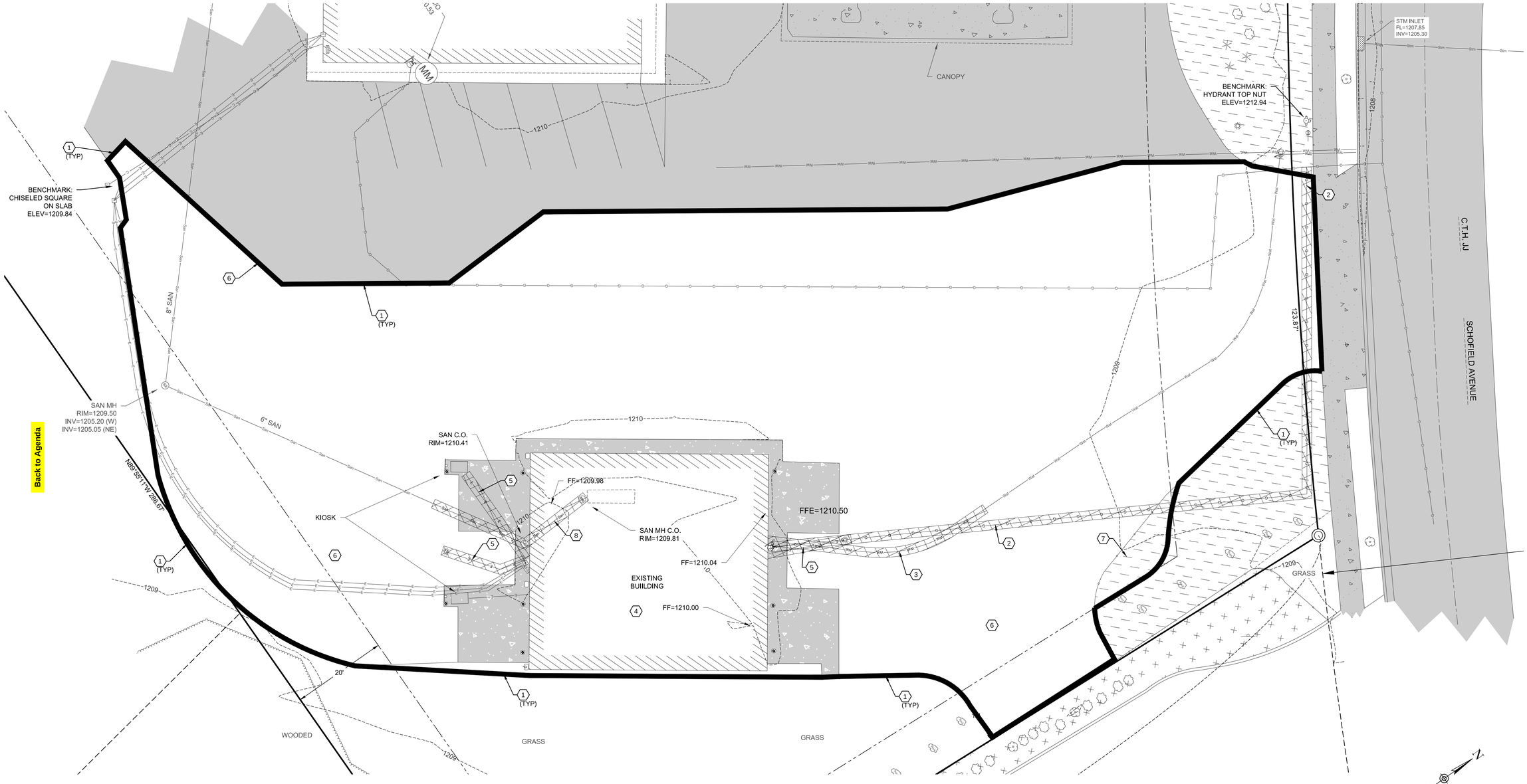
C1.0

DEMOLITION PLAN



SHEET KEY NOTES:

1. LIMITS OF DEMOLITION
2. RELOCATE GAS SERVICE, COORDINATE WITH UTILITY COMPANY
3. REMOVE EXISTING WATER SERVICE WITHIN LIMITS SHOWN
4. REMOVE EXISTING CAR WASH FACILITY, FOUNDATION, UTILITIES, ETC. TO FACILITATE CONSTRUCTION OF PROPOSED CAR WASH. IN AREAS UNDER PROPOSED BUILDING PAVEMENT BACKFILL EXCAVATION WITH STRUCTURAL FILL AND COMPACT TO 95% MAXIMUM DRY DENSITY. FILL ALL OTHER AREAS WITH GENERAL FILL COMPACTED TO 90% MAXIMUM DRY DENSITY. PROVIDE 4" TOPSOIL SEED AND MULCH.
5. ABANDON EXISTING ELECTRIC SERVICE AND LIGHT POLE. COORDINATE WITH UTILITY COMPANY
6. REMOVE EXISTING ASPHALT PAVEMENT WITH IN LIMITS SHOWN. PROVIDE A SAW CUT EDGE WHERE PROPOSED ASPHALT MEETS EXISTING ASPHALT
7. REMOVE EXISTING LANDSCAPING WITHIN LIMITS SHOWN
8. REMOVE EXISTING SANITARY SEWER WITHIN LIMITS SHOWN

10 5 0 10 20
Graphic Scale

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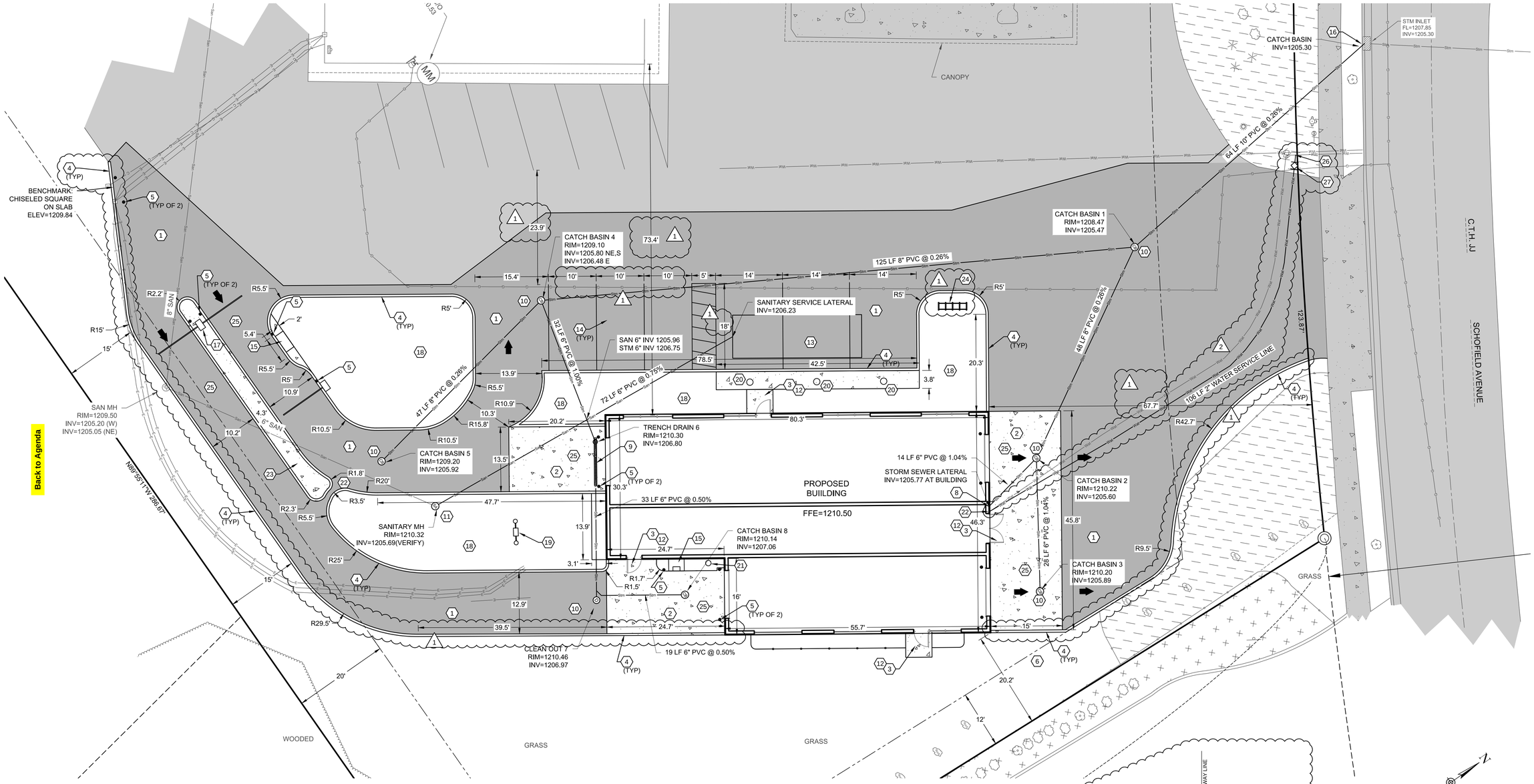
SITE AND UTILITY PLAN

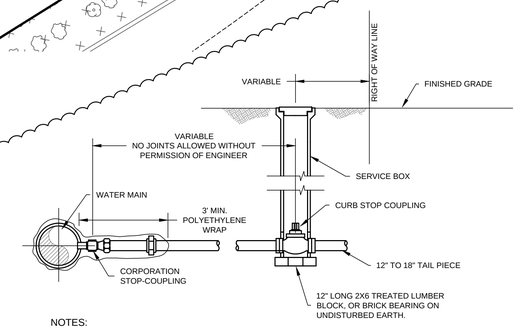


SHEET KEY NOTES:

1. STANDARD DUTY ASPHALT; SEE DETAIL C SHEET C5.0
2. CONCRETE PAVEMENT; SEE DETAIL D SHEET C5.0
3. CONCRETE SIDEWALK; SEE DETAIL E SHEET C5.0
4. 6" WIDE MONOLITHIC CONCRETE CURB; SEE DETAIL F SHEET C 5.0
5. BOLLARD; SEE DETAIL G SHEET C5.0 AND REFER TO ARCHITECTURAL DRAWINGS
6. STORM CLEAN OUT; SEE DETAIL H SHEET C5.0
7. STORM MANHOLE; SEE DETAIL K SHEET C5.0
8. ROOF DRAIN LEADS; REFER TO ARCHITECTURAL DRAWINGS
9. STORM TRENCH DRAIN
10. 36" STORM CATCH BASIN; SEE DETAIL I SHEET C5.0
11. SANITARY SEWER MANHOLE; SEE DETAIL J SHEET C5.0. VERIFY DEPTH OF EXISTING SANITARY SEWER PRIOR TO CONSTRUCTING ANY SANITARY OR STORM SEWER.
12. STOOP LOCATION; REFER TO ARCHITECTURAL DRAWINGS
13. 1,000 GALLON SEDIMENT TANK; 3 COMPARTMENT UNDERGROUND TANK, REFER TO ARCHITECTURAL DRAWINGS
14. 4" WIDE WHITE PAINT PARKING STRIPE
15. KIOSK LOCATION; REFER TO ARCHITECTURAL DRAWINGS

SHEET KEY NOTES (CONTINUED):

16. CONNECT TO EXISTING CURB INLET PER CITY OF WESTON STANDARDS. NOTIFY CITY OF WESTON 3 BUSINESS DAY PRIOR TO WORK BEING DONE IN THE RIGHT-OF-WAY
17. LANE INDICATOR / OVERHEAD SIGN
18. LANDSCAPED AREA
19. DOUBLE HEAD LIGHT POLE
20. VACUUM STATION; REFER TO ARCHITECTURAL DRAWINGS (24" x 48" CONCRETE PIER)
21. SIGNAL LIGHT; REFER TO ARCHITECTURAL DRAWINGS
22. CONNECT TO EXISTING WATER SERVICE
23. 6" ELEVATED CONCRETE ISLAND (5" THICK SLAB WITH THICKENED EDGE)
24. BIKE RACK
25. FOR VEHICLE STACKING CAPACITIES; SEE DETAIL K SHEET C5.0
26. CONNECT 2" WATER SERVICE LINE TO EXISTING WATER LATERAL PER CITY OF WESTON STANDARDS, NOTIFY CITY OF WESTON 3 BUSINESS DAYS PRIOR TO WORK BEING DONE IN THE RIGHT-OF-WAY. SEE DETAIL A THIS SHEET (2)
27. 2" CURB STOP; SEE DETAIL A THIS SHEET

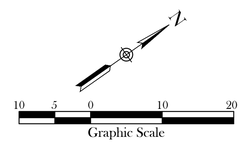


NOTES:

1. WATER SERVICE CONNECTION SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARD SPECIFICATION FOR SEWER & WATER CONSTRUCTION IN WISCONSIN.
2. DISTANCE FROM CURB STOP TO RIGHT OF WAY LINE VARIES BY MUNICIPALITY. CONTRACTOR SHALL CONTACT LOCAL PUBLIC WORKS/WATER DEPARTMENT TO COORDINATE CURB STOP PROXIMITY TO RIGHT OF WAY LINE.
3. PROVIDE FROST PROTECTION ON SERVICE BOX IN ACCORDANCE WITH STATE STANDARDS.
4. PIPE MATERIAL SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL STANDARD. IF NO STANDARD IS PRESENT, PIPE SHALL BE EITHER TYPE K COPPER, OR SDR 9 PE.

(2) (A)

WATER SERVICE CONNECTION



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1	CITY COMMENTS	5-2-16
2	CITY COMMENTS	5-20-16

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C3.0

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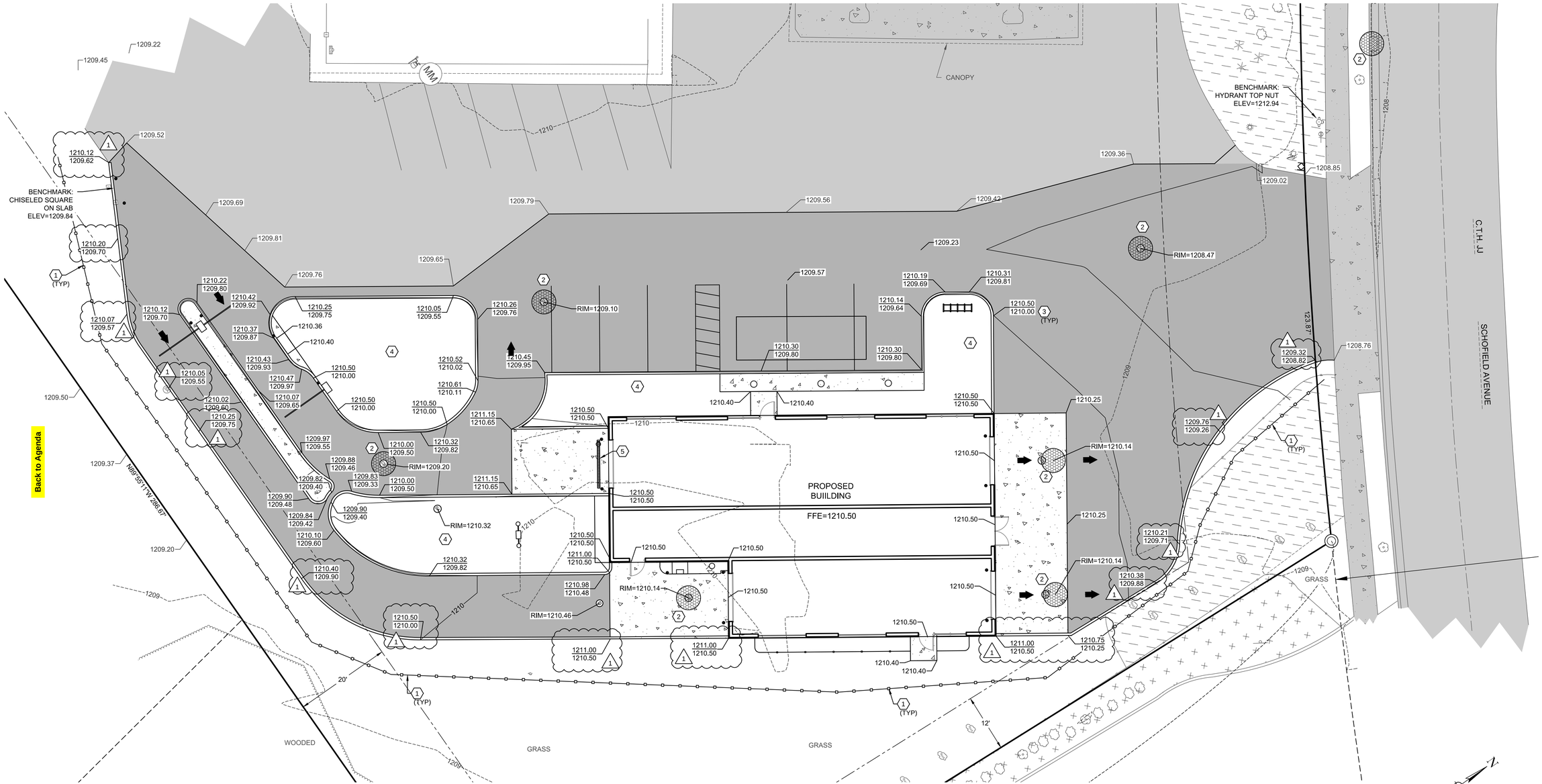
GRADING & EROSION CONTROL PLAN



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SHEET KEY NOTES:

1. SILT FENCE; SEE DETAIL A SHEET C5.0
2. INLET PROTECTION; SEE DETAIL B SHEET C5.0
3. SPOT GRADE; SEE DETAIL A THIS SHEET
4. LANDSCAPE AREA
5. DO NOT DEPRESS TRENCH DRAIN (NO PITCH)

636.60 — T.O.C.
636.10 — GUTTER/PVMT
636.70 — FIN. GRADE

(A) SPOT GRADE KEY

10 5 0 10 20
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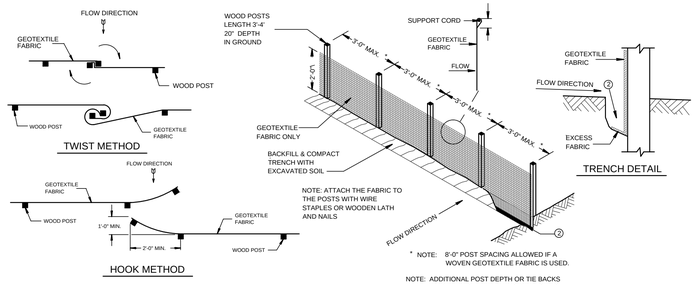
C4.0

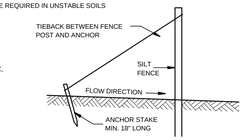
DETAILS



JOINING TWO LENGTHS OF SILT FENCE (5)

GENERAL NOTES:

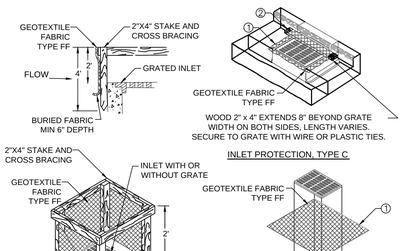
1. HORIZONTAL BRACE REQUIRED WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
2. TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1," X 1," OF OAK OR HICKORY.
4. SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.
5. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS; A) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B) HOOK THE END OF EACH SILT FENCE LENGTH.



SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)

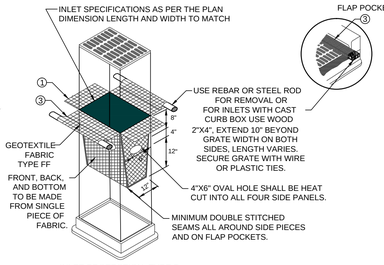
A

SILT FENCE



INSTALLATION NOTES TYPE B & C

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.



INLET PROTECTION, TYPE D
(CAN BE INSTALLED IN ANY INLET TYPE WITH OR WITHOUT A CURB BOX AS PER NOTE 2)

INSTALLATION NOTES
TYPE D
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.
THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3".
WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.
This drawing based on Wisconsin Department of Transportation Standard Detail Drawing 8 E 10-2.

GENERAL NOTES
MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

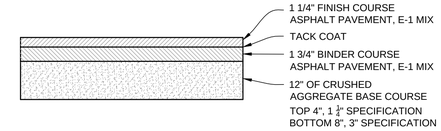
KEYNOTES:

1. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
2. FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
3. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

This drawing based on Wisconsin Department of Transportation Standard Detail Drawing 8 E 10-2.

B

INLET PROTECTION

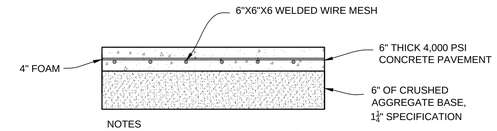


NOTES

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH WISCONSIN DOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.

C

STANDARD DUTY ASPHALT PAVEMENT SECTION

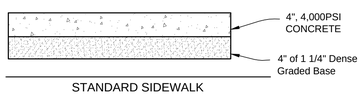


NOTES

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH WISCONSIN DOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.
2. CONCRETE SHALL RECEIVE A BROOMED FINISH.

C

STANDARD CONCRETE PAVEMENT/SLAB SECTION



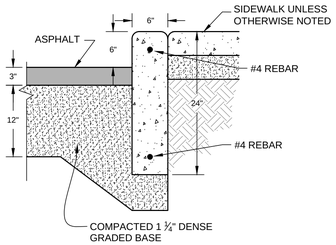
STANDARD SIDEWALK

NOTES:

1. CONCRETE SHALL RECEIVE A BROOMED FINISH.

Back to Agenda

CONCRETE SIDEWALK

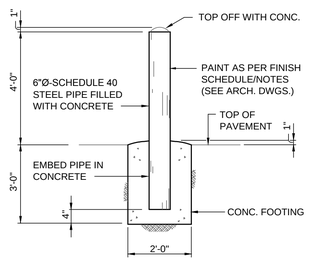


NOTES:

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH WISCONSIN DOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.

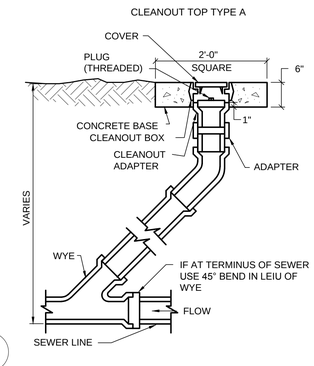
F

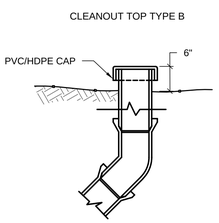
6" CONCRETE MONOLITHIC CURB



G

PIPE BOLLARD



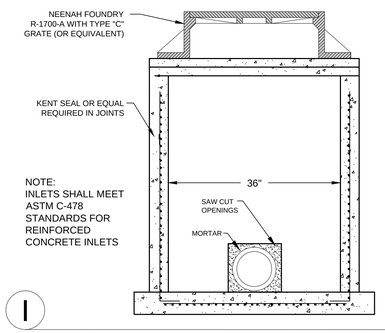


NOTES:

1. USE CLEANOUT TOP TYPE A FOR CLEANOUTS IN PAVEMENT OR TURF AREAS.
2. USE CLEANOUT TOP TYPE B FOR CLEANOUTS IN LANDSCAPING OR BIO-FILTER AREAS.

H

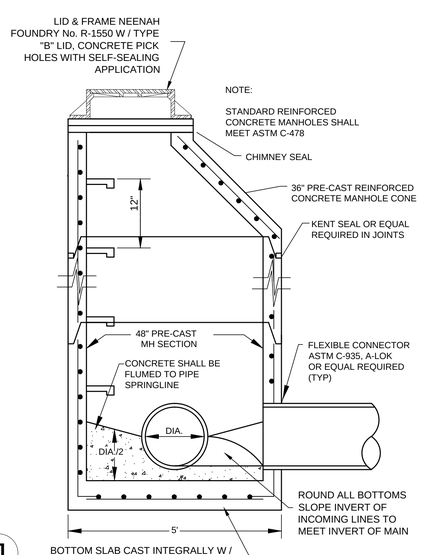
SANITARY CLEANOUT



NOTE:
INLETS SHALL MEET ASTM C-478 STANDARDS FOR REINFORCED CONCRETE INLETS

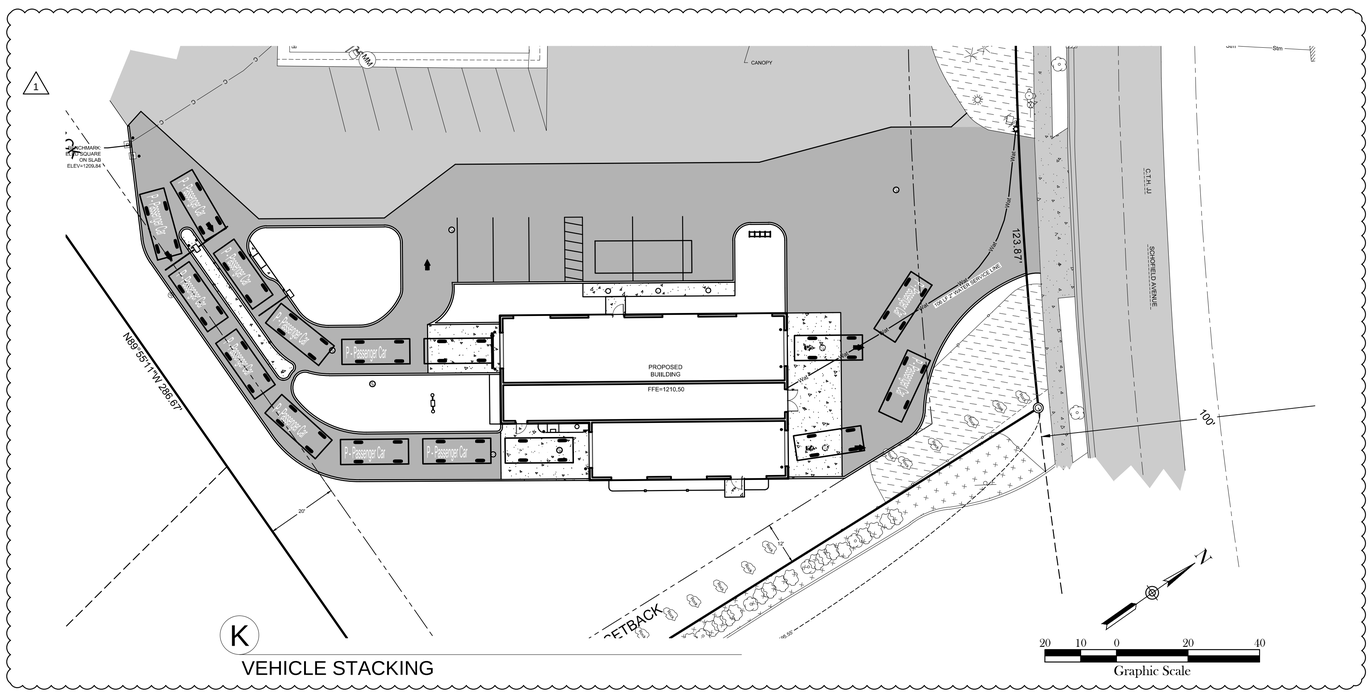
I

PRECAST CONCRETE CATCH BASIN



J

SANITARY SEWER MANHOLE



K

VEHICLE STACKING

Mach IV
Engineering & Surveying LLC
211 N. Broadway, Suite 114, Green Bay, WI 54303
Ph: 920-569-5765 Fax: 920-569-5767

Project Number: 0983-01-15 Drawing Number:

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DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR: SCHOFIELD SHELL STATION

15-8560

VILLAGE OF WESTON, WISCONSIN; COUNTY OF: MARATHON

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JOB NUMBER: -

SALES REP: TOM AMBROSIUS (920) 371-2544

DRAWN BY: RJO / RPH

DATE: 03-11-2016

REVISIONS:

1 CITY COMMENTS	5-2-16

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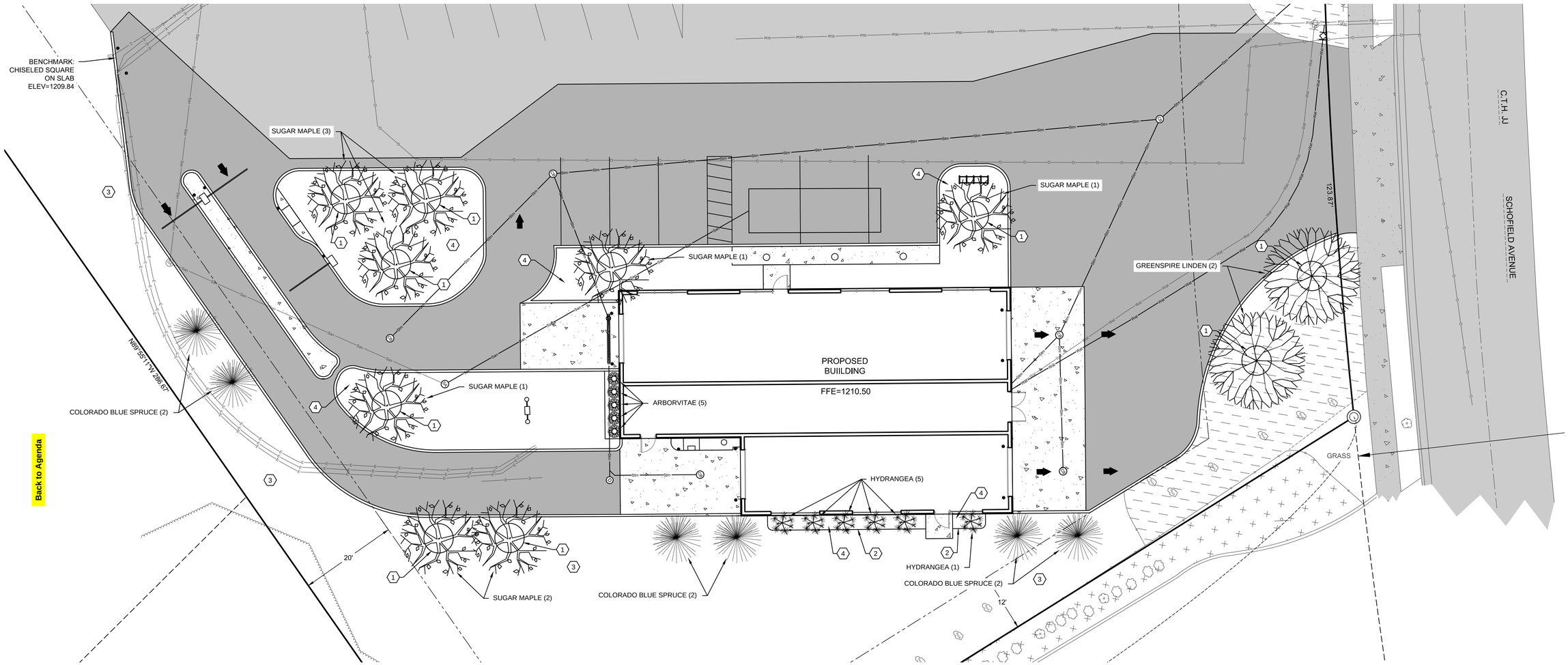
SHEET

C5.0

LANDSCAPE PLAN



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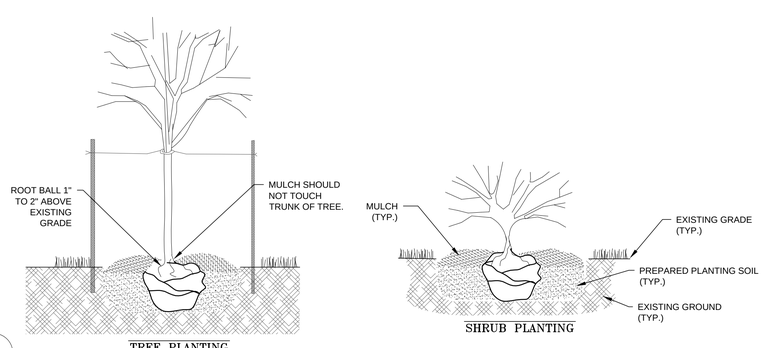
PLANT TABLE

SYMBOL	COMMON NAME	SCIENTIFIC NAME	QUANTITY	SIZE	MAX. HT.
	SUGAR MAPLE	ACER SACCHARUM	8	2"	50'-70'
	COLORADO BLUE SPRUCE	PICEA PUNGENS	6	4'	30'-60'
	ARBORVITAE	THUJA OCCIDENTALIS 'SMARAGD'	5	2' OR 2 GAL.	10'-15'
	ANNABELLE HYDRANGEA	HYDRANGEA ARBORESCENS 'ANNABELLE'	6	1' OR 1 GAL.	4'
	GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	2	1.5"	50'

SHEET KEY NOTES:

1. 6' DIAMETER SPADE EDGE & 3" THICK HARDWOOD MULCH
2. PROFESSIONAL GRADE EDGING
3. ALL DISTURBED AREAS TO RECEIVE 6" TOPSOIL, SEED, AND MULCH UNLESS NOTED OTHERWISE
4. 3" THICK LANDSCAPE STONE OVER WEED BARRIER FABRIC



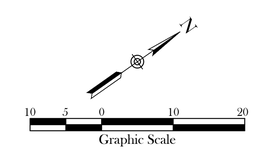
A

PLANTING DETAIL

1. PLANTING HOLE SHALL BE A MINIMUM OF TWO TIMES THE DIAMETER OF THE ROOT BALL, AND EQUAL TO THE DETPH OF THE ROOT BALL.
2. EXCAVATED SOIL FROM PLANTING HOLE SHALL BE MIXED WITH 1 PART POTTING SOIL TO 2 PARTS EXCAVATED SOIL.
3. PLANT SO THAT THE ROOT COLLAR WILL BE 1" TO 2" ABOVE EXISTING GRADE.
4. IF BALLED AND BURLAPED, PLACE PLANT IN HOLE, CUT THE BALLING TWINE, AND PEEL BACK THE TOP TWO THIRDS OF BURLAP. IF POTTED REMOVE POT, AND PLACE PLANT INTO HOLE.
5. BACKFILL HOLE WITH PREPARED SOIL, AND MOUND SOIL 2" TO 3" HIGH IN A RING AT THE PERIMETER OF THE EXCAVATED HOLE. WATER AND SMOOTH RING PRIOR TO MULCHING.
6. UNLESS NOTED OTHERWISE, MULCH WITH 3" OF SHREDDED HARDWOOD MULCH OR LANDSCAPE STONE (RIVER ROCK, NOT CRUSHED STONE)
7. IF STAKING IS REQUIRED FOR TREES TWO STAKES SHALL BE USED ONE ON THE PREVAILING WIND SIDE OF THE TREE, AND THE OTHER STAKE ON THE OPPOSITE SIDE. STAKES SHALL BE FASTENED TO THE TREE USING RUBBER TUBING, OR NYLON STRAPPING.

LANDSCAPE NOTES

1. DIAMETERS OF PLANT MATERIALS AS DRAWN ARE REPRESENTATIVE OF PLANTS AT OR NEAR MATURITY RATHER THAN AT INITIAL PLANTING SIZES.
2. THE PLANT LIST IS INTENDED AS A GUIDE FOR THE CONTRACTOR. IN THE EVENT OF DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE PLANT LIST AND ON THE DRAWING, THE GREATER NUMBER SHALL APPLY.
3. ADJUSTMENTS IN LOCATIONS OF PLANT MATERIALS MAY BE NECESSARY DUE TO NEW OR EXISTING UTILITIES OR SITE OBSTRUCTIONS. REVIEW WITH ARCHITECT BEFORE ADJUSTMENTS ARE MADE.
4. ALL SHRUBS OCCURRING IN CONTINUOUS ROW OR FORMAL ARRANGEMENT SHALL HAVE UNIFORM HEIGHT, SPREAD AND HABIT OF GROWTH. FOR GROUNDCOVER LOCATIONS, FILL AREA WITH QUANTITY OF PLANTS DESIGNATED; EVENLY SPACED.
5. A MINIMUM OF 12" DEPTH OF 50% TOPSOIL AND 50% COMPOST SHALL BE PLACED IN ALL BED AREAS BY THE CONTRACTOR PRIOR TO PLANT INSTALLATION.
6. MULCH TREES WITH MIN. 3" DEPTH OF GRAVEL OR HARDWOOD MULCH AS NOTED ON PLAN AND PER DETAILS. MULCH SHALL EXTEND IN A CONTINUOUS LAYER WITHIN PLANTING BEDS FROM FACE TO FACE OF SITE STRUCTURES - WALKS, BUILDING, OR OTHER PLANT BED LIMITS.
7. PROTECT EXISTING LAWN AREAS; REPAIR ANY CONTRACT RELATED DAMAGE TO LAWN AREAS.
8. THE CONTRACTOR SHALL MAINTAIN ALL PLANTS AND BEDS FOR A 60 DAY PERIOD AFTER ACCEPTANCE OF THE WORK BY THE ARCHITECT. THIS INCLUDES REGULAR WATERING, WEEDING AND MOWING.
9. THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE-YEAR FROM DATE OF ACCEPTANCE. BEFORE END OF WARRANTY PERIOD CONTRACTOR SHALL REPLACE ALL TREES, SHRUBS OR PLANTINGS NOT ALIVE OR IN A HEALTHY GROWING CONDITION.
10. SEED ALL DISTURBED AREAS WITH WDOT No. 40 GRASS MIX.



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1-800-242-8511
TOLL FREE

WISCONSIN STATUTE 182.0175 (1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

THE LOCATIONS OF THE EXISTING UTILITY INSTALLATIONS AS SHOWN ON THE PLANS ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

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DATE: 03-11-2016

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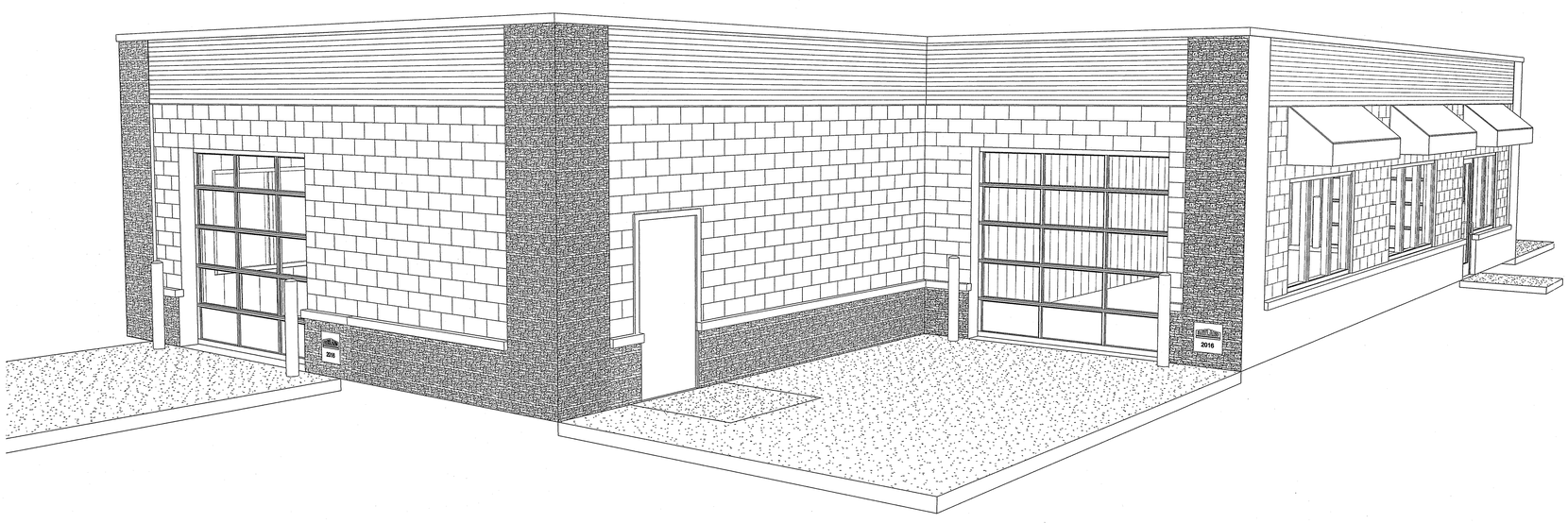
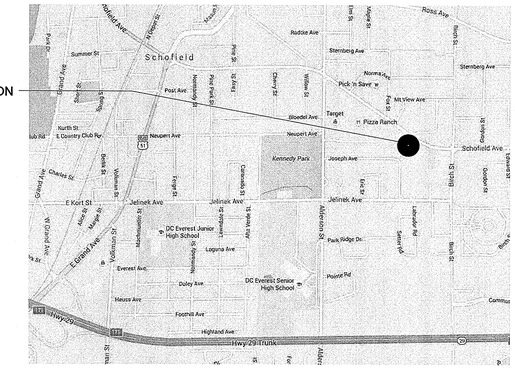
WESTON CAR WASH

SCHOFIELD, WISCONSIN



LOCATION MAP

PROJECT LOCATION



PROJECT INFORMATION

Project consists of new construction for
Wagner Oil Company
709 S Superior St
Antigo WI 54409
per Bayland Buildings, Inc. General Specifications.

TRANSACTION ID No. 2687816
Contact: Howard Wagner
Building Location: 3001 Schofield Avenue
Weston WI 54476
Village of Weston
County of Marathon
Type of Construction: Type VB Combustible
Building Use: Car Wash
Occupancy Group: B Business
Total Area: 3,327 sq. ft.
Building is not protected by an automatic fire sprinkler system.
Allowable Height, ft:40 Allowable story(s). 2
SNOW (per ASCE7 and WI Alt. Std. Evaluation No. 200264-A)

ps	=	0.7CeCtIpg		
Cs	=	1.00		(Roof Slope Factor)
Ce	=	0.90		(Exposure Factor)
Ct	=	1.00		(Thermal Factor)
I	=	1.00		(Importance Factor)
pg	=	50	psf	(Ground Snow Load)
ps	=	32	psf	(Sloped Roof Snow Load)

WIND

V	=	90	mph	(Basic Wind Speed)
I	=	1.00		(Importance Factor)

Exposure Category: B

P	=	10	psf	(MWFRS Velocity Pressure)
P	=	14	psf	(Components Velocity Pressure)

SEISMIC

Spectral response coefficient, SDS:	0.10	
Spectral response coefficient, SD1:	0.06	
Seismic use group category:	Group I	
Site class:	D	
Seismic design category:	A	
Seismic base shear:	526	lbs.

SHEET INDEX

SHEET NAME	SHEET NUMBER	REV. NUMBER
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CIVIL PLANS	C1.0-C5.0	
PLAN NOTES	A0.1	
OVERALL FLOOR PLAN	A1.0	
OVERALL FRAMING PLAN	A1.1	
EXTERIOR ELEVATIONS	A2.0	
BUILDING SECTIONS	A3.0	
BUILDING SECTIONS	A3.1	
WALL SECTIONS	A4.0	
WALL SECTIONS	A4.1	
ROOM / DOOR SCHEDULES	A6.0	
ROOF PLAN	A8.0	
STRUCTURAL SPECS	S0.1	
CONCRETE DETAILS	S0.2	
MASONRY DETAILS	S0.3	
FOUNDATION PLAN	S1.0	

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SALES REP: TOM AMBROSIUS (920) 371-2544

DRAWN BY: LJP

DATE: 5-20-2016

Revision Schedule

Revision Number	Revision Description	Revision Date

ISSUED FOR:

- [ ] PRELIMINARY
- [ ] BID SET
- [x] CONSTRUCTION

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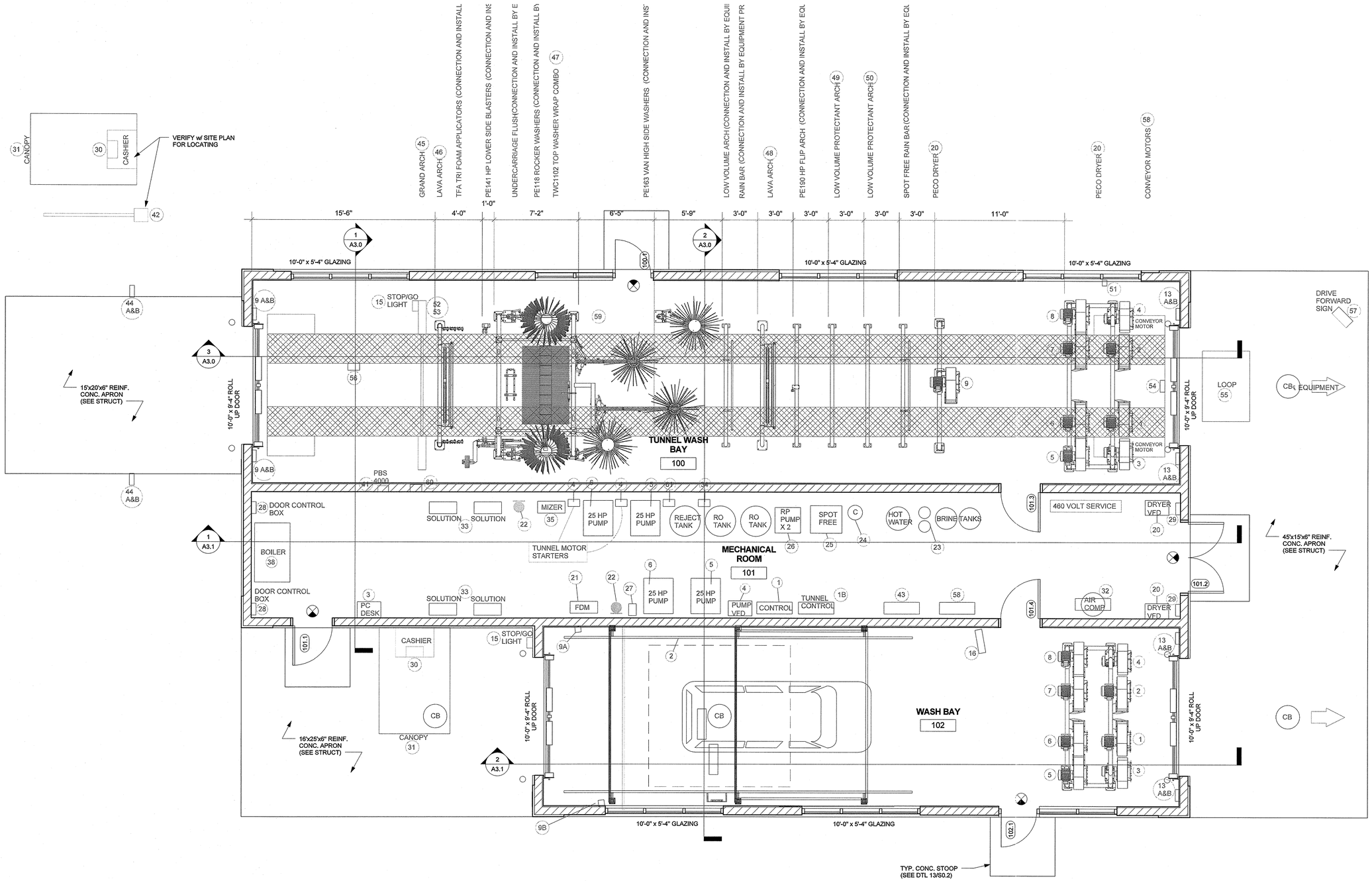

1 A1.0 OVERALL FLOOR PLAN
1/4" = 1'-0"

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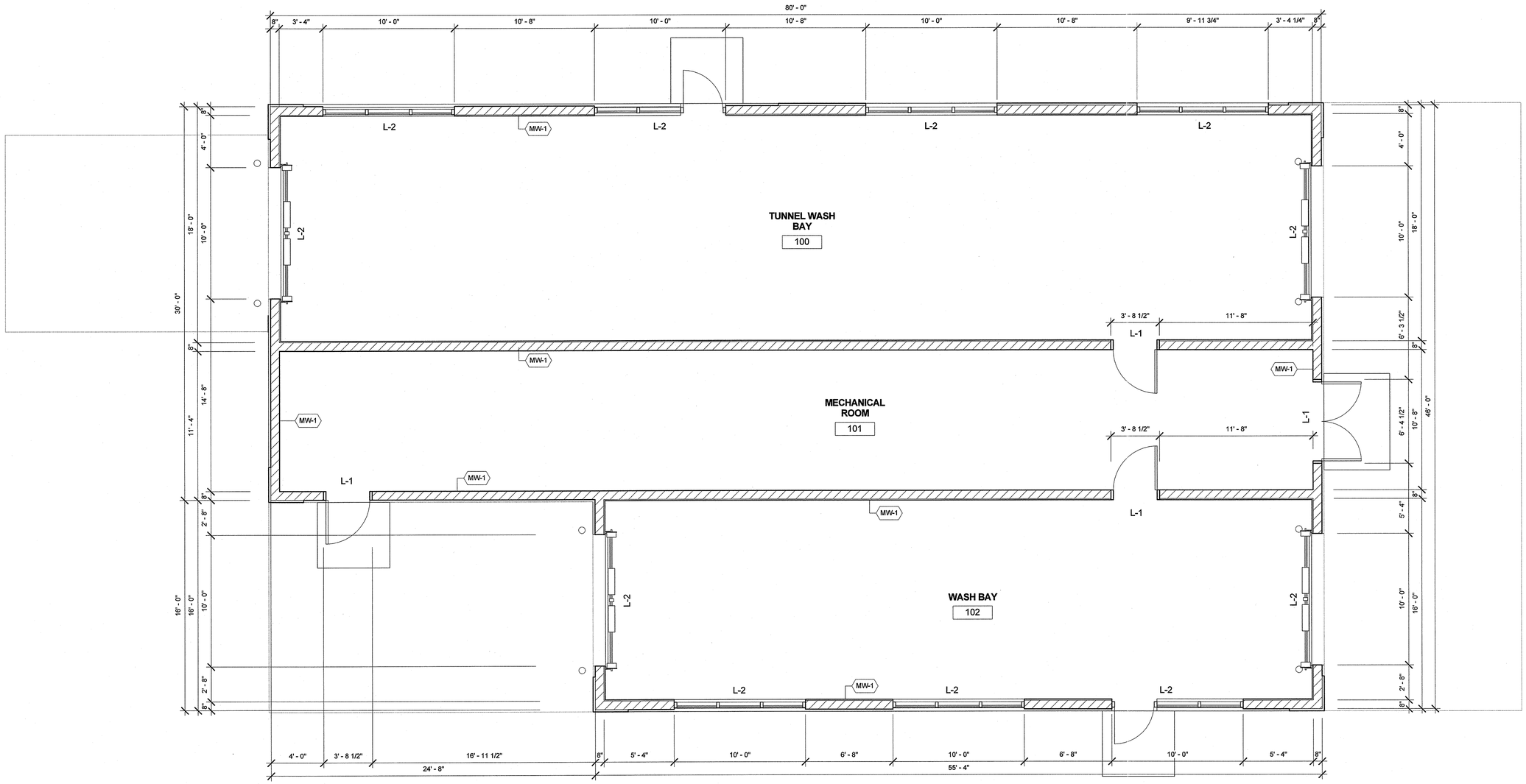

1 / A1.1 OVERALL FRAMING PLAN
1/4" = 1'-0"

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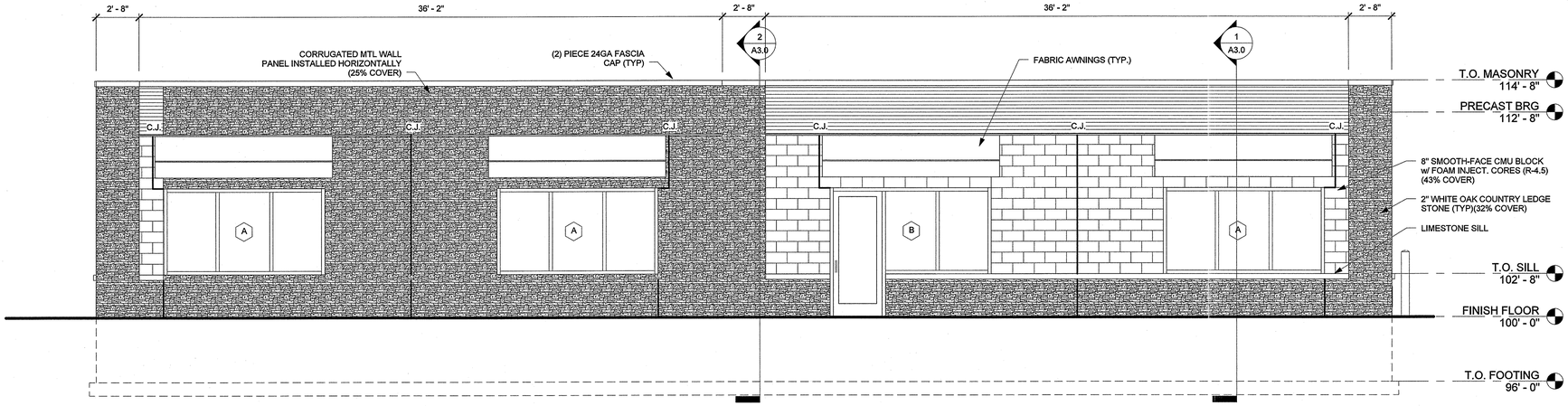
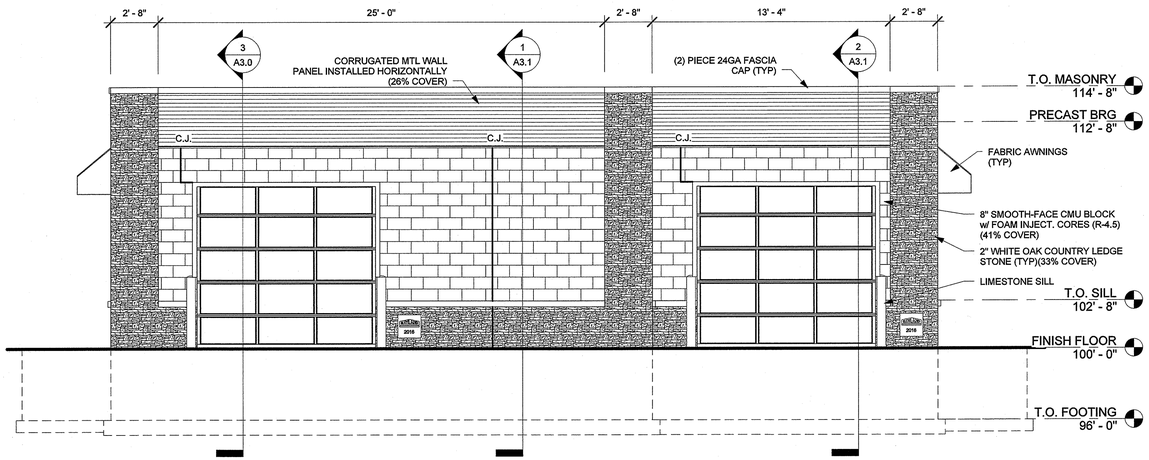
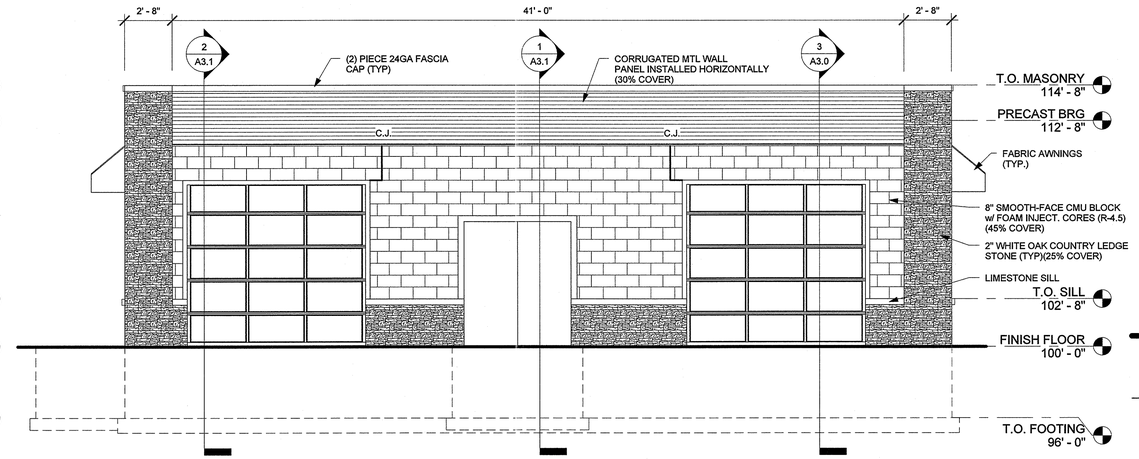


1 A2.0 WEST ELEVATION
1/4" = 1'-0"



2 A2.0 SOUTH ELEVATION
1/4" = 1'-0"



3 A2.0 NORTH ELEVATION
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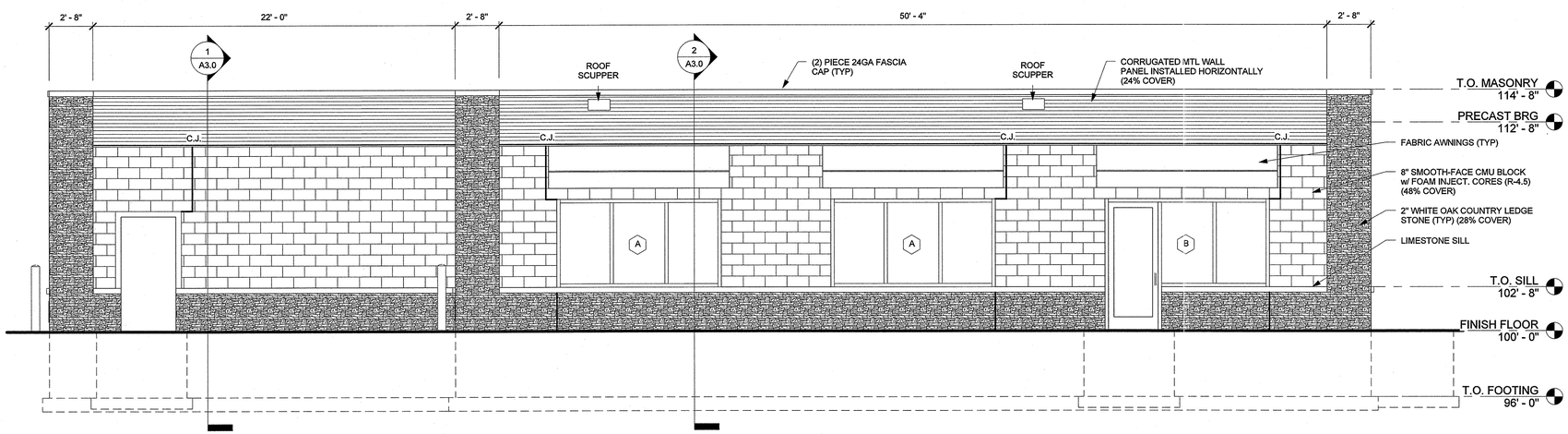

4 A2.0 EAST ELEVATION
1/4" = 1'-0"

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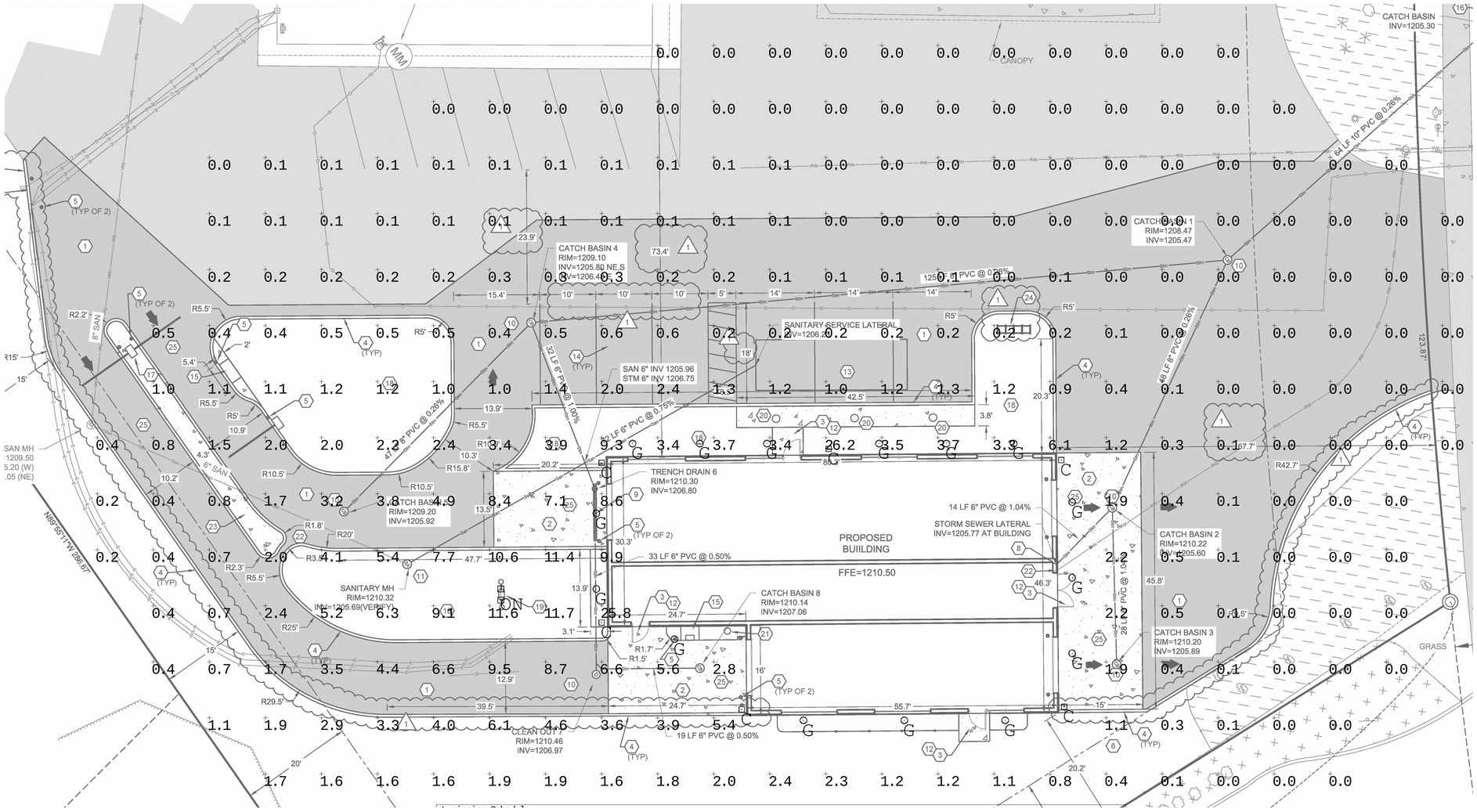

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2341 INDUSTRIAL DRIVE NEENAH, WI 54946
(920) 729-4500, (920) 729-4492 FAX WWW.WERNERELECTRIC.COM

IN PARTNERSHIP WITH:

WAUSAU CAR WASH
PROPOSED NEW BUILDING
WESTON, WI

RECORDS INFO
DRAWN BY: BJB
DATE: 5/20/16
SCALE: 1" = 10'-0"
JOB #: 031716

SHEET DESCRIPTION
SITE LIGHTING CALCULATIONS

SHEET NO.
ES01

Metalux

DESCRIPTION

The VT4 LED Series is an energy efficient industrial Vaportite fixture that features rugged and durable construction. The VT4 LED incorporates a full metal tray and heat sink inside a reinforced fiberglass housing with a high impact diffuser. This Vaportite series is suitable for interior and exterior applications and can be surface, chain, cable or stem mounted.

The VT4 LED Series has been designed for maximum operation in commercial institutional and industrial environments including cold storage, canopy, and general high bay lighting, where weathering, high temperature, humidity and dust are present.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

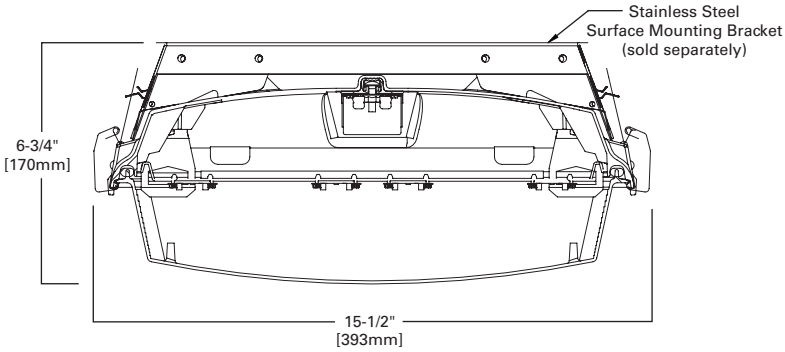
Construction
Unit has full hinged metal gear tray secured by internal latches for tooless drver access. Electrical components and fixtures are UL/cUL listed for Wet Locations. NEMA 4X, IP65 and IP67 rated, up to 1500 PSI hosedown. NSF certified. -20°C to 40°C ambient rating on suspended luminaires. Stainless-steel latch option also available.

Electrical
Long-Life LED system coupled with electrical driver to deliver optimal performance. LED's available in 4000K or 5000k with a CRI ≥ 80. Projected life is 60,000 hours at 70% lumen output. cULus listed. Electronic drivers are available for 120-277V, 347V and 480V applications. A 0-10V dimming driver is available.

Shielding
High impact clear or frosted acrylic, or 100% polycarbonate lens diffuser options.

Mounting
Suspended using two stainless steel mounting bails (included). Optional Y-hook, Y-Toggle or Surface/stem mount bracket is also available. Mounting hardware must be ordered separately.

Warranty
Five-year limited warranty.

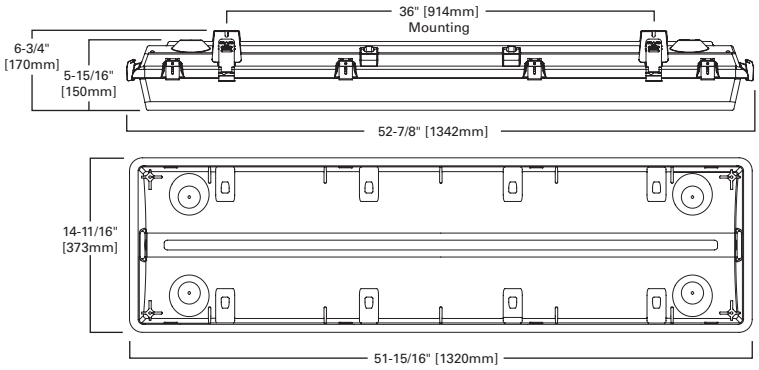


VT4
LED

4' INDUSTRIAL

Vaportite LED Industrial

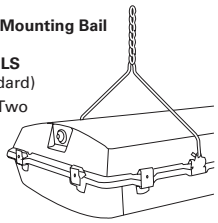
MOUNTING DATA



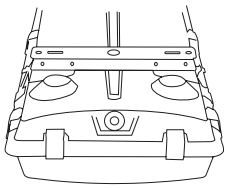
INSTALLATION DATA

SS Latches and Mounting Bail

MOUNTING BAILS
Furnished (standard)
Stainless steel, Two per 4' Unit



VT4LED-SS-MKB PK=Stainless Steel Mounting Bracket (2 per fixture)
VT4LED-ZP-MBK PK=Zinc Mounting Bracket (2 per fixture)



RATINGS

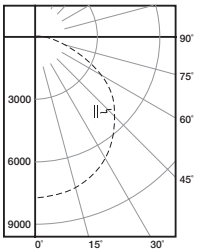
NSF
NEMA

ENERGY DATA

Input Watts:
VT4LED-LD4-11-DR=104W
VT4LED-LD4-15-DR=138W
VT4LED-LD4-19-DR=152W
VT4LED-LD4-23-DR=204W
VT4LED-LD4-28-DR=226W

LINEAR DISCONNECT
Safe and convenient means of disconnecting power

PHOTOMETRICS



VT4LED-LD4-23-DR-UNV-L850-CD2

Electronic Driver

Linear LED 5000K

Spacing criterion: (II) 1.3 x mounting height, (⊥) 1.3 x mounting height

Lumens: 22895

Input Watts: 204W

Efficacy: 114.2 lm/W

Test Report: VT4LED-LD4-23-DR-UNV-L850-CD2.IES

Candlepower

Angle	Along II	45°	Across ⊥
0	7765	7765	7765
5	7732	7730	7770
10	7651	7657	7701
15	7502	7514	7578
20	7290	7328	7381
25	7018	7067	7122
30	6703	6755	6822
35	6326	6399	6425
40	5901	5983	6378
45	5411	5492	5417
50	4833	5152	3801
55	4220	4175	4311
60	3517	2856	3868
65	2791	2594	2697
70	2039	2346	2209
75	1295	1466	1554
80	690	1026	896
85	295	567	732
90	83	319	312

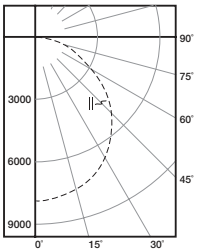
Coefficients of Utilization

Effective floor cavity reflectance 20%

rc	80%				70%				50%			30%			10%			0%
rw	70	50	30	10	70	50	30	10	50	30	10	50	30	10	50	30	10	0
RCR																		
0	119	119	119	119	116	116	116	116	110	110	110	105	105	105	100	100	100	98
1	108	103	99	95	105	101	97	93	96	93	90	92	89	87	88	86	84	82
2	98	90	83	77	95	88	81	76	84	79	74	80	76	72	77	73	70	68
3	89	79	71	64	87	77	69	63	74	67	62	71	65	61	68	63	59	57
4	82	70	61	54	79	68	60	54	66	58	53	63	57	52	61	55	51	49
5	75	62	53	47	73	61	53	46	59	51	46	57	50	45	54	49	44	42
6	69	56	47	41	67	55	46	40	53	45	40	51	44	39	49	43	39	37
7	64	51	42	36	62	50	41	36	48	41	35	47	40	35	45	39	34	32
8	60	46	38	32	58	45	37	32	44	37	31	43	36	31	41	35	31	29
9	56	42	34	29	54	42	34	28	40	33	28	39	33	28	38	32	28	26
10	52	39	31	26	51	39	31	26	37	30	26	36	30	25	35	29	25	23

Zonal Lumen Summary

Zone	Lumens	% Fixture
0-30	6129	26.3
0-40	10135	43.5
0-60	17947	77.0
0-90	22895	98.2
0-180	23310	100.0



VT4LED-LD4-23-DRF-UNV-L850-CD2

Electronic Driver

Linear LED 5000K

Spacing criterion: (II) 1.3 x mounting height, (⊥) 1.3 x mounting height

Lumens: 22172

Input Watts: 204W

Efficacy: 112.2 lm/W

Test Report: VT4LED-LD4-23-DR-UNV-L850-CD2.IES

Candlepower

Angle	Along II	45°	Across ⊥
0	7834	7834	7834
5	7821	7784	7823
10	7724	7691	7727
15	7555	7530	7575
20	7320	7305	7348
25	7021	7016	7050
30	6652	6659	6689
35	6213	6230	6237
40	5707	5729	5694
45	5117	5148	4991
50	4453	4486	4325
55	3764	3762	3798
60	3051	3093	3322
65	2389	2509	2746
70	1785	2001	2219
75	1240	1513	1721
80	752	1070	1262
85	347	681	842
90	158	412	511

Coefficients of Utilization

Effective floor cavity reflectance 20%

rc	80%				70%				50%			30%			10%			0%
rw	70	50	30	10	70	50	30	10	50	30	10	50	30	10	50	30	10	0
RCR																		
0	118	118	118	118	115	115	115	115	109	109	109	104	104	104	99	99	99	97
1	108	103	98	94	104	100	96	92	95	92	89	91	88	85	87	84	82	80
2	98	89	82	77	95	87	81	75	83	78	73	79	75	71	76	72	69	67
3	89	79	70	64	86	77	69	63	73	67	61	70	65	60	67	62	58	56
4	82	70	61	54	79	68	60	53	65	58	52	62	56	51	60	55	50	48
5	75	62	53	47	73	61	52	46	58	51	45	56	50	45	54	48	44	42
6	69	56	47	41	67	55	47	40	53	45	40	51	44	39	49	43	39	36
7	64	51	42	36	62	50	42	36	48	41	35	46	40	35	45	39	34	32
8	60	46	38	32	58	46	38	32	44	37	31	42	36	31	41	35	31	29
9	56	43	34	29	54	42	34	29	40	33	28	39	33	28	38	32	28	26
10	52	39	31	26	51	39	31	26	37	31	26	36	30	25	35	29	25	23

Zonal Lumen Summary

Zone	Lumens	% Fixture
0-30	6113	26.7
0-40	10007	43.7
0-60	17317	75.6
0-90	22172	96.8
0-180	22914	100.0

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (60,000 hours)	Theoretical L70 (Hours)
25°C	> 91%	> 247,000

ORDERING INFORMATION

SAMPLE NUMBER: VT4LED-LD4-23-DR-UNV-L850-ED2-WL-U

Series
VT4LED=LED Vaportite

Lamp Type
LD4=LED 4.0

LED Lumen Output [3]
11=11,000 Luamens
15=15,000 Lumens
19=19,000 Lumens
23=23,000 Lumens
28=28,000 Lumens

Lens
DR=Clear Acrylic High Impact
DRF=Frosted Acrylic High Impact
PC=Clear Poly Carbonate

Voltage [1], [2]
120V=120 Volt
277V=277 Volt
347V=347 Volt
480V=480 Volt
UNV=Universal 120-277 Volt
UNC=Universal 347-480 Volt

Lamps
L840=4000K
L850=5000K

Driver Type [3]
CD=0-10V Dimming Driver
ED=Electronic Fixed Output Driver

Number of Drivers
1=1 Driver (11,000 lumens)
2=2 Drivers (15,000, 19,000 and 23,000 lumen)
3=3 Drivers (28,000 lumen)

WL=Wet Label

Options
Blank=Plastic Latches and(2) End Watertite Hubs (all Watertite Hubs have 1/2" Conduit Entry)
C3=3' Power Cord
C6=6' Power Cord
PC3-=3' Power Cord & Plug (Specify Voltage)
PC6-=6' Power Cord & Plug (Specify Voltage)
VRS=Vandal Resistant Screws for Latches
MS=Damp listed Motion Sensor [2]
MSO/WL=Wet Listed Motion Sensor 360 [2]
SSL=Stainless Steel Latches

Packaging
U=Unit Pack

Accessories (order separately) [4]
VT4LED-SS-MBK PK=Stainless Steel Surface Mounting Bracket (2 per fixture)
VT4LED-ZP-MBK PK=Zinc Mounting Bracket (2 per fixture)

NOTES: [1] Voltage must be specified when ordered with plugs. [2] When ordering MS option, specify as UNV (for 120 or 277V), 347 or 480V. [3] Lumen output will vary depending on dimming or fixed output refer to IES files for deliveried lumens. [4] Mounting beam only available for UNV versions at max. ambient temperature 35°C.

Specifications & dimensions subject to change without notice. Consult your Eaton Representative for availability and

SHIPPING DATA

Catalog No.	Wt.
VT4LED-LD4-11-DR	24 lbs.
VT4LED-LD4-15-DR	24 lbs.
VT4LED-LD4-19-DR	24 lbs.
VT4LED-LD4-23-DR	26 lbs.
VT4LED-LD4-28-DR	26 lbs.

Eaton
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

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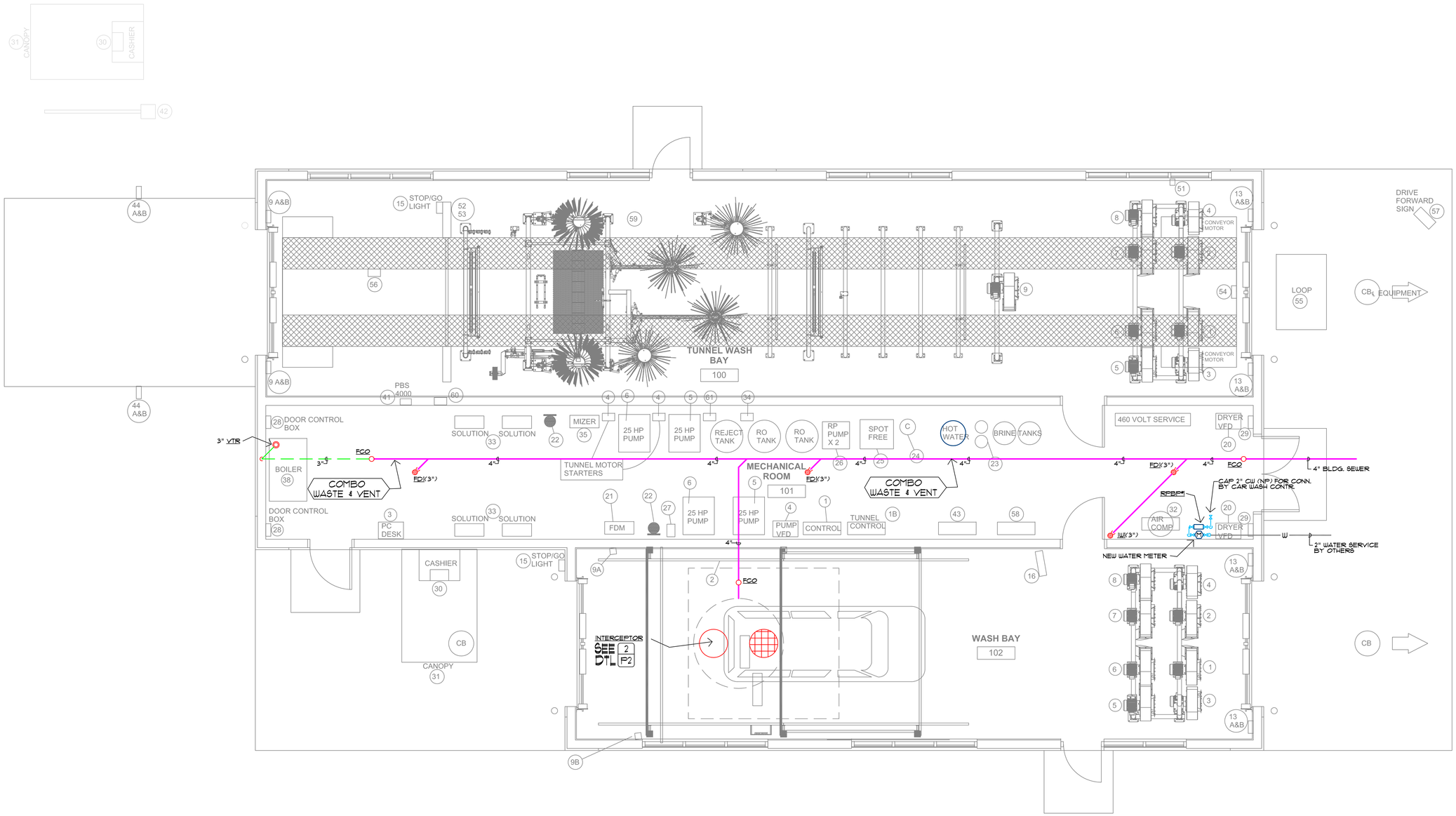

PLUMBING FLOORPLAN

SCALE: 1/4" = 1' -0"

2701311
Interceptor
Plumbing
5/25/2016

Conditionally
APPROVED
DEPT. OF SAFETY AND PROFESSIONAL SERVICES
DIVISION OF INDUSTRY SERVICES

SEE CORRESPONDENCE

PLUMBING SPECIFICATIONS

1. PLUMBING CONTRACTOR TO COMPLY WITH ALL STATE AND LOCAL CODES.
2. ALL WASTE AND VENT PIPING SHALL BE ABS OR PVC PIPING WITH SOLVENT WELD JOINTS.
3. ALL UNDERGROUND WATER PIPING TO BE ASTM B-88, TYPE "K" HARD COPPER PIPING WITH SILVER SOLDER JOINTS. ALL ABOVE GROUND WATER PIPING SHALL BE ASTM B88, TYPE "L" OR "M" HARD COPPER PIPE WITH LEAD FREE JOINTS.
4. CONTROL VALVES SHALL BE PROVIDED FOR EACH FIXTURE

PLUMBING SYMBOL KEY:

TAG	DESCRIPTION
	UNDERGROUND SANITARY SEWER
	UNDERGROUND STORM SEWER
	SOIL & WASTE PIPING ABOVE FLOOR
RC	RAIN CONDUCTOR PIPING
	VENT PIPING
CW	COLD WATER
HW	HOT WATER
HWR	HOT WATER RETURN
	BALL VALVE
	CHECK VALVE
	TRAP
UP DOWN	PIPE RISERS
RC	RAIN CONDUCTOR PIPING
CO	CLEANOUT PLUG
VTR	VENT THRU ROOF
VIF	VERIFY IN FIELD
TOF	TOP OF FOOTING
BOF	BOTTOM OF FOOTING

STATE DATE:

MADISON E-FILE

TRANSACTION ID NUMBER	2701311
REVIEW DATE	5/25/16
PLAN REVIEWER	MIKE LAMBERTY
PLAN SUBMITTAL BY:	RIVERSIDE ENGR & DESIGN, INC.

LEGEND:

P1 PLUMBING FLOOR PLAN
P2 PLUMBING DETAILS AND ISOMETRICS

WISCONSIN
Edward, J Oleynicczak,Jr.
E-29789
Green Bay, WI
PROFESSIONAL ENGINEER

RIVERSIDE ENGINEERING & DESIGN INC.
1756 RIVERSIDE DRIVE
P.O. BOX 755
SUAMICO WI. 54173
(920) 434-5931 riversidesuamico@gmail.com

TURRIFF PLUMBING INC.
1110 HONEY COURT
DE PERE, WI 54115
(920) 336-3455

PROPOSED PROJECT FOR:
WESTON CARWASH
3001 SCHOFIELD AVENUE
VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN

DRAWN BY: BLB
CHECKED BY: OLEY
DATE: 04-25-16
PROJECT NO. 16-087

P.1

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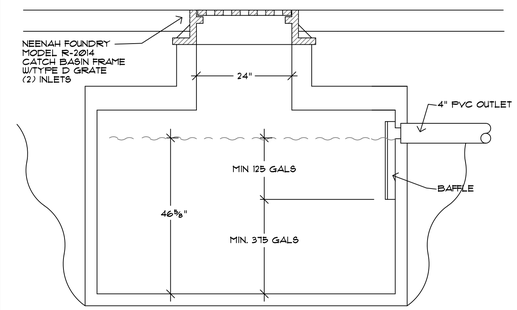
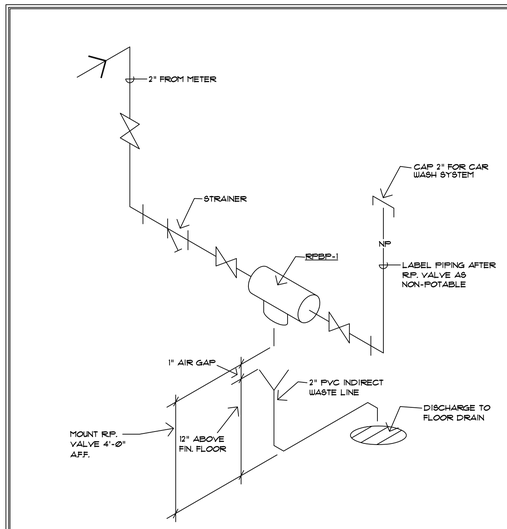


1000 GALLON STATE APPROVED TANK

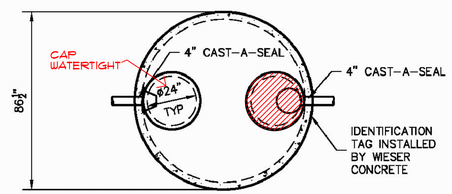
1 / P2 INTERCEPTOR DETAIL #1
NO SCALE

CARWASH CALCULATION

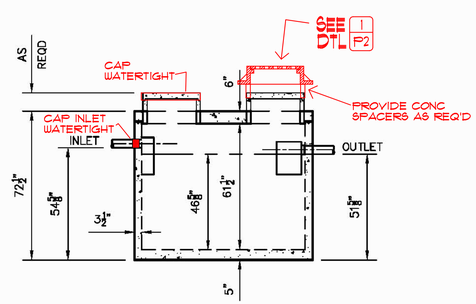
MAXIMUM FLOW RATE: AUTOMATIC WASH SYSTEM	25 GPM
CAPACITY OF TRAPPED AREA OF INTERCEPTOR	5 X 25 (GPM) = 125 GALLONS
CAPACITY OF LOWER PORTION OF INTERCEPTOR	15 X 25 (GPM) = 375 GALLONS



3 / P2 REDUCED PRESSURE BACKFLOW PREVENTER DETAIL
NO SCALE



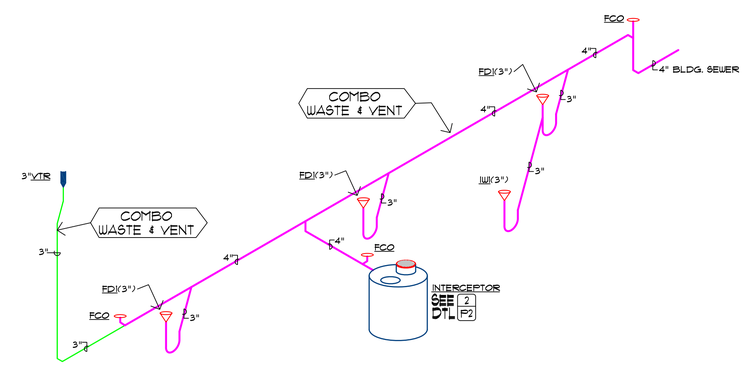
TOP VIEW



SIDE VIEW

2 / P2 INTERCEPTOR DETAIL #2
NO SCALE

WIESER CONCRETE MODEL NUMBER WEHD1000	OR APPROVED EQUAL - STATE APPROVED



WASTE & VENT ISOMETRIC
NO SCALE

RIVERSIDE ENGINEERING & DESIGN, INC.
1756 RIVERSIDE DRIVE
P.O. BOX 255
SUAMICO, WI 54173
(920) 434-8001 riversideengdesign@gmail.com

TURRIFF PLUMBING, INC.
1110 HONEY COURT
DE PERE, WI 54115
(920) 336-3455

PROPOSED PROJECT FOR:
WESTON CARWASH
3001 SCHOFIELD AVENUE
VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN

DRAWN BY: BLB
CHECKED BY: OLET
DATE: 04-25-16
PROJECT NO. 16-087

P.2

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June 3, 2016

Revised: June 6, 2016

VIA EMAIL ONLY

Casey Nye
D. C. Everest Area School District
6300 Alderson Street
Weston, WI 54476

RE: Parking Lot Plan Review Approval for D.C. Everest Area School District – Middle School at 9302 Schofield Avenue, Weston (CSIT-5-16-1582)

Mr. Nye,

On behalf of the Village of Weston, I am pleased to inform you the Site Plan Application for the proposed parking lot addition at D. C. Everest Middle School has been 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. Existing Conditions – Revised: June 1, 2016
    b. Demo Plan - Revised: June 1, 2016
    c. Site Plan - Revised: June 1, 2016
    d. Site & Handicap Details - Revised: June 1, 2016
    e. Grading and Erosion Control Plan - Revised: June 1, 2016
    f. Erosion Control Details - Revised: June 1, 2016
    g. Site Specifications - Revised: June 1, 2016
2. All Landscaping that is removed as a result of the project be replaced; and
3. A "One Way – Do Not Enter" signage or similar worded signage be installed to ensure that drop off area is used as a one-way.

Please also be sure to contact the Planning and Development Department at the time you wish to receive final inspection for the project. A Planning and Development Department team member will inspect the project per site plan approvals and issue the final project Completion Certificate following this final inspection. 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 L Higgins

Jennifer Higgins
Director of Planning and Development
Village of Weston

Cc: File

Jennifer Higgins, Director
Planning & Development
Direct: 715-241-2638
jhiggins@westonwi.gov

5500 Schofield Avenue
Weston, WI 54476
715-359-6114
www.westonwi.gov

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COMMERCIAL SITE PLAN STAFF REVIEW — CSIT-5-16-1582

Planning and Development Department

Submitted on: April 28, 2016
Revisions requested on: 6/01/16
Approved on: June 3, 2016

PROJECT ADDRESS: **9302 SCHOFIELD AVENUE, WESTON, WI 54476**

STAFF DETERMINATION: **Staff approves the site plan as submitted with the following conditions:**

- **Landscaping that is removed as a result of the project be replaced**
- **"One Way – Do Not Enter" signage or similar worded signage be installed to ensure that drop off area is used as a one-way**
- **8" PVC piping used for the culverts under the sidewalk**

6/1/16 - The following items need to be addressed prior to staff approval (see also comments below in red):

- All landscaping being removed as a result of this project shall be replaced elsewhere within 15' of a hard surface. Landscaping shall be installed around any new hard surfaces (new or replaced).
- No new signage proposed. The one-way drop-off area should be posted as a one-way.
- Proposed 6" PVC pipes planning to install as culverts under the walkways and driving lane are undersized. Nothing less than 8" should be used as they're too prone to getting plugged up. See Sheet C2 Grading for more information.

APPROVAL EXPIRATION DATE: **June 3, 2017**

RELATED CASES: CSIT-8-13-1335/ERU-8-13-1356 – Building Addition – Concession area/press box for soccer fields and 2 new softball fields with dugouts.
CU-8-13-1354 – Expansion of existing rec facilities in an RE and RR zoning district

GENERAL			
Applicant/Company:	Casey Nye / D. C. Everest Area School District		
Address:	6300 Alderson Street, Weston, WI 54476		
Phone:	715-241-9700 ext. 2022	Email:	cnye@dce.k12.wi.us
Site Owner:	Casey Nye / D. C. Everest Area School District		
Address:	6300 Alderson Street, Weston, WI 54476		
Phone:	715-241-9700 ext. 2022	Email:	cyne@dce.k12.wi.us
Engineer/Company:	Mike Mohr / REI Engineering, Inc.		
Address:	4080 N 20th Ave, Wausau, WI 54401		
Phone:	715-375-9784	Email:	mmohr@reiengineering.com
General Contractor:	Jeff Belott / D. C. Everest Area School District		
Address:	9302 Schofield Avenue, Weston, WI 54476		
Phone:	715-241-9700 ext. 4103	Email:	jbelott@dce.k12.wi.us
Existing Zoning:	INT – Institutional w/ D-RT – Design – Rail-to-Trail Overlay		
Adjacent Zoning:	NORTH:	SF-L – Single Family Residential – Large Lot	
	SOUTH:	LI – Limited Industrial	
	EAST:	B-3 – General Business and SF-L – Single Family Residential – Large Lot	
	WEST:	INT - Institutional	
Existing Land Use:	Indoor Institutional – Intensive		
Adjacent Land Use:	NORTH:	Single Family Detached Residents	
	SOUTH:	Non-Metallic Mineral Extraction and Processing	
	EAST:	Single Family Detached Residents / Indoor Commercial Entertainment	
	WEST:	Indoor Institutional – Intensive	
Future Land Use:	Future Institutional		

LEGAL DESCRIPTION OF SUBJECT PROPERTY:

Part of the northwest quarter of the northwest quarter, excluding west 210 feet of north 346 feet, excluding that part lying northeasterly of westerly line of highway, now known as Callon Avenue, excluding certified survey map No. 1294 filed with the Register of Deeds of Marathon County, Wisconsin in Volume 5 Page 22, Document No. 713390, excluding railroad right-of-way and excluding

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certified survey map no. 5158 in Volume 19 Page 26, Document No. 896013 in Section 24 R8E T28N, Village of Weston, Marathon County, Wisconsin; more commonly known as 9302 Schofield Avenue.

GENERAL DESCRIPTION OF PROJECT:
A modification of the student drop-off/pick-up lane and parking lot at the main entrance of the school to accommodate more vehicles at the beginning and end of the school day.

CONSISTENCY WITH THE COMPREHENSIVE PLAN:
Institutional: A range of public, semi-public, educational, religious, and other "gathering" type uses generally intended for non-commercial purposes, generally served by a public sanitary sewer system
Zoning: INT – Institutional; or for institutional uses that are smaller scale or nestled in other non-residential areas, other zoning districts may be appropriate.
Density: Minimum new lot size of 30,000 square feet, though larger scale institutional uses may require considerably more area.
Development Policies: 1. Meet associated non-residential building and site design standards per zoning ordinance. 2. Require developments to address off-site traffic, environmental, and neighborhood impacts.

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

STAFF COMMENTS RECEIVED HAVE BEEN INCORPERATED BELOW.

SETBACKS	REQUIRED	PROPOSED
Hard Surface Front yard:		
Hard Surface Interior yard:		

LAND USE STANDARDS: Section 94.4.XX	PROPOSED
Indoor Institutional-Intensive	N/A

LANDSCAPING: Section 94.11.02	Proposed	Required Points	Proposed Points
(b) **Hard and Gravel Surfaced Areas.** Within industrial zoning districts, 100 points of landscaping shall be planted for each 2,500 square feet of hard and gravel surfaced area, not including rooftops. Within all other zoning districts, 100 points of landscaping shall be planted for each 1,500 square feet of hard or gravel surfaced area, not including rooftops. Plants required under this subsection shall be installed within landscaped islands within the hard or gravel surfaced area or within 15 feet of its edges, and shall include large deciduous trees unless otherwise approved by the appropriate site plan approval authority. See example in Figure 11.02(2).	(b) All landscaping being removed as a result of this project shall be replaced elsewhere within 15' of a hard surface. Landscaping shall be installed around any new hard surfaces (new or replaced).		

GENERAL PERFORMANCE STANDARDS: Section 94.12 94.12.09: Off-Street Parking and Traffic Circulation Standards.	PROPOSED
(4) **Traffic Circulation and Traffic Control.** Site circulation shall be designed to provide for the safe and efficient movement of all traffic entering, exiting, and on the site. Circulation shall be provided to meet the individual needs of the site with specific mixing of access and through movements, and where required, shall be depicted on the required site plan. Circulation patterns and traffic control measures shall conform to the general rules of the road and the requirements of the Manual of Uniform Traffic Control Devices.	(4) Side walk should be added along south side of the drop-off site to connect with the sidewalk system on the north side which goes along the soccer fields to Mountain Bay Elementary (see sheet C1) – After discussions on 6/1/16, this item was removed. School felt it was redundant and too costly. Also do not want kids picked up that far down on car stacking. Would rather have them closer to building.
(5) **Installation and Maintenance of Off-Street Parking and Traffic Circulation Areas.** All off-street parking and traffic	(5) Meets requirements.

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circulation areas shall be completed prior to building occupancy and shall be maintained in a dust-free condition at all times. No off-street parking or traffic circulation area may be used as a storage area, for materials or for snow.	
(6) **Off-Street Parking and Traffic Circulation Design Standards.** (a) Surfacing. All off-street parking, driveway, and traffic circulation areas constructed after March 18, 2015, including residential driveways, shall be surfaced and continuously maintained with a hard surface as defined in Section 94.17.04.	(a) Meets requirements.
(b) Marking. All hard-surfaced areas intended for six or more parking stalls shall be striped in a manner that clearly indicates the boundaries of required parking spaces.	(b) Meets requirements.
(c) Curbing. For developments that require site plan approval under this Chapter, construction of curb and gutter shall be required around all parking, driveway, and other vehicular access areas and landscaped islands and peninsulas. The site plan approval authority may modify this standard to facilitate a unique stormwater management approach or condition, for lightly traveled service drives, at the edges of a phase of development of a parking area, for material or snow storage areas, or for approved gravel surfaced areas.	(c) Meets requirements.
(d) Lighting. All off-street parking and traffic circulation areas serving six or more cars shall be lit so as to ensure the safe and efficient use of said areas during the hours of use, with said illumination level shall not exceed the standards of Section 94.12.11.	(d) No new lighting is proposed.
(e) Access. Each required off-street parking space shall open directly upon an aisle or driveway that is wide enough and designed to provide a safe and efficient means of vehicular access to the parking space without directly backing or maneuvering a vehicle into a public right-of-way. All off-street parking and traffic circulation facilities shall be designed with an appropriate means of vehicular access to a street or alley, in a manner that least interferes with traffic movements. Off-street parking spaces for residential uses may be stacked or in front of one-another for the same dwelling unit. Parking spaces located behind an enclosed garage and located directly off a through aisle shall be a minimum of 30 feet deep.	(e) Meets requirements.
(f) Signage. All signage located within, or related to, required off-street parking or traffic circulation areas shall comply with the requirements of Article 13. (g) Handicapped Parking Spaces. Parking for the handicapped shall be provided at a size, number, location, and with signage as specified by State and Federal regulations. (h) Parking Space Design Standards. Other than parking required to serve the handicapped, the minimum required length of parking spaces shall be 18 feet and the minimum required width is 10 feet (8½ feet for end spaces). All parking spaces shall have a minimum vertical clearance of 8 feet. (i) Parking Lot Design Standards. Horizontal widths for driveways serving parking spaces shall be no less than 24 feet for two-way driveways and 12 feet for one-way driveways,	(f) No new signage proposed. The one-way drop-off area should be posted as a one-way.

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except that wider driveways may be required for loading and service routes. Parking lot landscaping shall comply with the requirements of the hard and gravel surface area landscaping requirements in Section 94.11.02(3)(b).	(g) Meets requirements.
	(h) Parking spaces shall be 10' x 18' per code (end stall may be 8' X20'). The new parking stalls are shown as 9'. 6/1/16 – this was waived as only 4 spots were being added and the rest of the parking lot was put in at the 9'X20'
	(i) Meets requirements.

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REVIEW PLANS FOR:

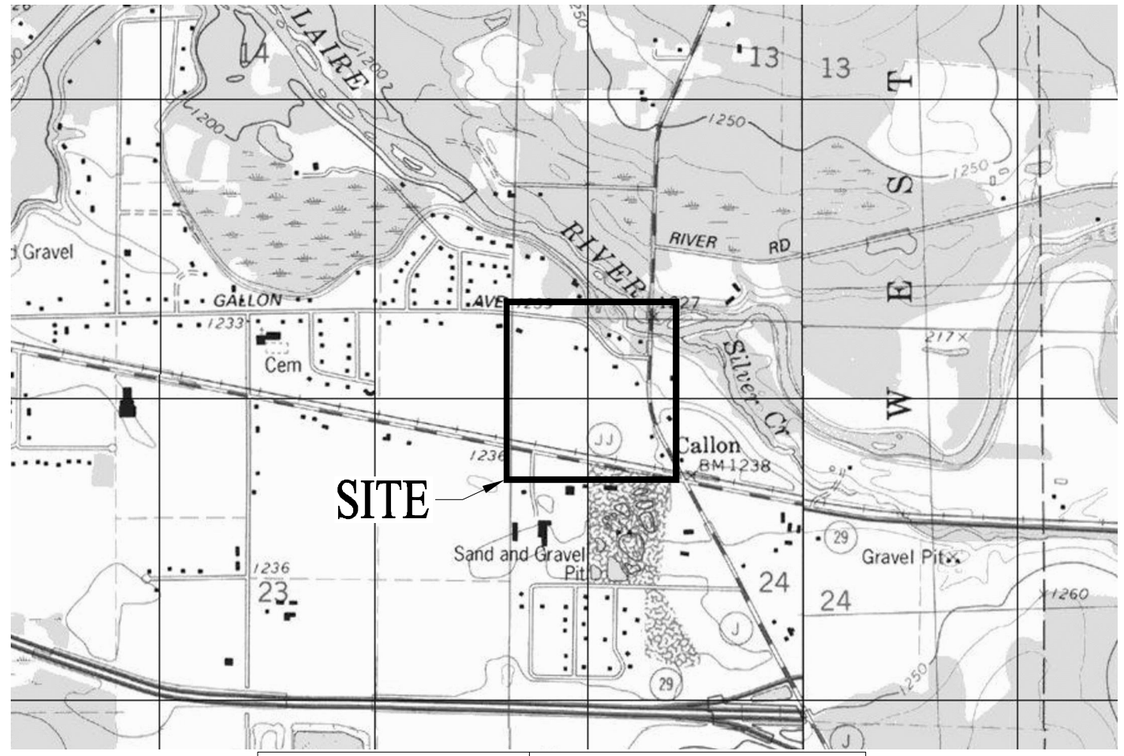
D.C. EVEREST MIDDLE SCHOOL

VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN

INDEX OF SHEETS

SHEET NO. TI	TITLE SHEET
SHEET NO. CO	EXISTING SITE CONDITIONS
SHEET NO. DO	DEMO PLAN
SHEET NO. CI	SITE PLAN
SHEET NO. CI.I	SITE & HANDICAP DETAILS
SHEET NO. C2	GRADING & EROSION CONTROL PLAN
SHEET NO. C2.I	EROSION CONTROL DETAILS
SHEET NO. SP	SITE SPECIFICATIONS

TOTAL SHEETS = 8



N

SEC.24, T28N, R8E	NOT TO SCALE

BENCHMARKS				
BM#	DESC.	N=	E=	ELEV.=
1	"X" ON S SIDE LP BASE	180141.6	312628.5	1240.41
2	"X" ON S SIDE LP BASE	180391.1	312482.2	1241.30

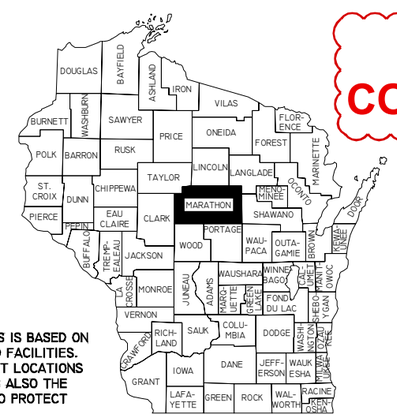
LIST OF STANDARD ABBREVIATIONS

&	AND
AB	AUGER BORING
ADT	AVERAGE DAILY TRAFFIC
BC	BOTTOM OF CURB
BM	BENCHMARK
BOC	BACK OF CURB
BR	BOTTOM OF RAMP
BS	BOTTOM OF STEPS
BW	BOTTOM OF WALL
CB	CATCH BASIN
CMAC	CORRUGATED METAL ARCH CULVERT
CMBC	CORRUGATED METAL BOX CULVERT
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC.	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
DGB	DENSE GRADED BASE
DIP	DUCTILE IRON PIPE
D/S	DOWNSTREAM
(E)	EAST
ELEV.	ELEVATION
EOG	EDGE OF GRAVEL
FFE	FINISHED FLOOR ELEVATION
FG	FINISH GRADE
F.O.	FIBER OPTIC
INL	INLET
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HMA	HOT MIX ASPHALT
HP	HIGH POINT
IE	INVERT ELEVATION
LF	LINEAL FEET
LP	LOW POINT
MEG	MATCH EXISTING GRADE
MH	MANHOLE
(N)	NORTH
(NE)	NORTHEAST
(NW)	NORTHWEST
OH	OVERHEAD
PC	POINT OF CURVATURE
P/L	PROPERTY LINE
PP	POWER POLE
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE PIPE
RCB	CREINFORCED CONCRETE BOX CULVERT
RCP	REINFORCED CONCRETE PIPE
RR	RAIL ROAD
R/W	RIGHT OF WAY
(S)	SOUTH
SAN	SANITARY SEWER
SB	SOIL BORING
SS	STORM SEWER
STM	STORM
(SW)	SOUTHWEST
TC	TOP OF CURB
TBR	TO BE REMOVED
TLE	TEMPORARY LIMITED EASEMENT
TNH	TOP NUT FIRE HYDRANT
TP	TEST PIT
TR	TOP OF RAMP
TYP.	TYPICAL
TS	TOP OF STEPS
TW	TOP OF WALL
U/S	UPSTREAM
VAR.	VARIES
(W)	WEST

LEGEND

- BENCHMARK
- 1" IRON BAR
- EXISTING MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING STORM SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING WATER SHUTOFF
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- EXISTING GAS VALVE
- EXISTING CURB INLET
- EXISTING WELL
- TEST PIT LOCATION
- SBI SOIL BORING
- AC EXISTING AIR CONDITIONING UNIT
- GM EXISTING GAS METER
- EM EXISTING ELECTRIC METER
- EXISTING UTILITY PEDESTAL
- EXISTING RAILROAD TRACKS
- EXISTING TREE LINE
- EXISTING GUY POLE
- TV EXISTING CABLE TV
- FO EXISTING FIBER OPTIC CABLE
- G EXISTING UNDERGROUND GAS
- E EXISTING UNDERGROUND ELECTRIC
- T EXISTING UNDERGROUND TELEPHONE
- OH EXISTING OVERHEAD UTILITIES
- W EXISTING WATER MAIN
- SS EXISTING STORM SEWER
- SAN EXISTING SANITARY SEWER
- EXISTING PROPERTY LINE
- PROPOSED HANDICAP PARKING
- PROPOSED CURB STOP
- PROPOSED HYDRANT
- PROPOSED WATER VALVE
- SAN PROPOSED SANITARY SEWER
- SS PROPOSED STORM SEWER
- F.M. PROPOSED FORCE MAIN
- SAN. LAT. PROPOSED SANITARY SEWER LATERAL
- W.S. PROPOSED WATER LATERAL
- W PROPOSED WATER MAIN
- PS PROPOSED PUMP STATION
- MS PROPOSED SANITARY MANHOLE
- MR PROPOSED STORM MANHOLE
- PROPOSED CURB INLET
- PROPOSED CATCH BASIN
- CO PROPOSED CLEANOUT
- PROPOSED DRAINAGE FLOW
- 3% PROPOSED SLOPE
- PROPOSED CURB & GUTTER
- PROPOSED REJECT CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- 1178 EXISTING GROUND CONTOUR(INTERVAL-1 FT.)
- 1180 PROPOSED GROUND CONTOUR(INTERVAL-1 FT.)
- 1256.50 PROPOSED SPOT ELEVATION (TOP OF CURB)
- 1256.00 PROPOSED SPOT ELEVATION (BOTTOM OF CURB)
- PROPOSED SILT FENCE
- PROPOSED INLET PROTECTION
- PROPOSED RIPRAP
- PROPOSED EROSION MAT
- PROPOSED SAWCUT
- PROPOSED DRAINAGE SWALE

TITLE WORK REQUIRED
TITLE WORK FOR THE PROJECT SITE WAS NOT PROVIDED TO REI FOR REVIEW, THEREFORE REI WAS UNABLE TO VERIFY THE EXISTENCE OF EASEMENTS OR USE ENCUMBRANCES.



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INFORMATION SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES IS BASED ON INFORMATION AND DATA FURNISHED BY THE OWNER OF SUCH UNDERGROUND FACILITIES. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXACT LOCATIONS OF ALL UNDERGROUND FACILITIES PRIOR TO COMMENCING ANY WORK. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITY FACILITIES.

UTILITY CONTACTS:

FRONTIER:
(TELEPHONE)
521 FOURTH STREET
WAUSAU, WI 54403-4869
(231) 727-1327
ATTN: STEVE ACKERSON

WISCONSIN PUBLIC SERVICE CORPORATION:
(GAS & ELECTRIC)
700 NORTH ADAMS STREET
PO BOX 19001
GREEN BAY, WI 54307-9001
(920) 433-1703
ATTN: MS. LORI BUTRY

FIELD CONTACTS
(GAS)
MIKE BOSI
(715) 848-7471

(ELECTRIC)
KEITH MARKSTROM
(715) 848-7314

CHARTER COMMUNICATIONS:
(CABLE TV)
853 MCINTOSH STREET
PO BOX 1818
WAUSAU, WI 54403-1818
(715) 845-4223
ATTN: JEFF KULAF

OWNER:
D.C. EVEREST AREA SCHOOL DISTRICT

SURVEYOR:
REI ENGINEERING, INC.
4080 N. 20TH AVENUE
WAUSAU, WI 54401
(715) 675-9784

ENGINEER:
REI ENGINEERING, INC.
4080 N. 20TH AVENUE
WAUSAU, WI 54401
(715) 675-9784
PROJECT MANAGER
MIKE E. MOHR, P.E.

APPROVING AUTHORITIES:
VILLAGE OF WESTON

REI Engineering, INC.
4080 N. 20TH AVENUE
WAUSAU, WISCONSIN 54401
PHONE: 715.675.9784 FAX: 715.675.4060
WWW.REIENGINEERING.COM

REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

NO SCALE

DATE	REVISION	BY	CHK'D
06/01/16	TI, C1, C2	MEM	JJB

DESIGNED BY: MEM | CHECKED BY: TAE
SURVEYED BY: JLR | APPROVED BY: MEM
DRAWN BY: NAP | DATE: 04/25/16

TITLE SHEET
D.C. EVEREST MIDDLE SCHOOL
9302 SCHOFIELD AVENUE
SCHOFIELD, WISCONSIN 54476

REI
REI No. 7246
SHEET TI

DRAWING FILE: P:\7200-7299\7246 - DC EVEREST MIDDLE SCHOOL\DWG\PLANS\7246-TITLE.DWG LAYOUT: TITLE
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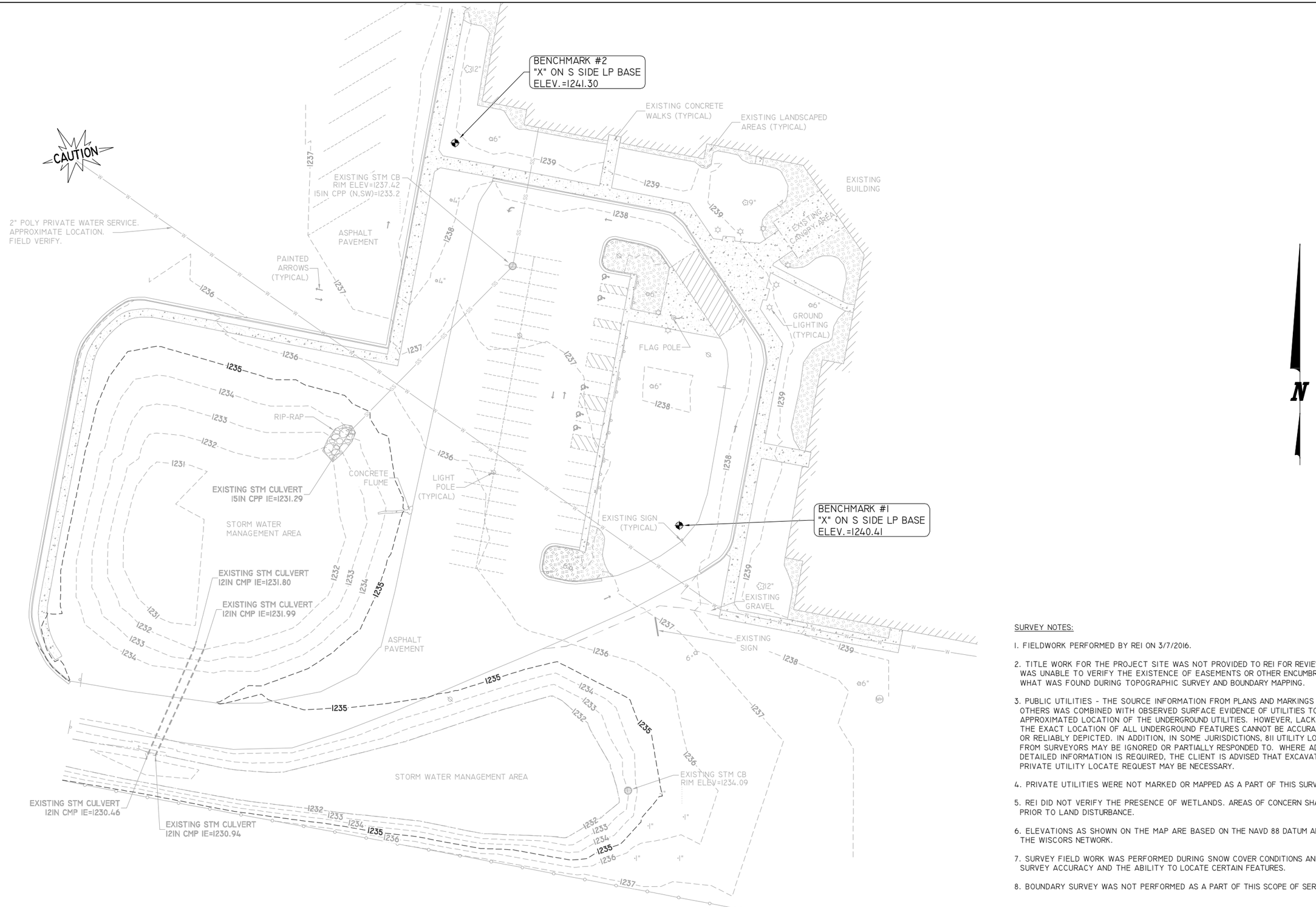

SURVEY NOTES:

1. FIELDWORK PERFORMED BY REI ON 3/7/2016.

2. TITLE WORK FOR THE PROJECT SITE WAS NOT PROVIDED TO REI FOR REVIEW, THEREFORE REI WAS UNABLE TO VERIFY THE EXISTENCE OF EASEMENTS OR OTHER ENCUMBRANCES OUTSIDE OF WHAT WAS FOUND DURING TOPOGRAPHIC SURVEY AND BOUNDARY MAPPING.

3. PUBLIC UTILITIES - THE SOURCE INFORMATION FROM PLANS AND MARKINGS PROVIDED BY OTHERS WAS COMBINED WITH OBSERVED SURFACE EVIDENCE OF UTILITIES TO DEVELOP THE APPROXIMATED LOCATION OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF ALL UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY OR RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR PARTIALLY RESPONDED TO. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

4. PRIVATE UTILITIES WERE NOT MARKED OR MAPPED AS A PART OF THIS SURVEY.

5. REI DID NOT VERIFY THE PRESENCE OF WETLANDS. AREAS OF CONCERN SHALL BE VERIFIED PRIOR TO LAND DISTURBANCE.

6. ELEVATIONS AS SHOWN ON THE MAP ARE BASED ON THE NAVD 88 DATUM AND ESTABLISHED BY THE WISCORS NETWORK.

7. SURVEY FIELD WORK WAS PERFORMED DURING SNOW COVER CONDITIONS AND MAY IMPACT THE SURVEY ACCURACY AND THE ABILITY TO LOCATE CERTAIN FEATURES.

8. BOUNDARY SURVEY WAS NOT PERFORMED AS A PART OF THIS SCOPE OF SERVICES.

REI Engineering, INC.
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WWW.REIENGINEERING.COM

REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE 0 30 60

DATE	REVISION	BY	CHK'D

DESIGNED BY: MEM	CHECKED BY: TAE
SURVEYED BY: JLR	APPROVED BY: MEM
DRAWN BY: NAP	DATE: 04/25/16

EXISTING SITE CONDITIONS
D.C. EVEREST MIDDLE SCHOOL
9302 SCHOFIELD AVENUE
SCHOFIELD, WISCONSIN 54476

REI
REI No. 7246
SHEET C0

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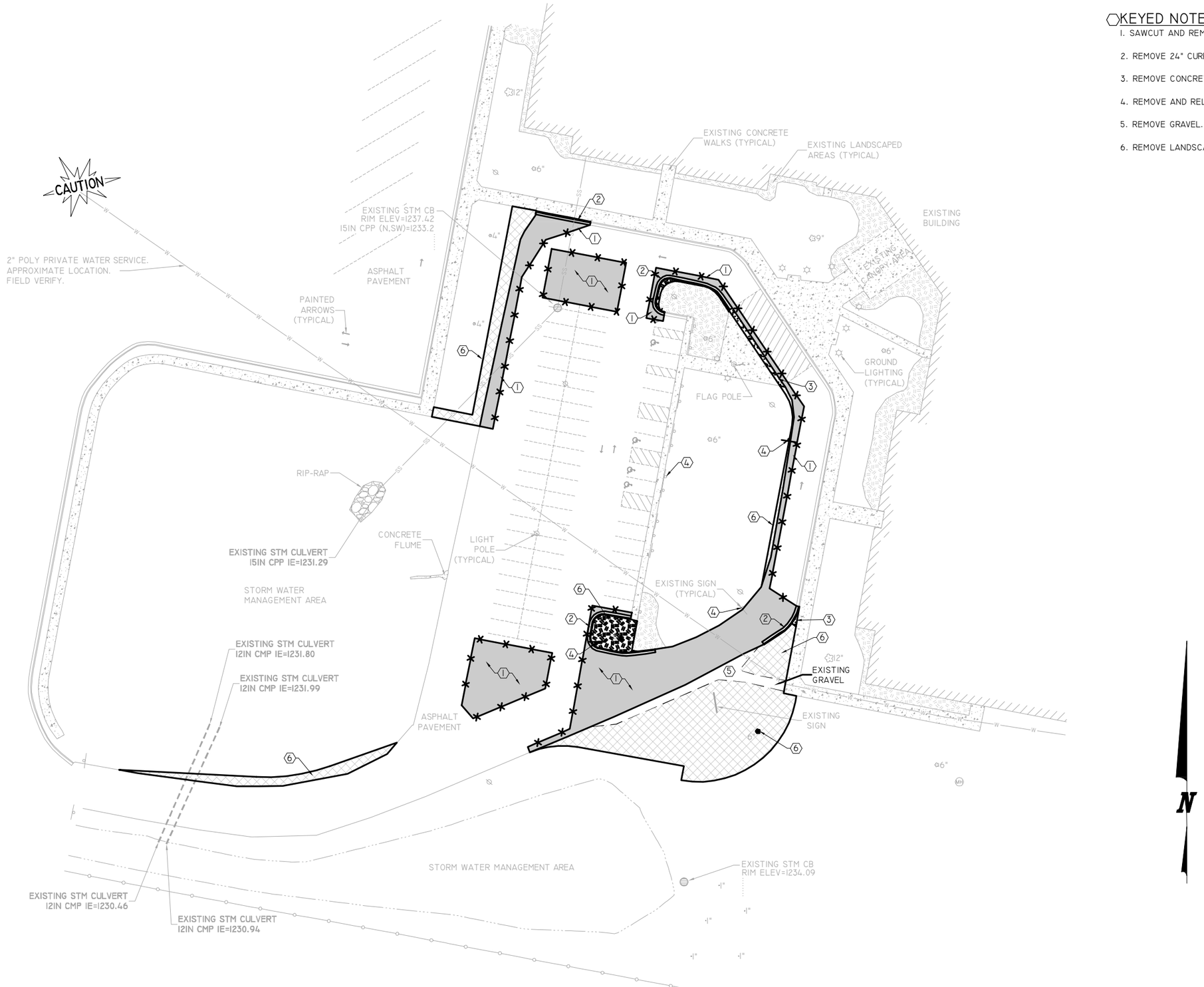
KEYED NOTES

1. SAWCUT AND REMOVE EXISTING ASPHALT.
2. REMOVE 24" CURB AND GUTTER.
3. REMOVE CONCRETE SIDEWALK.
4. REMOVE AND RELOCATE SIGN, TYPICAL.
5. REMOVE GRAVEL.
6. REMOVE LANDSCAPING / TREES.



REI Engineering, INC.
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REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE 0 30 60

DATE	REVISION	BY	CHK'D

DESIGNED BY: MEM | CHECKED BY: TAE
SURVEYED BY: JLR | APPROVED BY: MEM
DRAWN BY: NAP | DATE: 04/25/16

DEMO PLAN

D.C. EVEREST MIDDLE SCHOOL
9302 SCHOFIELD AVENUE
SCHOFIELD, WISCONSIN 54476

REI No. 7246
SHEET D0

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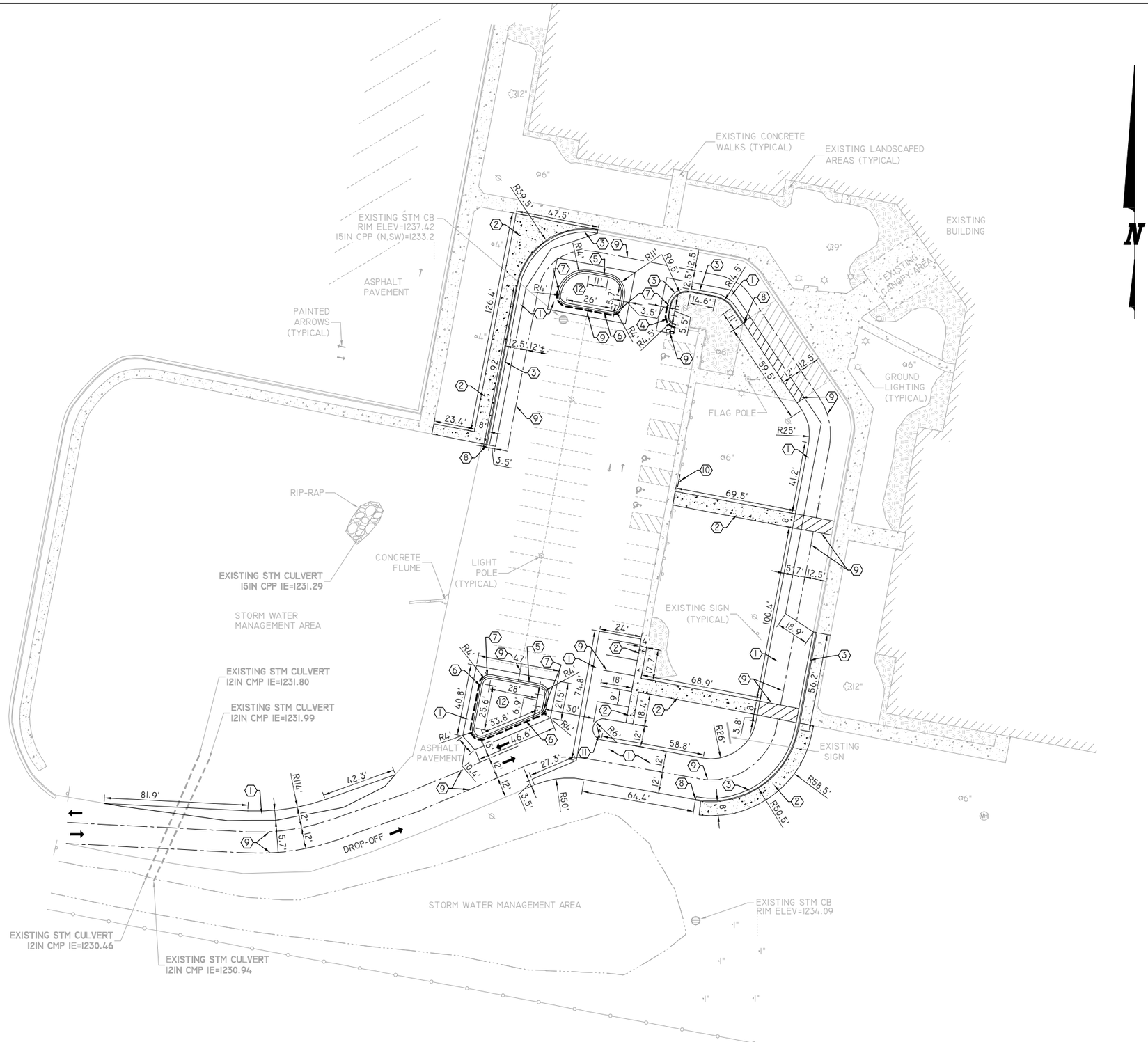

KEYED NOTES

1. ASPHALT PAVEMENT. SEE DETAIL A/C1.1.
2. 4" CONCRETE SIDEWALK. SEE DETAIL B/C1.1.
3. 24" CURB AND GUTTER, SEE DETAIL C/C1.1.
4. 24" REJECT CURB AND GUTTER. SEE DETAIL C/C1.1.
5. 24" MOUNTABLE CURB AND GUTTER, SEE DETAIL D/C1.1.
6. 24" MOUNTABLE REJECT CURB AND GUTTER. SEE DETAIL D/C1.1.
7. CURB TYPE CHANGE. ENSURE SMOOTH TRANSITION.
8. STANDARD CURB & GUTTER TERMINATION. SEE DETAIL E/C1.1.
9. PAINTED STRIPING, YELLOW. (TYPICAL)
10. RELOCATED HC SIGN.
11. "ONE WAY" TRAFFIC SIGN.
12. ISLANDS TO BE LANDSCAPED WITH SHRUBBERY BY OTHERS.

NOTES:

(A) PARKING SPACES ARE PARALLEL AND PERPENDICULAR TO EXISTING SPACES, AS TAKEN FROM THE SURVEY.

(B) ALL DIMENSIONS ARE TO THE BACK OF CURB OR FACE OF INTEGRAL CURB, UNLESS OTHERWISE NOTED.

REI Engineering, INC.
4080 N. 20TH AVENUE
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SCALE 0 30 60

DATE	REVISION	BY	CHK'D
06/01/16	ADDED KEYNOTES 11 & 12	MEM	JJB

DESIGNED BY: MEM | CHECKED BY: TAE
SURVEYED BY: JLR | APPROVED BY: MEM
DRAWN BY: NAP | DATE: 04/25/16

SITE PLAN
D.C. EVEREST MIDDLE SCHOOL
9302 SCHOFIELD AVENUE
SCHOFIELD, WISCONSIN 54476

REI No. 7246
SHEET C1

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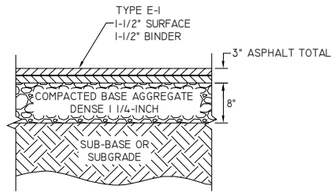
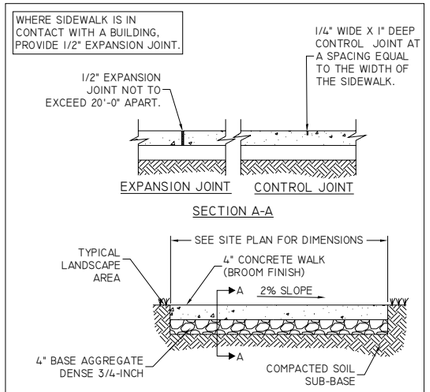
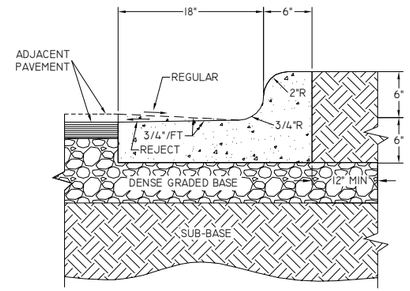


NOTE:
BASE AGGREGATE TO EXTEND 12" BEYOND BACK OF CURB OR EDGE OF PAVEMENT.

A / CI.1 ASPHALT PAVEMENT
NTS

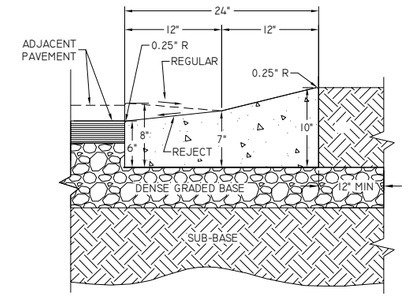


B / CI.1 SIDEWALK SECTION
NTS



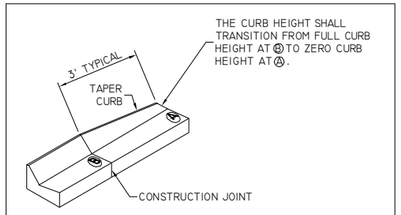
SEE SITE PLAN FOR DESIGNATION

C / CI.1 24" CURB & GUTTER / 24" REJECT CURB & GUTTER
NTS

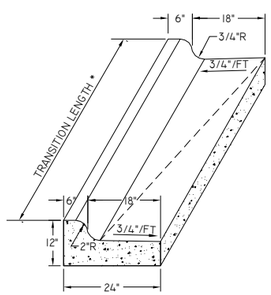


SEE SITE PLAN FOR DESIGNATION

D / CI.1 24" MOUNTABLE CURB & GUTTER / 24" REJECT MOUNTABLE CURB & GUTTER
NTS

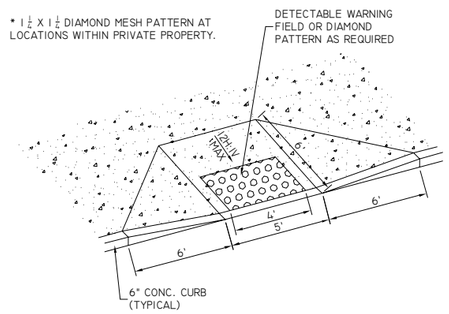


E / CI.1 STD CURB & GUTTER TERMINI
NTS



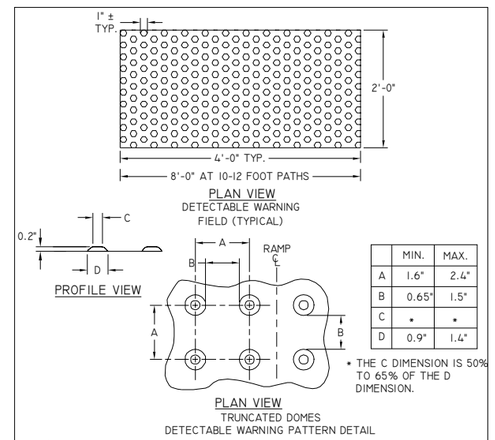
* TRANSITION LENGTH SHALL BE 12 LF ON TANGENTS GREATER THAN 18 LF, OR BETWEEN RADIUS POINTS ON TANGENTS LESS THAN 18 LF, OR BETWEEN RADIUS MID POINTS WHERE TANGENTS ARE LESS THAN 12 LF, OR ACROSS THE RADIUS/RADII WHERE TANGENTS ARE LESS THAN 2 LF.

E / CI.1 TRANSITION CURB & GUTTER
NTS



TYPE 4 HANDICAP RAMP

F / CI.1 HANDICAP RAMPS
NTS



	MIN.	MAX.
A	1.6"	2.4"
B	0.65"	1.5"
C	*	*
D	0.9"	1.4"

* THE C DIMENSION IS 50% TO 65% OF THE D DIMENSION.

G / CI.1 TYPICAL DETECTABLE WARNING FIELD
NTS

REI Engineering, INC.
4080 N. 20TH AVENUE
WAUSAU, WISCONSIN 54401
PHONE: 715.675.0796 FAX: 715.675.4060
GINEERING.COM

REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

NO SCALE

DATE	REVISION	BY	CHK'D

DESIGNED BY: MEM | CHECKED BY: TAE
SURVEYED BY: JLR | APPROVED BY: MEM
DRAWN BY: NAP | DATE: 04/25/16

SITE & HANDICAP DETAILS
D.C. EVEREST MIDDLE SCHOOL
9302 SCHOFIELD AVENUE
SCHOFIELD, WISCONSIN 54476

REI
REI No. 7246
SHEET CI.1

DRAWING FILE: P:\7200-7299\7246 - DC EVEREST MIDDLE SCHOOL\DWG\PLANS\7246-CI.1.DWG LAYOUT: CI.1
PLOTTED JUN 01, 2016 - 1:30PM PLOTTED BY: MMEM

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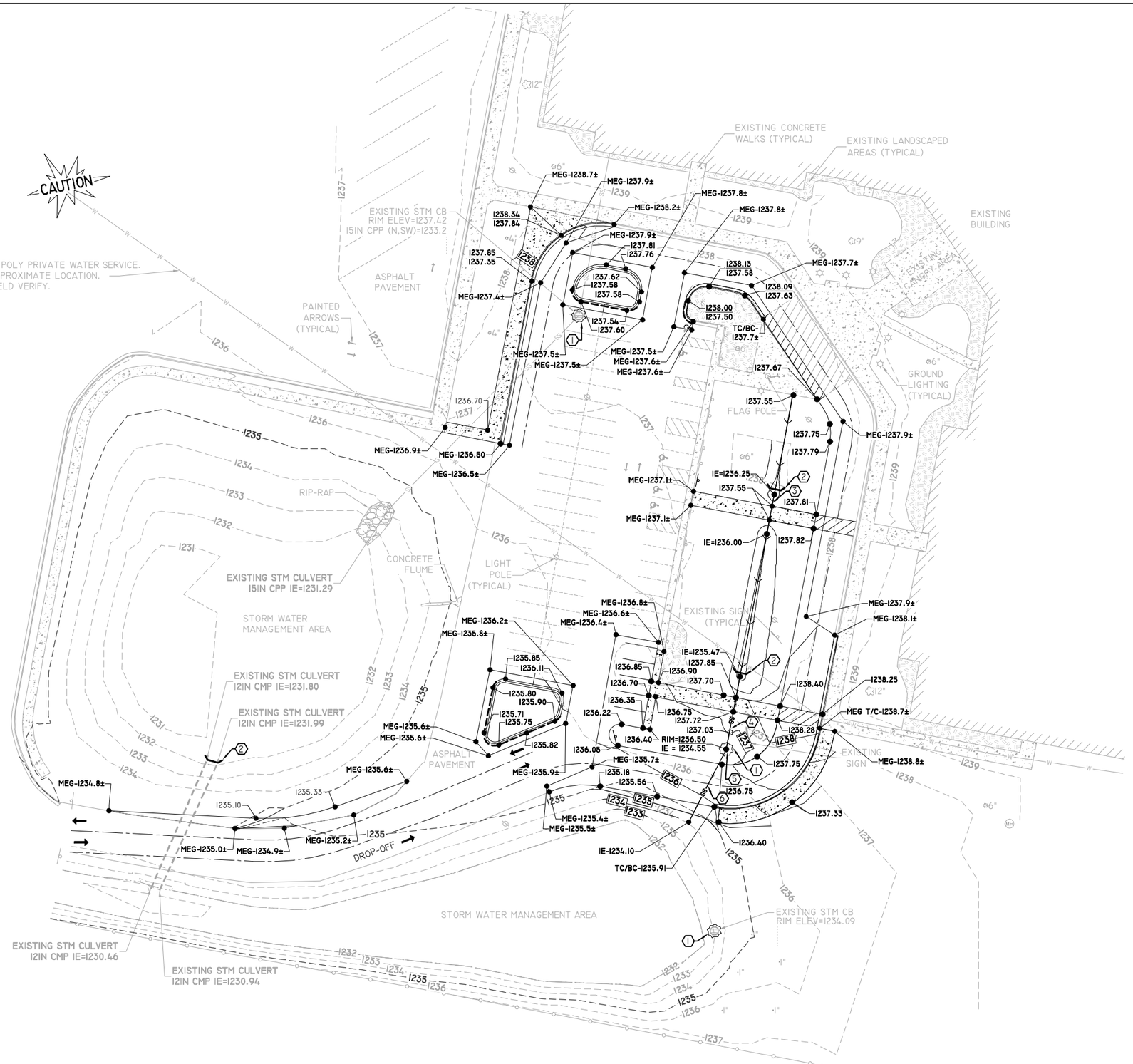

KEYED NOTES

1. INSTALL INLET PROTECTION. SEE DETAIL A/C2.1.
2. INSTALL CULVERT PROTECTION. SEE DETAIL B/C2.1.
3. 22 LF OF 8" PVC PIPE @ 1.12%.
4. 41 LF OF 8" PVC PIPE @ 2.24%.
5. 12" AREA DRAIN. SEE DETAIL D/C2.1.
6. 45 LF OF 8" PVC PIPE @ 1.00%.

SUGGESTED SEQUENCING:

- PROVIDE CONSTRUCTION ACCESS.
- INSTALL SILT FENCE AND INLET PROTECTION ON EXISTING STORM STRUCTURES
- SUBGRADE CORRECTION (IF APPLICABLE)
- ROUGH GRADING
- FINISH GRADING
- PAVING
- FINAL STABILIZATION

N

NOTES:

(A) CONTRACTOR IS RESPONSIBLE FOR LOCATING & VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.

(B) CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES AND COORDINATING ALL PROPOSED UTILITY RUNS, INSTALLATIONS AND RELOCATIONS.

(C) CALL DIGGERS HOTLINE @ 811 OR 1-800-242-8511 AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATING.

(D) ADJUST ALL MANHOLES, INLETS, AND VALVE BOXES TO FINISH GRADE.

(E) INSTALL EROSION MAT ON ALL REVEGETATED SLOPES 4:1 OR GREATER AND WITHIN DIVERSION SWALE BOTTOM (IF APPLICABLE).

(F) CONTRACTOR SHALL ABIDE BY THE WDNR CONSERVATION PRACTICE STANDARDS FOR INSTALLATION AND MAINTENANCE OF EROSION CONTROL. REFER TO C2.1 FOR TECHNICAL STANDARDS EMPLOYED.

(G) GRADING CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE BETWEEN PROPOSED IMPROVEMENTS AND EXISTING CONTOURS.

(H) IN AREAS WHERE THE PARKING LOT DRAINS ONTO ADJACENT GRASS AREAS, MAINTAIN ASPHALT 1" ABOVE GRASS.

(I) SPOT ELEVATIONS SHOWN ALONG CURBLINE DENOTE FLOWLINE UNLESS SPECIFIED. REFER TO LAYOUT PLAN FOR CURB TYPES.

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REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE 0 30 60

DATE	REVISION	BY	CHK'D
06/01/16	REVISED KEYNOTES 3, 5, & 6 FROM 6" PVC TO 8" PVC	MEM	JJB

DESIGNED BY: MEM | CHECKED BY: TAE
SURVEYED BY: JLR | APPROVED BY: MEM
DRAWN BY: NAP | DATE: 04/25/16

GRADING & EROSION CONTROL PLAN

D.C. EVEREST MIDDLE SCHOOL
9302 SCHOFIELD AVENUE
SCHOFIELD, WISCONSIN 54476

REI No. 7246
SHEET C2

DRAWING FILE: P:\7200-7299\7246 - DC EVEREST MIDDLE SCHOOL\DWG\PLANS\7246-C2-GRADING-EC.DWG LAYOUT: C2
PLOTTED: JUN 01, 2016 - 1:31PM PLOTTED BY: MMEM

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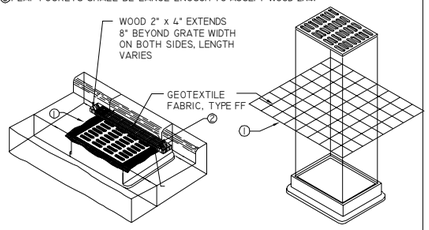
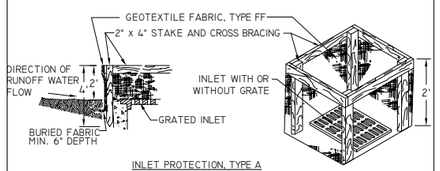
GENERAL NOTES: FABRIC SHALL BE REPLACED AT THE ENGINEERS DISCRETION. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

1. FINISHED SIZE INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
2. FOR INLET PROTECTION, TYPE C, WITH A CURB BOX, AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES.
3. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

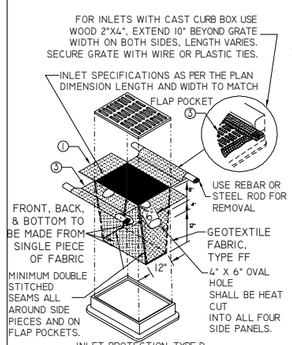


INLET PROTECTION, TYPE C (WITH CURB BOX)

INLET PROTECTION, TYPE B (WITHOUT CURB BOX)



INLET PROTECTION, TYPE A



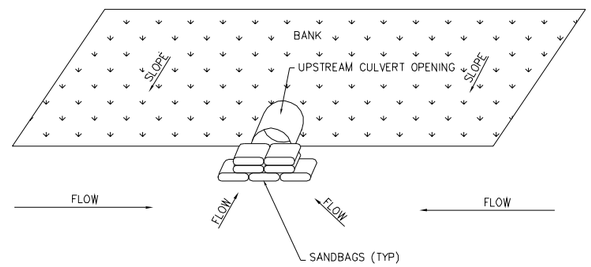
INLET PROTECTION, TYPE D
(CAN BE INSTALLED IN ANY INLET TYPE WITH OR WITHOUT A CURB BOX AS PER NOTE 2)

INSTALLATION NOTES

TYPES B & C: TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE D: DO NOT INSTALL INLET PROTECTION TYPE D IN JOINTS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF INLET TO THE TOP OF THE GRATE. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

A / C2.1 INLET PROTECTION
NTS
TYPE A, B, C, AND D



B / C2.1 CULVERT PROTECTION
NTS

Technical Standards Employed (check all that apply) Website: http://dnr.wi.gov/topic/stormwater/standards/const_standards.html

Where the applicant specifies a technical standard, the applicant agrees to adhere to the criteria prescribed in the standard. Where a best management practice is proposed for which there is no technical standard or the technical standard is not used in whole, references on effectiveness in meeting the performance standard must be provided.

Erosion and Stabilization Practices	Technical Standard #	Erosion and Stabilization Practices	Technical Standard #
☐ Channel Erosion Mat	1053	☐ Mulching for Construction Sites	1058
☐ Construction Site Diversion	1086	☐ Non-Channel Erosion Mat	1052
☐ Ditch Check	1062	☐ Seeding for Construction Site Erosion Control	1059
☐ Dust Control on Construction Sites	1068	☐ Stone Tracking Pad and Tire Washing	1057
☐ Land Application of Anionic Polyacrylamide	1050	☐ Temporary Grading Practices for Erosion Control	1067
		☐ Vegetative Buffer for Construction Sites	1054

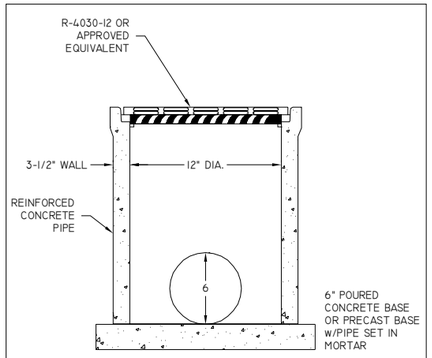
Sediment Control Practices	Technical Standard #	Sediment Control Practices (cont.)	Technical Standard #
☐ Dewatering	1061	☐ Silt Curtain*	1070
☐ Sediment Bale Barrier (Non-Channel)	1055	☐ Silt Fence	1056
☐ Ditch Check	1062	■ Storm Drain Inlet Protection for Construction Sites	1060
☐ Sediment Basin	1064	☐ Turbidity Barriers*	1069
☐ Sediment Trap	1063	☐ Water Application of Polymers	1051

*unless BMPs that are in-stream controls or materials such as bridge footings are needed

■ APPLICABLE
☐ NON-APPLICABLE

C / C2.1 TECHNICAL STANDARDS EMPLOYED
NTS

HTTP://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML



D / C2.1 STORM AREA DRAIN
NTS

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EMAIL@REIENGINEERING.COM

REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

NO SCALE

DATE	REVISION	BY	CHK'D

DESIGNED BY: MEM | CHECKED BY: TAE
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DRAWN BY: NAP | DATE: 04/25/16

EROSION CONTROL DETAILS

D.C. EVEREST MIDDLE SCHOOL
9302 SCHOFIELD AVENUE
SCHOFIELD, WISCONSIN 54476

REI No. 7246
SHEET C2.1

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PLOTTED: JUN 01, 2016 - 1:31PM PLOTTED BY: MIKEM

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GENERAL NOTES/SPECIFICATIONS

1. SITE USAGE WILL BE PERMITTED ONLY WITHIN REASONABLE LIMITS TO FACILITATE CONSTRUCTION OF PROPOSED IMPROVEMENTS AND THE CONTRACTOR SHALL NOT UNREASONABLY ENCUMBER THE PREMISES WITH HIS/HER EQUIPMENT AND MATERIALS. MATERIAL STORAGE SHALL BE CONFINED TO SUCH LIMITS AS MAY BE JOINTLY AGREED UPON BY OWNER AND CONTRACTOR.

2. ALL SUB-CONTRACTORS SHALL BE UNDER THE DIRECTION OF THE GENERAL CONTRACTOR (OR OWNER'S REPRESENTATIVE) WHO WILL BE HELD RESPONSIBLE FOR THE COORDINATION OF ALL WORK ON THIS PROJECT AND THE PROPER EXECUTION OF THE SAME.

3. THE CONTRACTOR SHALL FURTHER ENFORCE THE OWNER'S INSTRUCTIONS OF SUCH NATURE, INCLUDING PARKING, USE OF ROADS, SAFE ACCESS TO FACILITIES, FIRE PREVENTION, AND PROJECT PHASING, WHICH THE OWNER MAY DEEM NECESSARY OR DESIRABLE ON THE OWNER'S PROPERTY.

4. CONTRACTOR SHALL KEEP A CLEAN SITE DURING CONSTRUCTION AND THROUGH FINAL ACCEPTANCE.

5. ALWAYS FOLLOW WRITTEN DIMENSIONS. DO NOT SCALE. IF DISCREPANCY EXISTS, CONTACT THE ENGINEER.

6. REMOVE ALL TREES WITHIN THE GRADING LIMITS, INCLUDING ROOT STRUCTURES, EXCEPT THOSE SPECIFICALLY NOTED TO REMAIN AND THOSE ON PROPERTY LINES. DO NOT CLEAR SITE PRIOR TO COORDINATING WITH THE OWNER TO LOCATE ALL TREES TO REMAIN.

7. PROTECT TREES, UTILITY POLES, ABOVE AND BELOW GRADE UTILITIES, AND OTHER FEATURES THAT ARE TO REMAIN. THE REPAIR OF ANY DAMAGE TO FEATURES TO REMAIN IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR WITH NO PAYMENT DUE FOR SUCH REPAIRS.

8. PROTECT ABOVE AND BELOW GRADE UTILITIES THAT ARE TO REMAIN.

9. ADJUST ANY UTILITY ELEMENT MEANT TO BE FLUSH WITH GRADE (CLEAN OUT MANHOLES, CATCH BASINS, INLETS, WATER VALVES, ETC.) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT. REFER TO THE SITE GRADING PLAN SHEET.

10. PROTECT BENCHMARKS, REFERENCE SURVEY POINTS AND OTHER PROVIDED CONSTRUCTION STAKES.

11. CALL DIGGER'S HOTLINE @ 811 OR 1-800-242-8511 AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATING.

12. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.

13. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES AND COORDINATING ALL PROPOSED UTILITY RUNS, INSTALLATIONS, AND RELOCATIONS.

14. NOTIFY ELECTRIC UTILITY AT LEAST ONE WEEK PRIOR TO WORKING IN AREAS WHERE UTILITY POLES EXIST. UTILITY COMPANY WILL PROTECT POLES AS NECESSARY.

15. EROSION CONTROL DEVICES SHALL ABIDE BY THE WDNR CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL STANDARDS. **HTTP://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML**

16. CONFIRM THAT ALL TOPSOIL HAS BEEN STRIPPED FROM AREAS TO RECEIVE EMBANKMENT BEFORE PLACING EMBANKMENT MATERIAL.

17. EMBANKMENT MATERIAL SHALL BE EXCAVATED SITE MATERIAL AND/OR IMPORTED MATERIAL DEEMED SUITABLE BY THE OWNER AND/OR HIS/HER REPRESENTATIVE, AND CONFORM TO THE REQUIREMENTS OF SUB-SECTION 207.2 OF THE WISDOT STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL MODIFY WATER CONTENT OF THE MATERIAL AS NECESSARY TO OBTAIN SPECIFIED COMPACTION FOR ALL EMBANKMENT MATERIAL.

18. CONSTRUCT ALL EMBANKMENT THAT WILL SUPPORT ROADWAYS OR ASPHALT PARKING IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF SUB-SECTION 207.3.6.3 (SPECIAL COMPACTION) OF THE WISDOT STANDARD SPECIFICATIONS EXCEPT: THE MAXIMUM DENSITY SHALL BE DETERMINED IN ACCORDANCE WITH ASTM D1557, WITH METHOD B OR C; AND MAXIMUM LIFT THICKNESS SHALL BE 8 INCHES FOR ALL SOILS, GRANULAR, OR COHESIVE.

19. CONSTRUCT UTILITY TRENCHES IN EMBANKMENT AREAS AFTER CONSTRUCTION OF EMBANKMENT.

20. BORROW MATERIAL SHALL BE IMPORTED MATERIAL MEETING THE ABOVE REQUIREMENTS FOR EMBANKMENT. THE CONTRACTOR SHALL IDENTIFY ITS BORROW SOURCES TO THE OWNER'S CONSTRUCTION REPRESENTATIVE AT LEAST TWO WEEKS IN ADVANCE OF HAULING MATERIAL TO THE PROJECT SITE SO THE OWNER'S CONSTRUCTION REPRESENTATIVE CAN OBTAIN SAMPLES AND PERFORM THE DESIRED TESTING.

21. STRUCTURAL FILL IS REQUIRED IN ALL AREAS THAT WILL SUPPORT PRESENT OR FUTURE BUILDING STRUCTURES, AND WITHIN AREAS EXTENDING DOWNWARD AND OUTWARD FROM THE BUILDING LIMITS AT FINISHED GRADE ON A 1-TO-1 (HORIZONTAL TO VERTICAL) SLOPE TO THE BOTTOM OF THE FILL. CONFIRM THAT ALL UNSUITABLE MATERIAL HAS BEEN REMOVED FROM AREAS TO RECEIVE STRUCTURAL FILL BEFORE PLACING MATERIAL. SUB GRADES MAY NOT RECEIVE STRUCTURAL FILL IF FROZEN, AND FROZEN STRUCTURAL FILL IS NOT ACCEPTABLE FOR USE. PROVIDE ADEQUATE ADVANCED NOTIFICATION, ACCESS, EQUIPMENT, AND OPERATOR TO PERMIT TESTING AGENCY TO OBSERVE COMPACTING OF SUB GRADE PRIOR TO PLACEMENT OF STRUCTURAL FILL MATERIAL. PROVIDE ADEQUATE ADVANCE NOTIFICATION, ACCESS AND COOPERATION TO TESTING AGENCY TO PERFORM DENSITY TESTING ON EACH LIFT OF FILL PLACED, PRIOR TO PLACING FILL ABOVE THE LIFT. THE TESTING FREQUENCY WILL BE DETERMINED BY THE OWNER OR HIS/HER DESIGNATED REPRESENTATIVE. CONSTRUCT ALL STRUCTURAL FILL IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF SUB-SECTION 207.3.6.3 (SPECIAL COMPACTION) OF THE WISDOT STANDARD SPECIFICATIONS EXCEPT: THE MAXIMUM DENSITY SHALL BE DETERMINED IN ACCORDANCE WITH ASTM D1557, WITH METHOD B OR C; ALL LIFTS SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY DETERMINED IN ACCORDANCE WITH ASTM D1557; MAXIMUM LIFT THICKNESS SHALL BE 8 INCHES FOR ALL SOILS, GRANULAR, OR COHESIVE; THE LIMIT OF STRUCTURAL FILL FOR PURPOSES OF COMPACTION REQUIREMENTS IS DEFINED AS THE AREA ENCOMPASSED BY PLANS EXTENDING DOWNWARD AND OUTWARD FROM THE EDGES OF THE STRUCTURE OR CONCRETE SLAB AT 45-DEGREE ANGLES RELATIVE TO HORIZONTAL (I.E. 1:1 SLOPES).

22. THE CONTRACTOR SHALL PREPARE THE SITE TO SUPPORT THE PROPOSED SURFACE PER SEC. 211 OF THE WISDOT STANDARD SPECS.

23. DENSE GRADED BASE SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF SECTION 305 OF THE WISDOT STANDARD SPECIFICATIONS FOR DENSE GRADED BASE, CONSISTENT WITH THE DESIGNATIONS SPECIFIED ON THE PLANS.

24. HOT MIX ASPHALT PAVEMENT SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF SECTION 460 OF THE WISDOT STANDARD SPECIFICATIONS FOR PAVEMENT, CONSISTENT WITH THE DESIGNATIONS SPECIFIED ON THE PLANS.

25. CONCRETE PAVEMENT AND CURBING SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF SECTION 501 OF THE WISDOT STANDARD SPECS, TYPE A OR A-FA.

26. PAVEMENT MARKING PAINT SHALL BE PRE-MIXED WATERBORNE EMULSION APPLIED TO A CLEAN SURFACE AT MANUFACTURER'S RATES TO PROVIDE A MINIMUM WET FILM THICKNESS OF 15 MILLIMETERS. CONFIRM COLOR WITH OWNER PRIOR TO APPLICATION.

27. AFTER FINAL STABILIZATION, ACCUMULATED SEDIMENT SHALL BE REMOVED SUCH THAT THE BOTTOM OF ANY STORM WATER FACILITY IS AT PLAN ELEVATION. SEDIMENT SHALL BE DISPOSED OF LEGALLY OFFSITE.

28. AT A MINIMUM RESTORE SITE BY SEEDING & MULCHING ALL DISTURBED AREAS TO BE VEGETATED AND ENSURE ESTABLISHMENT OF ADEQUATE VEGETATION. SEED IS TO BE OF A SINGLE URBAN LAWN MIX TYPE INTENDED FOR THE EXISTING SITE SOILS AND CONFORMING WITH SECTION 630 OF THE WISDOT STANDARD SPECIFICATION.

29. SITE AND IMPORTED TOPSOIL MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF SECTION 625 OF THE WISDOT STANDARD SPECIFICATIONS, GRADED FREE OF STONES AND LUMPS LARGER THAN 1 INCH AND FREE OF ROOTS, VEGETATION, AND OTHER UN-DECOMPOSED ORGANIC MATERIAL.

30. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND LEGALLY DISPOSING OF ALL EXCESS AND UNUSED MATERIALS FROM THE SITE FOLLOWING COMPLETION OF THEIR WORK.

REI Engineering, INC.
4080 N. 20TH AVENUE
WAUSAU, WISCONSIN 54401
PHONE: 715.675.0796 FAX: 715.675.4060
GINEERING.COM

REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

NO SCALE

DATE	REVISION	BY	CHK'D

DESIGNED BY: MEM	CHECKED BY: TAE
SURVEYED BY: JLR	APPROVED BY: MEM
DRAWN BY: NAP	DATE: 04/25/16

SITE SPECIFICATIONS
D.C. EVEREST MIDDLE SCHOOL
9302 SCHOFIELD AVENUE
SCHOFIELD, WISCONSIN 54476

REI
REI No. 7246
SHEET SP

DRAWING FILE: P:\7200-7299\7246 - DC EVEREST MIDDLE SCHOOL\DWG\PLANS\7246-SPECS.DWG LAYOUT: SPECS
PLOTTED: JUN 01, 2016 - 1:32PM PLOTTED BY: MIKEM

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Permit

Permit NO. **SIGN-5-16-6693**
Permit Type: **Sign**
Work Classification: **Special Event**
Permit Status: **Final**

Issue Date: **5/1/2016**

Expiration: 06/01/2016

Project Address	Project Name	Applicant
3807 SCHOFIELD AVE WESTON, WI 54476	<NONE>	CoVantage Credit Union

Parcel Number	Subdivision	Block / Lot	Zoning
19228081740879		0 / 0	

Owner Information	Address	Phone	Cell
CoVantage Credit Union	3807 Schofield Avenue Weston, WI 54476	715-359-3994	

Contractor(s)	Address	Phone	Cell	Contractor Type

Description of Work: Temporary Freestanding Sign

Valuation: $0.00

Total Sq Feet: 32

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
Special Event Sign Permit Fee	$25.00
Total:	**$25.00**

Total	Amt Paid	Amt Due
$25.00	$25.00	$0.00

Payment Type: Check / Number: 1642905

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 / — Date: **May 03, 2016**

Jared Wehner
Issued By: Village of Weston, WI

Authorized Signature — Date: **May 03, 2016**

Customer Copy

Back to Agenda

One-Time Event
Commercial Sign Permit
Village of Weston
Date: 4-28-16

Permit #: SIGN-5-16-6693

Payment Type: ☐ Cash ☒ Check _____

FULL COMPLETION OF THIS FORM IS REQUIRED FOR PROCESSING

-- PLEASE USE THE ONLINE FILLABLE PDF --

5500 Schofield Ave
Weston, WI 54476

ONE-TIME EVENT SIGN TYPE AND FEE

☒ Commercial Signs or Banners $ **25.00** [44/4465]

☐ Variable Message Sign (VMS) $ **25.00** [44/4465]

ONE-TIME EVENT SIGN ORDINANCE

The following allowable temporary signs DO NOT require a Temporary Sign Permit: Real Estate Signs; Construction or Project Identification Signs; Price or Temporary Item Signs; Temporary Individual Residential Signs; Temporary Signs for Events of Public Interest; Political or Election Signs; Personal Greeting or Congratulatory Signs; or Temporary Window Signs. For the definitions and regulations of these sign see Section 94.13.08 of the Village Zoning Code.

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, such signs shall not exceed 64 square feet in area and 12 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. 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. If a portable Variable message sign (VMS) is used as a temporary commercial sign, then the regulations in Section 94.13.04(4) shall also apply. **Please note, no fluttering, undulating, swinging, rotating, or otherwise moving signs, pennants, feather flags, feather banners, or other moving decorations shall be permitted.**

APPLICANT INFORMATION

Business Name: CoVantage Credit Union
Business Owner:
Mailing Address: 3507 Schofield Ave
Weston, WI 54409
Website:

Contact Name: Susan Carmickle
Project Address: 3507 Schofield Ave
Weston WI 54476
Phone: 715-359-3994
Email: scarmick@covantagecu.org

Property Owner:
Mailing Address:

Contact Name:
Phone:
Email:

Property Zone:

Current Use of Property: (Check all that apply)

☐ Multiple Family Residential ☐ Mixed Commercial/Residential ☒ Office
☐ Retail/Services ☐ Industrial/Manufacturing ☐ Institutional
☐ Parking ☐ Other:

CONTRACTOR INFORMATION (VMS ONLY)

Sign Contractor:
Address:

Contact Name:
Phone:
Email:

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SITE PLAN REQUIRED

A site plan for the property showing, at a minimum, the location of the proposed sign; 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 fire hydrants, shall be submitted with this application. Some parcel information and maps may be obtained via the Marathon County Land Information Mapping System. If the proposed sign is building mounted the required site plan requirement shall be waived.

Has the site plan been attached? ☒ Yes ☐ 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: _____ End Date: _____

Sign Purpose:

Sign Message:

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.

sign to be posted on West side of frontal boulevard sign. 4' x 8' vinyl banner w/ 6' metal stakes it will be tied too.

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.

Susan Cermak Weston Office Manager April 28, 2016

Signature of Applicant Date

☒ Property Owner ☐ Business Owner ☐ Contractor

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STAFF REVIEW

PIN: 19228081740879 Zoning: B-3 GENERAL BUSINESS ☒ Village ☐ ETZ

Filed After the Fact: ☐ Yes ☒ No Fine Imposed: ☐ Yes ☒ No Amount: $0.00

Sign Specification: **Permit No.:**

Width: 8' Height: 4' ☒ Single ☐ Double Total Square Feet: 32

Total Height: 4' Sign Type: ☒ Standard ☐ VMS Setbacks: 4' FROM BACK OF SIDEWALK

Sign meets requirements? ☒ Yes ☐ No

Conditions/Modifications for approval: 30-DAY APPROVAL. MUST MEET SETBACKS. SIGN SHALL NOT BE PLACED WITHIN THE VISION TRIANGLE.

Signature of Zoning Administer or Designee 5/3/2016 Date

Permit Number(s) SIGN-5-16-6693 ☒ 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 application verified as being complete.**
Date: Reviewed by:

☐ **Zoning Administrator (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:

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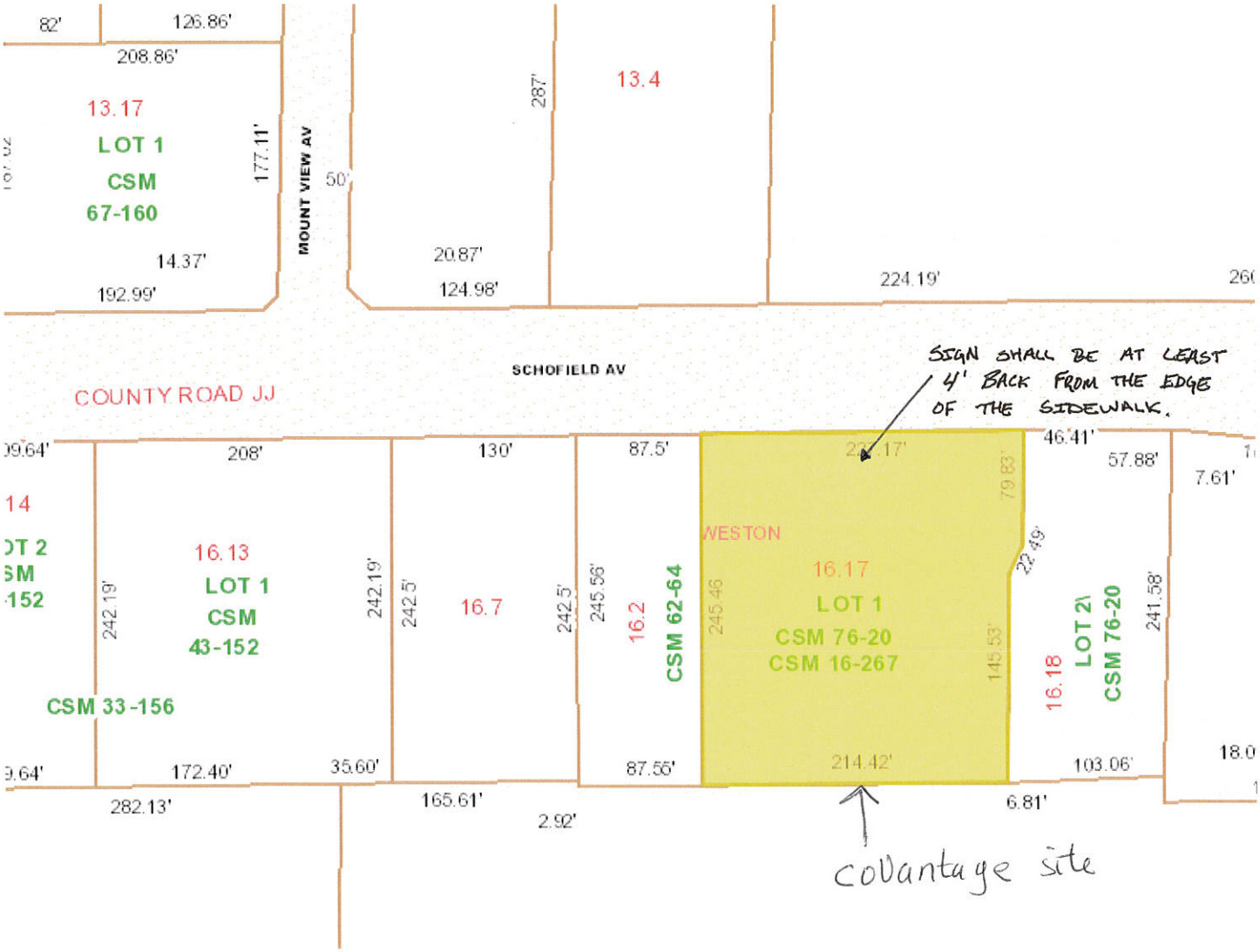
Susan G Carmickle

From: Dana R Weigel
Sent: Thursday, April 28, 2016 2:58 PM
To: Susan G Carmickle
Subject: Lot information for Weston



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Permit

Permit NO. **SIGN-5-16-6709**
Permit Type: **Sign**
Work Classification: **Special Event**
Permit Status: **Final**

Issue Date: 5/18/2016

Expiration: 06/18/2016

Project Address	Project Name	Applicant
2809 SCHOFIELD AVE #E WESTON, WI 54476	<NONE>	Cutting Edge Hair Design

Parcel Number	Subdivision	Block / Lot	Zoning
19228081730948		0 / 0	B-3

Owner Information	Address	Phone	Cell
Thomas-Lund LLC	1803 Stewart Avenue #C Wausau, WI 54403		

Contractor(s)	Address	Phone	Cell	Contractor Type

Description of Work: Temporary Sign

Valuation: $0.00

Total Sq Feet: 70

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
Special Event Sign Permit Fee	$20.00
Total:	**$20.00**

Total	Amt Paid	Amt Due
	$0.00	

Payment Type:

Comments:
30-day approval. Sign and structure to be removed by June 18, 2016.

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 10, 2016

Jared Wehner
Issued By: Village of Weston, WI — Authorized Signature — Date: May 10, 2016

Customer Copy

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Temporary Sign
Permit

Village of Weston
Date: 5-2-16

Permit #:

Payment Type: ☐Cash ☑Check 3291

FULL COMPLETION OF THIS FORM IS REQUIRED FOR PROCESSING

-- PLEASE USE THE ONLINE FILLABLE PDF –

5500 Schofield Ave
Weston, WI 54476

TEMPORARY SIGN TYPE AND FEE

☑	Commercial Signs or Banners	$ 25.00	[44/4465]
☐	Variable Message Sign (VMS)	$ 25.00	[44/4465]
☐	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.

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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: Cutting Edge
Business Owner: Tara/Rick Koch
Mailing Address: 2809 Schofield Ave F

Website:

Contact Name: Tara/Rick Koch
Project Address: " "

Phone: [redacted]
Email: 715-581-9464 (Rick)

Property Owner:
Mailing Address:

Contact Name: Rick Koch
Phone:
Email:

Property Zone: Select Zoning Designation

Current Use of Property: (Check all that apply)

- ☐ Multiple Family Residential
- ☒ Retail/Services
- ☐ Parking
- ☐ Mixed Commercial/Residential
- ☐ Industrial/Manufacturing
- ☐ Office
- ☐ Institutional
- ☐ Other:

CONTRACTOR INFORMATION (VMS ONLY)

Sign Contractor:
Address:

Contact Name:
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

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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 8th~~ 5/13/2016 End Date: ~~June 8th~~ 6/13/2016

Sign Message: Daily special for new employee.

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.

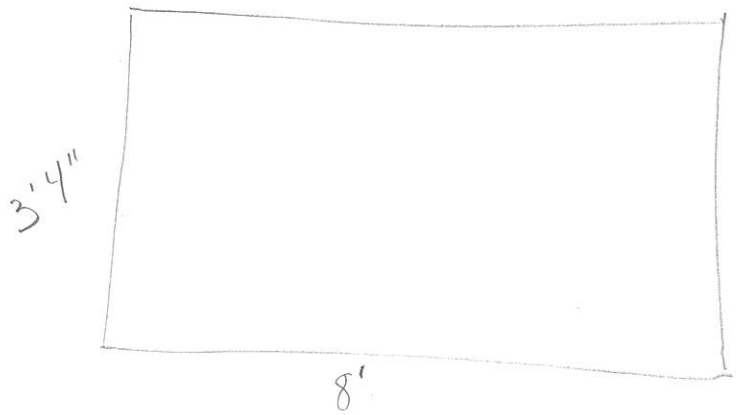
STATEMENTS OF UNDERSTANDING AND SIGNATURES

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.

Tara Kah 5-4-16

Signature of Applicant Date

☐ Property Owner ☐ Business Owner ☐ Contractor



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STAFF REVIEW

PIN: 19228081730948 Zoning: B-3 w/ D-CC AND WHP-B ☒ Village ☐ ETZ

Filed After the Fact: ☐ Yes ☒ No Fine Imposed: ☐ Yes ☒ No Amount: $0.00

Sign Specification: **Permit No.:**

Width: 8' Height: 3'4" ☐ Single ☒ Double Total Square Feet: 70

Total Height: 3'4" Sign Type: ☒ Standard ☐ VMS ☐ OTS Banner Setbacks: 4' FROM ALL PROPERTY LINES

Sign meets requirements? ☐ Yes ☐ No

Conditions/Modifications for approval: 30-DAY APPROVAL - SIGN AND STRUCTURE TO BE REMOVED BY JUNE 18, 2016.

Signature of Zoning Administer or Designee 5/10/2016 Date

Permit Number(s) SIGN-5-16-6709 ☐ 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 application verified as being complete.**
Date: _____ Reviewed by: _____

☐ **Zoning Administrator (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: _____

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Permit

Permit NO. **SIGN-5-16-6710**
Permit Type: **Sign**
Work Classification: **New**
Permit Status: **Final**

Issue Date: **5/11/2016**

No Expiration

Project Address	Project Name	Applicant
4020 SCHOFIELD AVE WESTON, WI 54476	<NONE>	2020 Cellular Wireless US, LLC

Parcel Number	Subdivision	Block / Lot	Zoning
19228081740993		0 / 0	

Owner Information	Address	Phone	Cell
Lokre Development	PO Box 215 Plover, WI 54467		(715)574-1677

Contractor(s)	Address	Phone	Cell	Contractor Type
Bushman Sign	4925 Coye Drive Stevens Point WI 54481	(715)341-4942		Sign

Description of Work: New wall sign

Valuation: $2,000.00

Total Sq Feet: 22.08

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
Electric Wiring Fee	$50.00
New Sign Permit Fee	$25.00
Total:	**$75.00**

Total	Amt Paid	Amt Due
$75.00	$75.00	$0.00

Payment Type: Check / Number: 28371

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 / — Date: **May 11, 2016**

Jared Wehner
Issued By: Village of Weston, WI

Jared Wehner
Authorized Signature

Date: **May 11, 2016**

Customer Copy

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Permit

Permit NO. **SIGN-5-16-6711**
Permit Type: **Sign**
Work Classification: **New**
Permit Status: **Final**

Issue Date: **5/11/2016**

No Expiration

Project Address	Project Name	Applicant
4020 SCHOFIELD AVE WESTON, WI 54476	<NONE>	2020 Cellular Wireless US, LLC

Parcel Number	Subdivision	Block / Lot	Zoning
19228081740993		0 / 0	

Owner Information	Address	Phone	Cell
Lokre Development	PO Box 215 Plover, WI 54467		(715)574-1677

Contractor(s)	Address	Phone	Cell	Contractor Type
Bushman Sign	4925 Coye Drive Stevens Point WI 54481	(715)341-4942		Sign

Description of Work:

Valuation: $2,000.00

Total Sq Feet: 22.08

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
Electric Wiring Fee	$50.00
New Sign Permit Fee	$25.00
Total:	**$75.00**

Total	Amt Paid	Amt Due
$75.00	$75.00	$0.00

Payment Type: Check / Number: 28371

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: **May 11, 2016**

Jared Wehner
Issued By: Village of Weston, WI

Authorized Signature — Date: **May 11, 2016**

Customer Copy

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Permit

Permit NO. **SIGN-5-16-6712**
Permit Type: **Sign**
Work Classification: **New**
Permit Status: **Final**

Issue Date: **5/11/2016**

No Expiration

Project Address	Project Name	Applicant
4020 SCHOFIELD AVE WESTON, WI 54476	<NONE>	2020 Cellular Wireless US, LLC

Parcel Number	Subdivision	Block / Lot	Zoning
19228081740993		0 / 0	

Owner Information	Address	Phone	Cell
Lokre Development	PO Box 215 Plover, WI 54467		(715)574-1677

Contractor(s)	Address	Phone	Cell	Contractor Type
Bushman Sign	4925 Coye Drive Stevens Point WI 54481	(715)341-4942		Sign

Description of Work: New Development Sign Panel

Valuation: $750.00

Total Sq Feet: 34.42

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
Electric Wiring Fee	$50.00
New Sign Permit Fee	$25.00
Total:	**$75.00**

Total	Amt Paid	Amt Due
$75.00	$75.00	$0.00

Payment Type: Check / Number: 28371

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 / — Date: **May 11, 2016**

Jared Wehner
Issued By: Village of Weston, WI

Jared Wehner
Authorized Signature

Date: **May 11, 2016**

Customer Copy

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Permanent Sign
Permit
Village of Weston
Date: MAY 2, 2016

Permit #: SIGN-5-16-6710, 6711 AND 6712

Payment Type: ☐ Cash ☒ Check 23371

FULL COMPLETION OF THIS FORM IS REQUIRED FOR PROCESSING

-- PLEASE USE THE ONLINE FILLABLE PDF --

THE VILLAGE OF Weston
5500 Schofield Ave
Weston, WI 54476

NEW, REPLACEMENT AND RE-FACING SIGN PROJECT TYPE AND FEES

☐	Face Replacement **(Existing Business Only. No change in sign size or location)**		**NO FEE**	
☑	Wall Sign(s)	$25.00 +$1.00/ft² over 50ft² per sign	$ 50.00	[44/4461]
☐	Freestanding Sign(s)	$50.00 +$1.00/ft² over 50ft² per sign	$	[44/4462]
☑	Electrical Inspection: *New Only*	$50.00 per sign	$ 100.00	[44/4463]
☐	Sandwich Board/Pedestal Sign	$25.00 – one sign per business	$ **25.00**	[44/4464]
☑	Panel Replacement in a Development Sign	$25.00 per business	$ **25.00**	[44/4465]
		TOTAL FEE:	$ 175.00	

APPLICANT INFORMATION

Business Name: Cricket Wireless
Business Owner: Tim Arneson
Mailing Address: 4020 Schofield Ave
Weston, WI
Website:

Contact Name: Bailey Voigt
Project Address: 4020 Schofield Ave
Weston, WI
Phone: (715) 341-4942
Email: baileyb@bushmanelectric.com

Property Owner: Lokre Development
Mailing Address:

Property Zone:

Contact Name: Victor Anderson
Phone: (715) 574-1677
Email: victor@lokre.com

Current Use of Property:
(Check all that apply)

☐ Multiple Family Residential
☑ Retail/Services
☐ Parking
☐ Mixed Commercial/Residential
☐ Industrial/Manufacturing
☐ Other:
☐ Office
☐ Institutional

CONTRACTOR INFORMATION

Sign Contractor: Bushman Sign
Address: 4925 Coye Dr
Stevens Point, WI 54481

Contact Name: Bailey Voigt
Phone: (715) 341-4942
Email: baileyb@bushmanelectric.com

COSTS OF PROJECT

Sign 1: $ 2,000.00
Sign 2: $ 2,000.00
Sign 3: $ 750.00
Sign 4: $

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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? _____

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.

_____

_____

_____

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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

4-26-16
Date

☐ Property Owner ☒ Contractor

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STAFF REVIEW

PIN: 192280817409 93 Zoning: B-3 w/ D-WM OVERLAY ☒ Village ☐ ETZ

Filed After the Fact: ☐ Yes ☒ No Fine Imposed: ☐ Yes ☒ No Amount: $0.00

Sign 1 Specification: **Permit No.:** SIGN-5-16-6710

Width: 9' 3 1/16" Height: 2' 4 5/8" ☒ Single ☐ Double Total Square Feet: 22.08

Total Height: 8' Sign Type: WALL Setbacks: N/A

Value: $2,000.00 Illuminated: ☒ Yes ☐ No Type: LED

Sign meets requirements? ☒ Yes ☐ No ☒ Conforming ☐ Legally Non-Conforming

Conditions/Modifications for approval: NONE.

Sign 2 Specification: **Permit No.:** SIGN-5-16-6711

Width: 9' 3 1/16" Height: 2' 4 5/8" ☒ Single ☐ Double Total Square Feet: 22.08

Total Height: 8' Sign Type: WALL Setbacks: N/A

Value: $2,000.00 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-5-16-6712

Width: 4' 11" Height: 21" ☐ Single ☐ Double Total Square Feet: 17.21 (x2)

Total Height: N/A Sign Type: PANEL Setbacks: N/A

Value: $750.00 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:

Signature of Zoning Administer or Designee Date 5/11/2016

Permit Number(s) SIGN-5-16-6710, 6711 AND 6712 ☒ Approved ☐ Denied

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cricket

principle

UID: 80168116

Client: Cricket

Project: BAU

Title: Exterior Signage

Site address: 4020 Schofield Ave
Schofield, WI

Project manager: Kyle Ericksen

Drawn by: TJJ

Date: 09/30/15

Revision: Initial

As the Owner/Lessor/Mortgage or Security interest holder, I hereby acknowledge and accept the installation of signs as illustrated within the renderings shown within this brand proposal. By signing below I consent to the installation of signs at the premises and property address listed within this brand proposal and acknowledge that I have reviewed all details of this brand proposal in its entirety.

_____
Signature of (Owner/Lessor/Mortgage or Security Interest Holder)

_____
Print Name

_____
Date

NOTE: Quote does not include removal of any existing signage, patching or painting of the existing façade. Cricket requires that any existing signs be removed and that façade is patched and painted by the dealer, or landlord to match the color of existing fascia prior to the new Cricket signs being installed by Principle USA Inc. Please contact your Field Activity Manager if you would like Principle to quote removal of any existing signage, or patching and painting of the façade.

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Sign	Existing Sign	SF	Recommended Sign	SF
N-01	No Existing	N/A	Tenant Panel	17.21
N-02	No Existing	N/A	CR-FL-24B-BP-R	22.08
N-03	No Existing	N/A	CR-FL-24B-BP-R	22.08
N-04	No Existing		AR-DV-SD Transom Bar Hours of Operation	
N-05	No Existing		AR-DV-SD Transom Bar Hours of Operation	

Site is new construction / updated aerial not available

Certificate No FS 93787 Certificate No EMS 542208

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Revision notes:

cricket

		Drawn by:	TJJ
Client:	Cricket	Checked by:	-
Project:	As Built	Scale:	NTS
Title:	TBD	Revision:	-
Date:	09.30.2015	Page:	2

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Exterior Site Plan | Code Check

principle

Cricket Wireless Code Check Form

Customer Name: 2020 Cellular US LLC
Site ID #: 80168116
Address: 4020 Schofield Ave
City: Weston State: WI
Zip: 54476

Zoning: B-3
Jurisdiction: Village of Weston
Contact Name: Jared Wehner
Phone: (715) 241-2639
Fax:
E-mail: jwehner@westonwi.gov

Ground Signs - Pylon (Pole) & Monument

☐ N/A - Existing Multi-Tenant Sign

Are ground signs allowed? Yes ■ No ☐
Pole ■ Monument ■
Distance to adjacent ground signs: NTE 100' from another freestanding sign
Number of signs allowed: NTE 1 sign per lot, may be permitted 2 signs if lot has more than one street frontage where each frontage is at least 200'
Maximum SF allowed: NTE 64 SF
Minimum setback: See notes below From: See notes below Visibility Triangle: 10' from inside corner of an intersection
Maximum Overall Height: NTE 20'
Lighting Restrictions: No flashing or animation
How many faces count toward sign area?

Notes: D-WM Marketplace Overlay. Sign setback is measured as the shortest distance between the vertical plane extending from the property line to the nearest structural element of the sign, whether the sign is attached to the ground or suspended above ground. No illuminated sign is permitted unless the illumination of the sign is designed so that the lighting element (except for neon signs) is not visible from any property within any residential or RR zoning district.

Wall Signs

Are wall signs allowed? Yes ■ No ☐
Square footage based on: Street Frontage: ☐ Building Frontage: ■ % of wall area ☐
Number of signs allowed: NTE 2
Maximum Projection: NTE 18"
Maximum SF allowed: NTE 1 SF of sign area per lineal foot of exterior wall length, up to a maximum of 200 SF per signable wall
Maximum Height: None Max. Letter Height: N/A Max. Logo Height: N/A Max. Sign Width: N/A
Can sign project above roof ine? Yes ☐ No ■ If yes, how much? N/A
Lighting Restrictions: No flashing or animation
Is area transferable to another elevation? Yes ☐ No ■

Notes: Top of sign not to extend above the top edge of the vertical wall or above the lowest edge of a roof line of the portion of the building to which it is mounted.

Face Replacements

Can grandfathered status remain if faces are replaced? Yes ■ No ☐
Are permits required if remodeling or repainting the sign? Yes ■ No ☐
Are permits required if only refacing the sign? Yes ☐ No ■

Window Signs

Are window signs allowed? Yes ■ No ☐
Distance setback from glass to not count as a window sign: Unspecified per code
Signs count towards allowed wall sign SF? No
% of glass allowed: Unspecified per code
Maximum SF allowed: Unspecified per code
Permit required for illuminated window signs: Yes ■ No ☐

Notes: Window signs are not allowed to be touching any structural part of the window, and shall be installed on the interior of the building.

Permit Requirements

Permits can be applied for by: Mail ■ Authorized Agent ■ Contractor ☐
License Required: Business ■ Contractors ■
Signature Required on Application: Owner ■ Agent ■ Contractor ☐
Documents Required: Site Plan ■ Elevations ■ Sign Details ■ Sealed Engineering ☐ Additional Professional Seals ■
Number of Document Copies: 1 1 1 1
Document Size: Must be to scale Cost of Permit: See notes below
Length of time to secure permit: 1-2 weeks Other permit costs / fees: N/A
Is there a design review board that approves signs: Yes ■ No ☐

Notes: Cost of wall sign permit calculated as $25.00 +$1.00/SF over 50 SF per sign. Cost of freestanding sign permit calculated as $50.00 +$1.00/SF over 50 SF per sign.

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Revision notes:

cricket

		Drawn by:	TJJ
Client:	Cricket	Checked by:	-
Project:	As Built	Scale:	NTS
Title:	TBD	Revision:	-
Date:	09.30.2015	Page:	3

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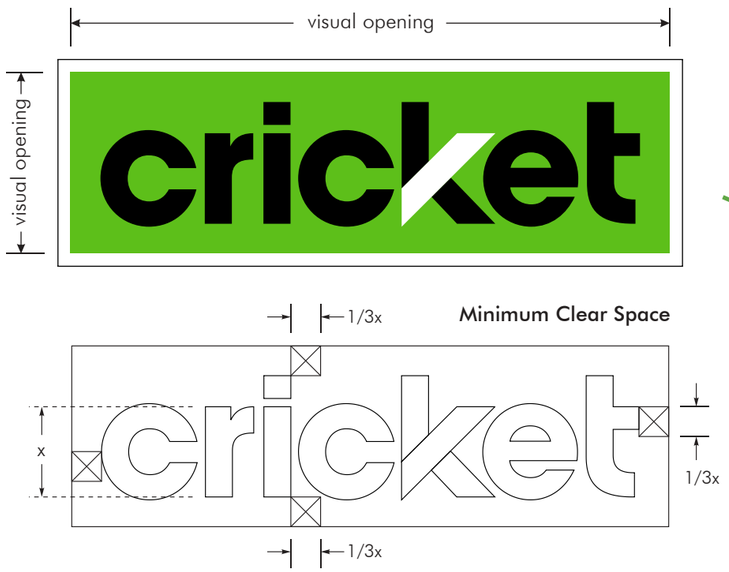
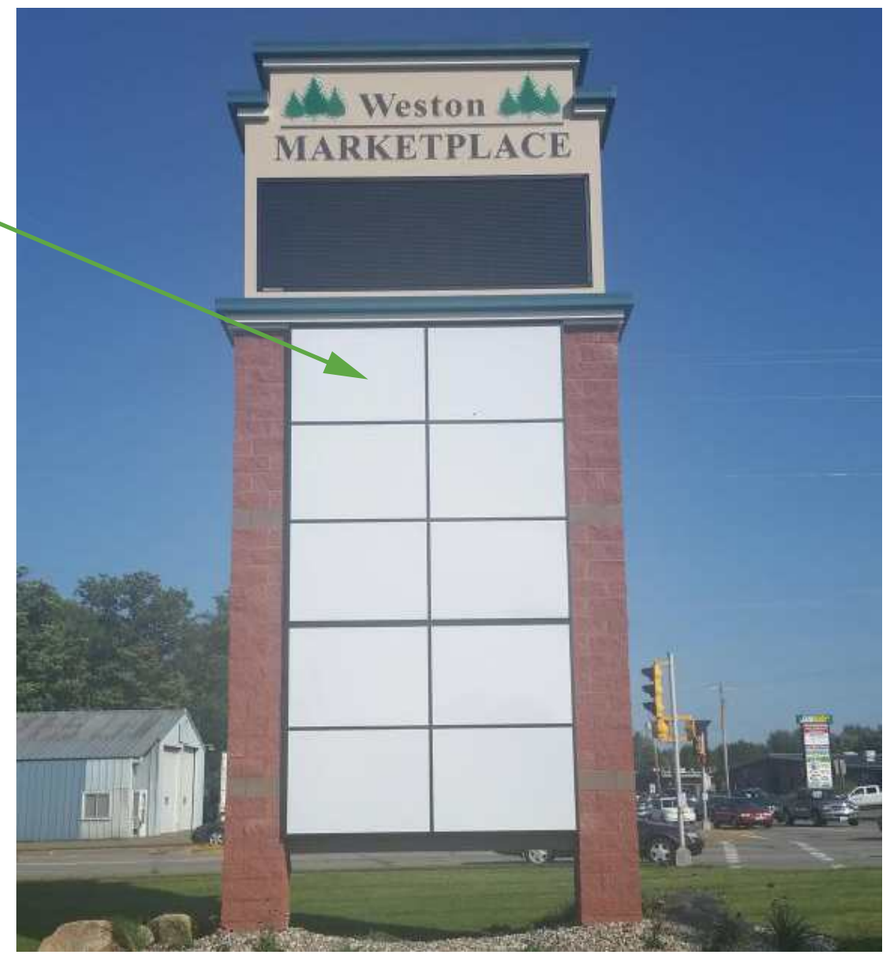
principle

N-01



Proposed



Existing

Sign Height: 3'-6"	Sign Width: 4'-11"

*Cut Size Dimensions Provided

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Revision notes:

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		Drawn by:	TJJ
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Date:	09.30.2015	Page:	4

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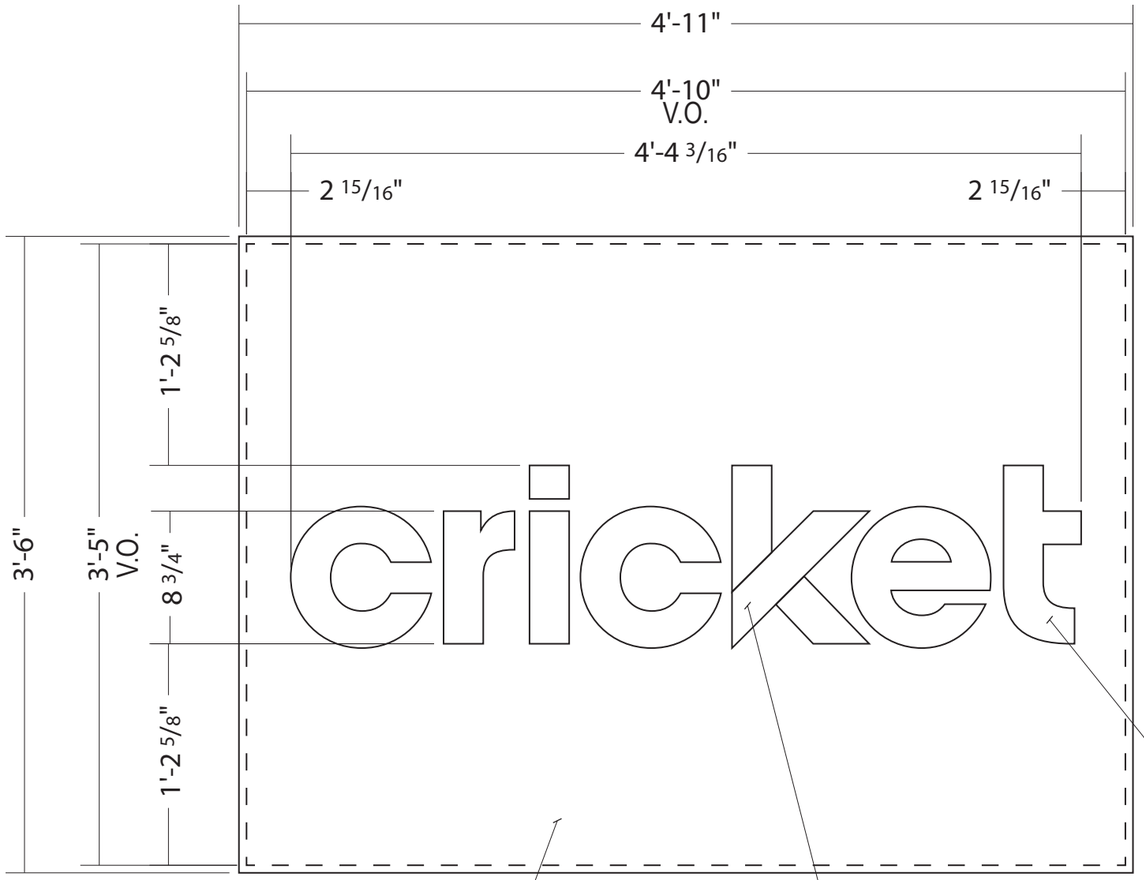

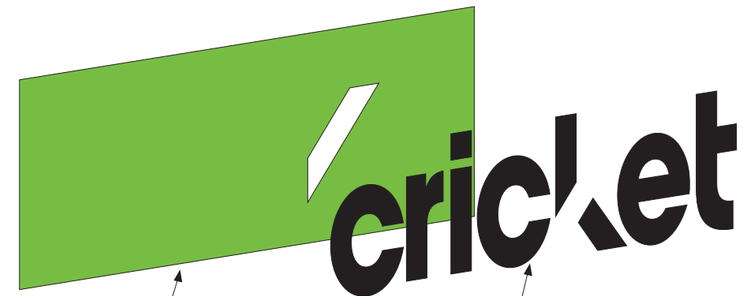

BACKGROUND IS
V2 ON 1ST SURFACE

LETTERS: (EXCEPT SLASH IN "K"
V1 ON 1ST SURFACE

LETTERS: (UNLESS NOTED)
V1 ON 1ST SURFACE

BACKGROUND:
V2 ON 1ST SURFACE

DIAGONAL STROKE:
WEED OUT TO EXPOSE
WHITE SUBSTRATE
IN THE FIELD

PRODUCTION NOTES:
REFERENCE COLOR ARTWORK FOR COLOR LAYOUT
GRAPHICS TO BE ON A TRANSFER SHEET FOR 1ST SURFACE
APPLICATION ONTO EXISTING SIGN IN FIELD

V1: BLACK VINYL - 3M 3630-22 BLACK
V2: GREEN VINYL - 3M 3630-136 LIME GREEN

SCALE 1:10

VINYL GRAPHICS
SITE ID:80168116-N01

INSTALLATION NOTE:
TRIM VINYL AS NECESSARY TO FIT
EXISTING PANEL IN FIELD

principle
Principle Group
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Toll-free: 877.692.4058
www.principleglobal.com

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Rev	Date	Initials	Description of change
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RTP	15OCT15	JHP	DRAWING CHECKED AND APPROVED

principle Latest Revision: —

DRAWING BY: JFD DATE 10/09/15
DESCRIPTION: FACE REPLACEMENT
CUSTOMER: CRICKET
SHT 1 of 1 DRAWING:80168116-N01

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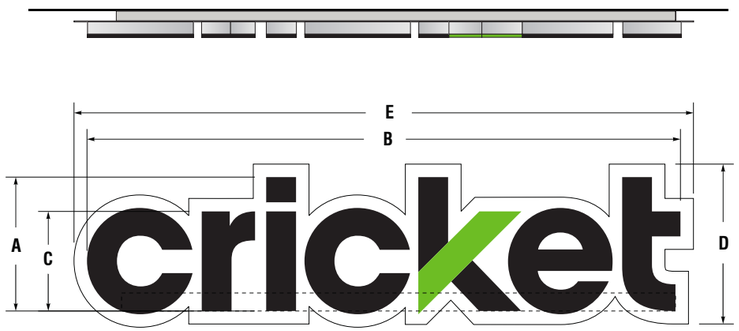
Exterior Site Plan | CR-FL-24B-BP-R

principle

N-02



Product Code	A	B	C
CR-FL-24B-BP-R	2'-0"	8'-10 3/8"	1'-5 7/8"
	D	E	SF
	2'-4 5/8"	9'-3 1/16"	22.08

Proposed

Sign Band Height: 5'-4" | Sign Band Width: 31'-0"

Existing

NOTE: Quote does not include removal of any existing signage, patching or painting of the existing façade. Cricket requires that any existing signs be removed and that façade is patched and painted by the dealer, or landlord to match the color of existing fascia prior to the new Cricket signs being installed by Principle USA Inc. Please contact your Field Activity Manager if you would like Principle to quote removal of any existing signage, or patching and painting of the façade.

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Revision notes:

cricket

		Drawn by:	TJJ
Client:	Cricket	Checked by:	-
Project:	As Built	Scale:	NTS
Title:	TBD	Revision:	-
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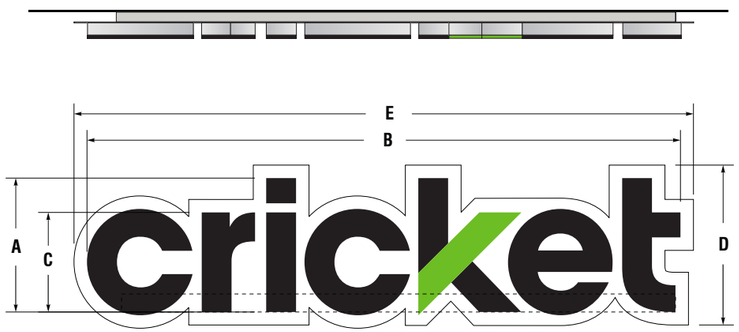
principle

N-03



Product Code	A	B	C
CR-FL-24B-BP-R	2'-0"	8'-10 3/8"	1'-5 7/8"
	D	E	SF
	2'-4 5/8"	9'-3 1/16"	22.08

Proposed

Sign Band Height: 5'-4" | Sign Band Width: 31'-0"

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NOTE: Quote does not include removal of any existing signage, patching or painting of the existing façade. Cricket requires that any existing signs be removed and that façade is patched and painted by the dealer, or landlord to match the color of existing fascia prior to the new Cricket signs being installed by Principle USA Inc. Please contact your Field Activity Manager if you would like Principle to quote removal of any existing signage, or patching and painting of the façade.

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Revision notes:

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Project:	As Built	Scale:	NTS
Title:	TBD	Revision:	-
Date:	09.30.2015	Page:	6

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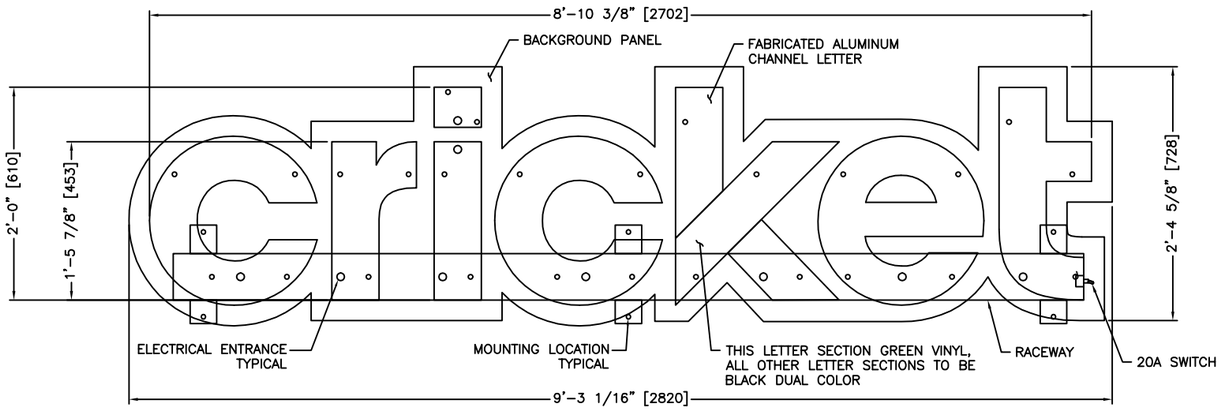
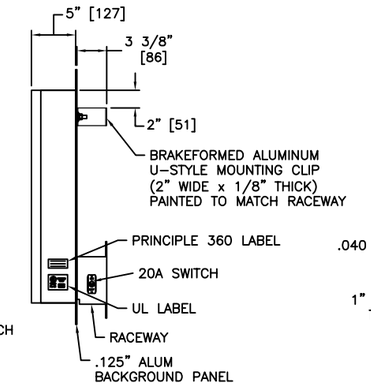
FN	DESCRIPTION	QTY
1	24" CRICKET LETTERSET ON RACEWAY W/ BACKGROUND PANEL	1
2	ø3/8" [10] S.S. THREADED ROD @ 12" [305] LONG W/ HARDWARE	10
3	POWER SUPPLIES (AS REQUIRED PER LED LAYOUT)	A/R
4	WEATHERPROOF POWER SUPPLY ENCLOSURE	1
5	TOUCH-UP PAINT	A/R
6	POUNCE PATTERN (SEND FULL-SIZE PAPER COPY OF MOUNTING PATTERN)	1
7	CARDBOARD BOXES (PACKAGE INSTALL KIT, EXCEPT POUNCE PATTERN)	A/R
8	CARDBOARD TUBE (PACKAGE POUNCE PATTERN)	1
9	INSTALL DRAWING	1



ELEVATION VIEW



SIDE VIEW

RACEWAY NOTE:
ALL RACEWAYS TO BE PAINTED TO MATCH CORRESPONDING FASCIA COLORS.

INSTALLATION INSTRUCTIONS:

1. SECURE POUNCE PATTERN TO WALL.
2. DRILL MOUNTING AND ELECTRICAL HOLES INTO WALL.
3. INSTALL WATERPROOF CONDUIT FOR ELECTRICAL.
4. MOUNT LETTERS/RACEWAY TO WALL AS SHOWN.
5. ADD A BEAD OF NON-HARDENING CAULK AROUND EACH HOLE WHERE MOUNTING HARDWARE PENETRATES THE WALL TO INSURE WATER TIGHTNESS.
6. MOUNT POWER SUPPLY HOUSING INSIDE BUILDING OPPOSITE SIGN SECTIONS.
7. MAKE ALL SECONDARY AND PRIMARY ELECTRICAL CONNECTIONS.
8. TEST LIGHT SIGN.
9. ATTACH WIRE AND POWER SUPPLY COVERS.
10. CLEAN SITE OF ALL INSTALLATION DEBRIS.
11. INSTALLATION TO MEET ALL CODE REQUIREMENTS.

S.S. MOUNTING HARDWARE CHART

	MASONRY	WOOD	METAL
3/8" BOLTS THRU WALL	*	*	*
3/8" LAGS W/SHIELDS	*		
3/8" LAG BOLTS		*	
3/8" TOGGLE BOLTS			*

DIMENSIONS ON THIS DRAWING ARE DISPLAYED IN ENGLISH UNITS FOLLOWED BY METRIC UNITS IN BRACKETS. ALL METRIC UNITS HAVE BEEN ROUNDED TO THE NEAREST WHOLE MILLIMETER.

CONSTRUCTION & INSTALLATION OF CHANNEL LETTERS SHALL CONFORM TO ALL UL, NEC, CSA AND LOCAL CODES

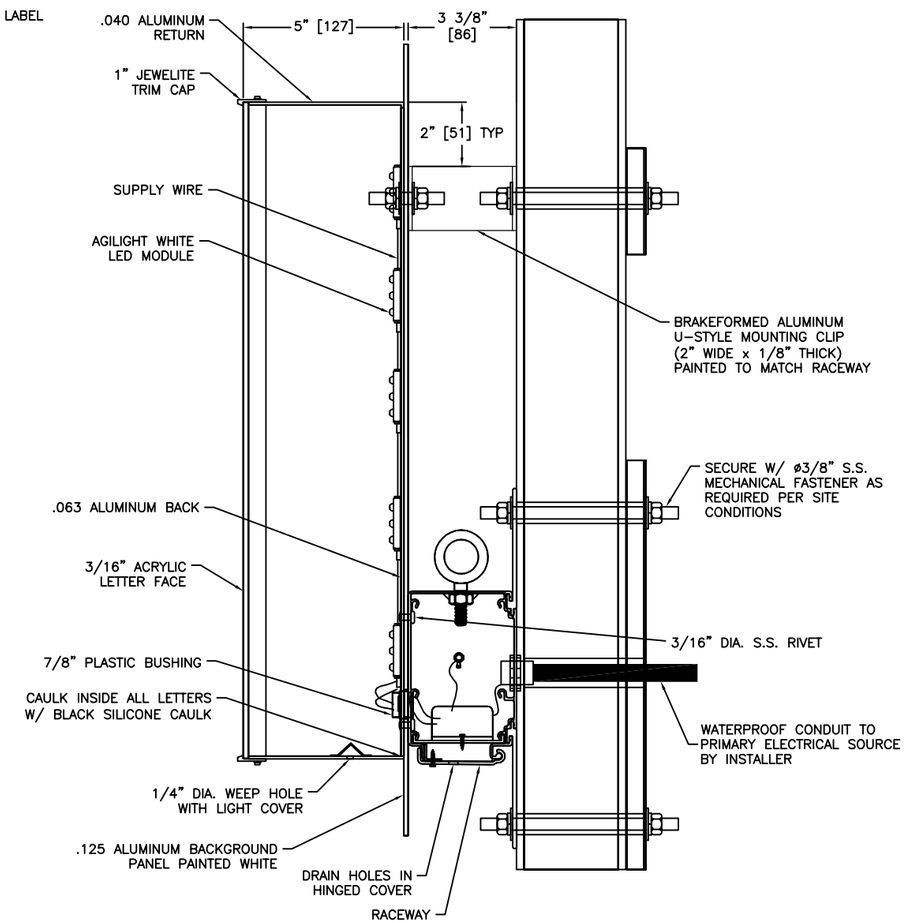
POUNCE PATTERN SHALL BE SUPPLIED BY LETTERSET MANUFACTURER.

CRATES AND WEIGHTS

AREA:	22.0 SQ FT (2.1 SQ METERS)
ESTIMATED CRATED VOLUME:	36.6 CUBIC FT (1.0 CUBIC M)
ESTIMATED CRATED WEIGHT:	111 LBS (50.3 kg)
ESTIMATED UNCRATED WEIGHT:	75 LBS (34.0 kg)

SIGN ELECTRICAL INFORMATION

LEDs: (43) AGILIGHT LS-PRO160-65K-2B1 LEDs
LED POWER SUPPLY: (1) AGILIGHT PS12-60WSL-100-277V
TOTAL CONNECTION LOAD: .95A @ 120V
CIRCUITS REQUIRED: (1) 20 AMP
ALL ELECTRICAL COMPONENTS TO BE UL LISTED
GROUNDING PER UL AND NEC SPECIFICATIONS



LETTER SECTION DETAIL

CRICKET CR-FL-24B-BP-R (INSTALL)
24" BLACK FACE-LIT CHANNEL LETTERS ON RACEWAY W/ BACKGROUND PANEL

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Rev	Date	Initials	Description of change
-	----	---	-
-	----	---	-
-	----	---	-
-	----	---	-
-	----	---	-
-	----	---	-
B	11-24-14	JLS	CHANGED LOCATION OF MOUNTING HOLES TO MATCH ACROSS EACH LETTER VERSION
A	9-23-14	JLS	REVISED LETTER SECTION DETAIL, ADDED CRATES & WEIGHTS, ELECTRICAL INFO
RTP	6-19-14	JHP	DRAWING CHECKED & APPROVED

principle Latest Revision: B

Drawing by: JLS Date: 06/16/2014

Description: 24" BLACK FACE-LIT CHANNEL LETTERS ON RACEWAY W/ BACKGROUND

Customer: CRICKET

Sht 1 of 1 Drawing: C093704

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Permit

Permit NO. **SIGN-6-16-6775**
Permit Type: **Sign**
Work Classification: **Face Replacement New**
Permit Status: **Final**

Issue Date: 5/17/2016

No Expiration

Project Address	Project Name	Applicant
5707 Schofield Avenue Weston, WI 54476	<NONE>	Mi-Tech Services Inc.

Parcel Number	Subdivision	Block / Lot	Zoning
19228081530923		0 / 0	BP

Owner Information	Address	Phone	Cell
2000 PTSK R/E Ventures	817 Main Street Brownsville, WI 53006		

Contractor(s)	Address	Phone	Cell	Contractor Type
D & L Signs, Inc.	5307 Fuller Street Weston WI 54476	(715)359-8846		Sign

Description of Work: Sign face replacement, new business.

Valuation: $500.00

Total Sq Feet: 68

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
Face Replacement Sign Permit Fee New E	$66.00
Total:	**$66.00**

Total	Amt Paid	Amt Due
$66.00	$66.00	$0.00

Payment Type: Check / Number: 7884

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 07, 2016

Jared Wehner
Issued By: Village of Weston, WI

Authorized Signature — Date: June 07, 2016

Customer Copy

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Permanent Sign
Permit

Village of Weston
Date: 05/17/2016

Permit #: SIGN-6-16-6775

Payment Type: ☐ Cash ☒ Check 7834

FULL COMPLETION OF THIS FORM IS REQUIRED FOR PROCESSING

-- PLEASE USE THE ONLINE FILLABLE PDF –

5500 Schofield Ave
Weston, WI 54476

NEW, REPLACEMENT AND RE-FACING SIGN PROJECT TYPE AND FEES

☑	Face Replacement **(Existing Business Only. No change in sign size or location)**		**NO FEE**	
☐	Wall Sign(s)	$25.00 +$1.00/ft² over 50ft² per sign	$	[44/4461]
☐	Freestanding Sign(s)	$50.00 +$1.00/ft² over 50ft² per sign	$	[44/4462]
☐	Electrical Inspection: *New Only*	$50.00 per sign	$	[44/4463]
☐	Sandwich Board/Pedestal Sign	$25.00 – one sign per business	$ **25.00**	[44/4464]
☐	Panel Replacement in a Development Sign	$25.00 per business	$ **25.00**	[44/4465]
		TOTAL FEE:	$ 0.00 ~~$66.00~~	

APPLICANT INFORMATION

Business Name: Mi-Tech Services, Inc.
Business Owner: Mi-Tech Services, Inc.
Mailing Address: 5707 Schofield Avenue
Weston, WI 54476
Website: mi-tech.us

Contact Name: Jon Ziegler
Project Address: 5707 Schofield Avenue
Weston, WI 54476
Phone: (715) 359-9400
Email:

Property Owner: Same as Business Owner
Mailing Address:

Property Zone: BP - BUSINESS PARK

Contact Name:
Phone:
Email:

Current Use of Property:
(Check all that apply)

☐ Multiple Family Residential ☐ Mixed Commercial/Residential ☑ Office
☐ Retail/Services ☐ Industrial/Manufacturing ☐ Institutional
☐ Parking ☐ Other:

CONTRACTOR INFORMATION

Sign Contractor: D&L Signs, Inc.
Address: 5307 Fuller Street
Weston, WI 54476

Contact Name: Ross Ingman
Phone: (715) 359-8846
Email: ross@dlsignsinc.com

COSTS OF PROJECT

Sign 1: $ 500
Sign 2: $
Sign 3: $
Sign 4: $

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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

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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).

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.

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: 5/17/16

☐ Property Owner ☒ Contractor

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STAFF REVIEW

PIN: 19228081530923 Zoning: BP - BUSINESS PARK ☒ Village ☐ ETZ

Filed After the Fact: ☒ Yes ☐ No Fine Imposed: ☐ Yes ☒ No Amount: $0.00

Sign 1 Specification: **Permit No.:**

Width: 120" Height: 40" ☐ Single ☒ Double Total Square Feet: ~~78~~ 68

Total Height: 76" Sign Type: MONUMENT Setbacks: 76"

Value: $500.00 Illuminated: ☐ Yes ☒ No Type: N/A

Sign meets requirements? ☒ Yes ☐ No ☒ Conforming ☐ Legally Non-Conforming

Conditions/Modifications for approval: NONE

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 Administer or Designee 6/7/2016 Date

Permit Number(s) SIGN-6-16-6775 ☒ Approved ☐ Denied

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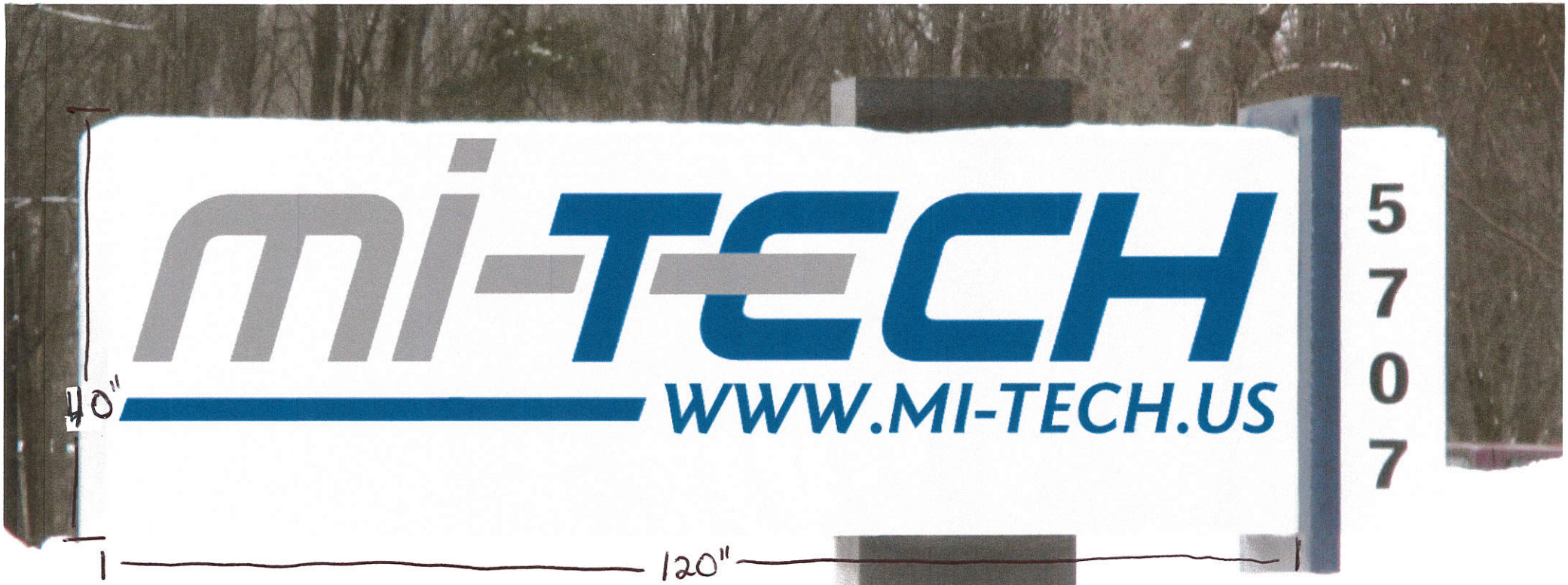
68 sq. ft - total sign size

36" tall pylon

Non-illuminated

Aluminum Frame



34 sq. ft per side
68 sq. ft. for whole sign
Non-illuminated
Aluminum Frame

D&L Signs INC
All Service Sign Company Since 1971

Note: This artwork is the sole property of D&L Signs. NO use of this design, or part of, is permitted by anyone other than D&L Signs. Anyone using this design, or part of, for any reason including replicating or building will be charged and agrees to pay $1000.00 design fee. The below has read this agreement.

X _____

Designer:

Approved By:

Date: / /

Google Maps

5707 Schofield Ave

Mi-Tech Services, Inc.

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

Google Maps

Permit

Permit NO. **ZONE-5-16-6687**
Permit Type: **Zoning**
Work Classification: **Commercial**
Permit Status: **Active**

Issue Date: 5/3/2016

Expiration: on Change of Use

Project Address	Business Name	Applicant
4903 Schofield Avenue Weston, WI 54476	CoVantage Credit Union	Brian Prunty, President PO Box 107, Antigo, WI 54409, (715) 623-4301, bprunty@covantagecu.org

Parcel Number	Parcel Description	Zoning
19228081640984	PT OF SW 1/4 SE 1/4, SEC 16-28-08	B-3 (General Business)

Property Owner	Address	Phone	E-Mail
Rod Bender Richard Bender Rentals, LLC	PO Box 136 Weston, WI 54476	(715)355-4944	rbllc@yahoo.com

Proposed Land Use: Personal or Professional Service and Drive-Through & Drive-In Sales or Service.

ZONING:

Base District: B-3 (General Business)

Overlay District: WHP-A (Wellhead Protection - Zone A)

Conditional Uses: N/A

Description of Work: CoVantage Credit Union would like to relocate their branch office from 3807 Schofield Avenue to 4903 Schofield Avenue. The activities conducted at the new location will be banking activities customarily provided by CoVantage Credit Union.

FEE SUMMARY

Fees Due	Amount
C.O. Change of Use/Owner Commercial Fee	$0.00
C.O. Existing Building Addition Commercial Fee	$0.00
C.O. New Commercial Fee	$25.00
Certificate of Occupancy Fee	$50.00
Total:	**$75.00**

Total	Amt Paid	Amt Due
$75.00	$25.00	$50.00

Payment Type: Check / Number: 1642433

Comments: 94.2.02(3)(d) B-3 District. This use falls under the 94.4.05(2) Personall or Professional Service and 94.4.05(9) Drive-Through and Drive-In Sales or Service.

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.

Rod Bender — **April 27, 2016**
Signature of Owner / Applicant / Contractor / Agent — Date

Valerie Parker — **May 03, 2016**
Issued By: Village of Weston, WI — Date

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Commercial Zoning and Pre-Application
Permit
Village of Weston/ETZ
Date: 04/27/2016

Permit No. : ZONE-5-16-6687

Payment: ☐ Cash ☒ Check No. 1642433

FULL COMPLETION OF THIS FORM IS REQUIRED FOR PROCESSING

-- PLEASE USE THE ONLINE FILLABLE PDF --

THE VILLAGE OF Weston
5500 Schofield Ave
Weston, WI 54476

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: CoVantage Credit Union
Business Owner: CoVantage Credit Union
Business Address: 723 6th Avenue
Antigo, WI 54409
Website: www.covantagecu.org
Date Opening: June 1, 2017

Contact Name: Brian J. Prunty, President
Mailing Address: CoVantage Credit Union
PO Box 107, Antigo, WI 54409
Phone: (715) 623-4301
Email: bprunty@covantagecu.org
Applicant will: ☐ Rent ☐ Lease ☒ Own

Property Owner: Richard Bender Rentals, LLC
Mailing Address: PO Box 136
Weston, WI 54476

Contact Name: Brian J. Prunty
Phone: (715) 623-1337
Email: bprunty@covantagecu.org

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	☐ Current Use	☐ Proposed Use
Mixed Commercial/Residential	☐ Current Use	☐ Proposed Use
Office	☐ Current Use	☐ Proposed Use
Commercial Retail/Service	☐ Current Use	☒ Proposed Use
Industrial and Warehousing	☐ Current Use	☐ Proposed Use
Institutional	☐ Current Use	☐ Proposed Use
Parking	☐ Current Use	☐ Proposed Use
Excavation/Mining/Significant Earth Movement	☐ Current Use	☐ Proposed Use
Other: Undeveloped vacant land	☒ Current Use	☐ Proposed Use

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PROJECT SITE SPECIFICATIONS

Project Type: New Construction

Building Size (ft^2): 6,890 sq ft

Lot Size(ft^2 & Acres): 97,500 sq feet, 2.23 Acres

Legal Description: See Attachment A

Project Address: (or PIN if no address) 4903 Schofield Avenue
Weston, WI 54476

Property Zone: B-3 - General Business

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? See Attachment B ☒ 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

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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.

4/27/2016

Signature of Applicant — Date

☒ Property Owner ☐ Project/Business Owner ☐ Project Manager

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STAFF REVIEW

PIN: 192-2808-164-0984 Zoning: B-3 w/WHP-A ☒ Village ☐ ETZ

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

Conditional Use: ☐ Yes ☐ No Reason: _____

Use: _____

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

Rezone: ☐ Yes ☐ No Reason: _____

Requested Zone: _____

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

Variance: ☐ Yes ☐ No Reason: _____

Requested Variance: _____

Proposed ZBA Meeting Date: _____ Variance Number: _____

Site Plan Application No. _____ Approval Date: _____

Building Permit No. _____ Approval Date: _____

Sign Permit No. _____ Permanent / Temp Date: _____

Code Section: 94.2.02(3)(d) B-3 District. This use falls under the 94.4.05(2) Personal or Professional Service and 94.4.05(9) Drive-Through and Drive-In Sales or Service.

Comments:

REZN-6-11-1213 from M1 w/OWP to LMD w/OWP

Jennifer L Higgins 5/3/16

Signature of Zoning Administer or Designee Date

Permit Number ZONE-5-16-66687 ☒ Approved ☐ Denied

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STAFF TIME TABLE CHECKLIST

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

☒ **Application and required plans filed with the Village.**
Date: 4-27-16 Received by: vp

☒ **Application fee received by Village.**
Date: 4-27-16 Received by: vp

☒ **Application and submitted plans verified as being complete.**
Date: 4-27-16 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)**
N/A Review Authority: _____ Meeting Date: _____

Action Taken: ☐ Granted ☐ Granted with modifications ☐ Denied

☒ **Zoning Administrator (or designee) action.** Designee: JH/vp
Date: 05-03-16 Action Taken: ☒ Granted ☐ Denied

☒ **Applicant notified of decision and sent Occupancy Permit Application.**
Date: 05-03-16 Sent by: vp

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

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

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Operational Plan

CoVantage Credit Union

Village of Weston – Commercial Zoning and Pre-Application Permit

1. Description of Activities – CoVantage Credit Union would like to relocate our branch office from 3807 Schofield Avenue to 4903 Schofield Avenue. The activities conducted at the new location will be banking activities customarily provided by CoVantage Credit Union.

2. Outdoor Storage – The only outdoor storage will be a trash bin enclosure which will store garbage.

3. a) Impacts on neighboring parcels – Because we are building on undeveloped land that adjoins undeveloped land to the south and commercial retail to the east, we believe there is no adverse impact to neighboring parcels.

   b) Anticipated increase in traffic - Our present member transactions per month at our office location at 3807 Schofield Avenue are approximately 15,000 per month. We expect the new office will have an initial bump in transactions of 10-15% or 16,500-17,250 per month. (Note: Members do multiple transactions per visit so actual vehicle traffic will be substantially less than transaction counts.) Because our current office is less than one mile away, this project will not have an adverse impact on traffic.

   c) The current number of employees working out of 3807 Schofield Avenue is 13. We anticipate once we open 4903 Schofield Avenue, we will have 20 employees working in this office.

   d) Drop off and/or pick up materials – Other than periodic courier deliveries (about 1 per day), during business hours there is no impact.

4. Existing Facilities – There are no existing facilities.

5. Additional Licenses – Other than a transfer of a Wisconsin Sellers Permit and notifying the Wisconsin Department of Financial Institution Office of Credit Union of the move, there are no additional licenses required.

6. Other pertinent information – None.

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Attachment A

Legal Description

The subject parcel is approximately 2.23 acres. The legal description is as follows:

Part of the SW ¼ of the SE ¼, commencing at the NW corner south to the south line of Highway 29 (now Schofield Avenue), east 33 feet to Point of Beginning, east 396 feet, south 260 feet, west 396 feet to east line of Von Kanel Street, north 260 feet to beginning, except Doc #1186830 (Highway) in Section 16, Township 28 North, Range 8 East, Village of Weston, Marathon County, WI.

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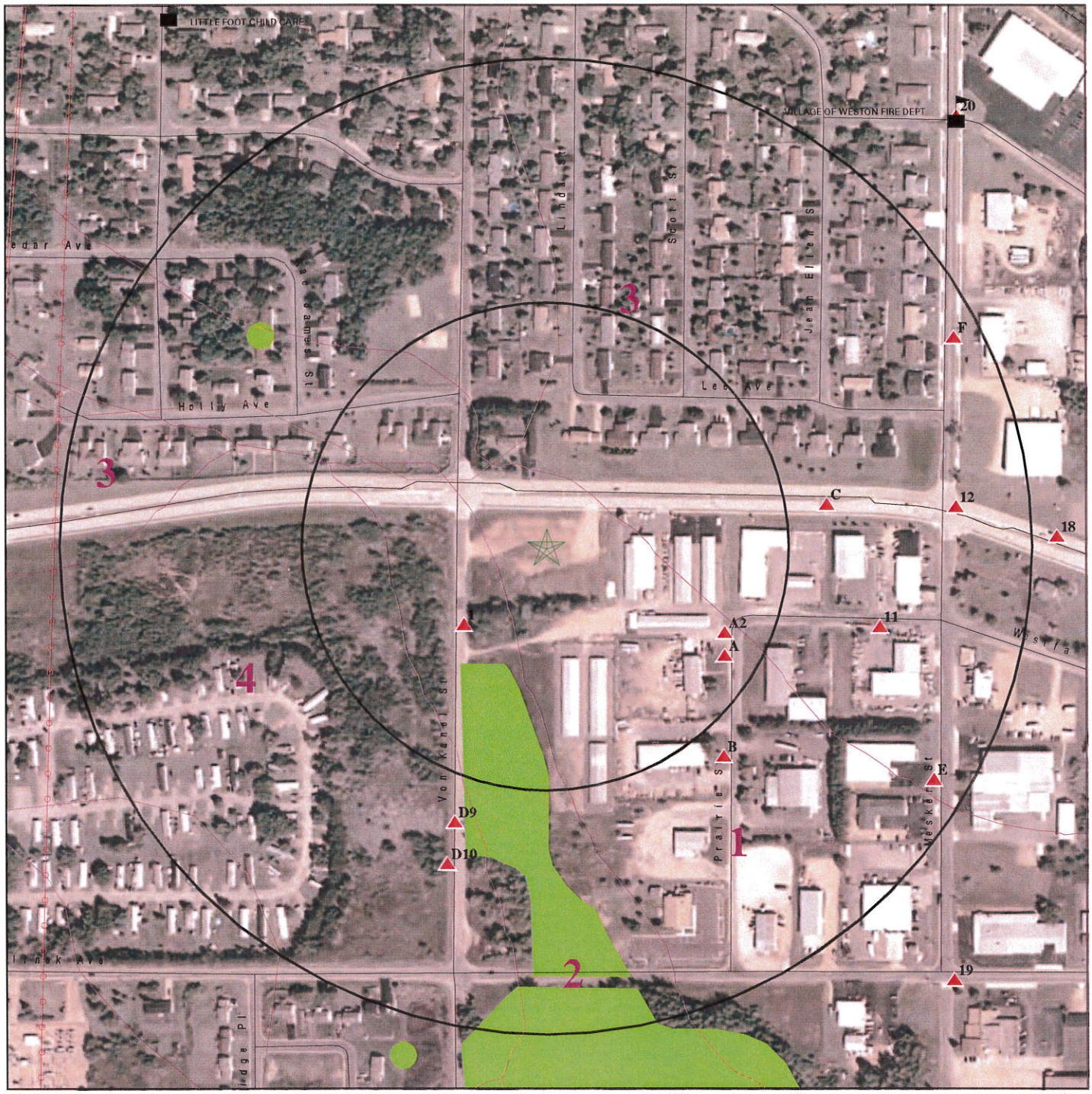
Attachment B

DETAIL MAP - 4589898.2S



0 1/16 1/8 1/4 Miles

- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Pipelines
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Richard Bender Rentals, LLC ADDRESS: 4903 Schofield Avenue Schofield WI 54476 LAT/LONG: 44.905272 / 89.561288	CLIENT: REI CONTACT: Matthew Rahn INQUIRY #: 4589898.2s DATE: April 12, 2016 3:19 pm

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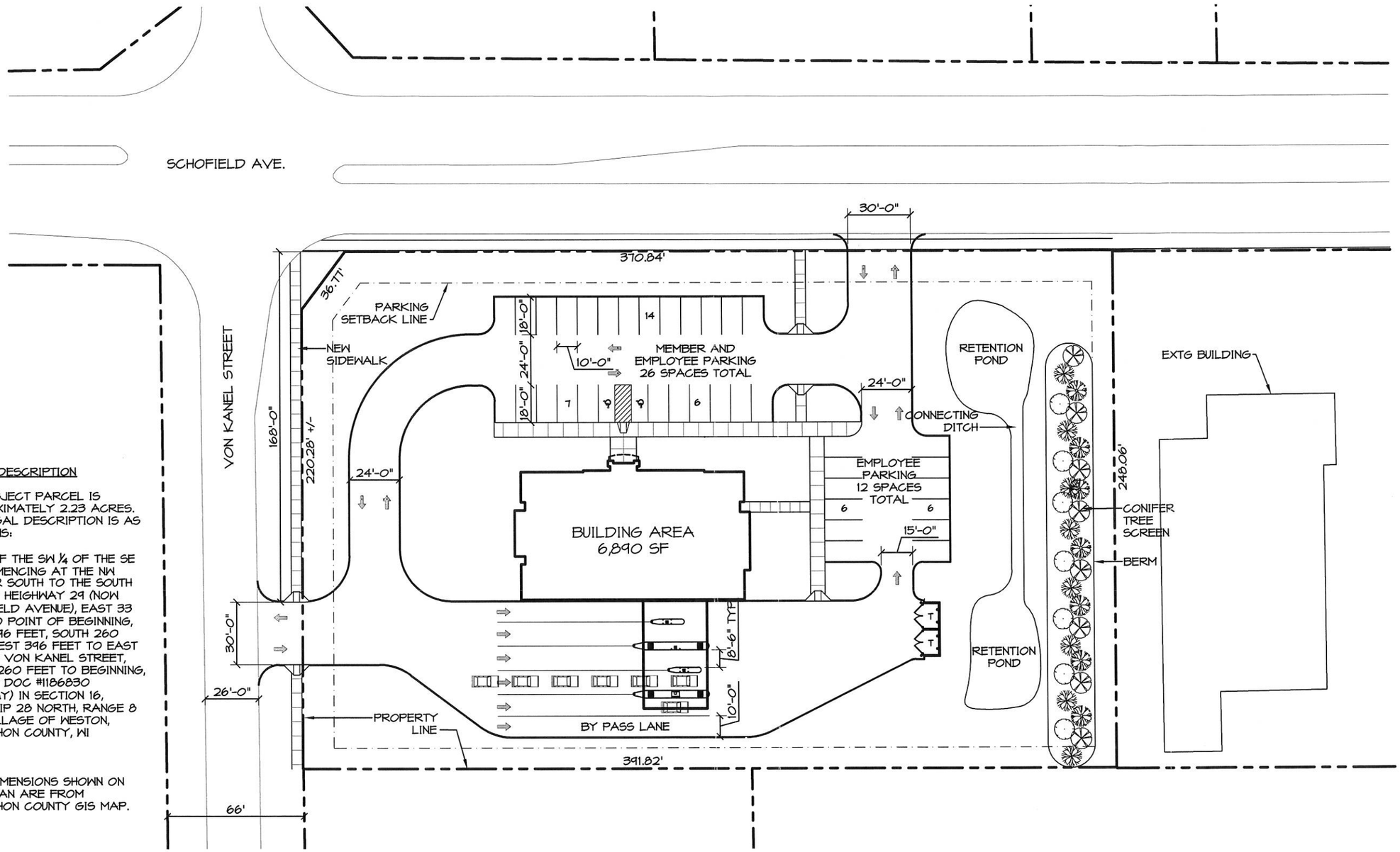

LEGAL DESCRIPTION

THE SUBJECT PARCEL IS APPROXIMATELY 2.23 ACRES. THE LEGAL DESCRIPTION IS AS FOLLOWS:

PART OF THE SW ¼ OF THE SE ¼, COMMENCING AT THE NW CORNER SOUTH TO THE SOUTH LINE OF HEIGHWAY 29 (NOW SCHOFIELD AVENUE), EAST 33 FEET TO POINT OF BEGINNING, EAST 396 FEET, SOUTH 260 FEET, WEST 396 FEET TO EAST LINE OF VON KANEL STREET, NORTH 260 FEET TO BEGINNING, EXCEPT DOC #1186830 (HIGHWAY) IN SECTION 16, TOWNSHIP 28 NORTH, RANGE 8 EST, VILLAGE OF WESTON, MARATHON COUNTY, WI

*LOT DIMENSIONS SHOWN ON SITE PLAN ARE FROM MARATHON COUNTY GIS MAP.

PROPOSED SITE PLAN

1" = 50'

N

CoVANTAGE CREDIT UNION

VONKANEL and SCHOFIELD AVE.
WESTON, WI
APRIL 27, 2016

Mudrovich architects

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Performance Standards:

1. All outdoor activity areas shall be completely enclosed by an opaque fence, wall, or building section for each Outdoor and Vehicle Repair and Maintenance use no later than January 1, 2017. Such enclosure shall be located a minimum of 50 feet from any residentially zoned property.
2. Outdoor storage of vehicle parts and abandoned, unlicensed, and inoperable vehicles is prohibited, except that each inoperable vehicle being serviced may be kept outdoors for a period not exceeding 30 days.
3. A bufferyard meeting the requirements of Section 94.11.02(3)(d) shall be provided along all property borders abutting residentially zoned property.
4. Minimum Required Off-Street Parking: one space per 300 square feet of Gross Floor Area, or one space per each employee on the largest shift, whichever is less.

(9) **Drive-Through and Drive-In Sales or Service.**

Includes all land uses that perform sales and/or services to persons in vehicles, or to vehicles that may or may not be occupied at the time of such activity (except "Outdoor and Vehicle Repair and Maintenance" land uses, which are separately listed and regulated). Such uses often have traffic volumes that exhibit their highest levels concurrent with peak traffic flows on adjacent roads. Examples include drive-in, drive-up, and drive-through facilities in conjunction with another principal use (like a bank or restaurant), vehicular fuel stations, and car washes.

Performance Standards:

1. There shall be stacking space for at least five vehicles behind each drive-through order station, at least two vehicles between each order station and the first pass-through window, and at least two spaces beyond the last pass-through window for post-order pick-up.
2. The drive-through facility shall be designed so as to not impede or impair loading, vehicular movement, and pedestrian movement, or exacerbate the potential for conflicts with such activities.
3. Clearly marked pedestrian crosswalks shall be provided for each walk-in customer access to the facility adjacent to drive-through lane(s).
4. All vehicular areas shall have a hard surface that is designed to meet the requirements of a minimum four ton axle load.
5. A bufferyard meeting the requirements of Section 94.11.02(3)(d) shall be provided along all property borders abutting residentially zoned property.
6. Vertical concrete curbs shall be used to separate driving areas from exterior fixtures such as fuel pumps, vacuums, menu boards, canopy supports, and landscaped islands.
7. Any land use that conducts sales from a vehicle such as a food truck or trailer, or from any other structure for an outdoor food or beverage vendor, that is in one place for more than 7 consecutive days is not classified as a "Drive-Through and Drive-In Sales or Service" use and is prohibited within the Village.
8. Minimum Require Off-Street Parking: Refer to the parking requirements of the other land uses on the site, such as "Indoor Sales and Service" land uses for a gas station/convenience store.

(10) **Indoor Commercial Entertainment.**

Includes all uses that provide entertainment services entirely within an enclosed building, or where outdoor entertainment facilities are present, the land area of such facilities is not greater than 15 percent of the gross floor area indoors. Indoor Commercial Entertainment uses often have operating hours that extend significantly later than most other commercial land uses. Examples of such land uses include restaurants, brewpubs, taverns, theaters, health or fitness centers, other indoor private

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Figure 5.02(1): Non-residential District Density and Intensity Standards

Zoning District	Minimum Lot Area (sf)	Minimum Lot Width (ft)	Minimum Public Street Lot Frontage (ft)	Minimum Landscape Surface Ratio (LSR)	Max Floor Area Ratio (FAR) (a)
INT Institutional	30,000	80	40	20%	0.5
B-1 Neighborhood Business	20,000	80	40	20%	0.5
B-2 Highway Business	30,000	80	40	20%	1.0
B-3 General Business	30,000	80	40	20%	0.5
BP Business Park	40,000	100	50	20%	1.5
LI Light Industrial	30,000	80	40	15%	0.5
GI General Industrial	40,000	100	50	10%	1.0

(a) Does not include structured parking or underground parking.

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Figure 5.02(2): Non-residential District Setback and Height Standards

Zoning District	Minimum Setbacks (ft) (b)						Minimum Principal Building Separation (ft)	Maximum Building Height (stories/ft, whichever is greater)	
	Principal Building to Front and Street Side Lot Lines (a)	Principal Building to Interior Side Lot Line	Principal Building to Rear Lot Line	Accessory Building to Interior Side/Rear Lot Line (a) (d)	Hard or Gravel Surface (c)				
					Front or Street Side	Interior Side or Rear		Principal Buildings	Accessory Buildings
INT Institutional	20	8	20	3	15	10	10	3/45	1/20
B-1 Neighborhood Business	10	6	10	3	10	5	10	3/45	1/20
B-2 Highway Business	30	12	20	6	15	10	10	3/45	1/20
B-3 General Business	30	12	20	6	15	10	10	3/45	1/20
BP Business Park	30	12	20	10	15	10	10	4/60	1/20
LI Light Industrial	30	12	20	10	10	5	10	2/30	1/20
GI General Industrial	40	15	30	10	10	5	10	4/60	2/35

(a) See Section 94.4.09(1) for standards related to detached accessory buildings located within front yard areas, minimum separation requirements associated with detached accessory structures, and other standards associated with detached accessory structures.

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

(c) Includes all gravel and hard surfaces as defined in Section 94.17.04. 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.

(d) Front and street side yard setbacks for accessory structures as the same as the minimum front and street side setback for the principal structure.

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8. Wherever practical in the determination of the Zoning Administrator, public roadway access shall be shared, and cross-access driveways and pedestrian ways shall be provided, between adjoining properties.
9. All utility systems including, but not limited to water, electric, gas, sewer, storm water, telephone, fiber optics servicing the site, shall be installed underground.
10. Wall and fences between the street side landscaping area and the building shall not exceed 3 feet in height unless used to screen public plazas, patios, outdoor dining areas or similar permitted outdoor uses in conformance with Section 94.4.05(11). Materials and design of all walls and fences shall be consistent with the architectural theme and materials of the building.
11. Materials and design of all walls, fences, refuse and recycling enclosures, signs, and exterior lighting shall be unified across the site and consistent with the architectural theme of the building. No wall, fence, or enclosure shall exceed 6 feet in height. Roofed enclosures may exceed this limit, but shall be no higher than 10 feet in height.
12. If specified in an adopted element of the Village's Comprehensive Plan for the particular geographic area in which the development is proposed, building, site, landscaping and other design components of the proposed development shall conform to the standards in that Comprehensive Plan element.
13. The Plan Commission may approve a waiver or modification to one or more of the above requirements where it finds such requirement(s) would create practical difficulties in the development of the site and compensating design elements are incorporated.

(d) D-WM *Weston Marketplace Overlay*. Design requirements are included within the Schofield Avenue Lifestyle Center Master Plan, dated October 19, 2006, amendments made to the Weston Center Master Plan, dated November 6, 2013 and now known as the Weston Marketplace Master Plan and as such plan may be amended or supplemented from time to time by the Plan Commission under the site plan approval procedures in Section 94.16.09. All future buildings depicted in such plan shall utilize materials, architectural design, and signage that are consistent with those used on the constructed "Retail Center #1" in such Plan. The areas around such buildings shall be landscaped in accordance with such Plan.

D-R *Renaissance Development Overlay*. Design requirements are included within the Renaissance Development Plan, dated December 19, 2007 and as such plan may be amended or supplemented from time to time by the Plan Commission under the site plan approval procedures in Section 94.16.09. [Amended via Ord. 15-005, 5/22/2015]

Section 94.6.03: WHP Wellhead Protection Area Overlay District

(1) **Description and Purpose.** The Village depends exclusively on ground water for a safe drinking water supply. Certain land use practices and activities can seriously threaten or degrade ground water quality. The purpose of this Section is to institute land use regulations and restrictions to protect the Village's municipal water supply and well fields, and to promote the public health, safety, and general welfare of the residents, employees, and visitors of the Village. The restrictions imposed in this Section are in addition to those of the underlying standard zoning district or any other provisions of this Chapter. This section is established under the authority of Wis. Stat. § 62.23(7)(a) and (c) and Wis. Admin Code NR Chapter 811.

(2) **Wellhead Protection Area Overlay District Boundaries.** The regulations of this Section shall apply to land within Wellhead Protection Area district boundaries mapped as "WHP" on the Official Zoning Map and/or Official Overlay Zoning Map. The WHP district is further divided into WHP-A and WHP-B, on the Map, indicating different zones of groundwater contribution to the associated well. WHP-A indicates one year time of travel to the wellhead (Zone A); WHP-B indicates five year time of travel (Zone B).The

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list of conditional and prohibited uses in the WHP district varies depending on whether the property is in WHP-A or WHP-B per Figure 6.03.

(3) **Separation Distance Requirements.** Minimum separation distances listed in Wis. Admin. Code NR Chapter 811 shall be maintained between the well and other potential sources of contamination, per Wis. Admin. Code NR §811.12(5)(d), where such potential sources of contamination were not in existence on the date that the district was first mapped on the Official Zoning Map or Official Overlay Zoning Map in that area and were not in continuous operation following that date. Such potential sources of contamination include, but may not be limited to:

(a) Emergency or standby power system.

(b) Storm water retention or detention pond.

(c) Storm sewer main.

(d) Sanitary sewer main, manhole, lift station.

(e) Storage tank for gasoline, diesel, bio-diesel, ethanol, other alternative fuel, fuel oil, petroleum product, motor fuel, burner fuel, lubricant, waste oil, or hazardous substances.

(f) Private on-site wastewater treatment system tank or dispersal component.

(g) Cemetery.

(h) Land application of municipal, commercial, or industrial waste.

(i) Agricultural, industrial, commercial or municipal waste water treatment plant, treatment units, lagoons, or storage structures.

(j) Manure stacks or storage structures.

(k) Solid waste storage, transportation, transfer, incineration, air curtain destructor, processing, wood burning, one time disposal or small demolition facility.

(l) Sanitary landfill.

(m) Any property with residual groundwater contamination that exceeds NR 140 enforcement standards.

(n) Salt or deicing material storage area.

(4) **Conditional and Prohibited Uses**. Figure 6.03 lists land uses that are conditional and prohibited (restricted) land uses within the different WHP districts, with a "C" indicating conditional status and a "R" indicating prohibited (or restricted) status. The land uses listed as conditional uses within a particular Wellhead Protection Area overlay district are only allowed if such uses are also listed as permitted or conditional uses in the underlying standard zoning district (See Figures 3.04 and 3.05). Uses marked with a "P" and other uses not listed below are permitted by right in the associated Wellhead Protection Area overlay district, provided that such uses are also permitted by right in the underlying standard zoning district. Any of the following uses that are not allowed in the underlying standard zoning district, per Figures 3.04 and 3.05, may not be established in the Wellhead Protection Area district that overlays that standard zoning district. All uses shall be further subject to the separation standards in subsection (3). Existing potential sources of contamination and land uses as of March 18, 2015 shall be permitted to continue subject to the requirements in subsection (6) below.

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Figure 6.03: Conditional (C), Prohibited (R), and Permitted (P) Uses in WHP Overlay Districts

Land Use	Status in WHP-A District	Status in WHP-B District
Animal confinement facilities	R	C
Asphalt products manufacturing plants	C	C
Automobile fueling, service, painting, repair, and/or maintenance facilities	C	P
Building materials and product sales	C	P
Buried hydrocarbon, petroleum or hazardous chemical storage tanks. Hazardous chemicals are identified by OSHA criteria under 40 CFR Part 370.	R	C
Car washes	C	P
Cartage and express facilities	C	P
Cemeteries	C	C
Center-pivot or other large-scale irrigated agriculture operations	C	C
Chemical storage, sale, processing, and/or manufacturing facilities	C	C
Coal storage facilities	R	R
Composting and post-consumer material recycling and storage facilities	C	C
Dry cleaning establishments	R	C
Dumping or disposing of garbage, refuse, trash, or demolition material, including landfills but excluding composting and post-consumer recycling and storage facilities	R	R
Electronic circuit assembly plants	C	P
Electroplating plants	C	P
Exposed hydrocarbon, petroleum, or hazardous chemical storage tanks, with hazardous chemicals identified by OSHA criteria under 40 CFR Part 370, but not including residential LP gas tanks	R	C
Exterminating shops	R	P
Fertilizer or pesticide manufacturing or storage, facilities	R	C
Foundries and forge plants	C	C
Industrial liquid waste storage areas, indoor.	C	C
Industrial waste storage facilities, outdoor, such as industrial lagoons and pits	R	R
Junk yards and salvage yards	R	C
Manure and animal waste storage facilities, except for animal waste storage facilities regulated by Marathon County	R	C
Metal plating, reduction, and/or refinement plants	C	P
Mineral extraction operations	C	C
Motor and machinery service and assembly shops	C	C
Motor freight terminals, rail yards	C	C
Petroleum products processing	R	C
Pharmaceuticals manufacturing	C	C

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Land Use	Status in WHP-A District	Status in WHP-B District
Photography studios involving the developing of film and pictures (digital excluded)	C	P
Plastics manufacturing	C	P
Printing and publishing establishments	C	C
Private on-site wastewater treatment systems designed for 12,000+ gallons per day flow	C	C
Private on-site wastewater treatment systems on new lots under 20,000 square feet	C	P
Pulp and paper manufacturing	C	C
Rendering plants and slaughterhouses	R	R
Salt or de-icing storage facilities	C	C
Septage, wastewater, or sewage spreading, storage, treatment or disposal, outdoor, except for lagoons and pits exclusively for industrial use	R	C
Storage, manufacturing or disposal of toxic or hazardous materials not otherwise listed	R	C
Storage or processing of extremely hazardous substances, radioactive materials or substances listed in Table 1, Wis. Admin. Code NR Chapter 140. (Extremely hazardous substances are identified by SARA/EPCRA criteria under 40 CFR Parts 302 and 355.)	R	R
Underground petroleum products storage tanks, and above-ground petroleum product storage tanks greater than 660 gallons. All new or replaced tanks shall also be installed in compliance with Wis. Admin. Code SPS Chapter 10.	C	P
Woodworking, wood preserving, and wood products manufacturing	C	P

(5) **Conditional Use Permit Application Review Requirements.**

(a) Application. In addition to conditional use permit application requirements in Section 94.16.06, the request shall include an environmental impact study or environmental assessment prepared by a licensed environmental engineer. Said report shall be forwarded to an engineer designated by the Village for recommendation and final decision by the Village. The applicant shall reimburse the Village for all consultant fees associated with this review at the invoiced amount plus administrative costs.

(b) Criteria. General criteria for conditional use permit approval are included within Section 94.16.06(7). In its consideration of conditional use permit applications for one of the listed conditional uses in subsection (4) within the associated Wellhead Protection Area overlay district, the Plan Commission shall also consider the following additional criteria:

1. The Village's responsibility as a public water supplier to protect and preserve public health, safety and welfare.
2. The potential of the proposed use to seriously threaten or degrade groundwater quality.
3. The availability of alternative uses, locations, and operational characteristics, and the cost, effect, and extent of availability of such alternatives.

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May 10, 2016

E-Mail Only

Bonnie DeChamps
Hurckman Mechanical Industries, Inc.
PO Box 10977
Green Bay, WI 54307

Re: Partially Approved Zoning Permit (ZONE-5-16-6708) 5807 Prairie Street, Suite B, Weston

Dear Bonnie,

Thank you for submitting your Commercial Zoning and Sign Permit applications.

First of all, the zoning district that this property falls within is the B-3 (General Business) Zoning District. There is a Wellhead Protection – Zone A (WHP-A) Overlay District on this property as well; however, it should not impact your business use. Through the review of the submitted operational plan, it has been determined that the following land uses will be occurring on the above-mentioned property:

- *Office Use (94.4.05(1)) – Permitted Use within the B-3 Zoning District;*
- *Indoor Storage or Wholesaling (94.4.05(1)) or Light Industrial (94.4.08(1)) – Conditional Use within the B-3 Zoning District; and*
- *Outdoor Storage or Wholesaling (94.4.06(1)) – Conditional Use within the B-3 Zoning District.*

What this means is that only the office use would be permitted in this building at this time; and prior to storing any materials/supplies on this property (other than business vehicles), you (or the property owner) must first apply for a Conditional Use Permit. This is done through a public hearing before the Village's Plan Commission. The Plan Commission meets the 2nd Monday of each month, at 6pm. You would need to submit the application (attached) and pay the fee. In order to have this request on the June 13th Plan Commission meeting agenda, we would need the application materials by Friday, May 20th. This allows us the necessary time to put together the public hearing notice, which is posted twice as a legal ad in the Wausau Daily Journal, the two weeks leading up to the public hearing, and mailed to all the adjacent property owners.

You can find a copy of our zoning code and the applications on our website: www.westonwi.gov/zoning. Our Commercial Land Use Types can be found on page 4-15 (or the 46th page of the entire document). There is a table of Land Use Category Types, which starts on the 27th page of the zoning code. Here you will see what land use types are permitted, conditional, or prohibited within certain zoning districts.

With your operational plan, we need to know how many employees are anticipated, and the hours of operation.

If you choose to continue moving forward in opening your office here, there is one other application that we will need from you, which is the Occupancy Certificate application. There is also a $50.00 fee associated. This fee helps to cover the costs of the inspections performed by our Building Inspector and our SAFER Fire Inspector, which will occur just prior to you opening to the public.

Weston Municipal Center
eld Avenue • Weston, WI 54476 • *Phone:* (715) 359-6114 • *Fax:* (715) 359-6117
www.westonwi.gov

Your submitted sign permit application is being reviewed by Jared Wehner, Assistant Planner. To complete the sign application, a picture of the sign will also need to be submitted. He can be reached at jwehner@westonwi.gov.

Please call or e-mail me so that we can discuss this situation. I can be reached at 715-241-2607, or via e-mail at vparker@westonwi.gov. If I am not available, you can also contact the general Planning & Development Department (PlanDev@westonwi.gov), or you can call our office at (715) 359-6114.

Sincerely,

Valerie R. Parker

Valerie Parker
Planning Technician
Planning & Development Department

Cc: Planning & Development Staff
Marty Christiansen, SAFER Fire Inspector
Tom Krautkramer, Copper Halo, LLC (tom.kramer@copperhalo.com)
Marv Anderson, PDM Construction (pdmmarv@frontier.com)

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Permit

Permit NO. **ZONE-5-16-6708**
Permit Type: **Zoning**
Work Classification: **Commercial**
Permit Status: **Active**

Issue Date: 5/10/2016

Expiration: on Change of Use

Project Address	Business Name	Applicant
5807 Prairie Street #B Weston, WI 54476	Hurckman Mechanical Industries, Inc.	Bonnie DeChamps, (920) 327-4242, bonniedechamps@hurckman.com PO Box 10977, Green Bay, WI 54307

Parcel Number	Subdivision	Block / Lot	Zoning
192-2808-164-0097	WESTON COMMERCIAL PARK	0 / 4	B-3 (General Office)

Owner Information	Address	Phone	E-Mail
Tom Krautkramer Copper Halo, LLC	PO Box 75 Weston, WI 54476	(715) 574-9343	tom.kramer@copperhalo.com

Proposed Land Use: Office; Indoor Storage or Wholesaling; Light Industrial; and Outdoor Storage or Wholesaling.

ZONING:

Base District: B-3 (General Business)

Overlay District: WHP-A (Wellhead Protection - Zone A)

Conditional Uses: Will be needed prior to Light Industrial Use; Indoor Storage or Wholesaling; or Outdoor Storage of Wholesaling.

Description of Work: New location for Hurckman Mechanical Industries, Inc.

FEE SUMMARY

Fees Due	Amount
C.O. Change of Use/Owner COMMERCIA	$25.00
C.O. Existing Building Addition Commercia	$0.00
C.O. New Commercial Fee	$0.00
Certificate of Occupancy Fee	$50.00
Total:	**$75.00**

Total	Amt Paid	Amt Due
$75.00	$0.00	$75.00

Payment Type:

Comments: 94.4.05(1) Office Use - Permitted within the B-3 District.
94.4.06(1) Indoor Storage & Wholesaling, 94.4.06(2) Outdoor Storage & Wholesaling, and 94.4.08(1) Light Industrial [Contractor Shop] are all only permitted uses through a Conditional Use Permit. Office Use would be the only permitted use at this time.

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.

Bonnie DeChamps — May 5, 2016
Signature of Owner / Applicant / Contractor / Agent — Date

Valerie Parker — May 10, 2016
Issued By: Village of Weston, WI — Date

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*still owe $25.00 fee 5-10-16 vp

Commercial Zoning and Pre-Application
Permit
Village of Weston/ETZ
Date: 05/05/2016

Permit No.: ZONE-5-16-6708

Payment: ☐Cash ☐Check No. _____

FULL COMPLETION OF THIS FORM IS REQUIRED FOR PROCESSING

-- PLEASE USE THE ONLINE FILLABLE PDF --

THE VILLAGE OF Weston
5500 Schofield Ave
Weston, WI 54476

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: Hurckman Mechanical Industries, Inc.
Business Owner: Brad F. Hurckman
Business Address: 5807 Prairie St. Suite B
Weston, WI 54476
Website: www.hurckman.com
Date Opening: 5/11/16

Contact Name: Bonnie M. DeChamps
Mailing Address: PO Box 10977
Phone: (920) 327-4242
Email: bonniedechamps@hurckman.com
Applicant will: ☐ Rent ☒ Lease ☐ Own

Property Owner: COPPER HALO LLC
Mailing Address: P.O. Box 75
Schofield, WI 54476

Contact Name: Tom Krautkramer
Phone: 715-574-9343
Email: tom.kramer@copperhalo.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	☐ Current Use	☐ Proposed Use
Mixed Commercial/Residential	☐ Current Use	☐ Proposed Use
Office	☐ Current Use	☒ Proposed Use
Commercial Retail/Service	☐ Current Use	☒ Proposed Use
Industrial and Warehousing	☐ Current Use	☒ Proposed Use
Institutional	☐ Current Use	☐ Proposed Use
Parking	☐ Current Use	☐ Proposed Use
Excavation/Mining/Significant Earth Movement	☐ Current Use	☐ Proposed Use
Other: _____	☐ Current Use	☐ Proposed Use

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PROJECT SITE SPECIFICATIONS

Project Type: New Use

Building Size (ft^2): 2000 sq.ft.

Lot Size(ft^2 & Acres): 1.4

Legal Description:

Project Address: (*or PIN if no address*) 5807 Prairie St. Suite B
Weston, WI 54476

Property Zone: B-3 - General Business

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

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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.

Signature of Applicant — Date: 5-6-16

☐ Property Owner ☒ Project/Business Owner ☐ Project Manager

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STAFF REVIEW

PIN: 192-2808-164-0097 Zoning: B-3 + WHP-A ☒ Village ☐ ETZ

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

Conditional Use: ☐ Yes ☐ No Reason: 94.4.05(1) Outdoor Storage / Indoor Storage + Wholesaling

Use: and/or Light Industrial (94.4.08(1))

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

Rezone: ☐ Yes ☐ No Reason: _____

Requested Zone: _____

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

Variance: ☐ Yes ☐ No Reason: _____

Requested Variance: _____

Proposed ZBA Meeting Date: _____ Variance Number: _____

Site Plan Application No. _____ Approval Date: _____

Building Permit No. _____ Approval Date: _____

Sign Permit No. _____ Permanent / Temp Date: _____

Code Section: Office Use (94.4.05(1)) - permitted within B3 District.

Comments: 94.4.06(1) Indoor Storage + Wholesaling, 94.4.06(2) Outdoor Storage + Wholesaling, and (94.4.08(1)) Light Industrial - Contractor shop - are all only permitted through conditional use. Office use would be the only permitted use at this time.

Jennifer L Higgins 5/10/16

Signature of Zoning Administer or Designee Date

Permit Number ZONE-5-16-6708 ☐ Approved ☐ Denied

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STAFF TIME TABLE CHECKLIST

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

☒ **Application and required plans filed with the Village.**
Date: 05-06-16 Received by: VP

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

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

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

Action Taken: ☐ Granted ☐ Granted with modifications ☐ Denied

☐ **Zoning Administrator (or designee) action.** Designee: [illegible]
Date: 5/10/16 Action Taken: ☒ Granted ☐ Denied
See comments - office use only

☐ **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: _____

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5-5-2016

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);

Primarily Office and Storage Use

(2) a statement regarding outdoor storage and a detailed description of the materials being proposed to be stored (are there hazardous materials?);

Possibly utility trailer and pipe racking

(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?);

No impact to neighboring parcel. Location is being used as a satellite office

(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);

Possibly if a fabrication facility is brought to the Council for approval, but not at this time.

(5) what additional licenses are required to operate? A copy

None

(6) please include any other pertinent information.

None

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Permit

Permit NO. **ZONE-5-16-6730**
Permit Type: **Zoning**
Work Classification: **Commercial**
Permit Status: **Active**

Issue Date: 5/19/2016

Expiration: on Change of Use

Project Address	Business Name	Applicant
7209 Synergy Court Weston, WI 54476	InterCon Construction, Inc.	Jamie DeBruin

Parcel Number	Subdivision	Zoning
19228082340991	CSM #17324, Vol 82, Pg 122, Doc #1708912	GI - General Industrial

Owner Information	Address	Phone	E-Mail
Westport Leasing, LLC	5512 State Road 19 & 113 Waunakee, WI 53597	(605)850-4820	jdebruin@intercon-const.com

Proposed Land Use: 94.4.05(1) Office; 94.4.05(7) Indoor Repair & Maintenance; 94.4.06(2) Outdoor Storage or Wholesaling; and 94.4.08(1) Light Industrial.

ZONING:

Base District: GI (General Industrial)

Overlay District: N/A

Conditional Uses: N/A

Description of Work: Office and Indoor Repair and Maintenance Facility for their utility construction division/fleet in the Marathon County area.

FEE SUMMARY

Fees Due	Amount
C.O. Change of Use/Owner Commercial Fee	$0.00
C.O. Existing Building Addition Commercial Fee	$0.00
C.O. New Commercial Fee	$25.00
Certificate of Occupancy Fee	$50.00
Total:	**$75.00**

Total	Amt Paid	Amt Due
$75.00	$25.00	$50.00

Payment Type: Check / Number: 1003

Comments: Proposed land uses are all permitted within the GI Zoning District (94.2.02(3)(g).

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.

Jamie DeBruin — **May 16, 2016**
Signature of Owner / Applicant / Contractor / Agent — Date

Valerie Parker — **May 16, 2016**
/I — Date

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InterCon Construction Operational Plan

InterCon Construction's principle use will be as office and indoor repair and maintenance for our utility construction division/fleet in the Marathon County area.

Outdoor storage areas will be utilized for construction related equipment including; but not limited to: Pickup trucks, trailers, backhoe/trenchers, etc. Additionally, some utility construction materials such as plastic gas pipe, electric cable, and fiber optic cable (typically on reels) may be stored in the storage area as well.

The impact to the neighboring parcels is anticipated to be minimal. The office will be for approximately 4 employees to carry out their duties with regards to scheduling and supervision of the "off-site" construction employees and the garage will house 2 mechanics to service the fleet. Some miscellaneous deliveries of parts will take place but typically during normal working hours of 7am-5pm. Advanced Disposal will be utilized for refuse and recycling (4yd refuse container picked up once a week; 2yd cardboard container picked up every other week; 95-gallon comingled recyclables cark picked up every other week) with the specific pickup day to be determined.

Currently, there are no existing facilities on site. The proposed structure is approximately 10,500 square feet and will include 17 parking spaces (2 of which are dedicated handicap accessible parking spaces.) Fenced, outdoor storage is estimated at approximately 80,750 square feet.

No additional licenses are required to operate.

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Commercial Zoning and Pre-Application
Permit
Village of Weston/ETZ
Date: 03/10/2016

Permit No. : ZONE-5-16-6730

Payment: ☐Cash ☒Check No. 1003

FULL COMPLETION OF THIS FORM IS REQUIRED FOR PROCESSING

-- PLEASE USE THE ONLINE FILLABLE PDF –

5500 Schofield Ave
Weston, WI 54476

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: InterCon Construction, Inc.
Business Owner:
Business Address: 5512 State Road 19 & 113
Waunakee, WI 53597
Website: www.intercon-const.com
Date Opening: 3/11/2016

Contact Name: Jamie DeBruin
Mailing Address: 5512 State Road 19 & 113
Waunakee, WI 53597
Phone: (608) 850-4820
Email: jdebruin@intercon-const.com
Applicant will: ☐ Rent ☒ Lease ☐ Own

Property Owner: Westport Leasing LLC
Mailing Address: 5512 State Road 19 & 113
Waunakee, WI 53597

Contact Name: Jamie DeBruin
Phone: (608) 850-4820
Email: jdebruin@intercon-const.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	☐ Current Use	☐ Proposed Use
Mixed Commercial/Residential	☐ Current Use	☐ Proposed Use
Office	☐ Current Use	☒ Proposed Use
Commercial Retail/Service	☐ Current Use	☐ Proposed Use
Industrial and Warehousing	☐ Current Use	☒ Proposed Use
Institutional	☐ Current Use	☐ Proposed Use
Parking	☒ Current Use	☐ Proposed Use
Excavation/Mining/Significant Earth Movement	☐ Current Use	☐ Proposed Use
Other:	☐ Current Use	☐ Proposed Use

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PROJECT SITE SPECIFICATIONS

Project Type:	New Construction	Project Address: (or PIN if no address)	7204 Synergy Court
Building Size (ft^2):	10,500		Weston, WI
Lot Size(ft^2 & Acres):	248,884 sq. ft., 5.7136 acres	Property Zone:	Select Zoning Designation
Legal Description:	Lot 2 of Marathon County Certified Survey Map No. 17324		

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

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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.

03/10/2016

Signature of Applicant — Date

☐ Property Owner ☐ Project/Business Owner ☐ Project Manager

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STAFF REVIEW

PIN: 192-2808-234-0991 Zoning: GI ☒ Village ☐ ETZ

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

Conditional Use: ☐ Yes ☐ No Reason: _____

Use: _____

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

Rezone: ☐ Yes ☐ No Reason: _____

Requested Zone: _____

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

Variance: ☐ Yes ☐ No Reason: _____

Requested Variance: _____

Proposed ZBA Meeting Date: _____ Variance Number: _____

Site Plan Application No. CSIT-5-16-1584 Approval Date: _____

Building Permit No. _____ Approval Date: _____

Sign Permit No. _____ Permanent / Temp Date: _____

Code Section: 94.2.02(3)(g) GI (General Industrial) Zoning District

Comments: 94.4.05(1) Office; 94.4.05(7) Indoor Repair + Maintenance; 94.4.06(2) Outdoor Storage or Wholesaling; and 94.4.08(1) Light Industrial are all permitted uses within GI District.

Jennifer L Higgins 5/19/16

Signature of Zoning Administer or Designee Date

Permit Number ZONE-5-16-6730 ☒ Approved ☐ Denied

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STAFF TIME TABLE CHECKLIST

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

☒ **Application and required plans filed with the Village.**
Date: 05-16-16 Received by: JW

☒ **Application fee received by Village.**
Date: 05-16-16 Received by: JW

☒ **Application and submitted plans verified as being complete.**
Date: 05-16-16 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)**
N/A Review Authority: _____ Meeting Date: _____

Action Taken: ☐ Granted ☐ Granted with modifications ☐ Denied

☒ **Zoning Administrator (or designee) action.** Designee: [illegible]
Date: 5/19/16 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: _____

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(b) B-1 *Neighborhood Business*. The B-1 district accommodates small-scale office, retail, and service uses compatible with adjacent residential neighborhoods. Development within this district is served by public sanitary sewer and water services. The B-1 district is intended for areas planned for commercial uses, and for small portions of areas planned for neighborhood development, within the Comprehensive Plan. (Predecessor district: B-1 Neighborhood Convenience Retail and Service)

(c) B-2 *Highway Business*. The B-2 district accommodates a range of large- and small-scale office, retail, commercial service, restaurant, and lodging uses. Development within this district is served by public sanitary sewer and water services. This district is intended for mapping (i) along major highway corridors; (ii) outside of the Village's neighborhood areas; and (iii) in areas planned for commercial uses within the Comprehensive Plan. (Predecessor district: B-2 Community Retail and Service)

(d) B-3 *General Business*. The B-3 district accommodates a wide range of commercial uses, along with compatible wholesale, light industrial, and outdoor storage and display uses. Development within this district is served by public sanitary sewer and water services. This district is intended for mapping (i) along major highway corridors; (ii) outside of the Village's neighborhood areas; and (iii) in areas planned for commercial uses, and occasionally in areas planned for industrial uses, within the Comprehensive Plan. (Predecessor district B-3 General Commercial)

(e) BP *Business Park*. The BP district accommodates office, light industrial, and other compatible businesses and support uses in a controlled business or office park setting. Allowable uses and activities include those associated with low levels of noise, odor, vibrations, and particulate emissions. Development within this district is served by public sanitary sewer and water services. This district is intended for mapping in areas planned for commercial uses, and occasionally in areas planned for industrial uses, within the Comprehensive Plan. (Predecessor district: B-P Business Park and B-4 Office)

(f) LI *Limited Industrial*. The LI district accommodates primarily light industrial, storage, office, and other compatible businesses and support uses. Allowable uses are geared toward activities which are not associated with high levels of noise, odor, particulate emissions, outdoor activities, and other potential nuisances. Development within this district is served by public sanitary sewer and water services. This district is intended for mapping in areas planned for industrial uses within the Comprehensive Plan. (Predecessor district: LMD Light Manufacturing Distribution)

(g) GI *General Industrial*. The GI district accommodates a range of manufacturing, assembling, fabrication and processing, bulk handling, storage, warehousing, trucking, and utility uses. The uses associated with this district may have significant off-site impacts such as heavy truck traffic, noise, and odors. Development within this district is served by public sanitary sewer and water services. This district is intended for mapping in limited areas planned for industrial uses within the Comprehensive Plan, at the Village's discretion. (Predecessor district: M1 Manufacturing and warehousing)

(4) **Other Districts.**

(a) N *Neighborhood*. The N district is intended to facilitate cohesive planned neighborhood developments that include desirable and innovative variations in the mix and relationship of uses, structures, and open spaces, consistent with proven principles of high-quality neighborhood design including traditional neighborhood design and conservation neighborhood design. Development within this district is served by public sanitary sewer and water services. See Article 14 for specifications. (Predecessor district: TND Traditional Neighborhood Development)

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P = Permitted Use	C = Conditional Use	T = Temporary Use	Empty Cell = Prohibited Use

Land Use Category		Zoning District (see key at end of figure)							
(#)	Land Use Type	INT	B-1	B-2	B-3	BP	LI	GI	
(10)	Community Living Arrangement (16+)		C	C		C			
Commercial Land Uses (see Section 94.4.05 for descriptions and standards for each land use)									
(1)	Office	C	P	P	P	P	P	P	
(2)	Personal or Professional Service		P	P	P	P	P	P	
(3)	Artisan Studio		P	P	P	C	C		
(4)	Group Day Care Center	P	P	P	P	C	C		
(5)	Indoor Sales or Service		P	P	P	C	C		
(6)	Outdoor Display		C	C	P		C	C	
(7)	Indoor Repair and Maintenance			P	P		P	P	
(8)	Outdoor and Vehicle Repair and Maintenance			C	P		P	P	
(9)	Drive-In or Drive-Through Sales or Service		C	P	P	C	C	C	
(10)	Indoor Commercial Entertainment		C	P	P	P	C	C	
(11)	Outdoor Commercial Entertainment		C	C	C				
(12)	Commercial Animal Establishment				P				
(13)	Bed and Breakfast		C	C					
(14)	Boarding House			C					
(15)	Campground	C							
(16)	Commercial Indoor Lodging		C	P	P	P			
(17)	Tourist Rooming House		C						
(18)	Adult Entertainment or Adult-Oriented Establishment							C	
(19)	Large Retail and Commercial Service Development			C	C				
(20)	Microbeverage Production Facility		C	P	P	C	P	P	

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P = Permitted Use	C = Conditional Use	T = Temporary Use	Empty Cell = Prohibited Use

Land Use Category	Zoning District (see key at end of figure)							
(#) Land Use Type	INT	B-1	B-2	B-3	BP	LI	GI	
Storage or Disposal Land Uses (see Section 94.4.06 for descriptions and standards for each land use)								
(1) Indoor Storage or Wholesaling				C	C	P	P	
(2) Outdoor Storage or Wholesaling	C			C		C	P	
(3) Personal Storage Facility				C		C	C	
(4) Junkyard or Salvage Yard							C	
(5) Solid Waste Disposal, Composting, and/or Recycling Facility	C					C	C	
(6) Auction Yard				C		C	C	
Transportation Land Uses (see Section 94.4.07 for descriptions and standards for each land use)								
(1) Off-Site Parking	C	C	C	C	C	C	C	
(2) Airport or Heliport	C					C	C	
(3) Freight Terminal						C	P	
(4) Distribution Center						C	P	
(5) Livestock or Farm Commodity Trucking						C	P	
Industrial Land Uses (see Section 94.4.08 for descriptions and standards for each land use)								
(1) Light Industrial				C	C	P	P	
(2) Heavy Industrial						C	P	
(3) Communications Tower	C	C	C	P	C	P	P	
(4) Non-Metallic Mineral Extraction							C	
Accessory and Miscellaneous Land Uses (see Section 94.4.09 for descriptions/standards for each use)								
(1) Detached Accessory Structure (For Non-Residential Use)	P	P	P	P	P	P	P	
(2) Detached Accessory Structure (For Residential Use)		P						
(3) Family Day Care Home (4-8 children)		P	P					
(4) Intermediate Day Care Home (9-15 children)								
(5) Home Occupation		C						
(6) Residential Business		C						

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Performance Standards:

1. Except as provided in subsections 3. and 4. below, no Community Living Arrangement shall be established within 2,500 feet of any other such facility regardless of its capacity unless the Plan Commission and Village Board agree to a reduction in spacing. Two community living arrangements may be adjacent if the Village authorizes that arrangement and if both facilities comprise essential components of a single program.
2. Except as provided in subsection 3 below, the total combined capacity of all Community Living Arrangements (of all capacities) in the Village shall not exceed one percent of the combined population of the Village (unless specifically authorized by the Village Board following a public hearing). The applicant shall be responsible for providing information on the total, combined capacity of all Community Living Arrangements within the Village and its Extraterritorial Zoning Area.
3. A foster home that is the primary domicile of a foster parent and that is licensed under Wis. Stat. § 48.62, or an adult family home certified under Wis. Stat. § 50.032 (1m)(b) shall be a permitted use in all residentially zoned areas and are not subject to subsections 1. and 2. above except that foster homes operated by corporations, child welfare agencies, churches, associations, or public agencies shall be subject to subsections 1 and 2.
4. No adult family home described in Wis. Stat. §50.01(1)(b) may be established within 2,500 feet, or any lesser distance established by an ordinance of the Village, of any other adult family home described in Wis. Stat. §50.01(1)(b), or any Community Living Arrangement. An agent of an adult family home described in Wis. Stat. §50.01(1)(b) may apply for an exception to this requirement, and the exception may be granted at the discretion of the Village.
5. There shall be no maximum to the number of Community Living Arrangement facilities, except as other performance standards may indirectly establish a limit.
6. Minimum Required Off-Street Parking: three spaces, plus one space for every three residents over eight residents (except for those residents under 16 years of age and otherwise without the ability to drive).

Section 94.4.05: Commercial Land Use Types

(1) **Office.**

Includes all exclusively indoor land uses whose primary functions are the handling of information, administrative services, or both, generally with little direct service to customers on-site. Office uses that are accessory to a principal residential use of a property are not considered "Office" uses, but are instead regulated as "Home Occupations" or "Residential Businesses" under this chapter.

Performance Standards:

1. Minimum Required Off-Street Parking: one space per 300 square feet of Gross Floor Area.

(2) **Personal or Professional Service.**

Exclusively indoor land uses whose primary function is the provision of services directly to an individual on a walk-in or on-appointment basis. Examples include professional services, banks, insurance or financial services, realty offices, medical offices and clinics, veterinary clinics, barber shops, and beauty shops. Service uses that are accessory to a principal residential use of a property are not considered "Personal or Professional Service" uses, but are instead regulated as "Home Occupations" or "Residential Businesses" under this chapter.

Performance Standards:

1. Minimum Required Off-Street Parking: one space per 300 square feet of Gross Floor Area.

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(6) **Outdoor Display.**

Includes all land uses, except as otherwise separately listed in this Article, that conduct sales or display sales or rental merchandise or equipment outside of an enclosed building. Examples include outdoor vehicle sales, outdoor vehicle rental, manufactured home sales, and monument sales. Such land uses do not include the storage or display of inoperative vehicles or equipment, or other materials typically associated with a "Junkyard or Salvage Yard" use. If an area less than 15 percent of the total sales area of the building(s) on the property is used for display of products outside of an enclosed building, such use shall instead be considered an "Outdoor Display Incidental to Indoor Sales" accessory use.

Performance Standards:

1. The display of items shall not be permitted in required landscaped areas, required bufferyards, or required setback areas for the principal structure.
2. Display areas shall be separated from any circulation area by a minimum of 10 feet, which shall be clearly delimited.
3. Items being displayed shall not interfere with motor vehicle, pedestrian, and bicycle traffic visibility.
4. A bufferyard meeting the requirements of Section 94.11.02(3)(d) shall be provided along all property borders abutting residentially zoned property.
5. The display of items outdoors shall be permitted during the entire calendar year; however, if items are removed from the display area, all support fixtures used to display the items shall be removed.
6. There must be a principal building on the same lot as the Outdoor Display land use, which serving as an essential component of that use, such as a sales office, indoor showroom, and/or storage facility. Such building shall be attached to a permanent foundation, and if erected or expanded after March 18, 2015, shall meet building design standards in Section 94.10.03.
7. Minimum Required Off-Street Parking: one space per 300 square feet of Gross Floor Area. In no event shall the display of items reduce or inhibit the use or number of parking stalls provided on the property below what is required in this Section. If the number of provided parking stalls on the property is already less than the requirement, such display area shall not further reduce the number of parking stalls already present.

(7) **Indoor Repair and Maintenance.**

Includes all land uses, except as separately listed, that perform repair and maintenance services for consumer products and contain all operations (except loading) entirely within an enclosed building, including electronics, mechanical, and small engine repair service businesses. Because of outdoor vehicle storage requirements, all vehicle repair and maintenance uses shall instead be regulated as "Outdoor and Vehicle Repair and Maintenance" uses.

Performance Standards:

1. Minimum Required Off-Street Parking: one space per 300 square feet of Gross Floor Area.

(8) **Outdoor and Vehicle Repair and Maintenance.**

Includes all land uses, except those that are separately listed in this Section, that perform maintenance services (including repair) and have all, or any portion (beyond simply loading) of their operations located outside of an enclosed building. Also includes all businesses that repair or maintain motor vehicles designed for road use and brought in from off-site.

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Section 94.4.06: Storage or Disposal Land Use Types

(1) **Indoor Storage or Wholesaling.**

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

Performance Standards:

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

(2) **Outdoor Storage or Wholesaling.**

Uses primarily oriented to the receiving, holding, and shipping of packaged materials for a single business or a single group of businesses, and where any activity beyond loading and parking is located outdoors. Examples of include contractors' outdoor storage yards, equipment yards, lumber yards, coal yards, landscaping materials yards, construction materials yards, and shipping materials yards. Such land uses do not include the storage of inoperative vehicles or equipment, or other materials typically associated with a "Junkyard or Salvage Yard" use, which is separately listed and regulated.

Performance Standards:

1. All outdoor storage areas shall be located no closer to a residentially zoned property than the required minimum setback for buildings on the subject property.
2. A bufferyard meeting the requirements of Section 94.11.02(3)(d) shall be provided along all property borders abutting residentially zoned property.
3. All outdoor storage areas shall be completely enclosed by any permitted combination of buildings, structures, walls, and/or fencing. Such walls or fencing shall be designed to completely screen all stored materials from view from non-industrially zoned areas and public rights-of-way, up to the maximum fence heights allowed under Section 94.9.03.
4. The storage of items shall not be permitted in the minimum required front yard.
5. Minimum Required Off-Street Parking: one space for every 10,000 square feet of Gross Storage Area, plus one space per each employee on the largest work shift.

(3) **Personal Storage Facility.**

Includes indoor storage of items entirely within partitioned buildings with individual access to each partitioned area. Such storage areas may be available on either a condominium or rental basis. Also known as mini-warehouses.

Performance Standards:

1. A bufferyard meeting the requirements of Section 94.11.02(3)(d) shall be provided along all property borders abutting residentially zoned property and public rights-of-way.
2. Minimum Required Off-Street Parking: one space for each employee on the largest work shift.

(4) **Junkyard or Salvage Yard.**

Any land or structures used for a salvaging operation including but not limited to the above-ground, outdoor storage and/or sale of waste paper, rags, scrap metal, and any other discarded materials intended for sale or recycling; and/or the collection, dismantlement, storage, or salvage of two or

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4. Activity and storage areas shall not be permitted in the minimum required front yard.
5. Shall meet all performance standards in Article 12, including but not limited to odor standards in Section 94.12.15.
6. In the FP zoning district, the Livestock or Farm Commodity Trucking use must meet the standards set forth in Section 94.4.03(2) for an Agricultural-Related Use.
7. Minimum Required Off-Street Parking: one space per each employee on the largest work shift.

Section 94.4.08: Industrial Land Use Types

(1) Light Industrial.

Industrial facilities, manufacturing operations, and contractor shops at which all operations are conducted entirely within an enclosed building, with the exception of fully screened outdoor storage and loading operations. Light industrial facilities are those which are not associated with nuisances such as odor, noise, heat, vibration, and radiation detectable at the property line and which do not pose a significant safety hazard such as danger of explosion. A "Light Industrial" land use may conduct retail sales activity as an accessory use in accordance with the requirements of Section 94.4.09(13). Landscape contractors and indoor aquaculture uses, which include the farming of aquatic organisms (plants and animals) under controlled conditions that are located entirely within an enclosed building and utilize recirculating (closed) system technology (including aquaponics), are considered "Light Industrial" uses. Primary food processing activities involving the processing of cabbage, fish and fish products, and meat products shall be considered and regulated as "Heavy Industrial" land uses. Breweries, distilleries, wineries, and coffee roasters that exceed one or more limitations of the "Microbeverage Production Facility" land use are considered "Light Industrial" uses. Crematoriums shall be considered "Heavy Industrial" uses, except where accessory to a funeral home and where serving only customers of the funeral home.

Performance Standards:

1. All activities shall be conducted entirely within the confines of a building, except for parking, circulation, loading and unloading, and fully screened outdoor storage.
2. All outdoor storage areas shall be completely enclosed by any permitted combination of buildings, structures, walls, and/or fencing. Such walls or fencing shall be designed to completely screen all stored materials from view from all adjacent properties and rights-of-way, up to the maximum fence heights allowed under Section 94.12.03.
3. No loading, unloading, or storage shall be permitted in the minimum required front yard.
4. A bufferyard meeting the requirements of Section 94.11.02(3)(d) shall be provided along all property borders abutting residentially zoned property.
5. The use shall comply with all of the performance standards in Article 12.
6. For indoor aquaculture uses, the following additional performance standards shall apply:
   a. Indoor aquaculture operations shall be connected to the municipal water and sanitary sewer system and all wastewater shall be discharged to the municipal sanitary sewer system.
   b. Applicants wishing to establish indoor aquaculture operations shall prepare and submit a report outlining the estimated average daily water usage and quantity of wastewater discharge.
   c. On-site processing of seafood is permitted, provided the activity is conducted entirely within an enclosed building and no odors are detectable from the property line.
   d. The on-site retail sale of seafood or vegetables shall be considered an "Indoor Sales Incidental to Storage or Light Industrial Land Use" subject to the provisions of Section 94.4.09(13).

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e. On-site composting shall be permitted, provided compost areas are fully screened on all four sides and comply with all county, state, and federal rules, regulations, and permitting requirements.

7. Minimum Required Off-Street Parking: One space per each employee on the largest work shift.

(2) **Heavy Industrial.**

Industrial facilities at which operations have one or more of the following characteristics: conducted partially or wholly outside of an enclosed building (not including loading/unloading operations); associated with nuisances such as odor, noise, heat, vibration, and radiation detectable at the property line; and/or involving materials that pose a significant safety hazard (such as danger of explosion). Examples of "Heavy Industrial" land uses include slaughter houses; tanneries; primary meat processing and fish processing; cabbage processing; alcoholic beverage producers other than breweries and wineries; paper, pulp, or paperboard producers; chemical and allied product producers (except drug producers); petroleum and coal product producers; asphalt, concrete, or cement producers; stone, clay, or glass product producers; power production facilities (power plants); primary metal producers; heavy machinery producers; electrical distribution equipment producers; electrical industrial apparatus producers; transportation vehicle producers; commercial sanitary sewage treatment plants; railroad switching yards; and recycling facilities not involving the on-site storage of salvage materials.

Performance Standards:

1. A bufferyard meeting the requirements of Section 94.11.02(3)(d) shall be provided along all property borders abutting residentially zoned property.
2. All indoor activity areas and outdoor storage areas shall be located a minimum of 100 feet from residentially zoned property, "Institutional Residential" uses, or "Indoor Institutional" uses.
3. Minimum Required Off-Street Parking: one space per each employee on the largest work shift.

(3) **Communications Tower.**

Includes all free-standing broadcasting, receiving, or relay structures, and similar principal land uses; and any office, studio, or other land uses directly related to the function of the tower. See land use descriptions and regulations associated with "Exterior Communication Devices" regulated as accessory uses later in this Section, where, unlike Communications Towers, the communications use is clearly incidental to the principal use on the site. It is the policy of the Village to encourage the placement of communications devices on pre-existing towers and other support structures (e.g., water towers) over the erection of new Communications Towers.

Performance Standards:

1. Each application for conditional use permit, site plan approval, and/or building permit under this subsection shall include the following information:
   a. The name and business address of, and the contact individual for, the applicant.
   b. The location of the proposed or affected Communications Tower or other support structure.
   c. The location of the proposed equipment and network components, including antennas, transmitters, receivers, base stations, power supplies, cabling, and associated equipment.
   d. If the application is for a "substantially modification" to an existing Communications Tower or other support structure, a construction plan which describes the proposed modifications to the support structure and the equipment and network components, including antennas, transmitters, receivers, base stations, power supplies, cabling, and related equipment associated with the proposed modifications. For purposes of this subsection (3), "substantial

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Figure 5.02(1): Non-residential District Density and Intensity Standards

Zoning District	Minimum Lot Area (sf)	Minimum Lot Width (ft)	Minimum Public Street Lot Frontage (ft)	Minimum Landscape Surface Ratio (LSR)	Max Floor Area Ratio (FAR) (a)
INT Institutional	30,000	80	40	20%	0.5
B-1 Neighborhood Business	20,000	80	40	20%	0.5
B-2 Highway Business	30,000	80	40	20%	1.0
B-3 General Business	30,000	80	40	20%	0.5
BP Business Park	40,000	100	50	20%	1.5
LI Light Industrial	30,000	80	40	15%	0.5
GI General Industrial	40,000	100	50	10%	1.0

(a) Does not include structured parking or underground parking.

Figure 5.02(2): Non-residential District Setback and Height Standards

Zoning District	Minimum Setbacks (ft) (b)						Minimum Principal Building Separation (ft)	Maximum Building Height (stories/ft, whichever is greater)	
	Principal Building to Front and Street Side Lot Lines (a)	Principal Building to Interior Side Lot Line	Principal Building to Rear Lot Line	Accessory Building to Interior Side/Rear Lot Line (a) (d)	Hard or Gravel Surface (c)				
					Front or Street Side	Interior Side or Rear		Principal Buildings	Accessory Buildings
INT Institutional	20	8	20	3	15	10	10	3/45	1/20
B-1 Neighborhood Business	10	6	10	3	10	5	10	3/45	1/20
B-2 Highway Business	30	12	20	6	15	10	10	3/45	1/20
B-3 General Business	30	12	20	6	15	10	10	3/45	1/20
BP Business Park	30	12	20	10	15	10	10	4/60	1/20
LI Light Industrial	30	12	20	10	10	5	10	2/30	1/20
GI General Industrial	40	15	30	10	10	5	10	4/60	2/35

(a) See Section 94.4.09(1) for standards related to detached accessory buildings located within front yard areas, minimum separation requirements associated with detached accessory structures, and other standards associated with detached accessory structures.

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

(c) Includes all gravel and hard surfaces as defined in Section 94.17.04. 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.

(d) Front and street side yard setbacks for accessory structures as the same as the minimum front and street side setback for the principal structure.

Temporary Certificate of Occupancy

Village of Weston

Department of Planning and Development

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:

Trig's

6205 Business Highway 51
Weston, WI 54476

CO Number:	TCO-1158	**Zoning Permit No.**	ZONE-5-16-6713
Date Issued:	05/11/2016	**Proposed Land Use:**	94.4.10(1) Temporary Outdoor Sales.
Expiration Date:	**05/16/2016**		

Jennifer L Higgins
Authorized Signature

Non-transferable

POST IN A CONSPICUOUS PLACE

Temporary Use
Permit

Village of Weston/ETZ

Date: 05-10-16

Permit No. : ZONE-S-16-6713/TCO-1158

Payment: ☐ Cash ☒ Check No. 1119

FULL COMPLETION OF THIS FORM IS REQUIRED FOR PROCESSING

-- PLEASE USE THE ONLINE FILLABLE PDF –

5500 Schofield Ave
Weston, WI 54476

ZONING FEES

☐	Non-Profit Temporary Zoning Permit and Occupancy Certificate	NO FEE
☒	Temporary Zoning Permit and Occupancy Certificate	$25.00 FEE VP
☒	Use of Tent, Canopy or Membrane Structure	$10.00 FEE
☐	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 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*	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," beer and wine license, Popcorn, Peanut, Ice Cream Wagon Licensing or Everest Metro Police Department Assistance applications or fees. These uses are handled on a separate application and must be filed with the Village Clerk.

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APPLICANT INFORMATION

Business Name: Trig's

Contact Name: Lee Guenther

Business Owner: Trygve Solberg

Mailing Address: 420 Oneida St Clocktower Center
PO Box 50

Business Address: 6205 Bus Hwy 51 S
Weston, WI 54476

Phone: (715) 356-7711

Website: trigs.com

Email: Lee.Guenther@Tasolberg.com

Property Owner: Bernard Enkro

Contact Name: Bernie Enkro

Mailing Address: 2320 Carriage St
Wisconsin Rapids, WI

Phone: (715) 423-5564

Email:

PROJECT SITE SPECIFICATIONS

Temporary Use: Temporary Unscreened Outdoor S

Project Address: (or PIN if no address) 6205 Bus Hwy 51
Weston, WI 54476

Building Size (ft²): 383 ft x 220 ft

Tent Size and dimensions: 30 ft x 75 ft

Property Zone: Select a Zoning Designation

Legal Description: Annual Bedding Plant Sale

Start Date: 5/12/16

End Date: 5/16/16

Current Use of Property: (Check all that apply)

- ☐ Multiple Family Residential
- ☐ Mixed Commercial/Residential
- ☐ Office
- ☒ 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:

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.

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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;

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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 <u>SEASONAL OUTDOOR SALES OF FARM PRODUCTS</u> 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 Address: _____ Phone: _____

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.

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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

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.

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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

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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.

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.

Mark Kionelusch 5/6/16

Signature of Applicant Date

☐ Property Owner ☐ Project/Business Owner ☒ Project Manager

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STAFF REVIEW

PIN: 192-2808-192-0481 Zoning: B-2 ☒ Village ☐ ETZ

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

Code Section: 94.4.10(1) Temp. Outdoor Sales

Comments: *Tent to be inspected by SAFER.

Sign Specification: N/A **Permit No.:** N/A

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: _____

Jennifer L Higgins 5/11/16

Signature of Zoning Administer or Designee Date

Permit Number(s) ZONE-5-16-6713/TCO-1158 ☒ 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

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STAFF TIME TABLE CHECKLIST

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

☒ **Application and required plans filed with the Village.**
Date: 5-10-16 Received by: vp

☒ **Application fee received by Village.**
Date: 5-10-16 Received by: vp

☒ **Application and submitted application verified as being complete.**
Date: 5-10-16 Reviewed by: vp

☒ **Zoning Administrator (or designee) action.** Designee: JH
Date: 5-11-16 Action Taken: ☒ Approved as presented ☐ Approved with modifications ☐ Denied

☒ **Applicant notified of decision.**
Date: 5-11-16 Sent by: vp

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

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

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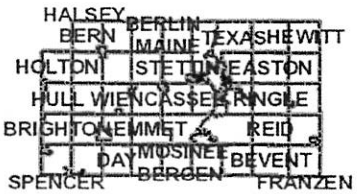
Land Information Mapping System



Legend

- Parcels
- Land Hooks
- Section Lines/Numbers
- Right Of Ways
- Road Names
- Named Places
- Municipalities
- 2010 Orthos
  - Red: Band_1
  - Green: Band_2
  - Blue: Band_3

50.53 0 50.53 Feet

User_Defined_Lambert_Conformal_Conic

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

Notes

Temporary Certificate of Occupancy

Village of Weston

Department of Planning and Development

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:

Arrow Sports Club

6202 Schofield Avenue
Weston, WI 54476

Date of Event 05/20/2016

Expiration Date: **05/21/2016**

CO Number: TCO-1159

Zoning Permit No. ZONE-5-16-6723

Proposed Land Use: 94.4.10(1) Temporary Outdoor Sales;
94.4.10(3) Outdoor Assembly or Special Event

Approval Conditions - Per the Noise Ordinance, Section 50.103(f) Non-Residential Zoning Districts Adjacent to Residential Zoning Districts: Due to there being a residential zoning district (Manufactured Home) adjacent to this property, this event cannot operate at or over 85 db(A) at the complainants property line between the hours of 10:00 p.m. - 6:00 a.m.

Jennifer L Higgins
Authorized Signature

Non-transferable

POST IN A CONSPICUOUS PLACE

Temporary Use
Permit
Village of Weston/ETZ
Date: 05/20/16

Permit No. : ZONE-5-16-6723/TCO-1159

Payment: ☐ Cash ☒ Check No. 23237 (VP)

FULL COMPLETION OF THIS FORM IS REQUIRED FOR PROCESSING

-- PLEASE USE THE ONLINE FILLABLE PDF --

5500 Schofield Ave
Weston, WI 54476

ZONING FEES

☐	Non-Profit Temporary Zoning Permit and Occupancy Certificate	**NO FEE**
☒	Temporary Zoning Permit and Occupancy Certificate	**$25.00 FEE**
☒	Use of Tent, Canopy or Membrane Structure	**$10.00 FEE**
☐	Temporary Sign Permit	**$25.00 FEE**

Pd. $35.00 5-16-16

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 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*	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," beer and wine license, Popcorn, Peanut, Ice Cream Wagon Licensing or Everest Metro Police Department Assistance applications or fees. These uses are handled on a separate application and must be filed with the Village Clerk.

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APPLICANT INFORMATION

Business Name: Arrow Sports Club
Contact Name: Hunter Tesmer
Business Owner: Hunter Tesmer
Mailing Address: 3311 Schofield Ave
Business Address: 6202 Schofield Ave
Weston, WI
Phone: 715-432-4119
Website: www.arrowsportsclub.com
Email: TesmerH@yahoo.com

Property Owner: LaPorte Tesmer LLC
Contact Name: Same as above
Mailing Address: 3311 Schofield Ave
Weston, WI
Phone:
Email:

PROJECT SITE SPECIFICATIONS

Temporary Use: Brad + Sid Summer Kick-off Party
Project Address: (or PIN if no address) 6202 Schofield Ave.
Building Size (ft²): Currently only planning a
Tent Size and dimensions: 5x10 tent, but may change.
Property Zone: B3 + DRT
Legal Description: Parking lot area - north side of building
Start Date: 05-20-2016
~~End Date:~~ Take Down: 05-21-2016

Current Use of Property: (Check all that apply)

- ☐ Multiple Family Residential
- ☐ Mixed Commercial/Residential
- ☐ Office
- ☒ Retail/Services
- ☐ Industrial/Manufacturing
- ☐ Institutional
- ☐ Parking
- ☐ Other:

7pm-11pm

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.

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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;

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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 <u>SEASONAL OUTDOOR SALES OF FARM PRODUCTS</u> 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 Address: _____ Phone: _____

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.

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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

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

Tent will only be 5' x 10' - for the 2 person band.

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.

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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

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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.

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.

5-9-16

Signature of Applicant Date

☐ Property Owner ☐ Project/Business Owner ☐ Project Manager

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STAFF REVIEW

PIN: 192-2808-153-0972 Zoning: B-3/D-RT/WHP-A ☒ Village ☐ ETZ

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

Code Section: 94.4.10(3) Outdoor Assembly or Special Event and 94.4.10(1) Temporary outdoor sales

Comments: Sec.# 50.103(f) Non-Residential Zoning Districts adjacent to Residential zoning districts.
*Due to there being Residential Zoning Districts (Manufactured Home) adjacent, this event cannot operate this event at or over 85db(A) at the complainants property line between 10pm-6am.

Sign Specification: 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: _____

Jennifer L Higgins 5/16/16

Signature of Zoning Administer or Designee Date

Permit Number(s) ZONE-5-16-6723/TCO-1159 ☒ 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

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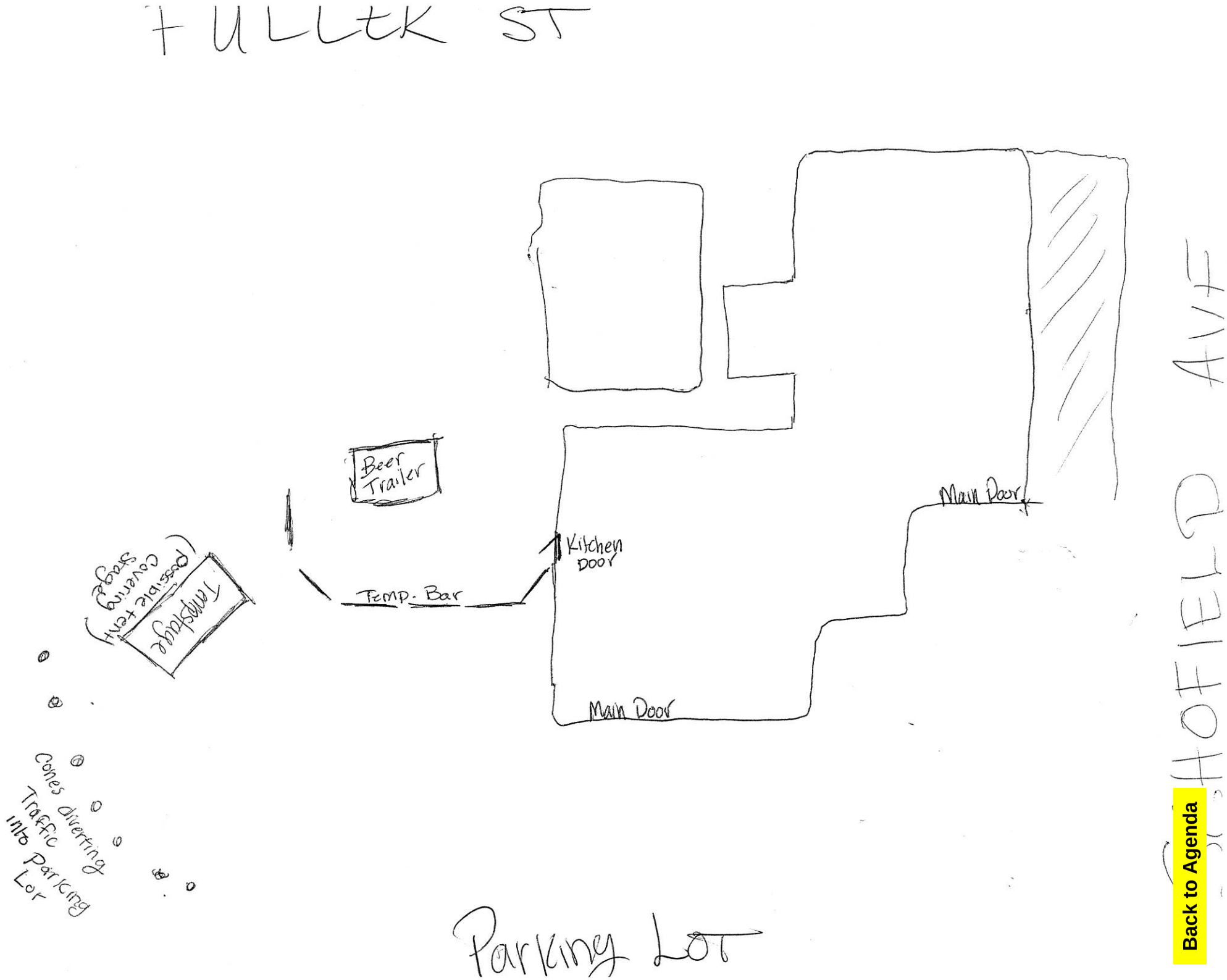

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Valerie Parker

From: Hunter Tesmer <tesmerh@yahoo.com>
Sent: Monday, May 9, 2016 3:56 PM
To: Valerie Parker
Subject: Re: Temporary Use Permit Application

Hi there Valarie,

Thank you for contacting me. I knew there was more information that you needed, I was just uncertain about where that information needed to go on that application.

Here are the answers to your questions:

1: Date of the event is Friday, May 20th. 7pm-11pm
2: special name: Brad & Sid Summer Kick-Off Parking Lot Party
3: we are anticipating 150+ people
4: outdoor tent size: as of right now the tent that will be putting up will only be covering the entertainment duo, (roughly 5'x10') if we elect to set up a larger tent when do I need to let you know about that?
5/6: The tent would go up the day of the event and be taken down the next day(05/21)
7: entertainment will be under the tent.
8/9: There will be outdoor beverage sales both non-alcoholic and alcoholic. Those transactions will take place at an outdoor temporary bar shown on the drawing I placed with the application.
10: Hours of the event are from 7pm-11pm.
11. There will be no additional major signage out front. Just some things on the bar explaining drink specials.

I was waiting to hear from you before I dropped off a check as you were busy with a meeting and I was not sure what amount you would need.

Thank you for getting back to me.
If there is any other information you need I'll be more than happy to provide that.

Hunter Tesmer

On May 9, 2016, at 8:55 AM, Valerie Parker <vparker@westonwi.gov> wrote:

> 05/09/2016
>
> Hi Hunter,
>
> I received your temporary use permit application last week; however, as that was completed on this application was your contact information.
>
> I need to know the following:
>
> What is the date of your event:
> Is there a particular name for this special event:
> How many people are you anticipating:
> Outdoor tent size:
> What day is the tent going up:

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What day is the tent going down:
What will be under the tent:
Will there be outdoor sales for food and beverage:
Will there be alcoholic beverages served outside, and where:
What are the hours of this event:
If there will be signage, we need to know what size sign and where it will be located:

It does not appear a payment was made with this application. Temporary Zoning Permit is $25.00. If the use of a tent, the tent fee is $10.00. If the use of a sign, the sign fee is $25.00. The potential total fee is $60.00.

I look forward to your response, with answers to these questions.

Sincerely,

Valerie Parker
Planning Technician
Village of Weston
5500 Schofield Ave, Weston, WI 54476
p. 715-359-6114 | f. 715-359-6117 | d. 715-241-2607
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(5) *Abatement in accordance with state law.* Nothing in this article shall be construed as prohibiting the abatement of public nuisances by the Village or its officials in accordance with the laws of the State.

(k) *Same – collection of costs.* In addition to any other penalty imposed by this article for the erection, contrivance, creation, continuous or maintenance of a public nuisance, the cost of abatement of a public nuisance by the Village shall be collected as a debt from the owner, occupant or person causing, permitting or maintaining the nuisance and, if notice to abate the nuisance has been given to the owner, such costs shall be assessed against the real estate as a special charge.

(l) *Penalty.* Any person who violates, disobeys, neglects or refuses to comply with any of the provisions of this section shall be subject to a forfeiture as provided in sec. 1.111 of this Code.

(Ord. of 1-13-2005; Ord. of 5-24-2007; Ord. of 9-19-2008; Ord. of 5-24-2013)

Sec. 50.103 Loud, Disturbing Noises Prohibited

(a) *Loud, disturbing noises prohibited generally.* It shall be unlawful for any person to create or assist in creating any unreasonably loud and disturbing noise in the Village of Weston (see also Section 50.100 Things prohibited).

(b) *Measurement.* For the purpose of determining db(A)'s as referred to in this Ordinance, the noise shall be measured on the A-weighting scales on a sound level meter of standard design and quality having characteristics established by the American Standards Institute and shall be measured at the complainants property line.

(c) *Residential Zones.*

(1) It shall be unlawful to carry on the following activities in any residentially zoned area of the Village:

a) The operation of construction machinery between the hours of 8:00 p.m. and 6:00 a.m.
b) The operation of household power tools between the hours of 10:00 p.m. and 6:00 a.m.
c) The operation of lawn mowers, chain saws, powered garden equipment and other domestic tools out-of-doors between the hours of 10:00 p.m. and 6:00 a.m.
d) Working on vehicles or revving vehicle motors between the hours of 10:00 p.m. and 6:00 a.m.
e) Musical bands practicing in residential areas between the hours of 8 p.m. and 7 a.m.

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f) Any mechanical noise which registers more than 85 db(A) for 4 consecutive hours at the nearest complainant's property line will be probable cause for a violation.

g) This section shall not apply to emergency operations designed to protect the public health and safety.

In residential zones, it shall be unlawful for any person to make or engage in any unreasonably loud and raucous noise, yelling, screaming, shouting, hooting, whistling, or singing between the hours of 10:00 p.m. and 6:00 a.m. A noise shall be presumed to be unreasonably loud and raucous, if it is plainly audible within a residence and measures 85 db(A) or more at the complainants property line. There shall be excepted from this provision any organized sporting events, fairs, carnivals, or similar activities. The person(s) in violation of this ordinance shall be ordered to reduce the noise to acceptable levels immediately by the monitoring officer.

(d) *Construction Noise.* Construction equipment in all zones may be operated between the hours of 6:00 a.m. and 8:00 p.m.

(e) Business Deliveries Adjacent to Residential Zoning Prior to 6 a.m.

(1) Any business deliveries received prior to 6 a.m. to a business adjacent to a residentially zoned area of the Village must follow the subsequent guidelines:

a) Staging of trucks for early delivery must be silent. No engine idling and refers must be turned off until delivery time if waiting in the parking lot.
b) Horns cannot be used to signal arrival.
c) All off loading must take place below 60 db(A), at point source, and vehicles must be silent during delivery (no idling).
d) Outside off loading cannot include any dumping action that causes loud or sudden noises.
e) Back-up alarms must be used at the reduced sound level if equipped.
f) When possible, deliveries should take place on the side of the building away from the residentially zoned district.

(f) *Non-residential zoning districts adjacent to Residential zoning districts.* It shall be unlawful for any non-residentially zoned property adjacent to a residentially zoned property to operate their business at or over 85 db(A) for four consecutive hours measured at the complainants property line between the hours of 10:00 p.m. and 6:00 a.m. Decibel readings over 110 db(A) at the complainants property line will be subject to automatic citation.

(g) *Schools, churches, hospitals.* The creation of any excessive noise on any street or property adjacent to any school, institution of learning, or church while in use, or adjacent to any hospital, which unreasonably interferes with the normal operation of that institution, or which disturbs or unduly annoys patients in the hospital, is prohibited.

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5. Shall not be placed in a fire lane, loading zone, or any other location that may cause hazardous conditions, constitute a threat to the public safety, or create a condition detrimental to surrounding land uses and developments.
6. May be constructed of painted metal, rubber, wood, or plastic and shall be properly maintained in a safe and good condition.
7. Shall not be accompanied by any items stored or left outside of the container that houses the Donation Drop-Off Box or Vending Machine. The area around each Donation Drop-Off Box or Vending Machine shall be maintained by the property owner, free of litter and any other undesirable materials. All donated items must be collected and stored in the Donation Drop-Off Box.
8. Each Donation Drop-Off Box shall:
   a. Have a firmly closing lid.
   b. Have a capacity no greater than six cubic yards.
   c. Not exceed seven feet in height.
   d. Be clearly marked to identify the specific items and materials requested to be left for donation, the name of the operator or owners of the donation container, and a telephone number where the owner, operator or agent of the owner or operator may be reached at any time.
   e. Display a notice stating that no items or materials shall be left outside of the Donation Drop-Off Box.
9. Each Donation Drop-Off Box or Vending Machine not located or maintained in compliance with this Article shall be subject to revocation of the zoning permit or other enforcement actions under this Chapter.

Section 94.4.10: Temporary Land Use Types

(1) Temporary 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.

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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.

(2) **Garage, Yard, Estate, and In-Home Sales.**

Includes the short term display and sales of household products in a residence, residential garage, driveway, or yard, whether for one or multiple families.

Performance Standards:

1. Shall be limited to properties in residential use.
2. Shall be permitted in association with a two-family and multiple family residence only in a private driveway from the residential unit to the public street or in a garage serving a two- to four-unit building. Sales within parking lots, common driveways, or yard areas of two-family or multiple family residences are not permitted.
3. May only be conducted by or on behalf of the occupants of the residence.
4. Shall be limited to a maximum of four sales per year, with a maximum duration of three days per sale.
5. Shall not require a temporary use review and approval under Section 94.16.07.
6. No hoop buildings or structures of similar design shall be used in conjunction with the sale.
7. Signs shall meet applicable one-time event sign standards in Section 94.13.08 No sign shall be placed in the public right-of-way, except with the express consent of the Zoning Administrator.

[Amended via Ord. 15-021, 10/21/2015]

(3) **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, 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.

(4) **Contractor's Project Office.**

Includes any structure containing an on-site construction management office for an active construction project.

Performance Standards:

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