Village of Weston, Wisconsin
MEETING NOTICE

Meeting of:	COMMUNITY DEVELOPMENT AUTHORITY (CDA)
CDA Members:	White {Chair}; Berger {Vice-Chair}; Hagedorn; Hoffman; Knopf; Jelmeland; and Winkels
Date/Time:	Monday, June 13, 2016 @ 4:30 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:	Community Development Authority 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, 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 Community Development Authority. Should a quorum of other government bodies be present, this would constitute a meeting pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis.2d 553,494 N.W.2d 408 (1993).

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

Any person who has a qualifying disability as defined by the Americans with Disabilities Act 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 COMMUNITY DEVELOPMENT AUTHORITY

The Regular meeting of the Village of Weston Community Development Authority, composed of seven (7) members, will convene at the Weston Municipal Center, Board Room, 5500 Schofield Ave., Weston, on **Monday, June 13, 2016, at 4:30 p.m.** to consider the following matters:

A. Opening of Session at 4:30 p.m.
- **1.** Meeting called to order by Trustee White.
- **2.** Clerk will take attendance and roll call.
- **3.** Request for silencing of cellphones and other electronic devices.
- **4.** Acknowledgment of visitors if any.

B. Comments from the public on matters pertaining to committee business and oversight.

C. Consent Items.
- **5.** Approve previous Community Development Authority Meeting Minutes: April 11, 2016.

D. Presentations.
- **6.** SE Quadrant Development Concept – Daniel Guild, Village Administrator and Justin Frahm, JSD Professional Services, Inc.

E. Business Items for consideration, discussion, and action.
- **7.** Recommendation of SE Quadrant Neighborhood Development Concept.
- **8.** Soul of the Community Survey Results.
- **9.** Business Retention & Expansion, 2nd Quarter Update.
- **10.** Recruitment and Prospect Update.

F. Reports.
- **11.** MCDEVCO Executive Director
- **12.** Planning and Development Director
- **13.** Chief Financial Officer
- **14.** Administrator

G. Remarks from the Commissioners; discuss items to be included for the next CDA agenda.

H. Set next meeting date for **Monday, July 11, 2016** @ 4:30 p.m.

I. Announcements.

J. Adjourn.

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

Daniel Guild
Weston Village Administrator

This notice was posted at the Municipal Center, and on the Village's website at www.westonwi.gov, and was emailed to local media outlets (Print, TV, and Radio) on 6/10/2016 @ 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. No actions to be taken by any other board, commission, or committee of the Village, aside from the Community Development Authority. Should a quorum of other government bodies be present, this would constitute a meeting pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis.2d 553,494 N.W.2d 408 (1993). Wisconsin State Statutes require all agendas for Committee, Commission, or Board meetings be posted in final form, 24 hours prior to the meeting. Any posted agenda is subject to change up until 24 hours prior to the date and time of the meeting. Any person who has a qualifying disability, as defined by the Americans with Disabilities Act, requiring that meeting or material to be in an accessible location or format must contact the Weston Municipal Center at 715-359-6114, by 2pm the Friday prior to the meeting, so any necessary arrangements can be made to accommodate each request.

Village of Weston, Wisconsin
OFFICIAL PROCEEDINGS OF THE COMMUNITY DEVELOPMENT AUTHORITY
held on Monday, April 11, 2016 at 4:45 p.m., in the Board Room, at the Municipal Center
Chairman Berger Presiding.

A. OPENING OF SESSION AT 4:45 P.M.

1. Community Development Authority meeting called to order by Berger.
2. Clerk will take attendance and roll call.
Roll call indicated 6 Community Development Authority members present.

Member	Present
Berger, Scott	YES
Hagedorn, Todd	NO
Hoffman, Craig	YES
Jelmeland, Dave	YES
Knopf, Michelle	YES
Winkels, Steve	YES
Ziegler, Jon	YES

Village Staff in attendance: Guild, Higgins, Donner, Tatro, and Parker. There were no audience members present.

3. Requests for Silencing of cellphones and other electronic devices.
4. Acknowledgement of visitors if any.
Craig Hoffman introduced himself to the CDA and Village Staff.

B. COMMENTS FROM THE PUBLIC ON MATTERS PERTAINING TO COMMITTEE BUSINESS AND OVERSIGHT.

None.

C. CONSENT ITEMS.

5. Approve previous Community Development Authority Meeting Minutes: December 21,2015.

Motion by Ziegler, second by Jelmeland, to approve previous CDA meeting(s) minutes from October 12, 2015.

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

Member	Present
Berger, Scott	YES
Hagedorn, Todd	NO
Hoffman, Craig	YES
Jelmeland, Dave	YES
Knopf, Michelle	YES
Winkels, Steve	YES
Ziegler, Jon	YES

D. PRESENTATIONS.

None.

E. BUSINESS ITEMS FOR CONSIDERATION, DISCUSSION, AND ACTION

6. Review with Administrator progress on Q1 2016 projects and timeline for economic development projects and tasks through the remainder of 2016, including comprehensive planning, business retention and expansion, economic development projects, southeast quadrant master planning, sports cluster project planning, as well as discussions about budgets and financing projects moving forward.

Guild gave a presentation to the CDA, which reflected back on the economic development work that had taken place for the past few years up until this point, along with the plans and goals of 2016.

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Guild announced the next public hearing for the next set of revisions of the plans for the southeast quadrant will be during the CDA Meeting, on May 9th, at 4:30 p.m., where we will hear updates. The goal is to then adopt the plan a month later in June by the Board of Trustees.

F. REPORTS

7. Planning and Development Director

Higgins referred to her submitted written report. There were no questions from the CDA members.

8. Chief Financial Officer

Jacobs stated he is working with two new staff members in his department, getting through the year-end financial audit, which is critical in updating the two TIF project plans, and waiting for the new valuations to come once the Assessor is done with his valuations for the January 1, 2016 period of time, along with the submission of the numbers to the State so that we know where our TIF valuation numbers are that will be coming in August. Will be working with Ehlers for the refinancing of our CDA borrowing, and understanding what our additional funds are that we may want to add that for our borrowing.

9. Administrator

G. REMARKS FROM THE COMMISSIONERS; DISCUSS ITEMS TO BE INCLUDED FOR THE NEXT CDA AGENDA.

None.

H. SET NEXT MEETING DATE FOR MONDAY, MAY 9, 2016, AT 4:30 P.M.

I. ANNOUNCEMENTS

*** SE Quadrant Open House on Monday, May 9, 2016**
- **Formal Presentation by JSD to CDA & PC from 4:30 – 5 pm**
- **Public Engagement Session and Open House from 5 – 6 pm**

J. ADJOURN.

Berger adjourned the meeting at 5:55 p.m.

Valerie Parker, Recording Secretary

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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:

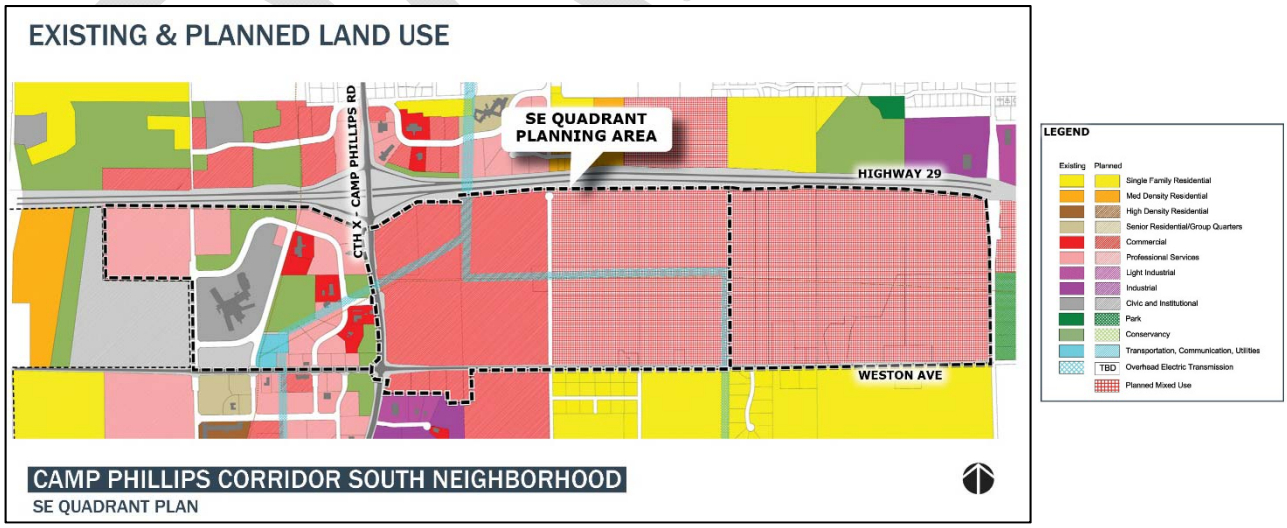
- Convenient access to a high capacity, safe and efficient regional transportation network
- Growing population and workforce
- Strong and growing consumer demand for goods and services that are conveniently accessible
- Existing public infrastructure
- Adopted general policies and zoning districts to 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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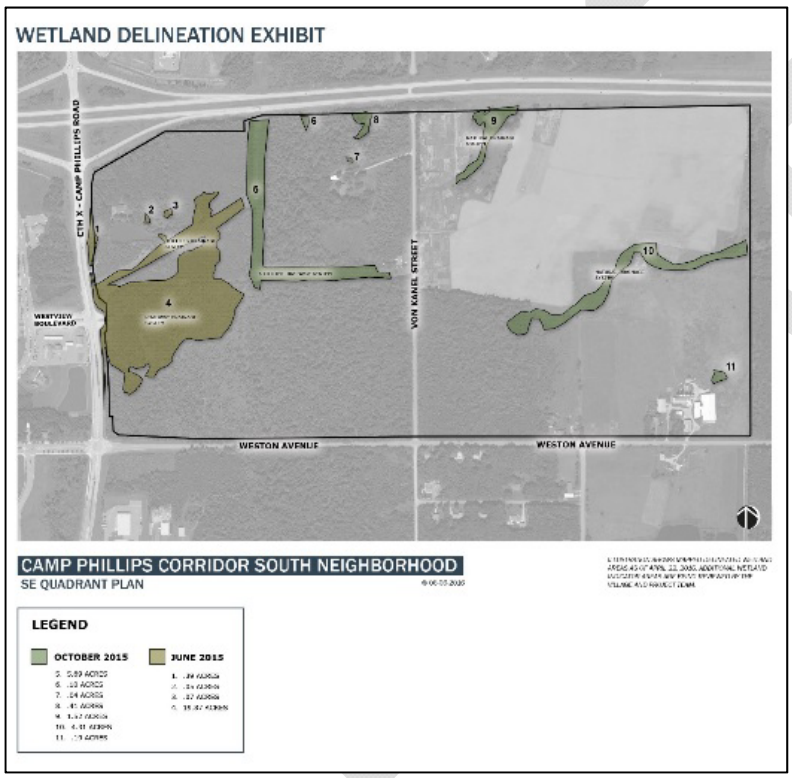
Due to the generally level terrain and the construction of County Highway X improvements in the early 1990s, the general ground surface in the west half of the west half of the plan area has morphed into an ecology characterized by mosaic wetland ecology with numerous patches of small upland flora interspersed 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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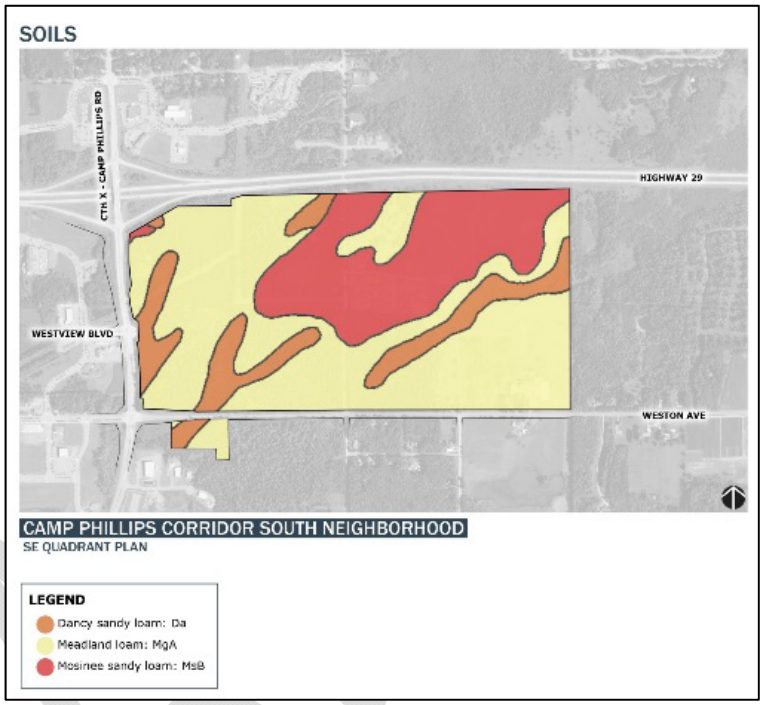
3.3.7.4 Soils and Geologic Characteristics

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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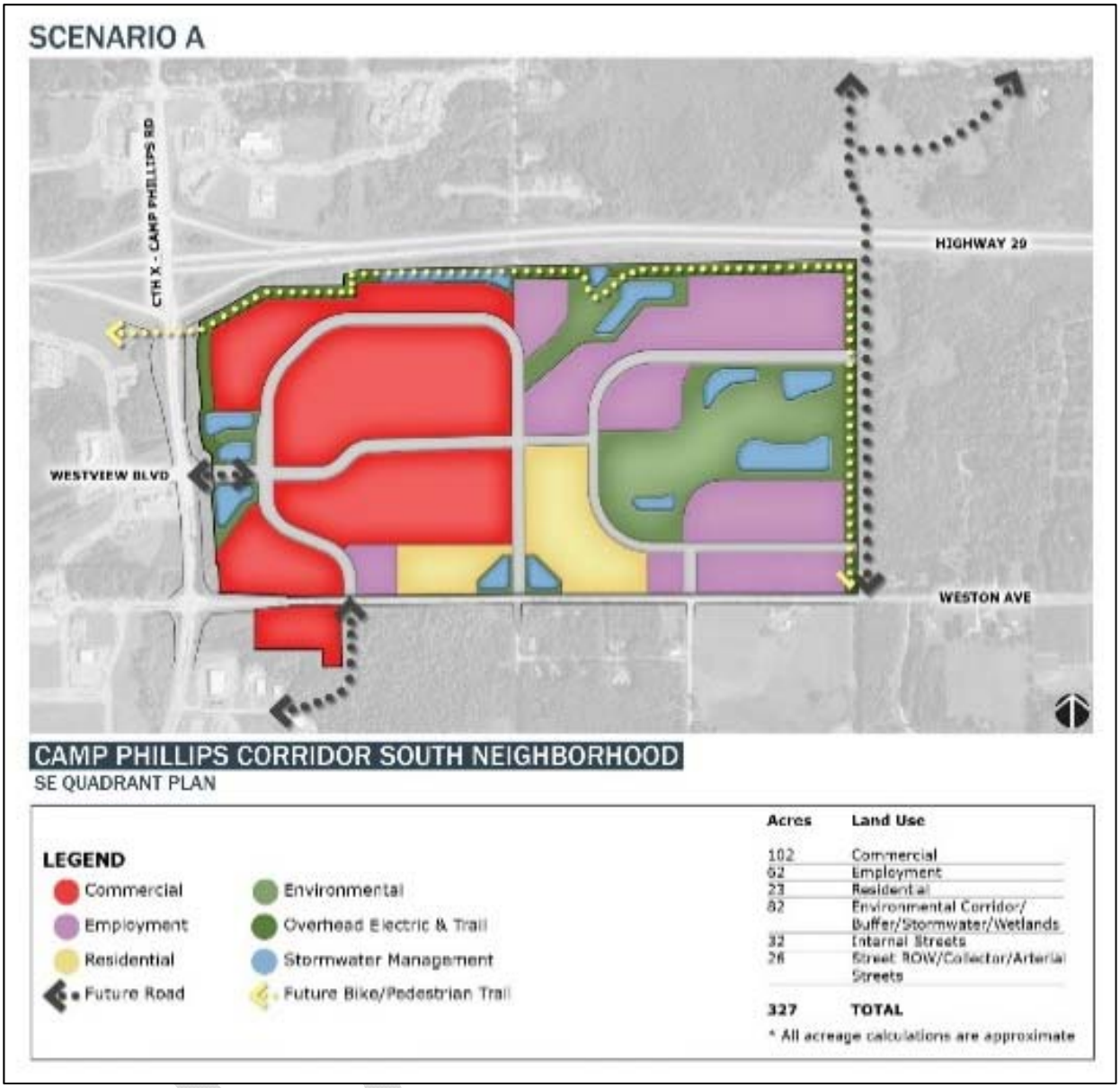

Scenario A **–** This general development layout maximizes developable area (and thus tax base) based on mitigation of a majority of the delineated low quality wetland located in the westerly half of the SE Quad Planning Area. The generalized commercial land uses are envisioned to include multiple retail 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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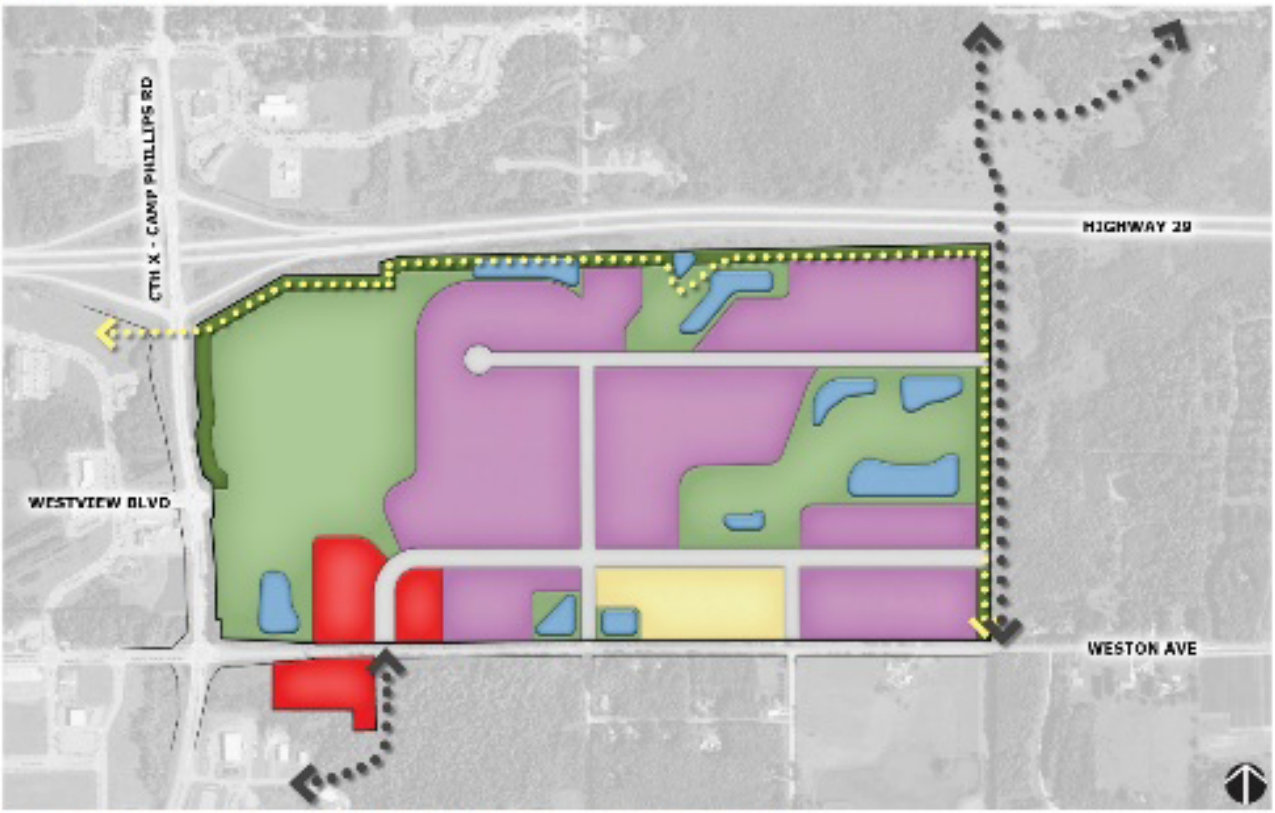
SCENARIO C



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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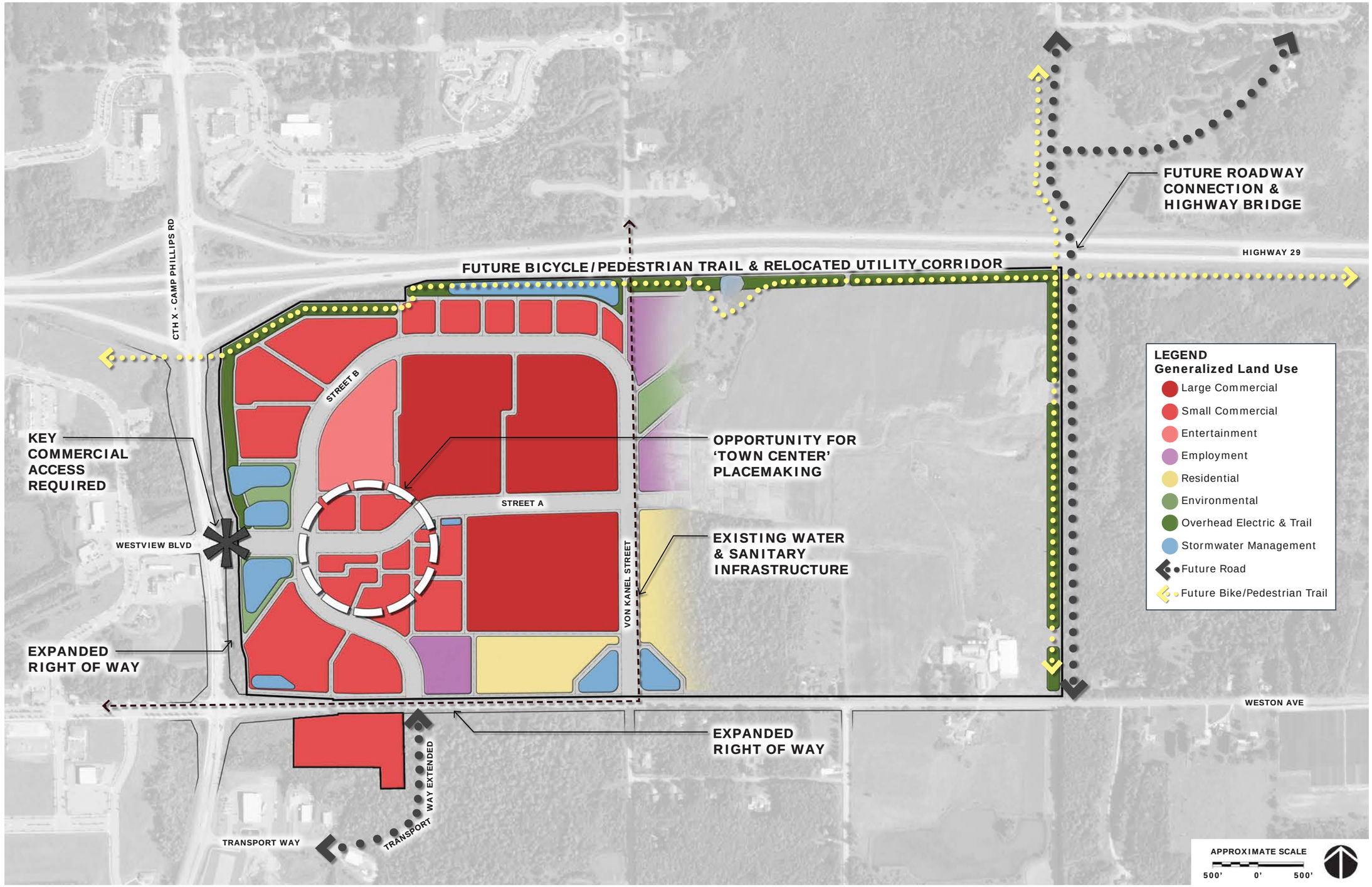
RECOMMENDED LAND USE PLAN



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
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.

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- **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)

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- **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

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- 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

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- 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

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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

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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

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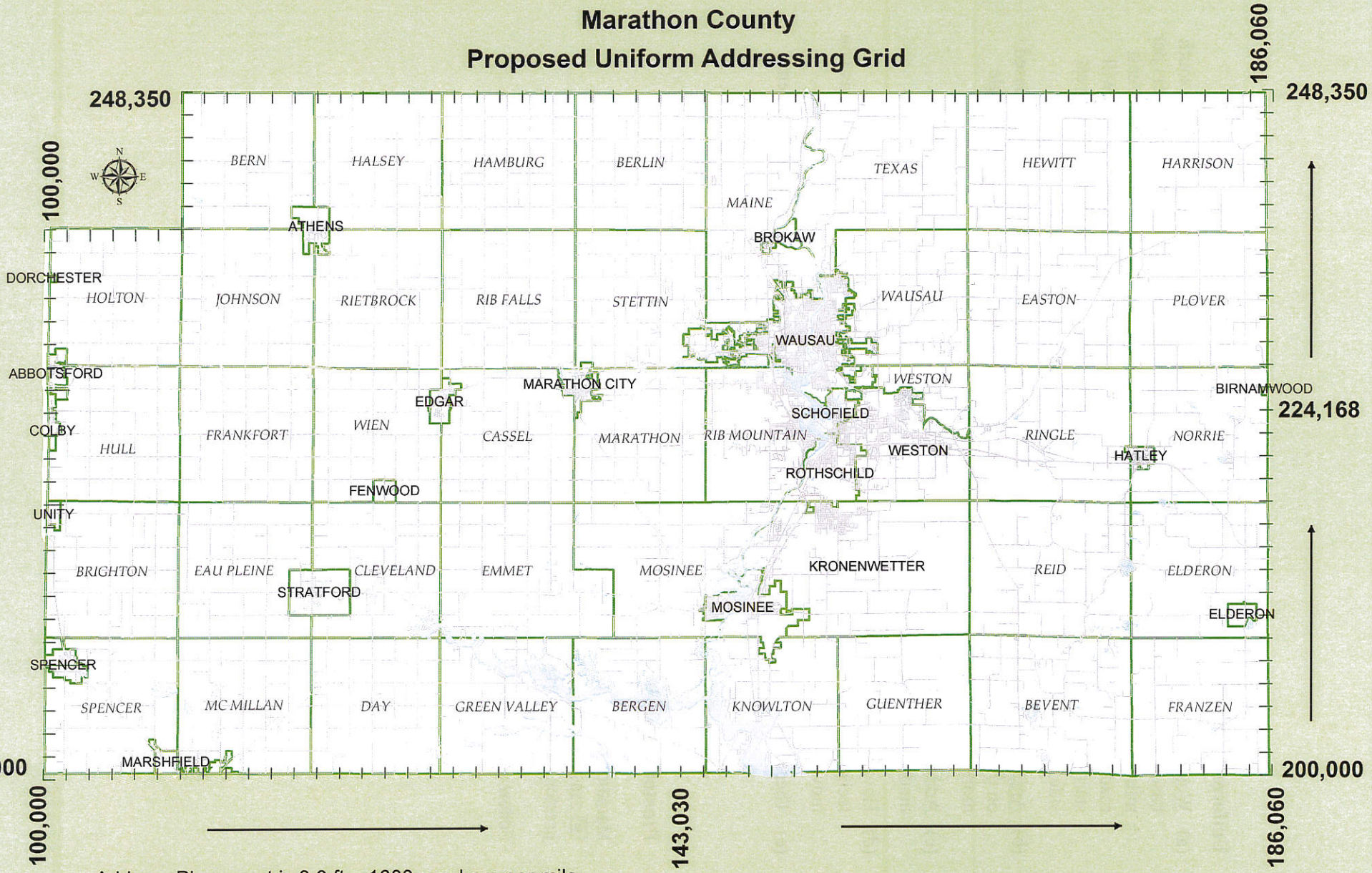
Marathon County
Proposed Uniform Addressing Grid



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

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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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