



Village of Weston, Wisconsin
MEETING NOTICE

- Meeting of:** VILLAGE PLAN COMMISSION (PC) AND JOINT TOWN & VILLAGE EXTRATERRITORIAL ZONING (ETZ) COMMITTEE
- PC Members:** White {c}, Diesen, Kollmansberger, Johnson, Lawrence, Schuster, and Zeyghami
- ETZ Members:** Olson {c}, Christiansen, Diesen, Hull, Kollmansberger, and Zeyghami
- Date/Time:** Monday, July 11, 2016 @ 6:00 P.M.
- Location:** Weston Municipal Center (5500 Schofield Ave) – Board Room
- Agenda:** The agenda packet will be sent out 3 days prior to the meeting.
- Attendance:** Plan Commission, Joint Town & Village Extraterritorial Zoning Committee Members, and Department Directors, please indicate if you will, or will not, be attending so we may determine in advance if there will be a quorum.
- Questions:** Valerie Parker, Recording Secretary
715-359-6114
vparker@westonwi.gov

This notice was posted at the Municipal Center and was e-mailed to local media outlets (Print, TV, and Radio) on 07/05/2016 @ 3:30 p.m.

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

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

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



Village of Weston, Wisconsin
OFFICIAL MEETING AGENDA OF THE VILLAGE PLAN COMMISSION AND
JOINT TOWN & VILLAGE EXTRATERRITORIAL ZONING COMMITTEE

This meeting of the Plan Commission, composed of seven (7) members, and the Joint Town & Village of Weston Extraterritorial Zoning Committee, composed of six (6) members, will convene at the Weston Municipal Center, Board Room, 5500 Schofield Avenue, Weston, on **Monday, July 11, 2016, at 6:00 p.m.**, to consider the following matters:

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

1. Joint Town & Village of Weston Extraterritorial Zoning Committee meeting called to order Olson.
2. Plan Commission meeting called to order Chairman White.
3. Clerk will take attendance and roll call.
4. Request for silencing of cellphones and other electronic devices.

B. Public Hearings before Village Plan Commission and Joint Town & Village Extraterritorial Zoning Committee.

5. **Ordinance No. 16-032** An Ordinance Creating Section 94.4.10(14) of the Zoning Ordinance Entitled *Temporary Asphalt, Batch or Concrete, Stone Crushing and/or Processing Operations* and Adding This New Temporary Land Use to the Temporary Land Use Category Within the Charts Displayed in Figures 3.04 and 3.05 of the Village Zoning Ordinance.
6. Discussion and Action by Joint Town & Village of Weston Extraterritorial Zoning Committee on Director's recommendation to approve the Zoning Ordinance Amendment Ordinance No. 16-032 per the specifications, conditions, and limitations of the submitted staff reports, and forward to the Board of Trustees for their consideration and final approval.
7. Discussion and Action by Village Plan Commission on Director's recommendation to approve the Zoning Ordinance Amendment Ordinance No. 16-032 per the specifications, conditions, and limitations of the submitted staff reports, and forward to the Board of Trustees for their consideration and final approval.

C. Public Comment – ETZ.

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

D. Consent Items – ETZ.

9. Approve previous meeting(s) minutes from the [ETZ, May 9, 2016, meeting](#).

E. Adjourn ETZ.

10. Adjourn ETZ Committee.

F. Public Hearings before Village Plan Commission

11. **REZN-6-16-1597** Jennifer Higgins, Village of Weston, 5500 Schofield Avenue, Weston, requesting a rezoning from AR (Agriculture and Residential) to LI (Limited Industrial), on property along

Zinser Street described as Lot 2, CSM #17438, Volume 83, Page 95, Document #1715999, and consists of 3.857 acres.

- a. Discussion and Action by Plan Commission on Director's recommendation to approve Ordinance No 16-033 An Ordinance to Approve the Rezoning of Land from AR Agriculture Residential to LI Limited Industrial, on 3.857 Acres of Land Located in the SW ¼ of the SE ¼ of Section 23, Village of Weston, Marathon County, Wisconsin per the specifications, conditions, and limitations of the submitted staff report and forward to the Board of Trustees for their consideration and final approval

G. Public Comment – PC.

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

H. Consent Items – PC.

13. Approve previous meeting(s) minutes from the [PC, June 13, 2016, regular meeting](#).

I. New Business – PC.

14. Discussion and Action by Plan Commission on Director's Recommendation to Approve [Certified Survey Map and Weston Avenue Road Right of Way Dedication for Application CCSM-6-16-1596, 8505 Progress Way](#), per the specifications, conditions, and limitations of the submitted staff report and forward to the Board of Trustees for their consideration and final approval.
15. Discussion and Action on Assistant Planner's Recommendation to Approve the [Request \(ADDB-7-6844\) from Scott Turner, at 3601 Camp Phillips Road, to Exceed the "Maximum Accessory Structure Floor Area" as Defined in Figure 5.01\(1\) in Chapter 94, of the Municipal Code](#), per the specifications, conditions, and limitation of the submitted staff report.
16. Discussion and Action by Plan Commission on Assistant Planner's Recommendation to [Allow Staff to Move Forward with \(1\) an Update to the Use Table for the B-3 – General Business Zoning District, allowing "Indoor Storage or Wholesaling" and "Light Industrial Activities Incidental to Indoor Sales or Services" as Permitted Uses by Right; \(2\) Schofield Avenue Corridor Rezone from B-3 to B-2; and \(3\) the STH 29/CTH-J Interchange Rezone from B-2 to B-3.](#)

J. Reports from Staff.

17. Report from Planning and Development Director.
18. Staff Report on staff-approved CSM's, Site Plans, Sign Permits, Commercial Zoning Permits, and Certificate of Occupancies issued since last report of 06/01/2016.

K. Remarks from Commissioners.

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

- M. Set next regular meeting date for Monday, August 8, 2016, at 7:00 P.M.

N. Adjourn.

WITNESS: My signature this 7th day of July, 2016.

Valerie Parker
Recording Secretary

This notice was posted at the Municipal Center, and on the Village's website at www.westonwi.gov, and was emailed to local media outlets (Print, TV, and Radio) on 07/7/2016 @ 4:30 p.m. A quorum of members from other Village governmental bodies (boards, commissions, and committees) may attend the above-noticed meeting in order to gather information. Should a quorum of other government bodies be present, this would constitute a meeting pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis.2d 553,494 N.W.2d 408 (1993). Wisconsin State Statutes require all agendas for Committee, Commission, or Board meetings be posted in final form, 24 hours prior to the meeting. Any posted agenda is subject to change up until 24 hours prior to the date and time of the meeting. Any person who has a qualifying disability, as defined by the Americans with Disabilities Act, requiring that meeting or material to be in an accessible location or format, must contact the Weston Municipal Center at 715-359-6114, so any necessary arrangements can be made to accommodate each request.



**VILLAGE OF WESTON
NOTICE OF PUBLIC HEARINGS**

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Village of Weston Plan Commission and Joint Town and Village of Weston Extraterritorial Zoning Committee, on **Monday, July 11, 2016, at 6:00 p.m.**, or as soon thereafter as possible, in the Board Room of the Weston Municipal Center, 5500 Schofield Avenue, Weston, WI 54476 to take testimony relative to the following:

Ordinance No. 16-032 An Ordinance Creating Section 94.4.10(14) of the Zoning Ordinance Entitled Temporary Asphalt, Batch or Concrete, Stone Crushing and/or Processing Operations and Adding This New Temporary Land Use to the Temporary Land Use Category Within the Charts Displayed in Figures 3.04 And 3.05 of the Village Zoning Ordinance.

The hearing notice and applicable application materials are available for public inspection on the Village of Weston website located at <http://westonwi.gov/421/Public-Hearing-Notices>. Proposed Ordinances can be found on the Village's website at <http://www.westonwi.gov/509/Proposed-Ordinances>.

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

Dated this 23rd day of June, 2016

Valerie Parker
Plan Commission and ETZ Committee Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, June 27, 2016 and Monday, July 4, 2016.



VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN

ORDINANCE NO. 16-032

AN ORDINANCE CREATING SECTION 94.4.10(14) OF THE ZONING ORDINANCE ENTITLED *TEMPORARY ASPHALT, BATCH OR CONCRETE, STONE CRUSHING AND/OR PROCESSING OPERATIONS* AND ADDING THIS NEW TEMPORARY LAND USE TO THE TEMPORARY LAND USE CATEGORY WITHIN THE CHARTS DISPLAYED IN FIGURES 3.04 AND 3.05 OF THE VILLAGE ZONING ORDINANCE.

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

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

WHEREAS, in administering this new Chapter 94, Village staff has found Sec. 94.4.10 does not adequately address the ability to permit the temporary use of property in the Village and Town of Weston ETZ area for a temporary asphalt, batch or concrete, stone crushing and/or processing operation in the Village and Town; and

WHEREAS, Village Staff is proposing amendments to Chapter 94 Zoning to provide regulations for temporary asphalt, batch or concrete, stone crushing and/or processing operations; and

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

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

WHEREAS, the Joint Village and Town of Weston Extraterritorial Zoning Committee and Village Plan Commission have held a joint public hearing on this ordinance, on July 11, 2016, in compliance with Wis. Stat. § 62.23, and following such hearing the Board considered public comments and the recommendation of the Village Plan Commission and Joint Village and Town of Weston Extraterritorial Zoning Committee; and

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

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

SECTION 1: Chapter 94 Zoning Ordinance is hereby amended to provide as follows:

Section 94.4.10: Temporary Land Use Types

(14) Temporary Asphalt, Batch or Concrete, Stone Crushing and/or Processing Operations

Where not accessory to a non-metallic mineral extraction operation, this temporary use shall be proposed in conjunction with and exclusively serving a specific public highway or road improvement, other public works project, or large scale construction project warranting on-site processing in the Zoning Administrator's opinion, subject to the issuance of a temporary use permit and the following performance standards.

Performance Standards:

1. All temporary use permits for any such operation shall not exceed a one-year period. An extension of the permit may be considered for up to one additional year, more by conditional use permit only.
2. Batch plants and material processing operations shall only be permitted as a temporary use within the AR *Agriculture and Residential* district, Non-Residential, and Mixed Use Districts; or within a Subdivision where the plat was recorded or construction phase authorized within the preceding year.
3. All temporary use permit applications shall include detailed site and operational plans, which describe the specific nature of the proposed operation, justification for why the operation needs to be performed on-site; the specific project(s) which the operation would supply; types and quantities of materials and processes; types, quantities, and frequency of use of equipment to move, process, and haul materials within and to and from the site; where materials would be hauled from and to and over what routes and roads; any special measures that will be used for spill prevention and control, dust control, and environmental protection; methods to keep all public roads free of all mud, debris, and dust; number of employees; proposed days and hours of operation; proposed time length of operation; other state, county, or federal permits required; public safety measures including fencing; evidence of adequate insurance, and contact information for all on-site managers/supervisors.
4. All applications shall include a detailed map of the impacted areas showing the designated truck routes and frequency of travel. All off-site travel shall be restricted to arterial and collector streets and highways, except that operations proposing to utilize local street for direct access to and from the site shall require the approval of the Director of Public Works.
5. A bond or other performance guarantee for such work may be required as part of the temporary use permit provided that a clear relationship is established between the operation and the need for road upgrades, repair, and maintenance.
6. All applications shall include a detailed site plan in accordance with Section 94.16.09 and shall also include the following:
 - a. Location of all fences or other screening mechanisms;
 - b. Location of processing equipment and areas and material and equipment storage areas;
 - c. The proposed type and amount of material being processed and/or stored;
 - d. Employee parking; and
 - e. An erosion control plan, drawn to scale by a professional engineer, meeting all applicable Village, State, and County requirements.
 - f. Other location-specific items required under subsection 3 indicated.
7. Driveway access of the plant shall adhere to Section 94.12.08 and Chapter 71 of the Municipal Code.
8. Facilities proposed within 1,000 feet of any residential land use (not including undeveloped subdivisions) shall also have to obtain a conditional use permit per Section 94.16.06

P = Permitted Use		C = Conditional Use		T = Temporary Use		Empty Cell = Prohibited Use		
Land Use Category (#) Land Use Type		Zoning District (see key at end of figure)						
		INT	B-1	B-2	B-3	BP	LI	GI
(12)	Temporary Unscreened Outdoor Storage Accessory to Industrial Use				T		T	T
(13)	Temporary Sales by Mobile Food Vendors	T	T	T	T	T	T	T
(14)	<u>Temporary Asphalt, Batch or Concrete, Stone Crushing and/or Processing Operations</u>	<u>T/C</u>	<u>T/C</u>	<u>T/C</u>	<u>T/C</u>	<u>T/C</u>	<u>T/C</u>	<u>T/C</u>
Key to Zoning Districts:					B-3 = General Business			
INT = Institutional					BP = Business Park			
B-1 = Neighborhood Business					LI = Limited Industrial			
B-2 = Highway Business					GI = General Industrial			

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

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

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

Dated the 18th day of July, 2016

WESTON VILLAGE BOARD

By: _____
Barbara Ermeling, its President

Attest:

Sherry Weinkauff, its Clerk

APPROVED: _____

PUBLISHED: _____

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

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

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

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

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

Roll call indicated 5 Plan Commission members present.

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

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

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

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

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

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

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

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

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

No one else spoke in favor or opposition.

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

6. Ordinance No. 16-026 An Ordinance Amending Section 94.16.11(2) of the Zoning Ordinance Entitled *Eligible Provisions for which Variances May Be Granted*.

Higgins stated this amendment is a straggler from last month. We made a change allowing holding tanks through conditional use, where they do not need to go through a variance anymore, similar to how the Town was set up. We found that when taking some of the changes from the Town, this section got left in the Town's code, and needs to be removed in the Village/ETZ and Town Codes. The Town Code will be updated at a later date.

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

7. Ordinance No. 16-027 An Ordinance Amending Section 94.13.07(7)(b)1. and (c)1. of the Zoning Ordinance Relating to On-Building Sign (Wall, Awning, Marquee, or Projecting Sign) in the INT Institutional and B-1 Neighborhood Business Districts; and B-2 Highway Business, B-3 General Business, BP Business Park, and I Industrial Districts; and Amending the Same in Figure 13.07: Summary of Maximum Dimensions and Number of On-Premise Business Signs (for Non-Residential, Agricultural, and PR Districts—See Section 94.13.05 for Residential and RR District Standards).

Wehner commented this came out of a sign permit request by Target, who is changing out their pharmacy sign with CVS Pharmacy. Their proposed sign exceeds the 200 square foot minimum.

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

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

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

8. Ordinance No. 16-028 An Ordinance Amending Section 94.12.08(10) of the Zoning Ordinance Entitled *Provisions for Sidewalk* and Creating Section 94.12.09(15) of the Zoning Ordinance Entitled *Pedestrian Facilities*.

Wehner pointed out the revised version of this amendment, which was printed out for the Plan Commissioners. Wehner stated Planning & Development drafted the original amendment, but then after talking with Public Works earlier today, it was apparent that some other changes needed to be incorporated. Wehner stated the goal with this amendment was to incorporate the Complete Streets resolution that was adopted last November. There was further discussion on the proposed amendment and how the requirement of sidewalks will be decided.

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

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

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

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

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

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

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

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

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

C. PUBLIC COMMENT – ETZ.

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

None.

D. CONSENT ITEMS – ETZ.

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

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

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

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

E. ADJOURN ETZ

13. Adjourn ETZ Committee.

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

F. PUBLIC COMMENT – PC

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

None.

G. CONSENT ITEMS – PC

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

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

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

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

H. NEW BUSINESS - PC

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

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

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

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

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

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

I. REPORTS FROM STAFF

17. Report from Planning and Development Director.

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

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

K. REMARKS FROM COMMISSIONERS.

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

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

L. DISCUSS ITEMS TO BE INCLUDED FOR NEXT AGENDA.

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

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

N. ADJOURN.

13. Adjourn Plan Commission.

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

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



**VILLAGE OF WESTON
NOTICE OF PUBLIC HEARINGS**

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Village of Weston Plan Commission, on **Monday, July 11, 2016, at 6:00 p.m.**, or as soon thereafter as possible, in the Board Room of the Weston Municipal Center, 5500 Schofield Avenue, Weston, WI 54476 to take testimony relative to the following:

REZN-6-16-1597 Jennifer Higgins, Village of Weston, 5500 Schofield Avenue, Weston, requesting a rezoning from AR (Agriculture and Residential) to LI (Limited Industrial), on property along Zinser Street described as Lot 2, CSM #17438, Volume 83, Page 95, Document #1715999, and consists of 3.857 acres.

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

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

Dated this 23rd day of June, 2016

Valerie Parker
Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, June 27, 2016 and Monday, July 4, 2016.



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

Application/Petition No.: **REZN-6-16-1597** Hearing Date: **July 11, 2016**
Applicant: **Jennifer Higgins, Village of Weston, 5500 Schofield Avenue, Weston, WI 54476**
Location: **Zinser Street, Weston, WI 54476**
Description: **A parcel of land being part of Lot 2 of Volume 83 Certified Survey Maps, Page 95 being part of the Southwest ¼ of the Southeast ¼ of Section 23, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin.**

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

GENERAL INFORMATION:

Current Zoning: **AR Agriculture Residential**
Definition: 94.2.02(1)(b) **AR Agriculture Residential.** The AR district is primarily intended to preserve agricultural, forested, and other open lands until ripe for non-agricultural development, including residential, commercial, and industrial development, and to allow for very low density residential development. The AR district is also intended for areas planned for denser development in the Comprehensive Plan, but not yet suited for such denser development due to lack of public utilities or services in the area, inadequate roads, a sufficient supply of lands zoned for development elsewhere, and other factors. (Predecessor districts: AG, RR-10)

Proposed Zoning **LI Limited Industrial**
Definition: 94.2.02(3)(f) **LI Limited Industrial.** The LI district accommodates primarily light industrial, storage, office, and other compatible businesses and support uses. Allowable uses are geared toward activities which are not associated with high levels of noise, odor, particulate emissions, outdoor activities, and other potential nuisances. Development within this district is served by public sanitary sewer and water services. This district is intended for mapping in areas planned for industrial uses within the Comprehensive Plan. (Predecessor district: LMD Light Manufacturing Distribution)

Future Land Use: **Business/Office Park**
FLU Description: **Office, indoor light industrial, research, and other compatible and support uses in a controlled business park, office park, and setting, where allowable uses and activities include those associated with low levels of noise, odor, vibrations, and particulate emissions. All served by a public sewer system.**

Development Policies:

1. Design developments within Business Park areas to result in higher-end “office park” or “office/research campus” setting.
2. Encourage warehousing and manufacturing uses to locate away from lands planned for Business Park use, except where designed to blend within an office/research setting.

Typical Implemented Zoning Districts: BP Business Park (preferred)

LI Light Industrial or B-2 or B-3 districts may also be appropriate where the range of uses, impacts, and aesthetics is otherwise controlled (such as through deed restrictions).

1. Is the proposed rezoning consistent with the Comprehensive Plan, as is required by Wisconsin Statutes?
Yes. LI is listed as a typical implementation zoning district in the approved Land Use Chapter of the Comp Plan.
2. Does the rezoning further the purpose and intent of this Chapter?
Yes. LI is listed as a typical implementation zoning district in the approved Land Use Chapter of the Comp Plan.
3. Does rezoning address any of the following that are not properly addressed on the current Official Zoning Map?
Yes, this rezone is addressing a new or changed factors or growth patterns.
4. Does the proposed zoning district maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?
Yes. The rezone will allow for the expansion of the adjacent business onto this lot.

BACKGROUND INFORMATION:

The Village recently purchased this property, known as the Cliff Mashuda property, earlier this month. Last month a 2 lot CSM was completed and approved by the PC and Board which also dedicated additional ROW along Weston Avenue per the Official Map. Currently Lot 2 is a non-conforming AR parcel due to not meeting the minimum lot size. The Village is currently in negotiations with PGA owner Gary Guernndt to purchase Lot 2 and add it to his PGA property next door to be used for building addition space. In order to do this, we need to first rezone Lot 2 to LI.

CURRENT PROPERTY CONDITIONS:

Currently the property to be rezoned is vacant. Until recently, the property was being farmed with crops.

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

- 1) **Plan Commission recommends approval of the rezone request and forwards the recommendation on to the Village Board at their 7/18/16 meeting.**
- 2) **Plan Commission recommends denial of the rezone request and forwards the recommendation on to the Village Board at their 7/18/16 meeting.**
- 3) **Plan Commission takes no action and the request moves on to the Village Board at their 7/18/2016 meeting with no recommendation.**

Village of Weston Marathon County, WI



OFFICIAL ZONING MAPS

Map Date: 6/28/2016
 Adoption Date (Village): 4/20/2016
 Adoption Date (ETZ): 4/20/2016
 Adoption Date (Town): 1/23/2016



Map By: Technology Services Department, Village of Weston



Legend

- 19228082340989
 - Village of Weston
 - Extraterritorial Zoning (ETZ) Boundary
 - Town of Weston
 - Right-of-way
 - Parcel Boundary
 - Wetland
 - Surface Water
- #### ZONING DISTRICTS
- AR - Agriculture and Residential
 - PR - Parks and Recreation
 - RR-2 - Rural Residential-2 Acre
 - RR-5 - Rural Residential-5 Acre
 - SF-L - Single Family Residential-Large Lot
 - SF-S - Single Family Residential-Small Lot
 - 2F - Two Family Residential
 - MF - Multiple Family Residential
 - MH - Manufactured Home
 - INT - Institutional
 - B-1 - Neighborhood Business
 - B-2 - Highway Business
 - B-3 - General Business
 - BP - Business Park
 - LI - Limited Industrial
 - GI - General Industrial

- #### OVERLAY ZONING DISTRICTS
- Design - Commercial Corridor
 - Design - Condominium
 - Design - Renaissance
 - Design - Rail-to-Trail
 - Design - Weston Marketplace
 - Village of Weston Shoreland Zoning
 - Marathon County Shoreland Zoning - Town and ETZ only

WELLHEAD PROTECTION ZONES

- Zone A
- Zone B





VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN

ORDINANCE NO. 16-033

AN ORDINANCE TO APPROVE THE REZONING OF LAND FROM AN AGRICULTURE RESIDENTIAL TO LI LIMITED INDUSTRIAL, ON 3.857 ACRES OF LAND LOCATED IN THE SW ¼ OF THE SE ¼ OF SECTION 23, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN.

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

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

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

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

SECTION 1: On the application (REZN-6-16-1597) of property owned by the Village of Weston, 5500 Schofield Avenue, Weston, WI 54476, for the following territory now comprising a part of the AR Agriculture Residential zoning district, located in Section 23, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin, is hereby designated to be and become hereafter part of the following zoning district:

LI Limited Industrial – Lot 2 of Volume 83 Certified Survey Maps, Page 95 being part of the Southwest ¼ of the Southeast ¼ of Section 23, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin.

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

SECTION 3: SEVERABILITY. If any section, clause, provision, or portion of this Ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby. If an application of this Ordinance to a particular structure, land, or water is adjudged unconstitutional or invalid by a court of competent jurisdiction, such judgment shall not be applicable to any other structure, land, or water not specifically included in said judgment. If any

requirement or limitation attached to an authorization given under this Ordinance is found invalid, it shall be presumed that the authorization would not have been granted without the requirement or limitation and, therefore, said authorization shall also be invalid. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

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

Dated the 18th day of July, 2016.

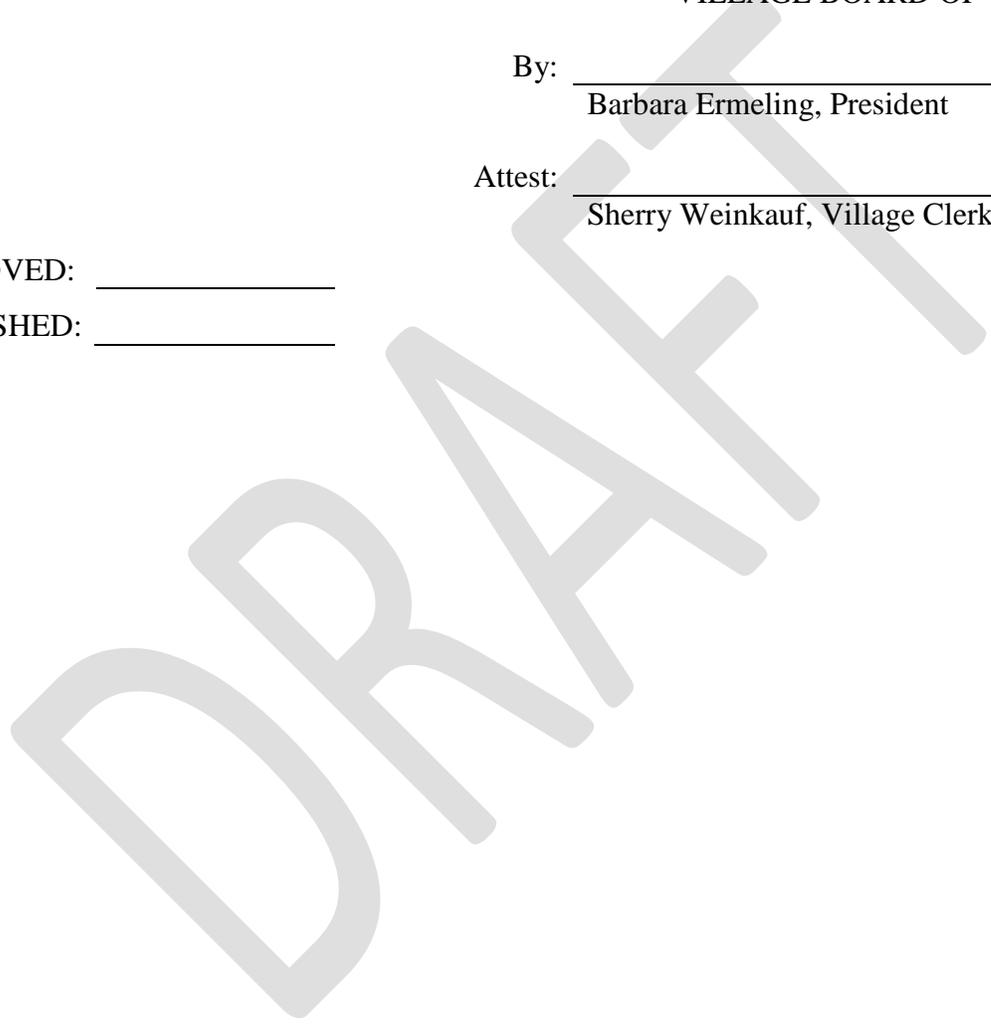
VILLAGE BOARD OF WESTON

By: _____
Barbara Ermeling, President

Attest: _____
Sherry Weinkauf, Village Clerk

APPROVED: _____

PUBLISHED: _____



Lot 1: 192.4.2808.234.0990

Lot 2: 192.4.2808.234.0989

STATE OF WISCONSIN - MARATHON COUNTY
CSM FILED VOL 83 PAGE 95
06/22/2016 1:41:45 PM
MICHAEL J. SYDOW, REGISTER OF DEEDS

017438

Michael J. Sydow

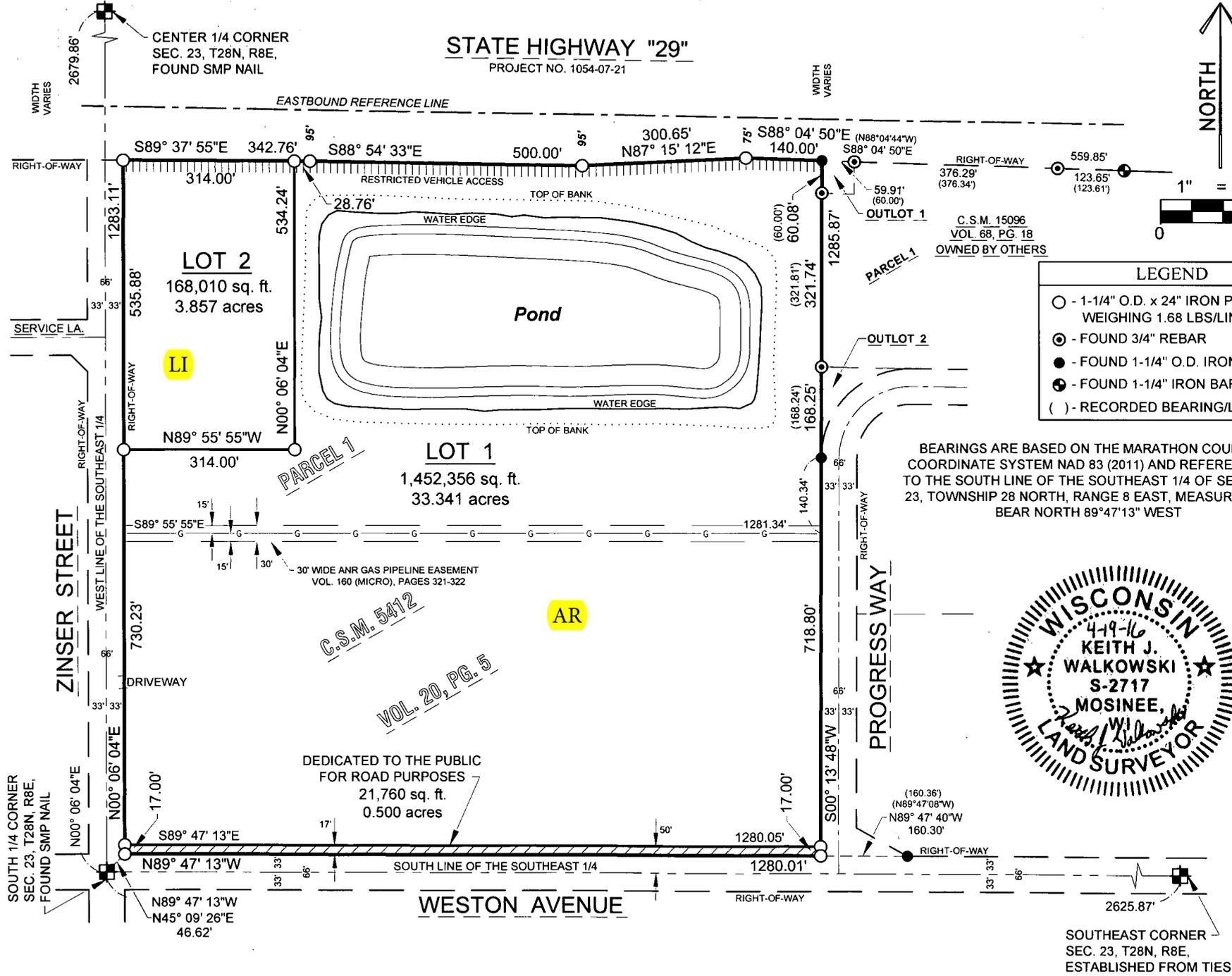
DOC# 1715999



Chy 30.00

MARATHON CO. CERTIFIED SURVEY MAP NO. 17438

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



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

SHEET 1 OF 3

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



DOC# 1715999

MARATHON CO. CERTIFIED SURVEY MAP NO. 17438

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

I, Keith J. Walkowski, Professional Land Surveyor S-2717, hereby certify to the best of my knowledge and belief: That I have surveyed, mapped and divided Parcel 1 of Certified Survey Map Number 5412 recorded in Volume 20 of Certified Survey Maps on Page 5 located in part of the Southwest 1/4 of the Southeast 1/4 of Section 23, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin, described as follows:

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

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

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

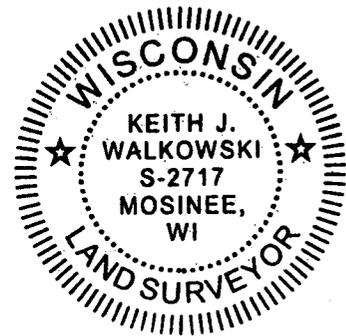
That I have made this survey, division and map thereof at the direction of Village of Weston, Agent of said parcel;

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the subdivision regulations of the Village of Weston in Surveying, Mapping and Dividing the same.

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

Dated this 19TH day of APRIL, 2016

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



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

By Jennifer L Higgins
Date 6-21-2016
Village of Weston Zoning Department

 RIVERSIDE LAND SURVEYING LLC 6304 KELLY PLACE WESTON, WI 54476 PH 715-241-7500 - FAX 715-355-6894 email - mail@riversidelandsurveying.com	DRAWN BY M.F.L.	DATE APRIL 18, 2016
	CHECKED BY K.J.W.	PROJECT NO. 2419
	PREPARED FOR: VILLAGE OF WESTON	

MARATHON CO. CERTIFIED SURVEY MAP NO. 17438

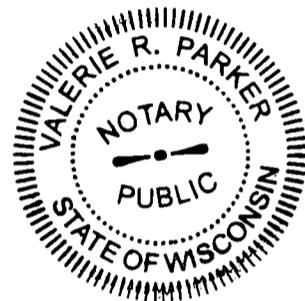
Of Parcel 1 of Certified Survey Map Number 5412 recorded in Volume 20 of Certified Survey Maps on Page 5 located in part of the Southwest 1/4 of the Southeast 1/4 of Section 23, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin.

Owners Certificate of Dedication

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

Witness the hand and seal of said owner this 20th day of June, 2016.
in presence of:

Barbara J. Ermeling
Barbara Ermeling - Village President



State of Wisconsin)
SS
Marathon County)

Personally came before me this 20th day of June, 2016,
the above named Barbara Ermeling to me known to be the same person who executed the foregoing instrument and acknowledged the same.

(Notary Seal) Valerie Parker Notary Public, Marathon County, Wisconsin

MY COMMISSION EXPIRES 05-17-2019

Village Board Resolution:

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

Date 6/20/16 Approved Barbara J. Ermeling
Village President

Date 6/20/16 Signed Barbara J. Ermeling
Village President

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

Sherry Weimbaum
Village Clerk



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

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



Village of Weston, Wisconsin
OFFICIAL PROCEEDINGS OF THE PLAN COMMISSION
held on Monday, June 13, 2016 at 6:00 p.m., in the Board Room, at the Municipal Center
Chairman White Presiding.

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

1. **Plan Commission meeting called to order PC Chairman White at 6:05 p.m.**
2. **Welcome and Introduction of new Plan Commissioner, Dennis Lawrence.**
3. **Clerk will take attendance and roll call.**

Roll call indicated 6 Plan Commission members present.

<u>Member</u>	<u>Present</u>
Diesen, Dave	YES
Johnson, Marty	YES
Kollmansberger, Tina	NO
Lawrence, Dennis	YES
Schuster, Fred	YES
White, Loren	YES
Zeyghami, Hooshang	YES

Village Staff in attendance: Guild, Higgins, Donner, Tatro, Maguire, Wehner, and Parker.

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

B. PRESENTATIONS

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

Justin Frahm, of JSD Professional Services, Inc., gave a presentation on the SE Quadrant Development Concept. Others participating in the presentation were Guild along with Dave Jenkins and Bill Dunlop of Forward Development Group.

Questions/Comments from Plan Commissioners: Diesen would like to see some plans that take into account 30 minutes of drive-time to the west. Zeyghami commented on the ATC lines, and feel it would be best if those could go underground when moved, versus overhead. Diesen commented on the wetlands and feels there should be a way to work around them.

C. PUBLIC HEARINGS BEFORE THE VILLAGE PLAN COMMISSION.

White opened these public hearings at 6:05 p.m.

6. **CU-5-16-1585 Bonnie DeCHamps, Hurckman Mechanical, Inc., PO Box 10977, Green Bay, WI 54307, Requesting a Conditional Use Permit for Hurckman Mechanical, Inc., at 5807 Prairie Street, Suite B, to Allow for Both a Light Industrial Use and Outdoor Storage or Wholesaling Use Within the B-3 Zoning District.**

Wehner stated the site is fenced in, however, there is no screening. This company will be storing materials in their yard, which requires screening. The proposed business use falls under the Contractor Yard (outside storage), which is only allowed in the B-3 District through a conditional use. Staff has no issues with the conditional use request, however, is requesting this fence have the full screening as one of the conditions.

Marv Anderson, PDM Construction, was present to represent the property owner, Tom Krautkramer. Anderson explained that the only part of the existing fence that Krautkramer owns is the section along the front, which is screened. The fencing along the sides and the back are owned by the adjoining property owners. He feels with the surrounding uses, this property should not require the screening. Anderson questioned who would be responsible to add the screening to this fence, and how would he go about requesting this of the adjacent neighbors.

Wehner explained how this commercial park is an older park, which does not have curb and gutter. He explained the goal is to bring these properties into compliance as they change use or expand. That is why we are requesting the screened fence.

There was no opposition.

White closed this hearing at 7:15 p.m.

a. Discussion and Action by Plan Commission on Director’s Recommendation to approve Conditional Use Permit CU-5-16-1585, per the Specifications, Conditions, and Limitations of the Submitted Staff Report.

Motion by Schuster, second by Johnson, to approve CU-5-16-1585, per staff recommendation. Q: Anderson questioned if the Village could assist with talking to the neighbors about the screening. Diesen stated he should talk to staff. Motion Carried.

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

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

7. REZN-5-16-1586 Gary Guerndt, 7306 Ryan Street, Weston, WI 54476, Requesting a Rezoning from AR (Agricultural and Residential) to RR-2 (Rural Residential – 2 Acre), on Property Addressed as 8303 Ryan Street, to Allow for the Construction of a Single-Family Home.

Dan Higginbotham, and Gary Guerndt, of 7306 Zinser Street, were present in support, and explained the project. Higgins clarified that proposed Lot 2 is what is being rezoned, and the rest of the land is being combined to fix a non-conforming lot issue. It was explained that this lot will be factored in to future development.

There was no opposition.

Higgins stated this request is consistent with the Plan, and staff recommends approval to the Village Board.

White closed the hearing at 7:22 p.m.

a. Discussion and Action by Plan Commission on Director’s Recommendation to Approve Ordinance No. 16-031, An Ordinance to Approve the Rezoning of Land from AR (Agricultural Residential) to RR-2 (Rural Residential – 2 Acre) on 2.98 Acres of Land Located in the SE ¼ of the NE ¼ of Section 27, Village of Weston, Marathon County, WI, per the Specifications, Conditions, and Limitations of the Submitted Staff Report, and Forward to the Board of Trustees for their Consideration and Final Approval.

Motion by Schuster, second by Zeyghami, to approve Ordinance No. 16-031 (REZN-5-16-1586), per staff recommendation.

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

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

8. CU-5-16-1588 Allen Lamers, Lamers Bus Lines, 2407 South Point Road, Green Bay, WI 54313, Requesting a Conditional Use to Allow the Storage of Propane Fueling Tank on a Property Located within a WHP-B (Wellhead Protection – Zone B) Overlay District, Addressed as 6204/6206 & 6300/6400 Alderson Street.

Aaron Nelson, 5403 Winding Creek Drive, representing DC Everest, was present in support. He explained they just awarded a new contract with Lamers Bus Lines. Lamers' buses primarily run off of propane, which is a quieter, cleaner, and less costly fuel source.

Chad Jarowski, of Landmark Services, 225 E. John Street, Markesan, WI, is a supplier of propane to Lamers. Pat Brossow, Energies USA, 1897 Spint Drive, Waupaca. Brossow explained how this tank is protected, and how the contents would evaporate if a leak. White confirmed still a possibility for explosion and fire hazard as it leaks into the air. Brossow explained further on the safety features. It was explained this tank will hold 18,000 gallons, and would need to be filled once every 10 days.

Donner commented on how there are some generic references in our code pertaining to certain petroleum, which LP should not apply.

There was discussion on how a cross access agreement needs to be put in place, as buses at First Student park on the school's property, and maintain that part of the school's property. Staff is concerned about future adverse possession. Nelson will review the current contract they have with First Student. Higgins stated if he needs, she could provide an example for him.

No one spoke in opposition.

Wehner stated since Lamers will not be using this site permanently, they should be required to remove the tank at the time they move to their new permanent location.

White closed the hearing at 7:38 p.m.

a. Discussion and Action by Plan Commission on Director's Recommendation to Approve Conditional Use Permit #CU-5-16-1588, Per the Specifications, Conditions, and Limitations of the Submitted Staff Report.

Motion by Diesen, second by Zeyghami, to approve CU-5-16-1588, per staff recommendation.

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

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

D. PUBLIC COMMENT

9. Comments from the Public on Issues, Which the PC has Oversight, or on Business Items that Might be Recommended to the Board of Trustees.

None.

E. CONSENT ITEMS – PLAN COMMISSION

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

Motion by Diesen, second by Johnson, to approve the Plan Commission May 9, 2016 regular meeting minutes. Lawrence abstained as he was not present.

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

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

F. NEW BUSINESS

11. Discussion and Action on Director’s Recommendation to Approve the Concept Plat for Misty Pines Subdivision, Located South of Ross Avenue, West of Birch Street, and North of Norma Avenue, or More Commonly Referred to as the Monk Property.

Higgins stated this is just a concept subdivision plat that PGA is looking to develop. The next step is preliminary followed by final plat. This concept plat for a single-family subdivision is following our complete streets policy. There is one dead end street which is planned to connect to a future road when the vacant lot (2819 Ross Avenue) develops. Staff is allowing for the 60’ right-of-way. Donner stated Public Works is advocating for a narrower street section (28 feet), with requirements for sidewalks, street trees, etc. There was discussion on the three access points currently planned.

Higgins stated staff recommends approval. Lawrence questioned if this future right-of-way is shown on a future plan. Higgins stated it is shown on our future transportation map (official map).

Motion by Johnson, second by Lawrence, to approve the Concept Plat for Misty Pines Subdivision, per staff recommendation.

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

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

12. Discussion and Action on Director’s Recommendation to Approve Certified Survey Map Approval and Weston Avenue Road Right-of-Way Dedication, Crane Meadows Golf Driving Range – PIN 192-2808-233-0993 (CCSM-6-16-1593) per the Specifications, Conditions, and Limitations of the Submitted Staff Report and Forward to the Board of Trustees for their Consideration and Final Approval.

Higgins stated these next two items are for properties the Village acquired, where #12 and #13 are all part of a proposed sports complex area. If that does not go forward, they will go for business.

Motion by Schuster, second by Johnson, to approve the CCSM-6-16-1593, per the specifications, conditions, and limitations of the submitted staff report and forward to the Board of Trustees for their consideration and final approval.

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

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

13. Discussion and Action on Director’s Recommendation to Approve Certified Survey Map Approval and Weston Avenue Road Right-of-Way Dedication, Mashuda Property – PIN 192-2808-234-0997 (CCSM-6-16-1594), per the Specifications, Conditions, and Limitations of the Submitted Staff Report and Forward to the Board of Trustees for their Consideration and Final Approval.

Motion by Johnson, second by Diesen, to approve the CCSM-6-16-1594, per the specifications, conditions, and limitations of the submitted staff report and forward to the Board of Trustees for their consideration and final approval.

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

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

14. Discussion and Action on Director’s Recommendation to Approve Certified Survey Map Approval and Ryan Street and Weston Avenue Road Right-of-Way Dedications, 7403 Ryan Street – PIN 192-2808-224-0995 and PIN 192-2808-233-0997 (CCSM-4-16-1577) per the Specifications, Conditions, and Limitations of the Submitted Staff Report and Forward to the Board of Trustees for their Consideration and Final Approval.

Higgins stated this is for the Prohaska Family Park, which is land along Weston Avenue and Ryan Street. We are dedicating additional right-of-way along both.

Motion by Johnson, second by Zeyghami, to approve the CCSM-4-16-1577, per the specifications, conditions, and limitations of the submitted staff report and forward to the Board of Trustees for their consideration and final approval.

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

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

G. REPORTS FROM STAFF

15. Report from Planning and Development Director.

Higgins referred to her attached report. She discussed the projects occurring at Saint Clare's Hospital. She also discussed the County's county-wide addressing project.

16. Staff Report on staff-approved CSM's, Site Plans, Sign Permits, Commercial Zoning Permits, and Certificate of Occupancies issued

H. REMARKS FROM OFFICIALS.

No comments were made.

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

None.

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

K. ADJOURN.

18. Adjourn Plan Commission,

White adjourned the meeting at 8:01 p.m.

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

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

REQUEST FROM: JENNIFER HIGGINS; DIRECTOR OF PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: REQUEST FOR CERTIFIED SURVEY MAP APPROVAL AND WESTON AVENUE ROAD RIGHT OF WAY DEDICATION, 8505 PROGRESS WAY – PIN 192 2808 234 0015. (CCSM-6-16-1596)

DATE/MTG: PLAN COMMISSION, MONDAY, JULY 11, 2016

POLICY QUESTION: Should the Board of Trustees accept the dedication of additional road right-of-way for Weston Avenue by approve the CSM and adopting Resolution No. 2016-013?

RECOMMENDATION TO: I make a motion to endorse approval, and recommend the CSM and Resolution No. 2016-013 to the Board of Trustees for their consideration and final approval.

LEGISLATIVE ACTION:

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

FISCAL IMPACT ANALYSIS:

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

STATUTORY / RULEMAKING / POLICY REFERENCES:

- WI Statute: Chapter 236 (Wis. Stat. §236.34)
- WI Administrative Code: _____
- Case Law / Legal: _____
- Municipal Code: Chapter 74 Subdivision Regulations
- Municipal Rules: _____
-

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

BACKGROUND: The Village owns Lot 1 in BP South and is currently marketing it for sale. Currently we are not working with anyone on this lot but in preparation for it being sold someday, staff completed the attached survey to dedicate the 17 feet of additional ROW on Weston Avenue shown on the Official Map (adopted 2/17/16). We also wanted to make sure we reserved 30' for an easement to an observation deck and trail to the Wildlife Refuge area.

Staff recommends approval of the CSM and forwarding it on to the Village Board for final approvals.

Attachments?



VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN

RESOLUTION NO. 2016-013

A RESOLUTION ADOPTING ROAD RIGHT-OF-WAY DEDICATION FOR WESTON AVENUE IDENTIFIED IN THE PROPOSED CERTIFIED SURVEY MAP FOR 8505 PROGRESS WAY LOCATED IN SECTION 23, TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN. PIN 192 2808 234 0015 (CCSM-6-16-1596)

WHEREAS, the Village of Weston, a Municipal Corporation of the State of Wisconsin, as owner of a parcel described as Lot 1 of Weston Business and Technology Park-South located in part of the Southeast 1/4 of the Southeast 1/4 of Section 23, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin (PIN 192 2808 234 0015, presented a certified survey map (hereafter the “associated CSM”, attached hereto as Exhibit A) to the Village of Weston Board of Trustees as prepared by Keith J. Walkowski, a registered land surveyor; and

WHEREAS, the Village of Weston Plan Commission met on July 11, 2016 and did review and determined the associated CSM meets the requirements of Chapter 74 Subdivision Regulations and Chapter 94 Zoning; and

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

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

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

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

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

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

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

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

PASSED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF WESTON, at a regular meeting thereof, this 18th day of the month of July, 2016.

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

By: _____
BARB ERMELING, Village President

ATTEST:

By: _____
SHERRY WEINKAUF, Village Clerk

MARATHON CO. CERTIFIED SURVEY MAP NO. _____

Of Lot 1 of Weston Business and Technology Park-South located in part of the Southeast 1/4 of the Southeast 1/4 of Section 23, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin.

I, Keith J. Walkowski, Professional Land Surveyor S-2717, hereby certify to the best of my knowledge and belief: That I have surveyed, mapped and divided Lot 1 of Weston Business and Technology Park-South located in part of the Southeast 1/4 of the Southeast 1/4 of Section 23, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin, described as follows:

Commencing at the Southeast corner of said Section 23; Thence North 89°47'13" West along the South line of said Southeast 1/4, 764.21 feet; Thence North 00°27'18" West, 33.00 feet to the Southeast corner of said Lot 1 of Weston Business and Technology Park-South and the North right-of-way line of Weston Avenue which is the point of beginning; Thence North 89°47'13" West along said North right-of-way line, 388.03 feet; Thence North 61°02'51" West along said North right-of-way line, 107.53 feet to the East right-of-way line of Progress Way; Thence North 00°13'48" East along said East right-of-way line, 396.04 feet to the North line of said Lot 1 of Weston Business and Technology Park-South; Thence South 89°47'15" East along said North line, 307.14 feet to the East line of said Lot 1 of Weston Business and Technology Park-South; Thence South 00°25'57" East along said East line, 309.01 feet; Thence North 89°37'01" East along said East line, 169.95 feet; Thence South 00°27'18" East along said East line, 140.53 feet to the point of beginning.

That the above described parcel of land contains 159,979 square feet or 3.672 acres, more or less;

That said parcel is subject to all easements, restrictions and right-of-ways of record including a 15' wide utility easement, a drainage easement and a proposed Ingress / Egress and Observation Deck easement;

That I have made this survey, division and map thereof at the direction of Village of Weston, Owner of said parcel;

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the subdivision regulations of Village of Weston in Surveying, Mapping and Dividing the same.

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

Dated this 14TH day of JUNE, 2016

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

Legal Description for Proposed Ingress / Egress and Observation Deck Easement: (By Separate Document)
Part of Lot 1 of Weston Business and Technology Park-South located in part of the Southeast 1/4 of the Southeast 1/4 of Section 23, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin described as follows: Commencing at the Northwest corner of said Lot 1 of Weston Business and Technology Park-South; Thence South 00°12'31" West along the East right-of-way line of Progress Way, 12.89 feet to the point of beginning; Thence South 89°46'50" East, 111.71 feet; Thence South 04°01'39" East, 11.37 feet; Thence South 36°11'00" East, 68.63 feet; Thence North 62°28'34" East, 48.84 feet; Thence North 28°57'58" West, 60.37 feet; Thence North 02°51'20" West, 4.04 feet to the North line of said Lot 1; Thence South 89°47'15" East along said North line of Lot 1, 140.29 feet to the East line of said Lot 1; Thence South 00°25'57" East along said East line, 78.54 feet; Thence North 89°47'15" West, 88.50 feet; Thence South 62°28'34" West, 84.85 feet; Thence North 36°11'00" West, 93.33 feet; Thence North 89°46'50" West, 89.05 feet to said East right-of-way line of Progress Way; Thence North 00°13'48" East along said East right-of-way line, 30.00 feet to the point of beginning.

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

By _____
Date _____
Village of Weston Zoning Department



 RIVERSIDE LAND SURVEYING LLC 6304 KELLY PLACE WESTON, WI 54476 PH 715-241-7500 - FAX 715-355-6894 email - mail@riversidelandsurveying.com	DRAWN BY M.F.L.	DATE JUNE 7, 2016
	CHECKED BY K.J.W.	PROJECT NO. 2423
	PREPARED FOR: VILLAGE OF WESTON	

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

REQUEST FROM: **JARED WEHNER, ASSISTANT PLANNER**

ITEM DESCRIPTION: **ACCESSORY STRUCTURE ADDB-7-16-6844 AT 3601 CAMP PHILLIPS ROAD**

DATE/MTG: **PLAN COMMISSION, MONDAY, JULY 11, 2016 AT 6:00PM**

POLICY QUESTION: Should the Plan Commission approve the request from Scott Turner to exceed the "Maximum Accessory Structure Floor Area" as defined in Figure 5.01(1) in Chapter 94 of the Municipal Code?

RECOMMENDATION TO: I recommend that the Plan Commission approve the request by Scott Turner, 3601 Camp Phillips Road, to exceed the "Maximum Accessory Structure Floor Area" as defined in Figure 5.01(1) in Chapter 94 of the Municipal Code AND with the waiver of the requirement and defined in subsection 10.(e) (*see below*) due to existing lot and building conditions.

LEGISLATIVE ACTION:

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

POLICY REFERENCES:

- Municipal Code:** 94.4.09(2) Detached Accessory Structure (for Residential Use)

PRIOR REVIEW: Staff Review, July 6, 2016

BACKGROUND:

10. See Figures 5.01(1) and 5.01(2) for setback, floor area, and coverage standards associated with Detached Accessory Structures in residential zoning districts. Maximum floor area and total building coverage shall not exceed the maximums set forth in Figure 5.01(1), except where all of the following standards for the Detached Accessory Structure are met:

- a) Not taller or have more floors above ground level than the principal building.
MEETS REQUIREMENTS: Principal structure is 29' in total height, the accessory structure is proposed to be 24'7 1/4".
- b) Has a similar roof slope and overhang width as the principal building. If the principal building has multiple roof slopes and/or overhang widths, the roof slopes and widths of the accessory structure shall reflect those principal building roof characteristics that are most visible from the public street.
MEETS REQUIREMENTS: Principal Structure primarily has a 9:12 pitch, but a 6:12 is used on the front of the home as well. 6:12 pitch is proposed.
- c) Shingles or other roof surface shall be of a similar material and color as the roof surface of the principal building.
MEETS Requirements: Roofing material and color is the same as the principal structure.
- d) Siding shall be of a similar material and color as the siding on the principal structure, except that where the siding on the principal structure is stone or brick, another compatible material may be selected.
MEETS REQUIREMENTS: Siding material and color is the same as the principal structure.
- e) May not be located further toward the front lot line than the principal building.
DOES NOT MEET: Accessory structure is proposed to be closer to the front of the lot than the principal structure.
NOTE: The proposed structure is located behind an already existing accessory structure, which is also closer to the front of the lot than the principal structure. The principal structure is approximately 1858 feet (GIS) from the front property line (Camp Phillips Road). Due to the nature of the way the structures are situated on the lot, it is in the opinion of the Assistant Planner that it this requirement be waived by the Plan Commission.
- f) Shall meet all setback requirements normally applicable to principal buildings.
MEETS REQUIREMENTS: All Principal Structure setbacks are met. 90' Interior, 320' rear and >10' from other structures.

Attachments: Accessory Permit Application and Plans

Village of Weston Marathon County, WI

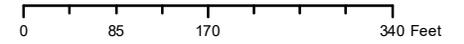


3601 CAMP PHILLIPS ROAD



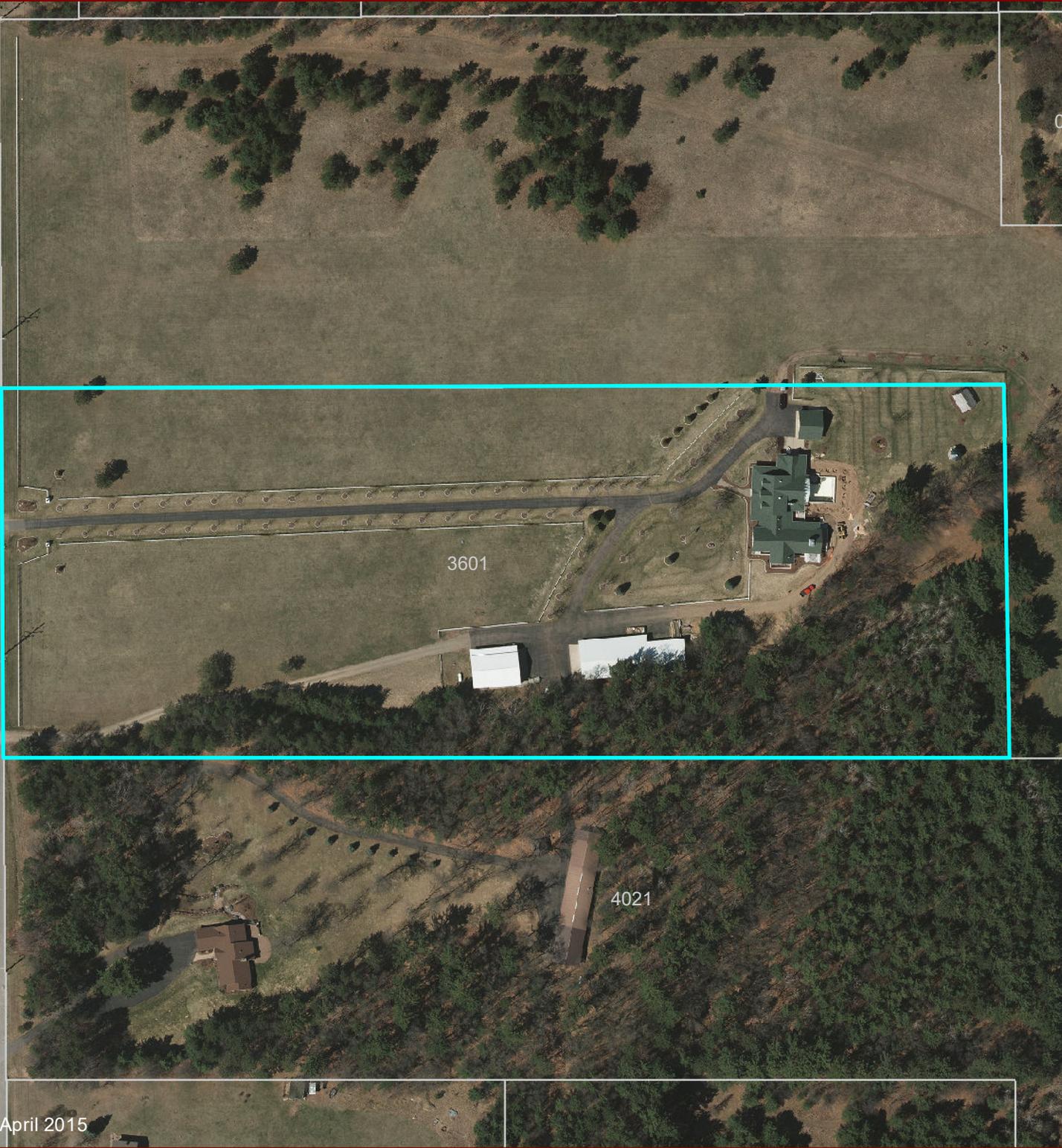
Map Date: 7/6/2016

Technology Services Department



Legend

-  Village Shoreland Zoning
-  Right-of-Way
-  Parcel Boundaries



MAP DISCLAIMER:

This map is not a Certified Survey Map. The Parcel Boundaries are not accurate and are only a graphic representation of the actual surveyed property. This document does not replace a Certified Survey Map and will not stand up in the Court of Law as such.

**EQUIPMENT STORAGE BUILDING
 MARY & SCOTT TURNER
 3601 CAMP PHILLIPS ROAD
 WESTON, WI 54476**

**LARRY MEYER CONSTRUCTION
 JUNE 22, 2016**



REVISION TABLE			
Rev. #	Date	Revised by:	Description

DATE: 6/22/2016	SCALE: 1/4" = 1'-0" (18X24) NTS @ 11X17 or As Noted
---------------------------	---------------------------------------------------------------------

Builder:
 Larry Meyer Constr.
Drawn for:
 Turner E.S.B.
Designed by: Jess B.

To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. Modern Builders & Suppliers Inc. is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

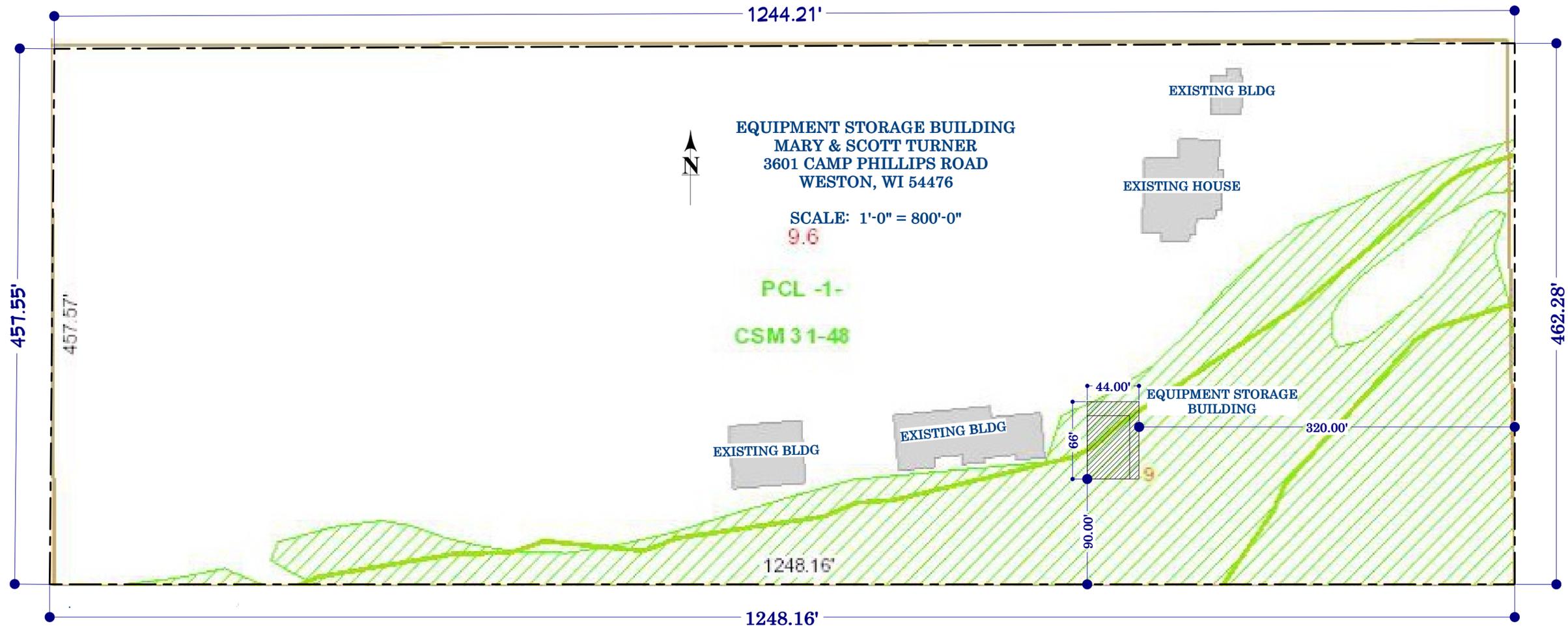
MODERN
 Builders & Suppliers, Inc.
Designers and Suppliers of Fine Homes
 3704 WEST STEWART AVENUE • WAUSAU, WI 54401
 PHONE 715-848-3263 OR 715-845-4258 FAX 715-842-3623

Plan#:
 2322B
Sheet:
 A1 of 9

3:44:16 PM 6/22/2016

LMC-TURNER ESB

3:44:16 PM 6/22/2016



PLOT PLAN

REVISION TABLE		Rev. #	Date	Revised by:	Description

DATE:	6/22/2016
SCALE:	1/4" = 1'-0" (18X24) NTS @ 11X17 or As Noted

Builder:
Lamy Meyer Constr.
Drawn for:
Turner E.S.B.
Designed by: *Jess B.*

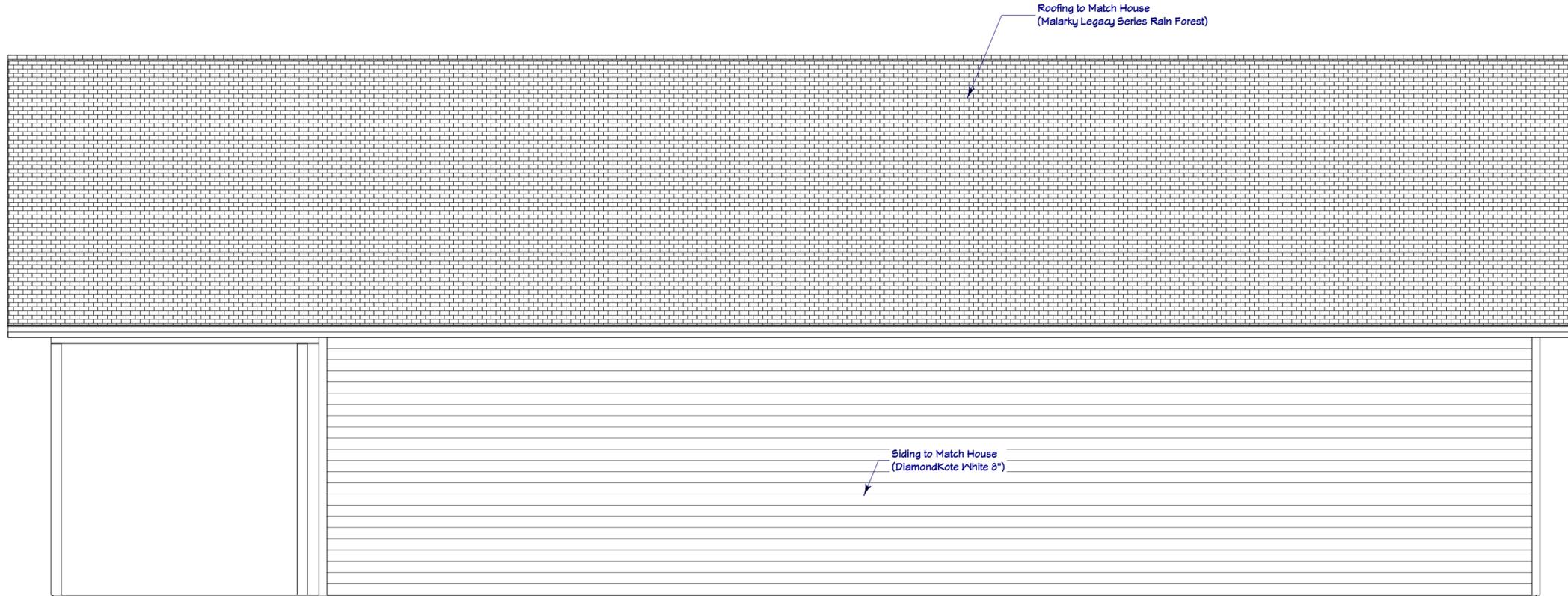
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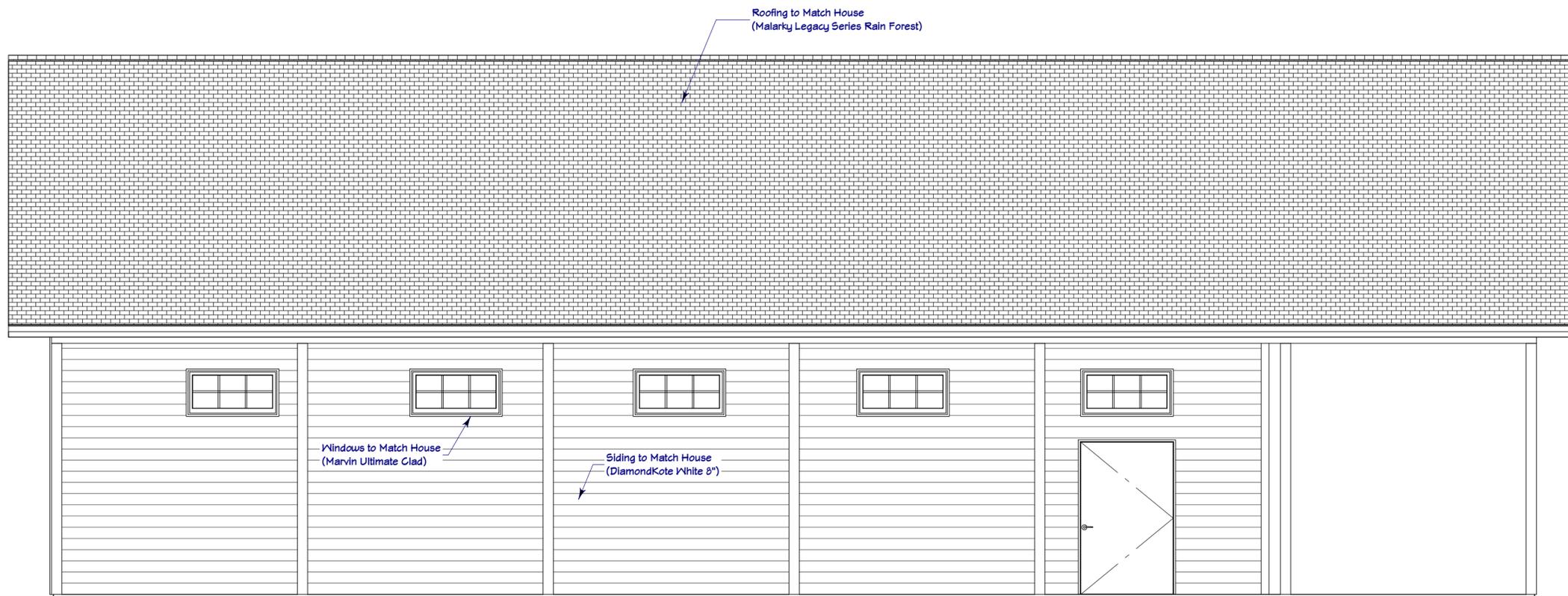
Plan#:
2322B
Sheet:
A2 of 9

To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. Modern Builders & Suppliers Inc. is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

LMC-TURNER ESB



WEST ELEVATION (Rear)



EAST ELEVATION (Front)

REVISION TABLE			
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Builder:
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Drawn for:
Turner E.S.B.
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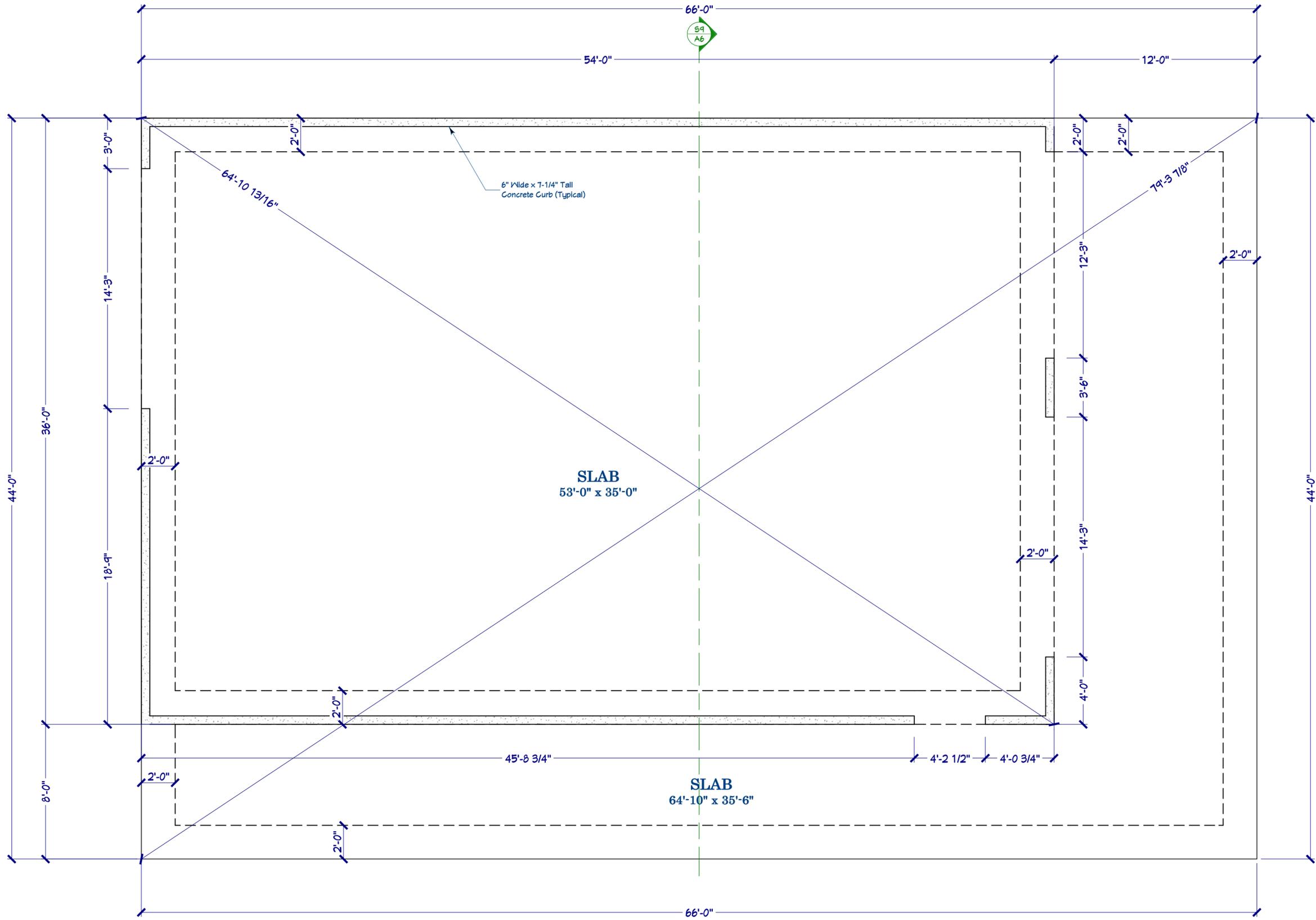
Plan#:
2322B
Sheet:
A3 of 9

To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. Modern Builders & Suppliers Inc. is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

3:44:16 PM 6/22/2016

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3:44:16 PM 6/22/2016



FOUNDATION PLAN

To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. Modern Builders & Suppliers Inc. is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

REVISION TABLE		Rev. #	Date	Revised by:	Description

DATE:	6/22/2016
SCALE:	1/4" = 1'-0" (18X24) NTS @ 11X17 or As Noted

Builder:
Lamy Meyer Constr.
Drawn for:
Turner E.S.B.
Designed by: *Jess B.*

Plan#:
2322B
Sheet:
A5 of 9

LMC-TURNER ESB

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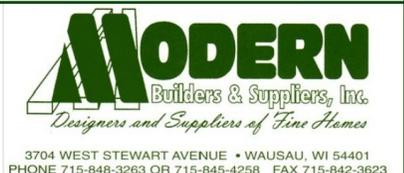
ROOF PLAN

To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. Modern Builders & Suppliers Inc. is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

REVISION TABLE		Rev. #	Date	Revised by:	Description

DATE: 6/22/2016
 SCALE: 1/4" = 1'-0" (18X24)
 NTS @ 11X17
 or As Noted

Builder: **Lamy Meyer Constr.**
 Drawn for: **Turner E.S.B.**
 Designed by: *Jess B.*



3704 WEST STEWART AVENUE • WAUSAU, WI 54401
 PHONE 715-848-3263 OR 715-845-4258 FAX 715-842-3623

Plan#: **2322B**
 Sheet: **A7 of 9**

LMC-TURNER ESB

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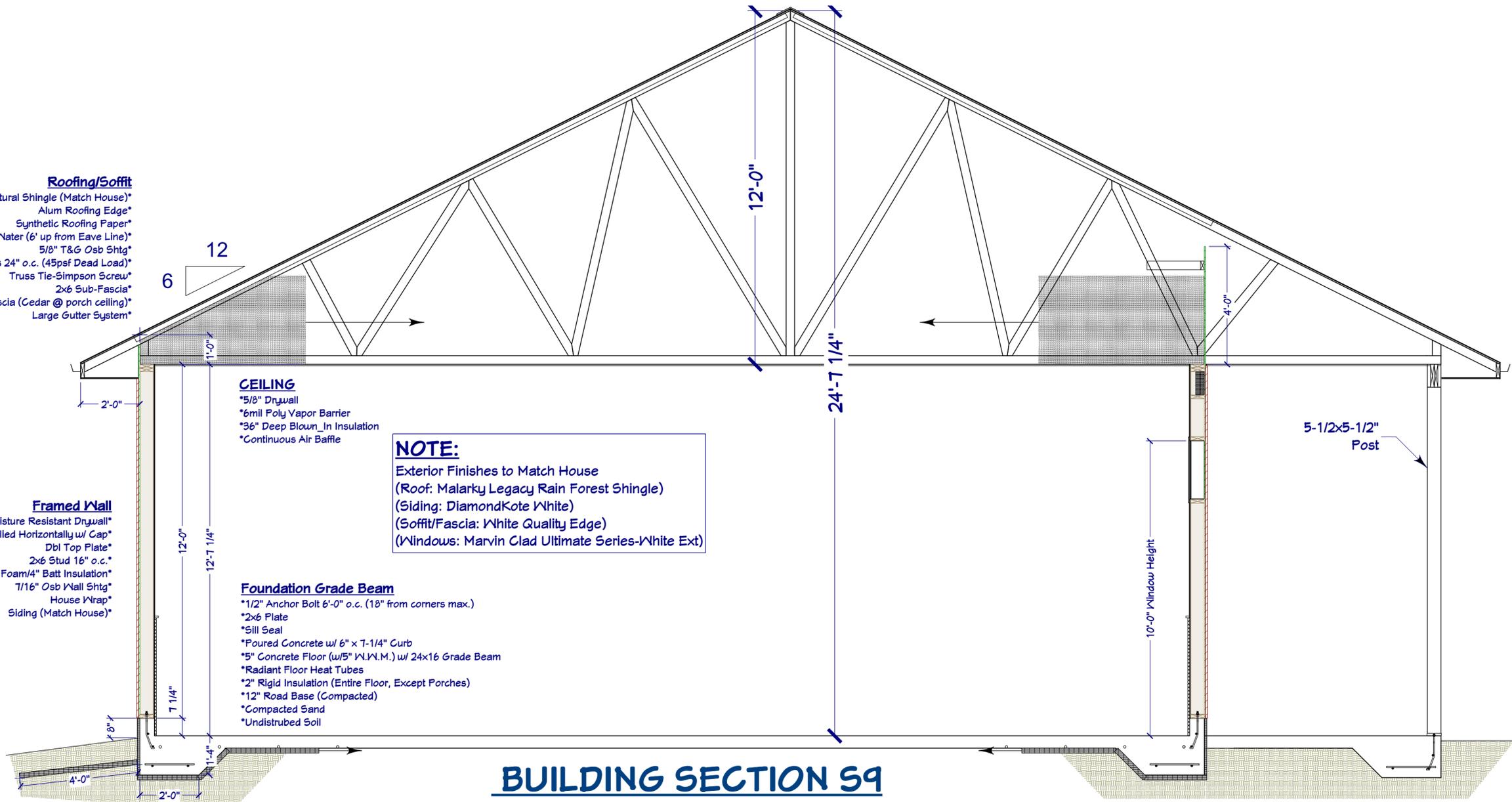
- Roofing/Soffit**
- Architectural Shingle (Match House)*
 - Alum Roofing Edge*
 - Synthetic Roofing Paper*
 - Ice & Water (6' up from Eave Line)*
 - 5/8" T&G Osb Shtg*
 - Energy Heel Trusses 24" o.c. (45psf Dead Load)*
 - Truss Tie-Simpson Screw*
 - 2x6 Sub-Fascia*
 - Alum Soffit & Fascia (Cedar @ porch ceiling)*
 - Large Gutter System*

- Framed Wall**
- 1/2" Moisture Resistant Drywall*
 - 3/4" Plywood Applied Horizontally w/ Cap*
 - Dbl Top Plate*
 - 2x6 Stud 16" o.c.*
 - 2" Spray Foam/4" Batt Insulation*
 - 7/16" Osb Wall Shtg*
 - House Wrap*
 - Siding (Match House)*

- CEILING**
- *5/8" Drywall
 - *6mil Poly Vapor Barrier
 - *36" Deep Blown_In Insulation
 - *Continuous Air Baffle

NOTE:
 Exterior Finishes to Match House
 (Roof: Malarky Legacy Rain Forest Shingle)
 (Siding: DiamondKote White)
 (Soffit/Fascia: White Quality Edge)
 (Windows: Marvin Clad Ultimate Series-White Ext)

- Foundation Grade Beam**
- *1/2" Anchor Bolt 6'-0" o.c. (18" from corners max.)
 - *2x6 Plate
 - *Sill Seal
 - *Poured Concrete w/ 6" x 7-1/4" Curb
 - *5" Concrete Floor (w/5" W.W.M.) w/ 24x16 Grade Beam
 - *Radiant Floor Heat Tubes
 - *2" Rigid Insulation (Entire Floor, Except Porches)
 - *12" Road Base (Compacted)
 - *Compacted Sand
 - *Undisturbed Soil



BUILDING SECTION S9
 Scale: 3/8" = 1'-0" (18x24)

REVISION TABLE		Rev. #	Date	Revised by:	Description

DATE:	6/22/2016
SCALE:	1/4" = 1'-0" (18X24) NTS @ 11X17 or As Noted

To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. Modern Builders & Suppliers Inc. is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

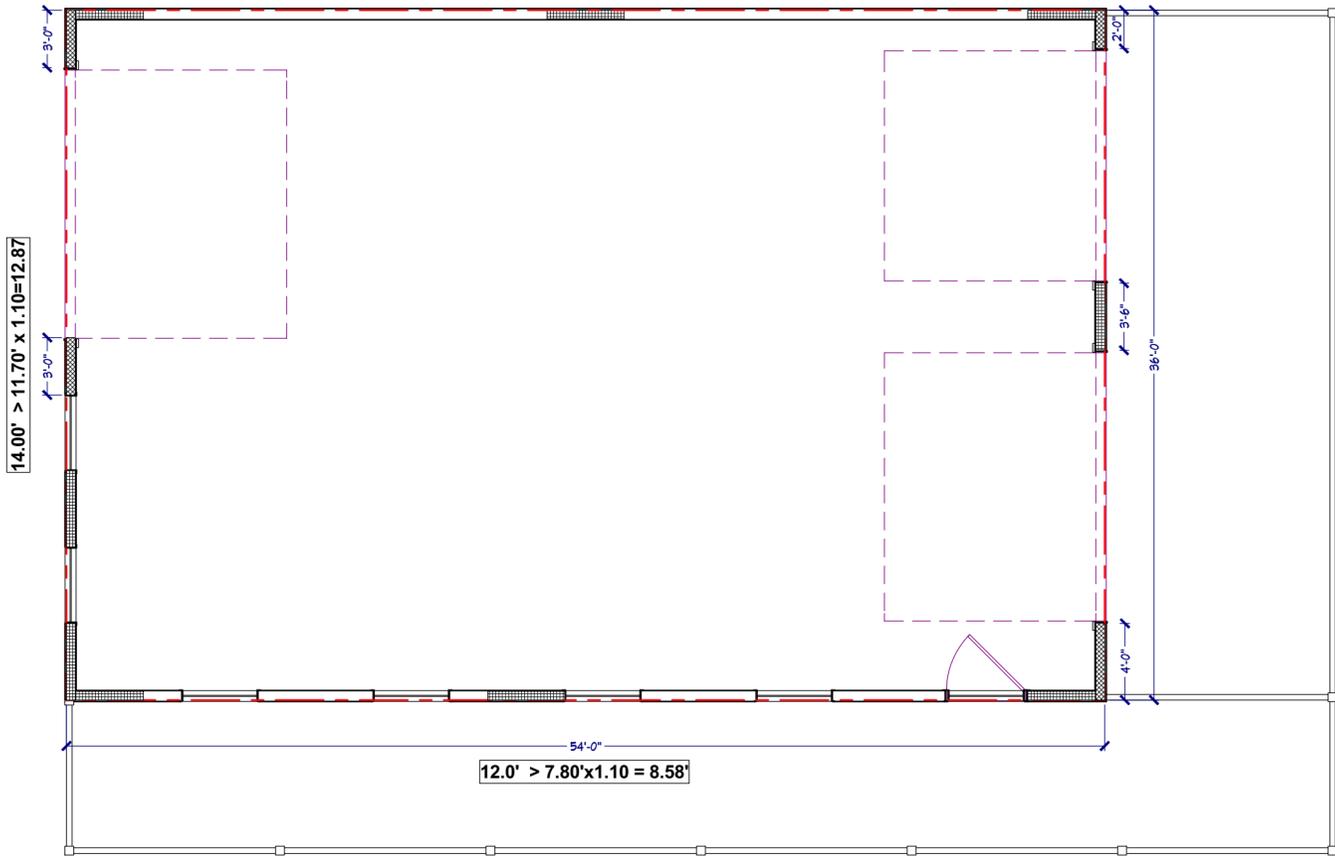
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 PHONE 715-848-3263 OR 715-845-4258 FAX 715-842-3623

Builder:
 Larry Meyer Constr.
Drawn for:
 Turner E.S.B.
 Designed by: Jess B.

Plan#:
 2322B
Sheet:
 A8 of 9

LMC-TURNER ESB

$12.0' > 7.80' \times 1.10 = 8.58'$



$12.0' > 7.80' \times 1.10 = 8.58'$

Table 321.25-J
REQUIRED LENGTH OF CONTINUOUS BRACING ON WALLS PARALLEL TO EACH RECTANGLE SIDE AT EACH FLOOR LEVEL^{a,b,c,d,e,f,g,h,i}

Top-of-Wall to Ridge Height (feet)	Wall Supporting:	Total Required Length (feet) of Full-Height Bracing on Each Side of Rectangle							
		10	20	30	40	50	60	70	80
10	Roof and ceiling only	2.0 ^a	3.5 ^a	5.0	6.0	7.5	9.0	10.5	12.0
	One floor, roof and ceiling	3.5 ^a	6.5	9.0	12.0	14.5	17.0	19.8	22.6
	Two floors, roof and ceiling	5.0	9.5	13.5	17.5	21.5	25.5	29.2	33.4
15	Roof and ceiling only	2.6 ^a	4.6	6.5	7.8	9.8	11.7	13.7	15.7
	One floor, roof and ceiling	4.0	7.5	10.4	13.8	16.7	19.6	22.9	26.2
	Two floors, roof and ceiling	5.5	10.5	14.9	19.3	23.7	27.5	32.1	36.7

Wall Bracing

^aInterpolation is permitted. Extrapolation to buildings larger than addressed in this table is prohibited.
^bThis table applies to wind exposure category B. For wind exposure category C or D, multiply the required length of wall bracing by 1.3 or 1.6, respectively. Wind exposure categories are as defined in Table 321.25-1 footnote b.
^cTabulated values are based on a nominal wall height of 10 feet. For nominal wall heights other than 10 feet, multiply the required length of bracing by the following factors: 0.90 for 8 feet, 0.95 for 9 feet, 1.05 for 11 feet, or 1.10 for 12 feet.
^dWhere minimum 1/2-inch gypsum wallboard interior finish is not provided, the required bracing amount for the affected rectangle side shall be multiplied by 1.4, except this increase is not required for the portal frame method.
^eAdjustments in footnotes b to d apply cumulatively.
^fPerpendicular sides to the front and rear sides are the left and right sides. Perpendicular sides to the left and right sides are the front and rear sides. See Figure 321.25-B.
^gContinuous sheathing shall be applied to all surfaces of the wall, including areas between brace panels and above and below wall openings.
^hWhen used on a wall line with continuous sheathing, each portal frame panel is counted for its actual length in contributing toward the length of continuous sheathing used on other portions of the same wall line, such as the building side at a given story level.
ⁱAny value of less than 4.0 in this table serves only as the beginning value for calculation purposes. The resulting value shall be 4.0 or greater, to be consistent with Table 321.25-H and subd. 2.

Table 321.25-G
BRACING METHODS^{a,f}

Material	Minimum Brace Material Thickness or Size	Maximum Nominal Wall Height	Minimum Braced Wall Panel Width or Brace Angle	Connection Criteria	
				Minimum Fasteners	Maximum Spacing
WSP Wood structural panel	3/8" for maximum 16" o.c. stud spacing; 7/16" for maximum 24" o.c. stud spacing	10'	48"	Intermittent Brace Methods	
				6d common nail or 8d box nail (2 3/8" long x 0.113" diameter), or 7/16" or 1/2" crown 16-gage staples, 1 1/4" long	6" edges, 12" field (nails); 3" edges, 6" field (staples)
SFB Structural fiberboard sheathing	1/2" for maximum 16" o.c. stud spacing	10'	48"	1 1/2" long x 0.120" diameter galvanized roofing nails or 1" crown 16-gage staples, 1 1/4" long	
GB Gypsum board (installed on both sides of wall)	1/2" for maximum 24" o.c. stud spacing	10'	96"	5d cooler nails, or #6 screws	
Continuous Sheathed Bracing Methods					
CS-WSP ^a Continuous sheathed WSP	3/8" for maximum 16" o.c. stud spacing; 7/16" for maximum 24" o.c. stud spacing	12'	Refer to Table 321.25-H	Same as WSP	Same as WSP
CS-SFB ^a Continuous sheathed SFB	1/2" for maximum 16" o.c. stud spacing			Same as SFB	Same as SFB
Narrow Panel Bracing					
PF Portal frame	7/16"	12'	Refer to Figure 321.25-A	Refer to Figure 321.25-A	Refer to Figure 321.25-A

^aThe interior side of all exterior walls shall be sheathed with minimum 1/2-inch gypsum wallboard unless otherwise permitted to be excluded by this subsection. All edges of post-type wall bracing, except horizontal joist or GB bracing, shall be attached to framing or blocking.
^bThe actual measured wall height shall include stud height and thickness of top and bottom plates. The actual wall height shall be permitted to exceed the listed nominal values by not more than 4% inches. Tabulated bracing amount as in 321.25-J (b) (i) are based on a 10-foot nominal wall height for all bracing methods and shall be permitted to be adjusted in other nominal wall heights not exceeding 12 feet in accordance with footnotes to Table 321.25-4 or Table 321.25-2.
^cLDB is not permitted for walls supporting a roof and two floors. Two LDB braces installed at a 90° angle from horizontal shall be permitted to be substituted for each 45° angle LDB brace.
^dBracing with CS-WSP and CS-SFB shall have sheathing installed on all sheathable surfaces above, below, and between wall openings.
^eshall be attached to the top and bottom plates and any intermediate studs, in the continuous length.
^fEach braced panel may contain no more than one hole, having a maximum dimension of no more than ten percent of the least dimension of the panel, and confined to the middle three-fourths of the panel.

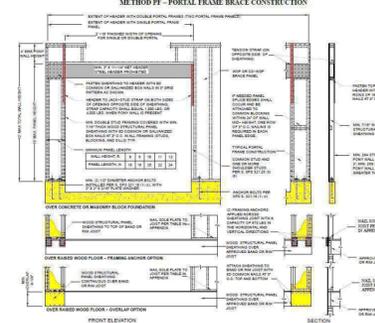
Table 321.25-H^a
MINIMUM WIDTHS OF CS-WSP AND CS-SFB BRACED WALL PANELS

Maximum Opening Height Adjacent to Braced Wall Panel	Minimum Width of Full-Height Braced Wall Panel (inches)			
	8' Tall Wall	9' Tall Wall	10' Tall Wall	12' Tall Wall
5'-4"	34	27	30	36
6'-8"	32	30	30	36
8'	48	41	38	26
9'	-	54	46	41
10'	-	-	60	48
12'	-	-	-	72

^aSheathing shall extend from the top of the top plate to the bottom of the bottom plate and may be multiple sheets. All joints shall be blocked.
^bInterpolation is permitted.

PF (Portal Frame) Method: Portal frame narrow panel bracing may be used with either the intermittent or continuously sheathed bracing methods. For intermittent bracing, per Table 321.25-4 footnote b, each PF panel (16-24" wide per Figure 321.25-A) counts as 1/3 of a braced wall panel when determining compliance with Table 321.25-J. For continuously sheathed bracing, the actual length of each PF panel (16-24" wide per Figure 321.15-A) in feet, counts toward the required total length of bracing required.

Figure 321.25-A
METHOD PF - PORTAL FRAME BRACE CONSTRUCTION



To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. Modern Builders & Suppliers Inc. is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

REVISION TABLE		Rev. #	Date	Revised by:	Description

SCALE: 1/4" = 1'-0" (18X24) NTS @ 11X17 or As Noted
 DATE: 6/22/2016

Builder: Lamy Meyer Constr.
 Drawn for: Turner E.S.B.
 Designed by: Jess B.

MODERN
 Builders & Suppliers, Inc.
 Designers and Suppliers of Fine Homes
 3704 WEST STEWART AVENUE • WAUSAU, WI 54401
 PHONE 715-848-3263 OR 715-845-4258 FAX 715-842-3623

Plan#: 2322B
 Sheet: A9 of 9

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

REQUEST FROM: **JARED WEHNER, ASSISTANT PLANNER**

ITEM DESCRIPTION: **(1) UPDATE TO USE TABLE FOR THE B-3 – GENERAL BUSINESS ZONING DISTRICT AND (2) SCHOFIELD AVENUE CORRIDOR REZONE AND (3) THE STH 29/CTH J INTERCHANGE REZONE.**

DATE/MTG: **PLAN COMMISSION, MONDAY, JULY 11, 2016 AT 6:00PM**

POLICY QUESTION: Should the Plan Commission approve staff to move forward with **(1)** the modification of allowing “Indoor Storage or Wholesaling” and “Light Industrial Activities Incidental to Indoor Sales or Services” as a permitted use by right within the B-3 – General Business district AND **(2)** the rezoning of the areas of the Schofield Avenue corridor from B-3 to B-2 and **(3)** rezoning the STH 29/CTH J interchange area from B-2 to B-3 as shown on the map?

RECOMMENDATION TO: I recommend staff move forward with **(1)** the modification of allowing “Indoor Storage or Wholesaling” and “Light Industrial Activities Incidental to Indoor Sales or Services” as a permitted use by right within the B-3 – General Business district AND **(2)** the rezoning of the areas of the Schofield Avenue corridor from B-3 to B-2 and **(3)** rezoning the STH 29/CTH J interchange area from B-2 to B-3 as shown on the map, which places the items on the August 8, 2016 meeting agenda for public hearing.

LEGISLATIVE ACTION:

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

POLICY REFERENCES:

- Municipal Code:** 94.3.05 Allowable Uses in Non-Residential and Mixed Use Zoning Districts

PRIOR REVIEW: Staff Review, July 6, 2016

BACKGROUND:

(1) Since the Village has adopted the current zoning code there has been many modifications to the policies within the document. Those modifications came from utilizing the code in everyday practice. The B-3 district was designed to be a transitional district between Commercial and Industrial uses. With that, the Weston Commercial Park (Mesker, E. Jelinek, Westfair, Prairie and Hilgemann) was zoned mostly B-3 since most of the properties were changing and being utilized that way. To accommodate more industrial uses, staff is proposing that “Indoor Storage or Wholesaling” and “Light Industrial Activities Incidental to Indoor Sales or Services” be added to the use chart in Section 94.3.05 as a permitted use-by-right. In doing this, it would shift the district more towards an Industrial Use district. With this shift, parts of the Schofield Avenue corridor would need to be rezoned to a B-2 – Highway Business district.

(2) Staff is proposing that the Schofield Avenue Corridor from Business Highway 51 to Von Kanel Street be changed to the B-2 Highway Business District because this area of the Village is commercially orientated and is identified on the Future Land Use Map as Future Commercial. The existing conditional uses within the area proposed to change would be unaffected until they either expire or the use stops for a 12-month period. By changing the zoning, it would limit any industrial uses within this part of the corridor.

(3) Staff is also proposing to change the State Highway 29 and County Highway J Interchange from the B-2 Highway zoning district to the B-3 General Business District to allow for a limited industrial use. Currently, most of this interchange is vacant. Although it would be preferred that the area be developed as commercial, indoor warehousing would also be an accepted use and a better alternative to vacant property.

Attachments: Proposed Zoning Maps of the Schofield Avenue Corridor and the STH/CTH J Interchange and Section 94.3.05: Allowable Uses within Non-Residential and Mixed Use Zoning Districts.

Section 94.3.05: Allowable Uses in Non-Residential and Mixed Use Zoning Districts

Figure 3.05: Allowable Uses in Non-Residential and Mixed Use Zoning Districts

P = Permitted Use		C = Conditional Use		T = Temporary Use			Empty Cell = Prohibited Use		
Land Use Category (#) Land Use Type		Zoning District (see key at end of figure)							
		INT	B-1	B-2	B-3	BP	LI	GI	
Residential Land Uses (see Section 94.4.02 for descriptions and standards for each land use)									
(1)	Single-Family Detached Residence								
(2)	Two-Family Residence		C						
(3)	Multi-Family Residence (3-8 unit building)		C			C	C	C	
(4)	Multi-Family Residence (9+ unit building)		C			C	C	C	
(5)	Manufactured Home Community								
(6)	Mixed Use Dwelling Unit		P	P	C				
Agricultural Land Uses (see Section 94.4.03 for descriptions and standards for each land use)									
(1)	Agricultural Use								
(2)	Agricultural-Related Use			C	P	C	P	P	
(3)	Community Garden	P	P	P	P	C	C	C	
(4)	On-site Agricultural Retail								
Institutional and Recreational Land Uses (see Section 94.4.04 for descriptions/standards for each use)									
(1)	Passive Outdoor Public Recreation	P	P	P	P	P	P	P	
(2)	Active Outdoor Public Recreation	P	C	P	P	P	P	P	
(3)	Indoor Institutional—General	P	P	P	P		C	C	
(4)	Indoor Institutional—Intensive	P	C	C	P				
(5)	Outdoor Institutional	P	C	C	C	C	C	C	
(6)	Public Service or Utility	P	P	P	P	P	P	P	
(7)	Institutional Residential	P	C	C	C	C	C	C	
(8)	Community Living Arrangement (1-8)		C						
(9)	Community Living Arrangement (9-15)	C	C	C		C			

P = Permitted Use		C = Conditional Use		T = Temporary Use		Empty Cell = Prohibited Use		
Land Use Category		Zoning District (see key at end of figure)						
(#)	Land Use Type	INT	B-1	B-2	B-3	BP	LI	GI
(10)	Community Living Arrangement (16+)	P	C	C		C		
Commercial Land Uses (see Section 94.4.05 for descriptions and standards for each land use)								
(1)	Office	C	P	P	P	P	P	P
(2)	Personal or Professional Service		P	P	P	P	P	P
(3)	Artisan Studio		P	P	P	C	C	
(4)	Group Day Care Center	P	P	P	P	C	C	
(5)	Indoor Sales or Service		P	P	P	C	C	
(6)	Outdoor Display		C	C	P		C	C
(7)	Indoor Repair and Maintenance			P	P		P	P
(8)	Outdoor and Vehicle Repair and Maintenance			C	P		P	P
(9)	Drive-In or Drive-Through Sales or Service		C	P	P	C	C	C
(10)	Indoor Commercial Entertainment		C	P	P	P	C	C
(11)	Outdoor Commercial Entertainment		C	C	C			
(12)	Commercial Animal Establishment				P			
(13)	Bed and Breakfast		C	C				
(14)	Boarding House			C				
(15)	Campground	C						
(16)	Commercial Indoor Lodging		C	P	P	P		
(17)	Tourist Rooming House		C					
(18)	Adult Entertainment or Adult-Oriented Establishment							C
(19)	Large Retail and Commercial Service Development			C	C			
(20)	Microbeverage Production Facility		C	P	P	C	P	P

P = Permitted Use		C = Conditional Use		T = Temporary Use		Empty Cell = Prohibited Use		
Land Use Category		Zoning District (see key at end of figure)						
(#)	Land Use Type	INT	B-1	B-2	B-3	BP	LI	GI
Storage or Disposal Land Uses (see Section 94.4.06 for descriptions and standards for each land use)								
(1)	Indoor Storage or Wholesaling				EP	C	P	P
(2)	Outdoor Storage or Wholesaling	C			C		C	P
(3)	Personal Storage Facility				C		C	C
(4)	Junkyard or Salvage Yard							C
(5)	Solid Waste Disposal, Composting, and/or Recycling Facility	C					C	C
(6)	Auction Yard				C		C	C
Transportation Land Uses (see Section 94.4.07 for descriptions and standards for each land use)								
(1)	Off-Site Parking	C	C	C	C	C	C	C
(2)	Airport or Heliport	C					C	C
(3)	Freight Terminal						C	P
(4)	Distribution Center						C	P
(5)	Livestock or Farm Commodity Trucking						C	P
Industrial Land Uses (see Section 94.4.08 for descriptions and standards for each land use)								
(1)	Light Industrial				C	C	P	P
(2)	Heavy Industrial						C	P
(3)	Communications Tower	C	C	C	P	C	P	P
(4)	Non-Metallic Mineral Extraction							C
Accessory and Miscellaneous Land Uses (see Section 94.4.09 for descriptions/standards for each use)								
(1)	Detached Accessory Structure (For Non-Residential Use)	P	P	P	P	P	P	P
(2)	Detached Accessory Structure (For Residential Use)		P					
(3)	Family Day Care Home (4-8 children)		P	P				
(4)	Intermediate Day Care Home (9-15 children)							
(5)	Home Occupation		C					
(6)	Residential Business		C					

through

P = Permitted Use		C = Conditional Use		T = Temporary Use		Empty Cell = Prohibited Use		
Land Use Category (#) Land Use Type		Zoning District (see key at end of figure)						
		INT	B-1	B-2	B-3	BP	LI	GI
(7)	In-Home Suite							
(8)	Accessory Dwelling Unit		C	C	C			
(9)	Animal Fancier		C	C				
(10)	Keeping of Farm Animals on Residential Lots							
(11)	Company Cafeteria	P	P	P	P	P	P	P
(12)	Company Provided On- site Recreation or Child Care	P	P	P	P	P	P	P
(13)	Indoor Sales Incidental to Storage or Light Industrial Land Use				P	P	P	P
(14)	Light Industrial Activities Incidental to Indoor Sales or Services				CP	C	C	
(15)	Outdoor Display Incidental to Indoor Sales or Services			P	P	C	C	
(16)	Outdoor Alcohol Area	C	C	C	C	C		
(17)	Small Exterior Communication Device	P	P	P	P	P	P	P
(18)	Large Exterior Communication Device	C	C	P	P	P	P	P
(19)	Geothermal Energy System (GES)	P	P	P	P	P	P	P
(20)	Small Wind Energy System	P	P	P	P	P	P	P
(21)	Small Solar Energy System	P	P	P	P	P	P	P
(22)	Outdoor Solid Fuel Furnace				C		P	P
(23)	Private Lake (Pond)	P	P	P	P	P	P	P
(24)	Vehicle Course or Track	C	C	C	C			
(25)	Donation Drop-Off Box or Vending Machine	P	P	P	P	C	P	P

P = Permitted Use		C = Conditional Use		T = Temporary Use		Empty Cell = Prohibited Use		
Land Use Category (#) Land Use Type		Zoning District (see key at end of figure)						
		INT	B-1	B-2	B-3	BP	LI	GI
Temporary Land Uses (see Section 94.4.10 for descriptions and standards for each land use)								
(1)	Temporary Outdoor Sales	T	T	T	T	T	T	T
(2)	Garage, Yard, Estate, and In-Home Sales							
(3)	Outdoor Assembly or Special Event	T	T	T	T	T	T	T
(4)	Contractor's Project Office	T	T	T	T	T	T	T
(5)	Contractor's On-Site Equipment Storage Facility	T	T	T	T	T	T	T
(6)	Relocatable Building	T	T	T	T	T	T	T
(7)	On-Site Real Estate Sales Office		T	T	T	T	T	T
(8)	Seasonal Outdoor Sales of Farm Products	T			T			
(9)	Temporary Portable Storage Container	T	T	T	T	T	T	T
(10)	Temporary Shelter	T	T	T	T	T	T	T
(11)	Temporary Agricultural Structure							
(12)	Temporary Unscreened Outdoor Storage Accessory to Industrial Use				T		T	T
(13)	Temporary Sales by Mobile Food Vendors	T	T	T	T	T	T	T
Key to Zoning Districts:					B-3 =	General Business		
INT = Institutional					BP =	Business Park		
B-1 = Neighborhood Business					LI =	Limited Industrial		
B-2 = Highway Business					GI =	General Industrial		

[Amended via Ord. 16-021, 4/20/2016; Ord. 16-025, 5/18/2016]

Village of Weston Marathon County, WI

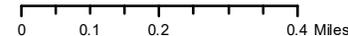


OFFICIAL ZONING MAPS

Map Date: 7/6/2016
 Adoption Date (Village): 4/20/2016
 Adoption Date (ETZ): 4/20/2016
 Adoption Date (Town): 1/23/2016



Map By: Technology Services Department, Village of Weston



Legend

- Schofield Ave B-2 Rezone
- Village of Weston
- Extraterritorial Zoning (ETZ) Boundary
- Town of Weston
- Right-of-way
- Parcel Boundary
- Wetland
- Surface Water

ZONING DISTRICTS

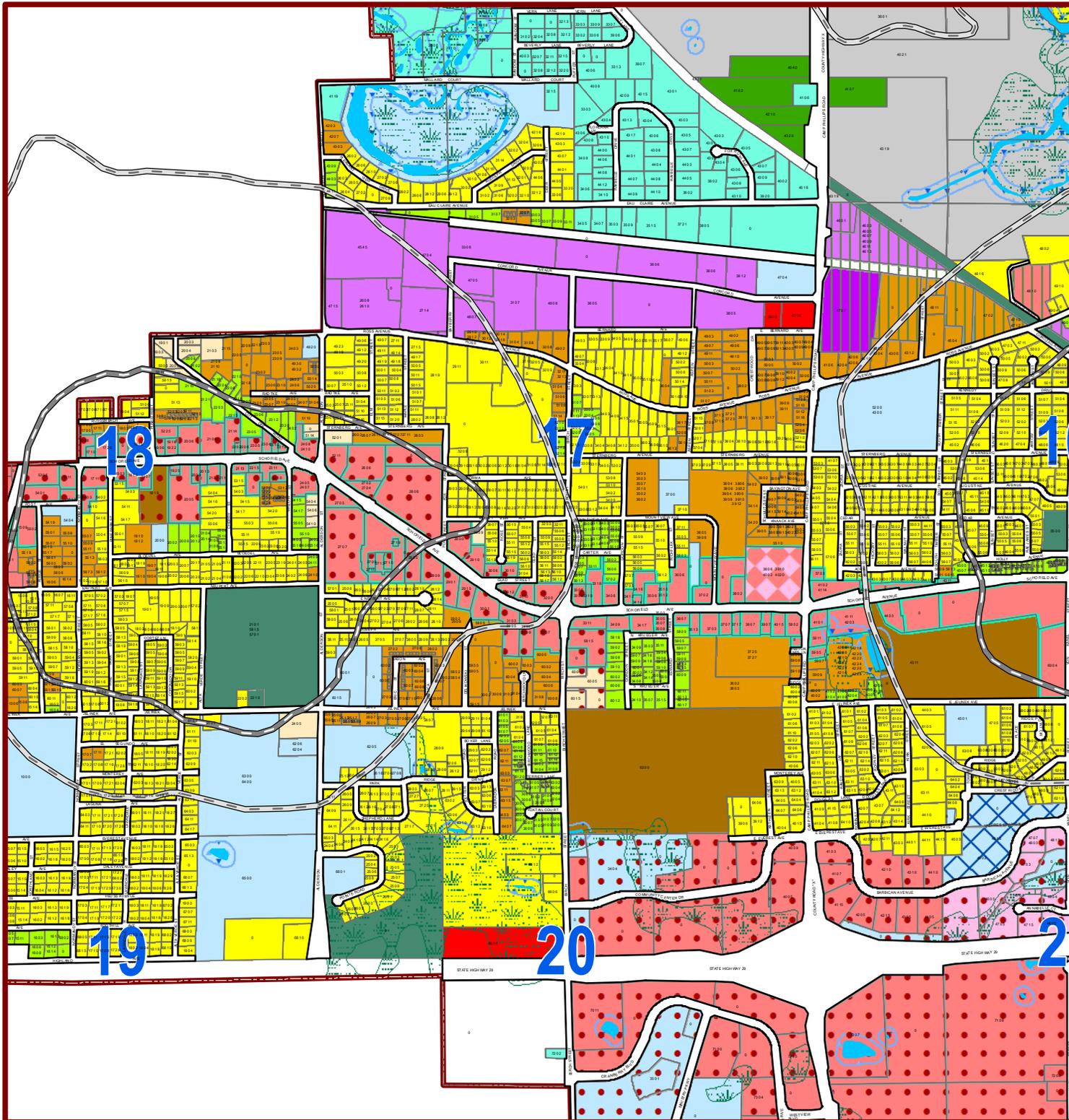
- AR - Agriculture and Residential
- PR - Parks and Recreation
- RR-2 - Rural Residential-2 Acre
- RR-5 - Rural Residential-5 Acre
- SF-L - Single Family Residential-Large Lot
- SF-S - Single Family Residential-Small Lot
- 2F - Two Family Residential
- MF - Multiple Family Residential
- MH - Manufactured Home
- INT - Institutional
- B-1 - Neighborhood Business
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OVERLAY ZONING DISTRICTS

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

WELLHEAD PROTECTION ZONES

- Zone A
- Zone B



Village of Weston Marathon County, WI

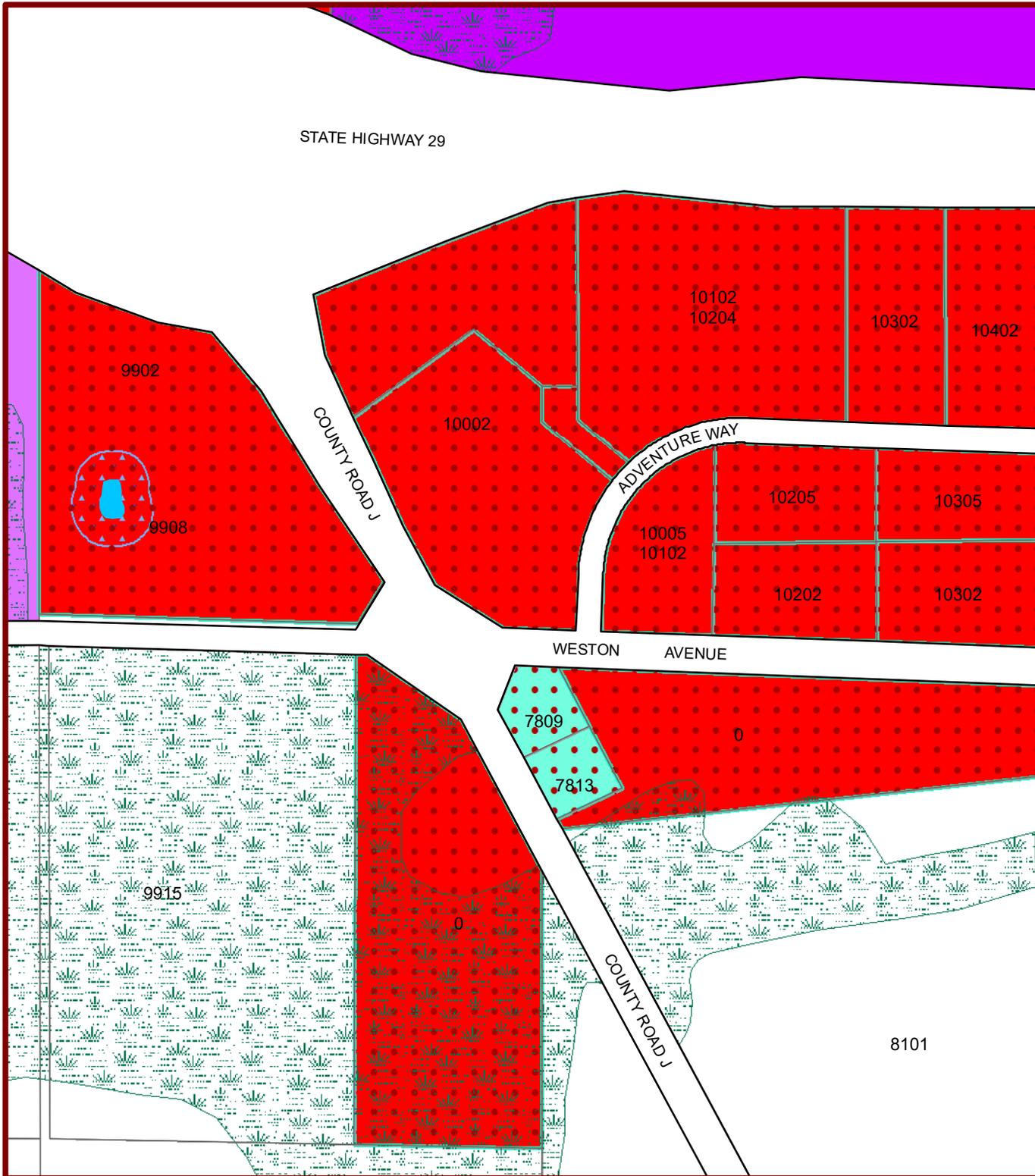
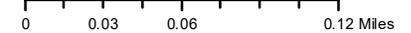


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- Zone A
- Zone B

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

Monthly Department Briefer #2016-06

Jennifer Higgins, Planning and Development Director/Zoning Administrator

Friday, July 1, 2016, 1:21 PM

1. FOR YOUR IMMEDIATE ATTENTION -- TRUSTEES.

- The public hearing for Alpine has been scheduled for 7/18/16 at 6pm.
- I will be on vacation from July 5 through July 15. I should have access to email but you may not get an immediate response as my cell reception could be spotty and I will be doing a lot of car traveling. If you have any questions or concerns that need immediate attention, please contact Wehner or Parker.
- Parker and Miller are working with Cellcom and RecycleThatStuff.com on an electronics recycling event to be held August 3rd from 3:30-6pm here at the Municipal Center Parking Lot. It has been noticed in the newsletter. There is no cost to the Village to participate and will be free for residents (there are quantity limits on each item though and an ability to pay a small fee if you go over the limits). Parker and Miller are planning to work the event

2. STRATEGIC PLAN PROJECT STATUS.

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

Department Development

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

- **Chapter 6 – Natural, Agricultural, and Cultural Resources** - (revised draft delivered by MDROffers on 1/28/16) -Provided to PC and Board in 2/8/16 PC Packet. Comments/changes were sent back to MDROffers in Feb 2016. Next version in full Volume 2.
 - **Chapter 7 – Parks and Recreation** - (adopted 1/10/15 as CORP for Village) plan to be amended as necessary as part of complete volume
 - **Chapter 8 –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 9 – 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 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 2017)
 - **Chapter 3 – Broadband Technology Plan** (adopted 3/4/15, readopt at same time as Camp Phillips Plan)
 - **Chapter 4 – Camp Phillips Corridor Plan** (schedule for adoption in 2016, with Vol. 2 adoption)
 - **Chapter 5 – Lower Eau Claire Water Vision** (adopt at same time as Camp Phillips Corridor Plan)
 - **Chapter 6 - Park and Public Facilities Master Plans** (include recent plans when Camp Phillips Plan adopted)
 - **Chapter 7 – Retail Recruitment Strategy** (adopt at same time TID #1 Project Plan Adopted)
 - **Chapter 8 – Schofield Avenue Corridor Plan** (future, likely 2017-2018)
 - **Chapter 9 – TID 1 Amended Project and Redevelopment Plans** (scheduled adoption by fall 2016)
 - **Chapter 10 – TID 2 Amended Project Plan** (future, likely 2017-2018)
 - **Chapter 11 – Tourism Plan** (future, likely 2017-2018)
- **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. Summer intern, Heidi Miller, a UWSP student, who joined us on May 23rd, 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 is on budget.

4. EMPLOYEE DEVELOPMENT & ENGAGEMENT.

- Higgins attendance at Weekly C Team Meetings.
- Higgins attendance at Weekly ED Team Meetings
- Higgins attendance at Weekly One-on-One Meetings with Guild.
- Higgins attendance at Bi-weekly Service Division Team Meetings
- Higgins and Parker attend monthly Wellness Committee Meetings.
- Wehner attends monthly Staff Social Committee Meetings.
- Parker, Wehner, Tatro and Maguire attended the June class for 2016 Lumin Training.
- Department participation at the June All-Staff meeting.
- Department participation in the 100 Day Global Corporate Challenge as part of the Wellness Program. All 5 of us are participating as members of 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 five weeks of participation, the 4 teams (28 staff members) have already walked over 5,188 miles and have a combined step total of 13,045,470 steps. Our overall daily step average as a group is 13,617 per person per day. Up from 13,182 steps 3 weeks ago. We are all definitely exceeding the recommended 10,000 steps per day. In total, employees have burned off 1,096 Large burgers, 3,242 glasses of red wine

and 2,097 slices of cake. 67.9% of our employees are now in the Highly Active Activity Level and getting on average over 12,500 steps a day. 32.1% are in the active level with 10,000 to 12,499 average steps a day. No one is averaging below 10,000 steps a 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 now moving through the Nutrition portion of the GCC and next week we begin the Balance portion of the GCC. GCC Balance taps into the science of the brain to help you strengthen your mind, understand your thought processes and stay calm under pressure. According to neuroscience, your brain needs repetitive actions in order to adapt to new behaviors. GCC Balance provides you with tools and tips that will help you create healthy, mindful habits.

5. PERFORMANCE AND METRICS.

- Staff received the review paperwork in late May and we are currently in the process of completing this. To date I have turned in my review and have completed Wehner's review. I am almost complete with Parker's review and am waiting for Maguire and Tatro to complete and turn their portions of the review paperwork in to me.
- 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.

- Wehner and I have begun working with MDROffers and the Town of Weston on their Comprehensive Plan update. We attended a meeting at the Town on 6/29/30 with Mark Roffers and the Town PC and Board.
- Nothing new to report on the County Uniform Addressing project.
- Economic Development/Plan Commission Update
 - Comp Plan – We met with Mark Roffers on 6/30/16 to discuss the final draft and the approval schedule. Plan is to have a final draft for you sometime around or after the July 11th PC meeting. It would then be presented to the PC at their meeting on August 8th and the public hearing scheduled for the 2nd Board meeting in September.

- SE Quadrant –The website is up for [Camp Phillips Centre](#). Mark Roffers has received the plan information from JSD and is now in the process of incorporating it into the Camp Phillips Road Corridor Plan.
- Camp Phillips Road Plan - We met with Mark Roffers on 6/30/16 to discuss the final draft and the approval schedule. Plan is to have a final draft for you sometime around or after the July 11th PC meeting. It would then be presented to the PC at their meeting on August 8th and the public hearing scheduled for the 2nd Board meeting in September.
- TID #1 Plan Update – This plan updated is in progress. On 6/29/16, Wehner and I walked the new addition area along Schofield Ave and Camp Philips Road to assist with a blight study that is needed to proceed forward with the plan. Staff also met on 6/30/16 to discuss the plan and begin talking about projects which will be needed to be included into the new plan for Camp Phillips Center and the
- Staff is working on the following site plan reviews:
 - 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.
 - 3-unit Strip Mall on the Target Outlot on the corner of Schofield Ave and Alderson Street.

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
June	3	-	-	-	-	-	20	78
Total	14	1	-	-	-	-	129	330
Totals from June of each year								
2015	12	4	1	-	-	-	92	277
2014	8	-	-	2	2	-	136	293
2013	3	-	-	-	-	-	105	213
2012	9	-	-	-	-	-	206	275
2011	7	-	-	-	-	-	39	185
2010	18	-	-	-	-	-	56	298
2009	3	3	-	1	1	4	8	174
2008	11	3	-	-	-	4	16	127

Permits Issued (By Work Class)

Permits Issued From Wednesday, June 1, 2016 through Thursday, June 30, 2016

Permit	Location Address	Issued	Valuation	Square Feet
Additional Building Garage				
TADDB-6-16-6789	1702 SKYLINE Lane	06/10/2016	10,000.00	1,000
Totals For Additional Building Garage : 1 Permit(s)			10,000.00	1,000
Additional Building Yard Shed				
ADDB-6-16-6780	3505 MAKENZIE DR	06/09/2016	1,000.00	100
ADDB-6-16-6785	3206 MOUNT VIEW AVE	06/10/2016	2,800.00	192
ADDB-6-16-6798	5908 HEATH ST	06/15/2016	0.00	96
ADDB-6-16-6836	6300 BIRCH ST	06/28/2016	100.00	120
Totals For Additional Building Yard Shed : 5 Permit(s)			3,900.00	508
Commercial Building Exterior Remodel				
CBLD-6-16-6766	6303 SCHOFIELD	06/02/2016	3,400.00	3,400
CBLD-6-16-6813	6304 KELLY PL	06/20/2016	2,500.00	2,000
CBLD-6-16-6829	2005 SCHOFIELD AVE	06/27/2016	34,500.00	0
Totals For Commercial Building Exterior Remodel : 3 Perm			40,400.00	5,400
Commercial Building Interior Remodel				
CBLD-6-16-6797	6101 ZINSER ST	06/15/2016	0.00	0
Totals For Commercial Building Interior Remodel : 4 Perm			0.00	0
Commercial Building Local Business, Institutional & Office				
CBLD-6-16-6801	3001 SCHOFIELD AVE	06/16/2016	700,000.00	3,330
CBLD-6-16-6805	3301 CRANBERRY Boulevard	06/20/2016	235,000.00	900
CBLD-6-16-6806	3301 CRANBERRY Boulevard	06/20/2016	214,000.00	2,000
Totals For Commercial Building Local Business, Institutio			1,149,000.00	6,230
Deck Residential				
DECK-6-16-6782	7405 COMPASS CIR	06/09/2016	2,300.00	300
DECK-6-16-6821	5613 BIRCH ST	06/22/2016	5,000.00	120
Totals For Deck Residential : 2 Permit(s)			7,300.00	420
Demolition Principal Building				
DEMO-6-16-6790	4107 CAMP PHILLIPS RD	06/14/2016	0.00	0
Totals For Demolition Principal Building : 1 Permit(s)			0.00	0
Driveway Driveway				
DRIV-6-16-6781	4107 RIVER BEND RD	06/09/2016	3,250.00	1,000
DRIV-6-16-6831	1620 DALEY AVE	06/27/2016	10,000.00	1,207
DRIV-6-16-6832	8404 LEEDS CT	06/28/2016	2,884.00	99
Totals For Driveway Driveway : 3 Permit(s)			16,134.00	2,306
Electrical Local Business, Institutional & Office				
ELEC-6-16-6793	3301 CRANBERRY Boulevard	06/15/2016	0.00	1,013
Totals For Electrical Local Business, Institutional & Office			0.00	1,013
Electrical Multi Family (3+Units)				

Permit	Location Address	Issued	Valuation	Square Feet
ELEC-6-16-6841	1506 JELINEK Avenue	06/29/2016	2,000.00	0
Totals For Electrical Multi Family (3+Units) : 2 Permit(s)			2,000.00	0
Electrical Residential				
ELEC-6-16-6800	3706 JAMES LEE Street	06/16/2016	0.00	0
ELEC-6-16-6810	6508 RYAN Street	06/20/2016	800.00	0
ELEC-6-16-6820	6300 BIRCH Street	06/22/2016	0.00	0
ELEC-6-16-6833	1511 HEUSS Avenue	06/28/2016	0.00	0
ELEC-6-16-6839	3209 BRUCE Drive	06/29/2016	600.00	0
Totals For Electrical Residential : 7 Permit(s)			1,400.00	0
Excavation Permit Public Utility				
EXCA-6-16-6767	1709 Monterey Avenue	06/03/2016	0.00	0
EXCA-6-16-6786	3306 Beverly Lane	06/10/2016	0.00	0
EXCA-6-16-6830	4300 Howland Avenue	06/27/2016	0.00	0
Totals For Excavation Permit Public Utility : 3 Permit(s)			0.00	0
Fence Residential				
FENC-6-16-6772	6307 OLD COSTA LN	06/06/2016	2,100.00	0
FENC-6-16-6784	4203 STERNBERG AVE	06/10/2016	1,130.00	0
FENC-6-16-6809	5905 BURNS ST	06/20/2016	500.00	0
FENC-6-16-6814	5908 CANOE ST	06/20/2016	1,711.00	0
FENC-6-16-6815	5705 FIELDCREST LN	06/20/2016	3,901.00	0
FENC-6-16-6824	5519 ROSE ST	06/23/2016	200.00	0
FENC-6-16-6825	5708 NORMANDY ST	06/23/2016	500.00	0
Totals For Fence Residential : 7 Permit(s)			10,042.00	0
HVAC HVAC Commercial Remodel				
HVAC-6-16-6817	3301 CRANBERRY Boulevard	06/21/2016	0.00	900
HVAC-6-16-6818	3301 CRANBERRY Boulevard	06/21/2016	0.00	1,600
Totals For HVAC HVAC Commercial Remodel : 2 Permit(s)			0.00	2,500
Lateral Connection New Single Family				
LCON-6-16-6765	4804 Crest Ridge Avenue	06/03/2016	0.00	0
Totals For Lateral Connection New Single Family : 1 Perm			0.00	0
Plumbing Commercial				
PLUM-6-16-6792	3301 CRANBERRY BLVD	06/14/2016	0.00	0
PLUM-6-16-6819	3301 CRANBERRY BLVD	06/21/2016	0.00	0
Totals For Plumbing Commercial : 2 Permit(s)			0.00	0
Private Well Renewal				
WELL-6-16-6803	4002 Sandy Lane	06/17/2016	0.00	0
WELL-6-16-6840	1106 Harlyn Avenue	06/29/2016	0.00	0
Totals For Private Well Renewal : 2 Permit(s)			0.00	0
Residential Building Addition				
RBLD-6-16-6776	5701 HIDDEN RIVER Circle	06/07/2016	7,500.00	240
Totals For Residential Building Addition : 1 Permit(s)			7,500.00	240
Residential Building Exterior Remodel				

Permit	Location Address	Issued	Valuation	Square Feet
RBLD-6-16-6760	2911 HOWLAND AVE	06/01/2016	3,000.00	2,000
RBLD-6-16-6761	3102 SANDGATE CT	06/01/2016	18,000.00	4,800
RBLD-6-16-6763	6903 RIVER BEND RD	06/01/2016	9,000.00	3,700
RBLD-6-16-6769	7611 CALLON AVE	06/06/2016	20,880.00	0
RBLD-6-16-6770	3313 ROSS AVE	06/06/2016	4,500.00	0
RBLD-6-16-6771	4003 RANDOM ST	06/06/2016	5,000.00	0
RBLD-6-16-6779	6114 TRICIA AVE	06/09/2016	4,500.00	0
RBLD-6-16-6787	5207 FULLER ST	06/10/2016	3,200.00	0
RBLD-6-16-6794	3405 CALEB DR	06/15/2016	1,750.00	0
RBLD-6-16-6796	4211 ACRE AVE	06/15/2016	7,500.00	2,500
RBLD-6-16-6799	3210 BRUCE Drive	06/16/2016	5,500.00	0
RBLD-6-16-6802	5305 FULLER ST	06/17/2016	8,845.00	0
RBLD-6-16-6822	6103 Mary Ln	06/22/2016	7,600.00	0
RBLD-6-16-6823	6303 TEAGAN LN	06/23/2016	5,000.00	2,500
RBLD-6-16-6826	6112 TRICIA AVE	06/23/2016	5,000.00	2,400
RBLD-6-16-6827	4805 FULLER ST	06/27/2016	5,000.00	2,400
RBLD-6-16-6828	6217 KELLY PL	06/27/2016	12,655.00	2,500
RBLD-6-16-6842	6507 WESTON AVE	06/30/2016	7,000.00	2,000
Totals For Residential Building Exterior Remodel : 19 Perm			133,930.00	24,800
Residential Building Interior Remodel				
RBLD-6-16-6788	6007 FIELDCREST Lane	06/09/2016	1,000.00	200
RBLD-6-16-6808	6007 FIELDCREST LN Lane	06/20/2016	10,000.00	500
RBLD-6-16-6811	9205 ANDREA Street	06/20/2016	10,000.00	199
RBLD-6-16-6835	5207 RIVERFRONT Place	06/28/2016	50,000.00	1,500
RBLD-6-16-6837	1720 LAGUNA AVE	06/28/2016	10,000.00	400
Totals For Residential Building Interior Remodel : 24 Perm			81,000.00	2,799
Residential Building New Single Family				
RBLD-6-16-6764	9403 NEWBERRY Drive	06/01/2016	299,900.00	2,038
RBLD-6-16-6774	4804 CREST RIDGE Avenue	06/06/2016	120,000.00	2,317
RBLD-6-16-6778	8303 Ryan Street	06/08/2016	300,000.00	4,200
Totals For Residential Building New Single Family : 27 Per			719,900.00	8,555
Sign Face Replacement Existing Business				
SIGN-6-16-6816	2701 NORTHWESTERN AVE	06/20/2016	2,500.00	88
Totals For Sign Face Replacement Existing Business : 1 P			2,500.00	88
Sign New				
SIGN-6-16-6804	5807 Prairie Street	06/14/2016	1,325.00	17
Totals For Sign New : 2 Permit(s)			1,325.00	17
Sign Special Event				
SIGN-6-16-6773	2107 SCHOFIELD AVE	06/03/2016	0.00	48
SIGN-6-16-6812	3807 SCHOFIELD AVE	06/17/2016	0.00	32
Totals For Sign Special Event : 4 Permit(s)			0.00	80
Sprinkler/Irrigation Residential				
SPRK-6-16-6795	5810 FIELDCREST LN	06/15/2016	1,650.00	0
SPRK-6-16-6807	5908 CANOE ST	06/20/2016	3,500.00	0

Permit	Location Address	Issued	Valuation	Square Feet
SPRK-6-16-6838	8408 LEEDS CT	06/28/2016	2,485.00	0
Totals For Sprinkler/Irrigation Residential : 3 Permit(s)			7,635.00	0
Zoning Commercial				
ZONE-6-16-6768	3409 Schofield Avenue	06/08/2016	0.00	1,900
ZONE-6-16-6834	7611 BIRCH ST	06/28/2016	0.00	0
ZONE-8-15-6184	9902 WESTON AVE	06/09/2016	0.00	14,000
Totals For Zoning Commercial : 3 Permit(s)			0.00	15,900

STAFF REPORT ON STAFF-APPROVED CSM'S, SITE PLANS, SIGN PERMITS, COMMERCIAL ZONING PERMITS, AND CERTIFICATE OF OCCUPANCIES ISSUED SINCE LAST REPORT OF 06/01/2016:

[RCSM-5-15-1512](#) Vreeland/Reedy – Anastasia Drive

[CCSM-6-16-1592](#) Riverside/Habitat for Humanity – 1810 Schofield Avenue

[SIGN-6-16-6773](#) Bling, 2107 Schofield Avenue – Temporary Banner

[SIGN-6-16-6804](#) Hurckman Mechanical, 5807 Priarie Street, Ste B – Wall Sign

[SIGN-6-16-6812](#) CoVantage Credit Union, 3807 Schofield Avenue – Temporary Sign

[CO-1169 / ZONE-6-16-6768](#) Americans for Prosperity, 3409 Schofield Avenue, Suite D

[CO-1170 / ZONE-8-15-6184](#) Country Fresh Meats, 9902 Weston Avenue

[TCO-1172](#) Mortenson Construction – Temporary Construction Yard

Dean J. Stratz



DOC# 1715712

Michael J. Sydow

017434

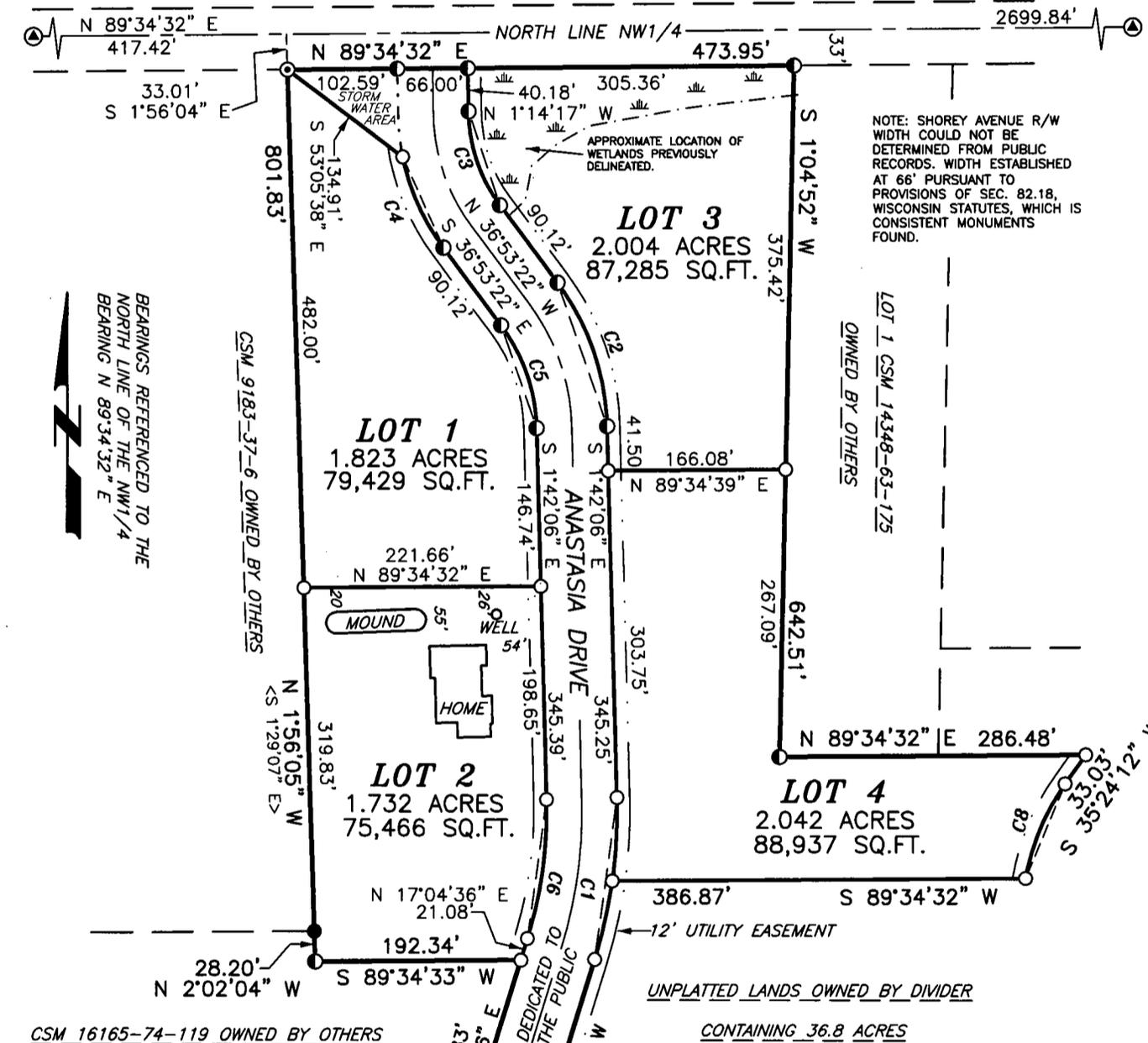
CERTIFIED SURVEY MAP

MARATHON COUNTY NO. 17434 VOL. 83 PAGE 91

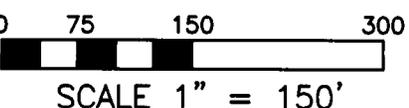
PART OF THE NW1/4 NW1/4, SECTION 34, TOWNSHIP 28 NORTH,
 RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN.

VREELAND ASSOCIATES, INC. 6103 DAWN STREET WESTON, WI. 54476 PH (715) 241-0947 OR TOLL FREE (866) 693-3979 FAX (715) 241-9826 vreeland@dwave.net	PREPARED FOR: CHRIS REEDY
FILE #: R-247 REEDY 4 LOTS	DRAFTED AND DRAWN BY: TIMOTHY G. VREELAND

NW CORNER SEC. 34-28-8E SMP SPIKE FOUND SHEET 1 OF 3 SHEETS SHOREY AVENUE N1/4 CORNER SEC. 34-28-8E STONE FOUND



12-17-2015
 TIMOTHY G. VREELAND
 S-2291
 WESTON, WI
 LAND SURVEYOR



CURVE DATA

CURVE	LOT	RADIUS	CHORD	I ANGLE	ARC
C1	-	466.00'	S 74°1'15" W 152.05'	18°46'42"	152.73'
	BOUND	" "	S 12°28'16" W 74.84'	9°12'41"	74.92'
	4	" "	S 3°04'55" W 77.72'	9°34'01"	77.81'
C2	3	233.00'	S 19°14'07" E 141.32'	35°18'30"	143.59'
C3	3	147.00'	S 18°39'24" E 91.99'	36°28'00"	93.56'
C4	1	213.00'	S 24°17'36" E 92.90'	25°11'35"	93.66'
C5	1	167.00'	N 19°14'07" W 101.29'	35°18'30"	102.91'
C6	2	400.00'	N 74°1'15" E 130.51'	18°46'42"	131.10'
C7	BOUND	60.00'	N 69°20'18" W 66.05'	29°12'15"	307.04'
C8	4	216.00'	S 22°41'09" W 95.10'	25°26'05"	95.89'

Lot 1: 192.4.2808.342.0981
 Lot 2: 192.4.2808.342.0980
 Lot 3: 192.4.2808.342.0979
 Lot 4: 192.4.2808.342.0978



CERTIFIED SURVEY MAP

MARATHON COUNTY NO. 17434 VOL. 83 PAGE 91

PART OF THE NW1/4 NW1/4, SECTION 34, TOWNSHIP 28 NORTH,
RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN.

SHEET 2 OF 3 SHEETS

SURVEYORS CERTIFICATE

I, TIMOTHY G. VREELAND, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF CHRIS REEDY, I SURVEYED, MAPPED AND DIVIDED THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 34; THENCE N 89°34'32" E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER 417.42 FEET; THENCE S 1°56'04" E 33.01 FEET TO THE SOUTH LINE OF SHOREY AVENUE AND TO THE POINT OF BEGINNING; THENCE N 89°34'32" E ALONG THE SOUTH LINE OF SHOREY AVENUE 473.95 FEET; THENCE S 1°04'52" W ALONG THE WEST LINE OF CERTIFIED SURVEY MAP NUMBER 14348 642.51 FEET; THENCE N 89°34'32" E 286.48 FEET; THENCE S 35°24'12" W 33.03 FEET; THENCE 95.89 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST WHOSE RADIUS IS 216.00 FEET, WHOSE CENTRAL ANGLE IS 25°26'05" AND WHOSE CHORD BEARS S 22°41'09" W 95.10 FEET; THENCE S 89°34'32" W 386.87 FEET; THENCE 74.92 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE WEST WHOSE RADIUS IS 466.00 FEET, WHOSE CENTRAL ANGLE IS 9°12'41" AND WHOSE CHORD BEARS S 12°28'16" W 74.84 FEET; THENCE S 17°04'36" W 250.17 FEET; THENCE 307.04 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH WHOSE RADIUS IS 60.00 FEET, WHOSE CENTRAL ANGLE IS 293°12'15" AND WHOSE CHORD BEARS N 69°20'18" W 66.05 FEET; THENCE N 17°04'36" E 224.83' FEET; THENCE S 89°34'33" W 192.34 FEET; THENCE N 2°02'04" W 28.20 FEET; THENCE N 1°56'05" W ALONG THE EAST LINE OF CERTIFIED SURVEY MAP NUMBER 9183 801.83 FEET TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD AND USE.

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

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



DATED THIS 18TH DAY OF SEPTEMBER, 2013
REVISED THIS 9TH DAY OF APRIL, 2015

TIMOTHY G. VREELAND P.L.S. 2291

Revised 12-17-2015

CERTIFIED SURVEY MAP

MARATHON COUNTY NO. 17434 **VOL.** 83 **PAGE** 91

PART OF THE NW1/4 NW1/4, SECTION 34, TOWNSHIP 28 NORTH,
RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN.

SHEET 3 OF 3 SHEETS

OWNERS CERTIFICATE OF DEDICATION

REEDY BUILDERS LLC, A LIMITED LIABILITY CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS MAP. REEDY BUILDERS LLC., DOES FURTHER CERTIFY THAT THIS MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: VILLAGE OF WESTON. IN WITNESS WHEREOF, THE SAID REEDY BUILDERS LLC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY CHRIS REEDY, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED ON THIS 1st DAY OF June, 2016.

G. Chris Reedy
CHRIS REEDY
REEDY BUILDERS LLC.

STATE OF WISCONSIN)
MARATHON COUNTY) SS
PERSONALLY CAME BEFORE ME THIS 1st DAY OF June, 2016, THE ABOVE NAMED CHRIS REEDY TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

Sheryl Weinberg
NOTARY PUBLIC, MARATHON COUNTY, WISCONSIN

MY COMMISSION EXPIRES 1-7-2019

VILLAGE BOARD RESOLUTION

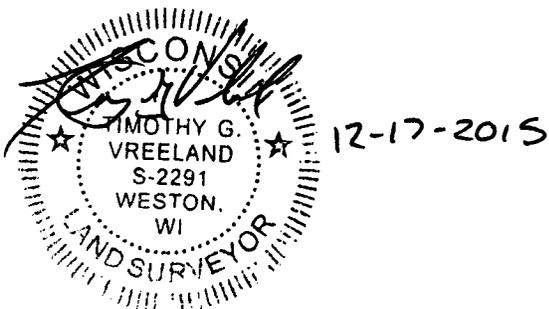
RESOLVE, THAT THIS MAP IN THE VILLAGE OF WESTON, REEDY BUILDERS LLC., OWNER, IS HEREBY APPROVED BY THE VILLAGE BOARD.

DATE 9-21-2015 APPROVED Barbara J. Emelung
VILLAGE PRESIDENT

DATE 10-17-2016 SIGNED Barbara J. Emelung
VILLAGE PRESIDENT

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE VILLAGE BOARD OF THE VILLAGE OF WESTON.

DATE 6-17-2016 Sheryl Weinberg
VILLAGE CLERK



DOC# 1715712

document can be obtained from the Register of Deeds Office, Marathon County Courthouse, 500 Forest Street, Wausau. A copy of the recorded survey can be dropped off at the Municipal Center or emailed to plandev@westonwi.gov.

Please note, the approval of this CSM shall be null and void if not recorded within nine (9) months from the date of this letter.

If you have any questions or if I may be of any further assistance, please do not hesitate to contact my office at 715-359-6114.

Sincerely,



Jennifer Higgins

Director of Planning and Development/Zoning Administrator

Cc: Mark Thompson, MTS (mark@mtsllc.net)
Keith Donner, Village of Weston Public Works Director (kdonner@westonwi.gov)
Marathon County Register of Deeds (ucc@mail.co.marathon.wi.us)



September 22, 2015

Chris Reedy
5907 Shorey Avenue
Weston WI, 54476
Creedy70@aol.com

Tim Vreeland
6103 Dawn Street
Weston, WI 54476
tim@vreelandassociates.us

RE: File No. RCSM-5-15-1512 – Certified Survey Map and Rezone Request #REZN-8-15-1527– 5907 Shorey Avenue

Gentlemen,

Your four lot certified survey of property at 5907 Shorey Avenue, Section 34, Township 28N, Range 8E, Village of Weston, Wisconsin, and Road Right-of-Way dedication of Anastasia Drive is hereby **approved with the following conditions:**

- 1. The execution of a development agreement with the Village that assures the public improvement (primarily the street) will be constructed to Village standards, at no cost to the Village. The agreement will address the timetable for completion of the street and require an acceptable security from the developer (bond or letter of credit), in accordance with the Village's subdivision code; and**
- 2. That the associated CSM attached hereto (photocopy), be and the same is hereby approved; and**
- 3. Payment of \$976 in parkland dedication fees for the creation of four single family lots; and**
- 4. That the Village President and Village Clerk, upon full payment of, if applicable, all fees, taxes, and special assessments and verification by the Public Works Director that Anastasia Drive has been constructed to Village standards are directed to execute signatures on behalf of the Village of Weston upon the Certified Survey Map documents as required.**

The Village Board accepted the road right-of-way dedication by adopting Resolution No. 15-021, attached for your information, on 9/21/15. The rezone request REZN-8-15-1527 was approved by the Village Board on 9/21/15 via Ordinance No. 15-020 (also attached). The ordinance will be published in the 9/23/15 Wausau Daily Herald but the rezone will not go into effect until the survey is recorded at Marathon County Register of Deeds (MCROD) following the completion of the street, Anastasia Drive, to Village standards. A copy of the signed Ordinance is also attached for your information. The Developers Agreement was also approved at the 9/21/15 Village Board meeting. Public Works Director, Keith Donner, will be in touch when it is ready for the owner's signatures.

Please provide us a copy of the recordable certified survey map at your earliest convenience. Upon receipt, and satisfaction of all the above conditions, I will get the appropriate signatures from the Village and return it to you for recording.

Upon acceptance and recording of the CSM by the Marathon County Register of Deeds, please forward, or have your surveyor forward, a copy of the recorded survey map to the Village Planning and Development Department for our records. The original survey map with the recording information is permanently kept on file in the Marathon County Register of Deeds Office. A copy of the recorded

Weston Municipal Center

5500 Schofield Avenue • Weston, WI 54476 • Phone: (715) 359-6114 • Fax: (715) 359-6117

www.westonwi.gov

017424

Michael J. Sydow

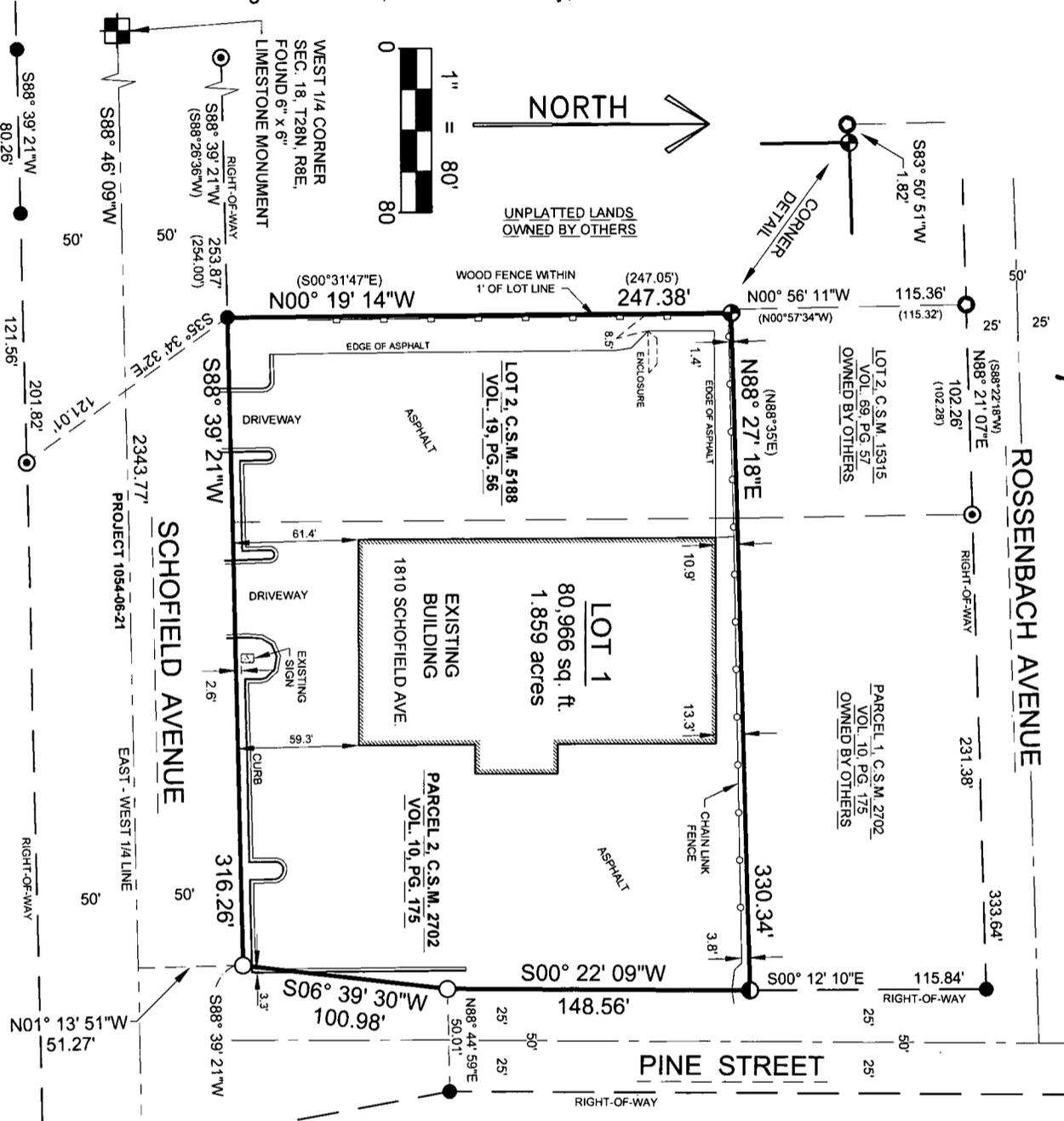
City 30.00



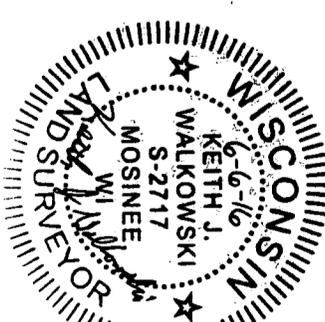
DOC# 1715424

MARATHON CO. CERTIFIED SURVEY MAP NO. 17424

Of Parcel 2 of Certified Survey Map Number 2702 recorded in Volume 10 of Certified Survey Maps on Page 175 and of Lot 2 of Certified Survey Map Number 5188 recorded in Volume 19 of Certified Survey Maps on Page 56 located in part of the Southwest 1/4 of the Northeast 1/4 of Section 18, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin.



192.4.2808.181.0930



LEGEND	
○	- 1-1/4" O.D. x 24" IRON PIPE WEIGHING 1.68 LBS/LIN. FT. SET
⊙	- FOUND 3/4" IRON BAR
●	- FOUND 1" IRON BAR
⊕	- FOUND 1-1/2" O.D. IRON PIPE
●	- FOUND 1-1/4" O.D. IRON PIPE
⊙	- FOUND 1" O.D. IRON PIPE
()	- RECORDED BEARING/LENGTH

BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM NAD 83 (2011) AND REFERENCED TO THE EAST - WEST 1/4 LINE OF SECTION 18, TOWNSHIP 28 NORTH, RANGE 8 EAST, MEASURED TO BEAR SOUTH 88° 46' 09" WEST.

SHEET 1 OF 2

<p>RIVERSIDE LAND SURVEYING LLC 6304 KELLY PLACE WESTON, WI 54476 PH 715-241-7500 - FAX 715-355-6894 email - mail@riversidelandsurveying.com</p>	<p>DRAWN BY M.F.L.</p>	<p>DATE MAY 19, 2016</p>
	<p>CHECKED BY K.J.W.</p>	<p>PROJECT NO. 2446</p>
	<p>PREPARED FOR: HABITAT FOR HUMANITY</p>	

MARATHON CO. CERTIFIED SURVEY MAP NO. 17424

Of Parcel 2 of Certified Survey Map Number 2702 recorded in Volume 10 of Certified Survey Maps on Page 175 and of Lot 2 of Certified Survey Map Number 5188 recorded in Volume 19 of Certified Survey Maps on Page 56 located in part of the Southwest 1/4 of the Northeast 1/4 of Section 18, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin.

I, Keith J. Walkowski, Professional Land Surveyor S-2717, hereby certify to the best of my knowledge and belief: That I have surveyed, mapped and divided Parcel 2 of Certified Survey Map Number 2702 recorded in Volume 10 of Certified Survey Maps on Page 175 and of Lot 2 of Certified Survey Map Number 5188 recorded in Volume 19 of Certified Survey Maps on Page 56 located in part of the Southwest 1/4 of the Northeast 1/4 of Section 18, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin, described as follows:

Commencing at the East 1/4 corner of said Section 18; Thence South 88°46'09" West along the East - West 1/4 line, 1832.02 feet; Thence North 01°13'51" West, 51.27 feet to the North right-of-way line of Schofield Avenue and the point of beginning; Thence South 88°39'21" West along said North right-of-way line, 316.26 feet to the West line of said Lot 2 of Certified Survey Map Number 5188; Thence North 00°19'14" West along said West line, 247.38 feet to the South line of Lot 2 of Certified Survey Map Number 15315 recorded in Volume 69 of Certified Survey Maps on Page 57; Thence North 88°27'18" East along said South line and the South line of Parcel 1 of Certified Survey Map Number 2702 recorded in Volume 10 of Certified Survey Maps on Page 175, 330.34 feet to the West right-of-way line of Pine Street; Thence South 00°22'09" West along said West right-of-way line, 148.56 feet; Thence South 06°39'30" West along said West right-of-way line, 100.98 feet to the point of beginning.

That the above described parcel of land contains 80,966 square feet or 1.859 acres, more or less;

That said parcel is subject to all easements, restrictions and right-of-ways of record;

That I have made this survey, division and map thereof at the direction of Habitat for Humanity, Agent of said parcel;

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the subdivision regulations of the Village of Weston in Surveying, Mapping and Dividing the same.

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

Dated this 6TH day of JUNE, 2016

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



Village of Weston Approval Certificate:

Reviewed and Approved under Chapter 74 of the Village of Weston Ordinance

By Jennifer L. Higgins

Date 6/14/16
Village of Weston Zoning Department

SHEET 2 OF 2

 RIVERSIDE LAND SURVEYING LLC 6304 KELLY PLACE WESTON, WI 54476 email - mail@riversidelandsurveying.com	DRAWN BY M.F.L.	DATE MAY 19, 2016
	CHECKED BY K.J.W.	PROJECT NO. 2446
	PREPARED FOR: HABITAT FOR HUMANITY	



DOC# 1715424

June 14, 2016

Mike Lewandowski
Riverside Land Surveying, Inc.
6304 Kelly Place
Weston, WI 54476
mike@riversidelandsurveying.com

RE: File No. CCSM-6-16-1592 – Certified Survey Map – 1810 Schofield Avenue

Dear Mr. Lewandowski,

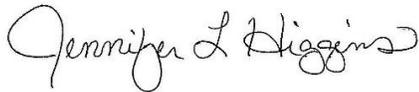
Your one lot certified survey of property at 1810 Schofield Avenue, Section 18, Township 28N, Range 8E, Village of Weston, Wisconsin, is hereby **approved**. The property is and will remain zoned B-3 General Commercial. The new parcel will continue to be addressed as 1810 Schofield Avenue, Weston, WI 54476.

Upon acceptance and recording of the CSM by the Marathon County Register of Deeds, please forward a copy of the recorded survey map to the Village Planning and Development Department for our records. The original survey map with the recording information is permanently kept on file in the Marathon County Register of Deeds Office. A copy of the recorded document can be obtained from the Register of Deeds Office, Marathon County Courthouse, 500 Forest Street, Wausau. A copy of the recorded survey can be dropped off at the Municipal Center or emailed to plandev@westonwi.gov. Please note per ordinance, a copy of the recorded CSM must be provided to the Village within 30 days of recording.

The approval of this CSM shall be null and void if not recorded within six (6) months from the date of this letter.

If you have any questions or if I may be of any further assistance, please do not hesitate to contact my office at 715-359-6114.

Sincerely,



Jennifer Higgins
Director of Planning and Development/Zoning Administrator

Cc: Keith Walkowski, Riverside Land Surveying (keith@riversidelandsurveying.com)
Berland Meyers, Habitat for Humanity (bmeyer@pcpros.net)
Marathon County Register of Deeds (ucc@mail.co.marathon.wi.us)



Jennifer Higgins, Director
Planning & Development
Direct: 715-241-2638
jhiggins@westonwi.gov

5500 Schofield Avenue
Weston, WI 54476
715-359-6114
www.westonwi.gov



Permit

Permit NO. **SIGN-6-16-6773**

Permit Type: **Sign**

Work Classification: **Special Event**

Permit Status: **Final**

Issue Date: **6/3/2016**

Expiration: **07/03/2016**

Project Address 2107 SCHOFIELD AVE WESTON, WI 54476	Project Name <NONE>	Applicant Bling Jewelry
-------------------------------------------------------------------	-------------------------------------	-----------------------------------

Parcel Number 19228081840101	Subdivision	Block / Lot 0 / 0	Zoning B-3
----------------------------------------	-------------	-----------------------------	----------------------

Owner Information Kenneth Brzezinski	Address PO Box 141 Weston, WI 54476	Phone	Cell
------------------------------------------------	---------------------------------------------------	-------	------

Contractor(s) Hayes Graphics	Address 1755 Hwy 153 Mosinee WI 54455	Phone (715)693-0600	Cell	Contractor Type Sign
----------------------------------------	---------------------------------------------	------------------------	------	-------------------------

Description of Work: Temporary Banner

Valuation: \$0.00
Total Sq Feet: 48

Inspection Request Line:
(715) 241 - 2616

AVAILABLE INSPECTIONS

Inspection Type:	IVR

Setbacks:

Front: ft. Rear: ft.
Left: ft. Right: ft.

FEE SUMMARY

Fees Due	Amount	Total	Amt Paid	Amt Due
Special Event Sign Permit Fee	\$25.00	\$25.00	\$25.00	\$0.00
Total:	\$25.00			

Payment Type: Check / Number: 5843

Comments:
30-day approval

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

Signature of Owner / Applicant / Contractor / _____ Date **June 06, 2016**

Jared Wehner _____ Date **June 06, 2016**
Issued By: Village of Weston, WI *Jared Wehner* Authorized Signature

Customer Copy

One-Time Event

Commercial Sign Permit

Permit #: Sign-6-16-6773



Village of Weston

Date: 6/3/16

Payment Type: Cash Check 5843

FULL COMPLETION OF THIS FORM IS REQUIRED FOR PROCESSING

5500 Schofield Ave
Weston, WI 54476

-- PLEASE USE THE ONLINE FILLABLE PDF --

ONE-TIME EVENT SIGN TYPE AND FEE

- Commercial Signs or Banners \$ 25.00 [44/4465]
- Variable Message Sign (VMS) \$ 25.00 [44/4465]

ONE-TIME EVENT SIGN ORDINANCE

The following allowable temporary signs DO NOT require a Temporary Sign Permit: Real Estate Signs; Construction or Project Identification Signs; Price or Temporary Item Signs; Temporary Individual Residential Signs; Temporary Signs for Events of Public Interest; Political or Election Signs; Personal Greeting or Congratulatory Signs; or Temporary Window Signs. For the definitions and regulations of these sign see [Section 94.13.08](#) of the Village Zoning Code.

The following temporary signs require a Temporary Sign Permit and shall be subject to the regulations as stated.

Temporary Commercial Signs and Banners. For sales, limited time offers, grand openings, or other special events only, such signs shall not exceed 64 square feet in area and 12 feet in height if ground-mounted, nor extending above the roof line if building mounted. Except as may be allowed below or by site plan approval under Section 94.16.09, no single use is permitted to display more than one temporary commercial sign or banner at a single time and no single lot is permitted to display more than two temporary commercial signs and banners at a single time. No temporary commercial sign or banner shall be placed on a lot for greater than 30 consecutive days. An advertising vehicle sign is not a permitted temporary commercial sign, but a mobile sign is permitted. A sign permit shall be required for a temporary sign serving this purpose. If a portable Variable message sign (VMS) is used as a temporary commercial sign, then the regulations in Section 94.13.04(4) shall also apply. **Please note, no fluttering, undulating, swinging, rotating, or otherwise moving signs, pennants, feather flags, feather banners, or other moving decorations shall be permitted.**

APPLICANT INFORMATION

Business Name: Bling It Around Again LLC Contact Name: Julie Rybacki
 Business Owner: Julie Rybacki Project Address: 2107 Schofield Ave
 Mailing Address: 2107 Schofield Ave
Weston WI 54476 Phone: 715-359-6366
 Website: www.blingitaround.com Email: jewels@blingitaround.com
 Property Owner: Kenneth Brzezinski Contact Name: Kenneth Brzezinski
 Mailing Address: PO Box 141 Phone: ~~715-571-9247~~ 355-5575
Weston WI 54476 Email: -

Property Zone: _____

- Current Use of Property: Multiple Family Residential Mixed Commercial/Residential Office
 (Check all that apply) Retail/Services Industrial/Manufacturing Institutional
 Parking Other: _____

CONTRACTOR INFORMATION (VMS ONLY)

Sign Contractor: Hayes Graphics Contact Name: Bob Hayes
 Address: PO Box 8452 / Hwy 153 Phone: 715-693-0600
Mosinee WI 54455 Email: bhayes@hayes-graphics.com

SITE PLAN REQUIRED

A site plan for the property showing, at a minimum, the location of the proposed sign; the location and specifications of all existing signs on the property and building(s); all property lines and buildings on the property; and parking areas, driveways, public roads and fire hydrants, shall be submitted with this application. Some parcel information and maps may be obtained via the [Marathon County Land Information Mapping System](#). If the proposed sign is building mounted the required site plan requirement shall be waived.

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

DIAGRAM(S) REQUIRED

A diagram for each of the proposed signs, drawn to a recognized scale, and listing and depicting the type, height, total height (on pylon or building etc...), width, total sign square footage, square footage of each sign component, method of attachment, structural support, method of illumination, sign materials and value shall be submitted with this application. A picture showing the proposed sign superimposed over or at the proposed placement shall be submitted with this application.

Has the diagram been attached for each proposed sign? Yes No
Does each diagram have ALL the required components listed above? Yes No

Start Date: 6/3/14 End Date: 6/30/14
Sign Purpose: Advertise June promotion 48" x 72" 2-SIDED
~~Sign Message:~~ _____

BASIS FOR GRANTING AND ISSUANCE

Are there any traffic safety, traffic visibility, sign setbacks, and structural integrity matters associated with this sign(s)? Explain which ones, or what measures have been taken to assure that these matters have been addressed.
No

STATEMENTS OF UNDERSTANDING AND SIGNATURES

By signing and dating below, I have reviewed and understand the Village of Weston zoning ordinance and its standards of approval related to this application; read, understand, and accept my responsibilities under the reimbursement section above; submitted an application that is true, correct, and complete to the best of my knowledge; acknowledge that Village officials and/or employees may, in the performance of their functions, enter upon the subject property to inspect or gather information necessary to process this application; agree to abide by this application, approved plans, and required conditions associated with plan approval in the development of the subject property; and understand that the Village's zoning ordinance and/or the conditions of development approval may specify timeframes within which I must take certain actions related to the development of the subject property, or risk having the approval being nullified. **Failing to attach the ALL OF THE REQUIRED COMPONENTS, when applicable, will result in the status of this application as incomplete. Incomplete applications will not be reviewed and shall be discarded within 30-days if the application status remains as incomplete. Any fees collected will not be refunded. ALL FINALIZED PERMITS WILL BE SENT VIA EMAIL OR BE PICKED UP AT THE MUNICIPAL CENTER. Permits will not be sent by mail.** Work on the proposed project cannot begin without the issuance of a permit. Permits filled after the fact shall be subject to double the fee and a \$50.00 fine.

[Signature] 6/3/2014
Signature of Applicant Date
 Property Owner Business Owner Contractor

STAFF REVIEW

PIN: 19228081840101 Zoning: B-3 w/ D-CC OVERLAY Village ETZ
Filed After the Fact: Yes No Fine Imposed: Yes No Amount: \$0.00

Sign Specification:

Permit No.: _____

Width: 6' Height: 4' Single Double Total Square Feet: 48
Total Height: 4' Sign Type: Standard VMS Setbacks: 4'
Sign meets requirements? Yes No
Conditions/Modifications for approval: 30-DAY APPROVAL

[Signature] Signature of Zoning Administrator or Designee 6/6/2016 Date

Permit Number(s) SIGN-6-16-6773 Approved Denied

STAFF TIME TABLE CHECKLIST

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

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

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

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

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

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

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

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



Permit

Permit NO. **SIGN-6-16-6804**

Permit Type: **Sign**

Work Classification: **New**

Permit Status: **Final**

Issue Date: **6/14/2016**

No Expiration

Project Address 5807 Prairie Street WESTON, WI 54476	Project Name <NONE>	Applicant Hurckman Mechanical Industries
-------------------------------------------------------------------	-------------------------------	----------------------------------------------------

Parcel Number 19228081640097	Subdivision WESTON COMMERCIAL PARK	Block / Lot 0 / 4	Zoning B-3
----------------------------------------	----------------------------------------------	-----------------------------	----------------------

Owner Information Copper Halo, LLC	Address PO Box 75 Weston, WI 54476	Phone	Cell
----------------------------------------------	-------------------------------------------------	--------------	-------------

Contractor(s)	Address	Phone	Cell	Contractor Type

Description of Work: New wall sign

Valuation: \$1,325.00
Total Sq Feet: 16.66

Inspection Request Line:
(715) 241 - 2616

AVAILABLE INSPECTIONS

Inspection Type:	IVR

Setbacks:

Front: ft. Rear: ft.
Left: ft. Right: ft.

FEE SUMMARY

Fees Due	Amount	Total	Amt Paid	Amt Due
New Sign Permit Fee	\$25.00	\$25.00	\$25.00	\$0.00
Total:	\$25.00			

Payment Type: Check / Number: 200217

Comments: None

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

Signature of Owner / Applicant / Contractor / _____ Date **June 17, 2016**

Jared Wehner _____ Date **June 17, 2016**
Issued By: Village of Weston, WI *Jared Wehner* Authorized Signature

Customer Copy

Permanent Sign Permit

Permit #: SIGN-6-16-6804



Village of Weston
Date: 5/12/16

Payment Type: Cash Check 200217
FULL COMPLETION OF THIS FORM IS REQUIRED FOR PROCESSING

5500 Schofield Ave
Weston, WI 54476

-- PLEASE USE THE ONLINE FILLABLE PDF --

NEW, REPLACEMENT AND RE-FACING SIGN PROJECT TYPE AND FEES

		<u>NO FEE</u>	
<input type="checkbox"/> Face Replacement (Existing Business Only. No change in sign size or location)			
<input checked="" type="checkbox"/> Wall Sign(s)	\$25.00 +\$1.00/ft ² over 50ft ² per sign	\$ <u>25.00</u>	[44/4461]
<input type="checkbox"/> Freestanding Sign(s)	\$50.00 +\$1.00/ft ² over 50ft ² per sign	\$ _____	[44/4462]
<input type="checkbox"/> Electrical Inspection: <i>New Only</i>	\$50.00 per sign	\$ _____	[44/4463]
<input type="checkbox"/> Sandwich Board/Pedestal Sign	\$25.00 – one sign per business	\$ <u>25.00</u>	[44/4464]
<input type="checkbox"/> Panel Replacement in a Development Sign	\$25.00 per business	\$ <u>25.00</u>	[44/4465]
TOTAL FEE:		\$ <u>25.00</u>	

APPLICANT INFORMATION

Business Name: Hurckman Mechanical Industries, Inc. **Contact Name:** _____
Business Owner: _____ **Project Address:** _____
Mailing Address: 5807 Prairie St. Suite B
Weston, WI **Phone:** _____
Website: _____ **Email:** _____

Property Owner: COPPER HALO LLC **Contact Name:** Bonnie M. DeChamps
Mailing Address: P.O. Box 75 **Phone:** (920) 327-4242
Schofield, WI 54476 **Email:** bonniedechamps@hurckman.com

Property Zone: B-3 GENERAL COMMERCIAL

Current Use of Property: Multiple Family Residential Mixed Commercial/Residential Office
 (Check all that apply) Retail/Services Industrial/Manufacturing Institutional
 Parking Other: _____

CONTRACTOR INFORMATION

Sign Contractor: Owner Signage **Contact Name:** _____
Address: _____ **Phone:** _____
 _____ **Email:** _____

COSTS OF PROJECT

Sign 1: \$ Existing Sign Sign 2: \$ _____
 Sign 3: \$ _____ Sign 4: \$ _____

SITE PLAN REQUIRED

A **site plan for the property** showing, at a minimum, the location of the proposed sign(s). **NOTE:** This includes all sandwich boards or pedestal sign, as they are considered permanent signs that may be used on a temporary basis. Please see the definitions in Section 94.13.03(2)(k); the location and specifications of all existing signs on the property and building(s); all property lines and buildings on the property; and parking areas, driveways, public roads, and buildings within 50 feet of the proposed sign and landscaping shall be submitted with this application. If the proposed sign(s) is a new wall sign, panel replacement or re-facing of an existing wall sign and no other signs exists on the property or all freestanding signs are proposed to be removed and not replaced, only then the attachment of the required site plan be waived. Some parcel information and maps may be obtained via the [Marathon County Land Information Mapping System](#).

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

FOR PROPERTIES ADJACENT TO STATE HIGHWAY 29:

A line marking a distance equal to 660 feet from the nearest right-of-way from any U.S. Highway, State Highway, or Interstate. Any sign on property within a U.S. or State Highway right-of-way or setback jurisdiction may also require approval from the WIDOT.

- Are the following requirements shown on the site plan? Yes No N/A
- Has the State of Wisconsin Department of Transportation approval been attached (if required)? Yes No N/A

DIAGRAM(S) REQUIRED

A **diagram for each of the proposed signs**, drawn to a recognized scale, and listing and depicting the type, height, total height (on pylon or building etc...), width, total sign square footage, square footage of each sign component, method of attachment, structural support, method of illumination, sign materials and value shall be submitted with this application. A picture showing the proposed sign superimposed over or at the proposed placement shall be submitted with this application.

- How many wall signs are being proposed? (New, replacement and re-facing) 1
- How many freestanding signs are being proposed? (New, replacement and re-facing) _____
- Will there be a sandwich board or pedestal sign (*only one is allowed per business*)? Yes No
- Has the diagram been attached for **each** proposed sign? Yes No
- Does each diagram have **ALL** the required components listed above? Yes No

EXISTING SIGNS

The **specifications for all existing signs**, which include height, width, total height on building or pylon, square footage, number of sides, type of sign, and type of illumination is to be included on a separate document with the submittal of this application. A picture of each existing sign is to be included as well.

- How many signs are existing on the subject property? _____
- Has the specifications of each existing sign been attached? Yes No N/A
- Has the picture of each existing sign been attached? Yes No N/A

BASIS FOR GRANTING AND ISSUANCE

- Has the applicant reviewed [ARTICLE 13](#) prior to submitting this application? Yes No

Have all standards of Article 13 of the Village zoning ordinance and other applicable Village, Town, State, and Federal regulations been met? If not, please explain which standards are not met or not yet met, and why.

Link did not open - no web page message

Are there any traffic safety, traffic visibility, sign setbacks, and structural integrity matters associated with this sign(s)? Explain which ones, or what measures have been taken to assure that these matters have been addressed.

NO

Under the Village's zoning ordinance, is a conditional use permit or site plan approval required for the sign? If so, has one been granted? Conditional use permits or site plan approvals are required for certain types of signs (e.g., community information signs), where normal dimensions of certain types of signs are proposed to be exceeded (e.g., for freestanding signs in agricultural zoning districts), or for signs within certain types of developments (e.g., large scale retail).

REIMBURSEMENT FOR DEVELOPMENT REVIEW SERVICES

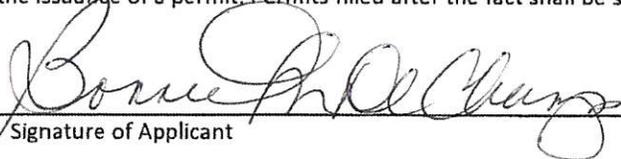
The Village Planner, Village Engineer, Public Works Director, Village Attorney, and other Village staff and consultants may expend time in the administration, investigation, and processing of development review applications. In addition, the Village may retain the services of other professional consultants—including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

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

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

STATEMENTS OF UNDERSTANDING AND SIGNATURES

By signing and dating below, I have reviewed and understand the Village of Weston zoning ordinance and its standards of approval related to this application; read, understand, and accept my responsibilities under the reimbursement section above; submitted an application that is true, correct, and complete to the best of my knowledge; acknowledge that Village officials and/or employees may, in the performance of their functions, enter upon the subject property to inspect or gather information necessary to process this application; agree to abide by this application, approved plans, and required conditions associated with plan approval in the development of the subject property; and understand that the Village's zoning ordinance and/or the conditions of development approval may specify timeframes within which I must take certain actions related to the development of the subject property, or risk having the approval being nullified. **Failing to attach the ALL OF THE REQUIRED COMPONENTS, when applicable, will result in the status of this application as incomplete. Incomplete applications will not be reviewed and shall be discarded within 30-days if the application status remains as incomplete. Any fees collected will not be refunded. ALL FINALIZED PERMITS WILL BE SENT VIA EMAIL OR BE PICKED UP AT THE MUNICIPAL CENTER. Permits will not be sent by mail.** Work on the proposed project cannot begin without the issuance of a permit. Permits filled after the fact shall be subject to double the fee and a \$50.00 fine.


Signature of Applicant

5-6-16
Date

Property Owner Contractor

Colortech of Wisconsin, Inc.

1011 Ashwaubenon Street
Green Bay, WI 54304

Voice: 920-337-0660
Fax: 920-337-9175

INVOICE

Invoice Number: 3429
Invoice Date: Jan 21, 2015
Page: 1

Hurckman Mechanical
Accounts Payable
P.O. Box 10977
Green Bay, WI 54307

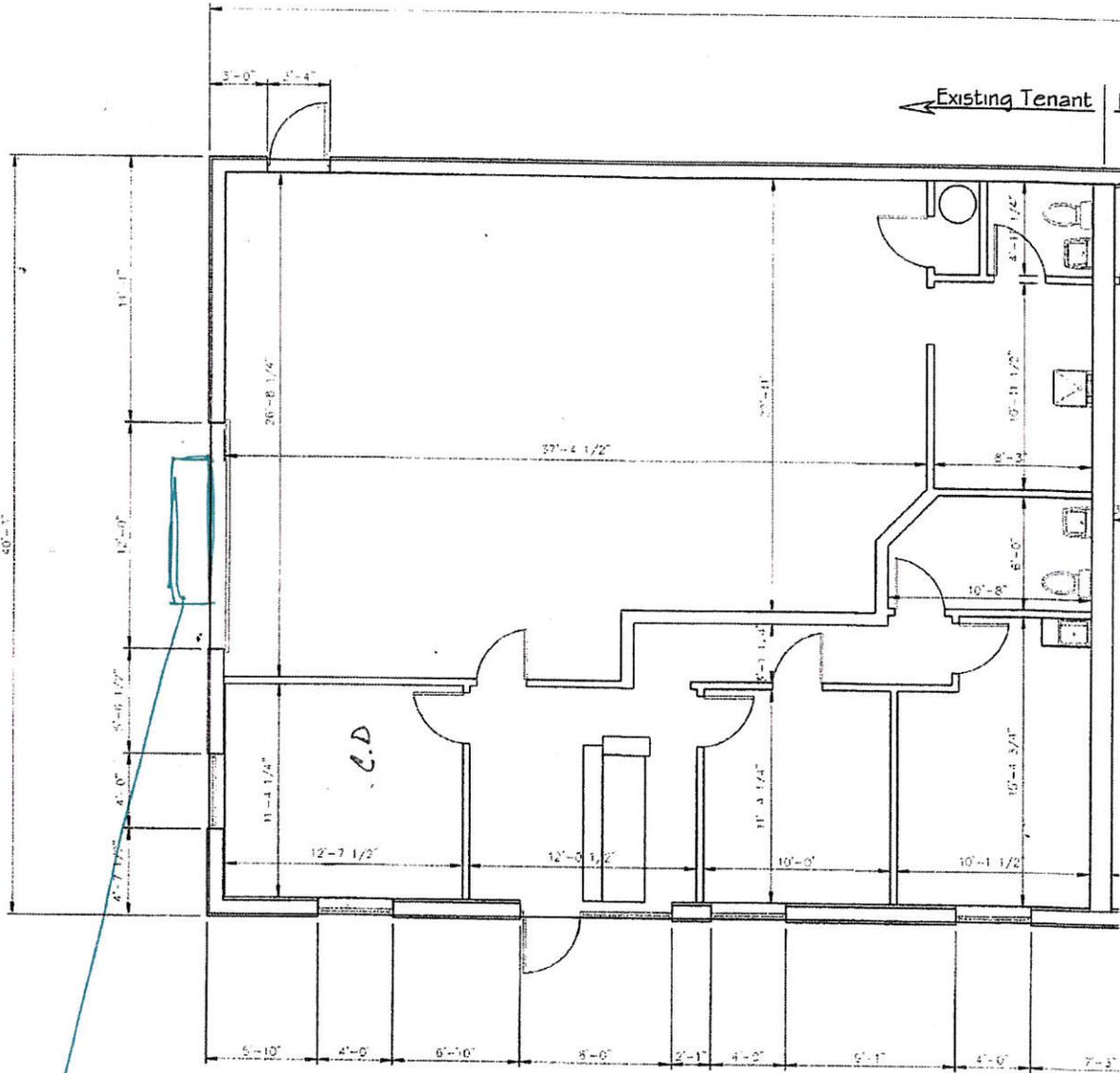
2791	Net 10 Days
Mike Klaus	CUST PICKUP
	5664

1.00	30" x 80" - HMI logo sign & 30" x 80" - Hurckman Mechanical sign	925.00	925.00
1.00	Installation	400.00	400.00

E. Hurckman
Sign

TAN 25 2015
~~1840~~ #1840
Wausau *WCO*

Subtotal	1,325.00
Sales Tax	72.88
Freight	
Total Invoice Amount	1,397.88
Payment/Credit Applied	



- Sign to be placed on side of building

- Front Door will also have AMI Logo

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

STAFF REVIEW

PIN: 19228081640097 Zoning: B-3 GENERAL COMMERCIAL [X] Village [] ETZ
Filed After the Fact: [] Yes [X] No Fine Imposed: [] Yes [X] No Amount: \$0.00

Sign 1 Specification:

Permit No.:

Width: 80" Height: 30" [X] Single [] Double Total Square Feet: 16.66
Total Height: UNKNOWN Sign Type: WALL Setbacks: N/A
Value: \$1,325.00 Illuminated: [] Yes [X] No Type:
Sign meets requirements? [X] Yes [] No [X] Conforming [] Legally Non-Conforming
Conditions/Modifications for approval: NONE

Sign 2 Specification:

Permit No.:

Width: Height: [] Single [] Double Total Square Feet:
Total Height: Sign Type: Setbacks:
Value: Illuminated: [] Yes [] No Type:
Sign meets requirements? [] Yes [] No [] Conforming [] Legally Non-Conforming
Conditions/Modifications for approval:

Sign 3 Specification:

Permit No.:

Width: Height: [] Single [] Double Total Square Feet:
Total Height: Sign Type: Setbacks:
Value: Illuminated: [] Yes [] No Type:
Sign meets requirements? [] Yes [] No [] Conforming [] Legally Non-Conforming
Conditions/Modifications for approval:

Sign 4 Specification:

Permit No.:

Width: Height: [] Single [] Double Total Square Feet:
Total Height: Sign Type: Setbacks:
Value: Illuminated: [] Yes [] No Type:
Sign meets requirements? [] Yes [] No [] Conforming [] Legally Non-Conforming
Conditions/Modifications for approval:

Signature of Zoning Administrator or Designee

6/17/2016
Date

Permit Number(s) SIGN-16-16-6804

[X] Approved [] Denied



Permit

Permit NO. **SIGN-6-16-6812**

Permit Type: **Sign**

Work Classification: **Special Event**

Permit Status: **Final**

Issue Date: **6/17/2016**

Expiration: **07/17/2016**

Project Address 3807 SCHOFIELD AVE WESTON, WI 54476	Project Name <NONE>	Applicant CoVantage Credit Union
-------------------------------------------------------------------	-------------------------------------	--------------------------------------------

Parcel Number 19228081740879	Subdivision	Block / Lot 0 / 0	Zoning
----------------------------------------	-------------	-----------------------------	--------

Owner Information CoVantage Credit Union	Address 3807 Schofield Avenue Weston, WI 54476	Phone 715-359-3994	Cell
----------------------------------------------------	--------------------------------------------------------------	------------------------------	------

Contractor(s)	Address	Phone	Cell	Contractor Type

Description of Work: Temporary freestanding banner.

Valuation: \$0.00
Total Sq Feet: 32

Inspection Request Line:
(715) 241 - 2616

AVAILABLE INSPECTIONS

Inspection Type:	IVR

Setbacks:

Front: ft. Rear: ft.
Left: ft. Right: ft.

FEE SUMMARY

Fees Due	Amount	Total	Amt Paid	Amt Due
Special Event Sign Permit Fee	\$25.00	\$25.00	\$25.00	\$0.00
Total:	\$25.00			

Payment Type: Check / Number: 200217

Comments:
30--day approval.

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

Signature of Owner / Applicant / Contractor / _____ Date **June 20, 2016**

Jared Wehner _____ Date **June 20, 2016**
Issued By: Village of Weston, WI *Jared Wehner* Authorized Signature

Customer Copy

One-Time Event

Commercial Sign Permit

Permit #: SIGN-6-16-6812



5500 Schofield Ave
Weston, WI 54476

Village of Weston

Payment Type: Cash Check 200217

Date: 6.16.16

FULL COMPLETION OF THIS FORM IS REQUIRED FOR PROCESSING

-- PLEASE USE THE ONLINE FILLABLE PDF --

ONE-TIME EVENT SIGN TYPE AND FEE

- Commercial Signs or Banners \$ 25.00 [44/4465]
- Variable Message Sign (VMS) \$ 25.00 [44/4465]

ONE-TIME EVENT SIGN ORDINANCE

The following allowable temporary signs DO NOT require a Temporary Sign Permit: Real Estate Signs; Construction or Project Identification Signs; Price or Temporary Item Signs; Temporary Individual Residential Signs; Temporary Signs for Events of Public Interest; Political or Election Signs; Personal Greeting or Congratulatory Signs; or Temporary Window Signs. For the definitions and regulations of these sign see [Section 94.13.08](#) of the Village Zoning Code.

The following temporary signs require a Temporary Sign Permit and shall be subject to the regulations as stated.

Temporary Commercial Signs and Banners. For sales, limited time offers, grand openings, or other special events only, such signs shall not exceed 64 square feet in area and 12 feet in height if ground-mounted, nor extending above the roof line if building mounted. Except as may be allowed below or by site plan approval under Section 94.16.09, no single use is permitted to display more than one temporary commercial sign or banner at a single time and no single lot is permitted to display more than two temporary commercial signs and banners at a single time. No temporary commercial sign or banner shall be placed on a lot for greater than 30 consecutive days. An advertising vehicle sign is not a permitted temporary commercial sign, but a mobile sign is permitted. A sign permit shall be required for a temporary sign serving this purpose. If a portable Variable message sign (VMS) is used as a temporary commercial sign, then the regulations in Section 94.13.04(4) shall also apply. **Please note, no fluttering, undulating, swinging, rotating, or otherwise moving signs, pennants, feather flags, feather banners, or other moving decorations shall be permitted.**

APPLICANT INFORMATION

Business Name: CoVantage Credit Union Contact Name: Susan Carmickle
 Business Owner: _____ Project Address: 3807 Schofield Avenue
 Mailing Address: 3807 Schofield Ave Weston WI 54487 Phone: 715-359-3994
 Website: www.covantagecu.org Email: _____

Property Owner: _____ Contact Name: _____
 Mailing Address: _____ Phone: _____
 Email: _____

Property Zone: _____

Current Use of Property: Multiple Family Residential Mixed Commercial/Residential Office (*business*)
 (Check all that apply) Retail/Services Industrial/Manufacturing Institutional
 Parking Other: commercial

CONTRACTOR INFORMATION (VMS ONLY)

Sign Contractor: _____ Contact Name: _____
 Address: _____ Phone: _____
 Email: _____

SITE PLAN REQUIRED

A site plan for the property showing, at a minimum, the location of the proposed sign; the location and specifications of all existing signs on the property and building(s); all property lines and buildings on the property; and parking areas, driveways, public roads and fire hydrants, shall be submitted with this application. Some parcel information and maps may be obtained via the [Marathon County Land Information Mapping System](#). If the proposed sign is building mounted the required site plan requirement shall be waived.

Has the site plan been attached?

Yes No N/A

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

Yes No N/A

DIAGRAM(S) REQUIRED

A diagram for each of the proposed signs, drawn to a recognized scale, and listing and depicting the type, height, total height (on pylon or building etc...), width, total sign square footage, square footage of each sign component, method of attachment, structural support, method of illumination, sign materials and value shall be submitted with this application. A picture showing the proposed sign superimposed over or at the proposed placement shall be submitted with this application.

Has the diagram been attached for each proposed sign?

Yes No

Does each diagram have ALL the required components listed above?

Yes No

Start Date: July 1, 2016

End Date: July 31, 2016

Sign Purpose: Advertising

Sign Message: Summer fun

BASIS FOR GRANTING AND ISSUANCE

Are there any traffic safety, traffic visibility, sign setbacks, and structural integrity matters associated with this sign(s)? Explain which ones, or what measures have been taken to assure that these matters have been addressed.

Sign to be posting on West side of frontal Boulevard sign.
4' x 8' vinyl banner w/ 6' metal stakes it will be
tied too.

STATEMENTS OF UNDERSTANDING AND SIGNATURES

By signing and dating below, I have reviewed and understand the Village of Weston zoning ordinance and its standards of approval related to this application; read, understand, and accept my responsibilities under the reimbursement section above; submitted an application that is true, correct, and complete to the best of my knowledge; acknowledge that Village officials and/or employees may, in the performance of their functions, enter upon the subject property to inspect or gather information necessary to process this application; agree to abide by this application, approved plans, and required conditions associated with plan approval in the development of the subject property; and understand that the Village's zoning ordinance and/or the conditions of development approval may specify timeframes within which I must take certain actions related to the development of the subject property, or risk having the approval being nullified. **Failing to attach the ALL OF THE REQUIRED COMPONENTS, when applicable, will result in the status of this application as incomplete. Incomplete applications will not be reviewed and shall be discarded within 30-days if the application status remains as incomplete. Any fees collected will not be refunded. ALL FINALIZED PERMITS WILL BE SENT VIA EMAIL OR BE PICKED UP AT THE MUNICIPAL CENTER. Permits will not be sent by mail.** Work on the proposed project cannot begin without the issuance of a permit. Permits filled after the fact shall be subject to double the fee and a \$50.00 fine.

Susan Armistead

Weston Office Manager

June 16, 2016

Signature of Applicant

Date

Property Owner Business Owner Contractor

STAFF REVIEW

PIN: 19228081740879 Zoning: B-3 - GENERAL BUSINESS Village ETZ
Filed After the Fact: Yes No Fine Imposed: Yes No Amount: \$0.00

Sign Specification:

Permit No.: _____

Width: 8' Height: 4' Single Double Total Square Feet: 32

Total Height: 4' Sign Type: Standard VMS Setbacks: 4'

Sign meets requirements? Yes No

Conditions/Modifications for approval: 30-DAY APPROVAL. EXPIRES JULY 17, 2016.

[Signature] Signature of Zoning Administrator or Designee 6/17/2016 Date

Permit Number(s) SIGN-6-16-6812 Approved Denied

STAFF TIME TABLE CHECKLIST

- Pre-application conference with Planning and Development Department Staff (optional).**
Date: _____ Participants: _____
- Application and required plans filed with the Village.**
Date: _____ Received by: _____
- Application fee received by Village.**
Date: _____ Received by: _____
- Application and submitted application verified as being complete.**
Date: _____ Reviewed by: _____
- Zoning Administrator (or designee) action.** Designee: _____
Date: _____ Action Taken: Approved as presented Approved with modifications Denied
- Applicant notified of decision.**
Date: _____ Sent by: _____
- Attached in Smart Search.**
Date: _____ Attached by: _____
- Attached and closed in Beehive.**
Date: _____ Closed by: _____



June 9, 2016

VIA E-MAIL ONLY

James Joyce, Field Director
Americans for Prosperity FND, LLC
3409 Schofield Avenue, Suite D
Weston, WI 54476
jjoyce@afphq.org

Alex Bachik, Operations Coordinator
Americans for Prosperity FND, LLC
1310 N Courthouse Road, Suite 700
Arlington, VA 22201
abachik@afphq.org

Re: Approved Commercial Occupancy Certificate

Gentlemen,

I sincerely apologize for my delay in getting this to you for your records. Attached is your approved Zoning Permit (ZONE-6-16-6768) and Commercial Occupancy Certificate (CO-1169).

We wish your business well! The Village of Weston is happy to help promote all businesses in Weston. If you have something (business announcement) that we can share on our website, Facebook, This Week in Weston, etc., please e-mail Renee Hodell or Heather Meliska (as noted below), who can share your information with the public. Also, the Village of Weston mails out a hard copy newsletter, called "Weston Wire", every two months. Businesses can advertise within this newsletter for a small price. I have a flyer related to this attached for your use.

If you have any questions or concerns, please feel free to e-mail me (vparker@westonwi.gov) or the general Planning & Development Department (PlanDev@westonwi.gov), or you can call our office at (715) 359-6114.

Sincerely,

Valerie Parker
Planning Technician
Planning & Development Department

Cc: John Jokela, RJFC Holdings, LLC, johnjokela@frontier.com

Commercial Occupancy Review Team:

Director of Planning & Development, Jennifer Higgins, jhiggins@westonwi.gov

Building Inspector, Scott Tatro, statro@westonwi.gov

Property Inspector, Roman Maguire, rmaguire@westonwi.gov

Assistant Planner, Jared Wehner, jwehner@westonwi.gov

Fire Inspector, Marty Christiansen, SAFER District, mchristiansen@saferdistrict.org

Fire Chief, Matt Savage, SAFER District, msavage@saferdistrict.org

Police Chief, Wally Sparks, Everest Metro Police Department, wally.sparks@co.marathon.wi.us

Village Assessor, Greg Schmidt, schmidtgregd@gmail.com

Weston Utility Clerk, Donna Van Swol, dvanwol@westonwi.gov

Taxpayer Relations Coordinator, Renee Hodell, rhodell@westonwi.gov

Communications Specialist, Heather Meliska, hmeliski@westonwi.gov

Weston Municipal Center

5500 Schofield Avenue • Weston, WI 54476 • Phone: (715) 359-6114 • Fax: (715) 359-6117

www.westonwi.gov

7 YfhZjVWhY cZCWW dUbVWh

Village of Weston

Department of Planning and Development

This certificate issued pursuant to the requirements of the International Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the jurisdiction regulating building construction or use. For the following:

Americans for Prosperity FND, LLC

James Joyce

3409 Schofield Avenue, Suite D
Weston, WI 54476



CO Number:

CO-1169

Zoning Permit No.

ZONE-6-16-6768

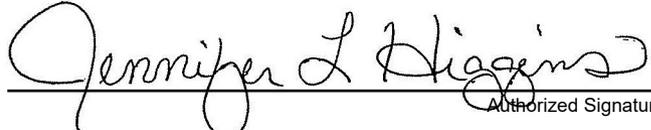
Date Issued:

05/10/2016

Proposed Land Use:

Office (94.4.05(1)) and
Personal & Professional
Services (94.4.05(2))




Authorized Signature

Non-transferable

POST IN A CONSPICUOUS PLACE

3409 Schofield Ave., Ste D

Occupancy Certificate

Application
Village of Weston/ETZ
Date: 4/28/16

Occupancy No.: CO-1169



5500 Schofield Ave
Weston, WI 54476

FULL COMPLETION OF THIS FORM IS REQUIRED FOR PROCESSING

Business Name: Americans for Prosperity FI Zoning Permit No.: ZONE-6-16-6768

OCCUPANCY INSPECTION FEES

ck# 105855

- Building and Safety Inspection (2 included) \$50.00 FEE Pd. \$50.00 3-19-16 [43/4341]
Building and Safety Re-inspection \$50.00 FEE [43/4341]

EXPLANATION OF THE CERTIFICATION PROCESS

No building or addition hereafter constructed or structurally altered shall be used for any purpose, and no addition to a previously existing building shall be occupied, no land used (except land used for garden or public recreation purposes and land without buildings or structures), and no change in a use shall occur until a Certificate of Occupancy has been issued by the Zoning Administrator.

REQUIRED CONTACT AND EMERGENCY INFORMATION

Manager Name: Director of Facilities Phone: 703-224-3200
Mailing Address: 1310 N. Courthouse Rd, Ste 700 Email: operations@afphq.org
Arlington VA 22201 Website: americansforprosperity@afphq.org

Emergency Contact 1: James Joyce Phone: 715-701-2000 Alt Phone:
Emergency Contact 2: Annette Olson Phone: 715-607-1597 Alt Phone:
Emergency Contact 3: Eric Bott Phone: 608-572-1319 Alt Phone:

Is the Business Equipped with an Alarm? Yes No Audible Alarm? Yes No
Alarm Type: Monitored by: Phone Number:

Burglar: Yes No
Fire: Yes No
Other: Yes No

Surveillance: Yes No Indoor Outdoor
What type of Fire Suppression System? Fire extinguisher
Location of Fire Suppression Controls:

Is the Suppression System on an exterior alarm or via an alarm co.?
S.A.F.E.R. provides a Knoxbox Program, which would allow emergency entrance to the building by authorized emergency personnel via a key you provide located in the Knoxbox at the front entrance. Would you like someone from the fire department to contact you concerning this program? Yes No

Contact Name: Phone No.

REQUIREMENTS AND CERTIFICATIONS

- Has a sign permit application been submitted? All business are required to have a sign. Yes No
Is the address visible from the roadway? Are tenant addresses on the back doors of multi-tenant buildings? Yes No
Has a copy of the Marathon County Health Department Certificate been attached? If applicable. Yes No
Has a copy of the Wisconsin DNR and/or DATCP Certificate(s) been attached? If applicable. Yes No

REFUSE AND RECYCLING

The Village of Weston and State of Wisconsin require provisions for both refuse and recycling services for all commercial and multifamily facilities. Please contact your contracted hauler to ensure that adequate services are provided.

Hauler Name: Advanced Disposal
Mailing Address: 5509 Fuller St
Weston, WI 54476

Contact Name: Todd Mitchell
Phone: 715-359-6637
Email: todd.mitchell@advanceddisposal.cc

Secondary Hauler Information (if applicable):

Hauler Name: _____
Mailing Address: _____

Contact Name: _____
Phone: _____
Email: _____

Receptacle Information:

- | | | | | | | |
|---------------------------------------------|--------------------------------|--------------------------------------|-------------------------------------------------|------------------------------------|-------------|-------|
| <input checked="" type="checkbox"/> Refuse: | Number of containers: <u>1</u> | <input type="checkbox"/> 45 gal cart | <input checked="" type="checkbox"/> 95 gal cart | <input type="checkbox"/> dumpster: | Size: _____ | Yards |
| <input type="checkbox"/> Cardboard: | Number of containers: _____ | <input type="checkbox"/> 45 gal cart | <input type="checkbox"/> 95 gal cart | <input type="checkbox"/> dumpster: | Size: _____ | Yards |
| <input type="checkbox"/> Co-Mingled: | Number of containers: _____ | <input type="checkbox"/> 45 gal cart | <input type="checkbox"/> 95 gal cart | <input type="checkbox"/> dumpster: | Size: _____ | Yards |
| <input type="checkbox"/> Single-Stream: | Number of containers: _____ | <input type="checkbox"/> 45 gal cart | <input type="checkbox"/> 95 gal cart | <input type="checkbox"/> dumpster: | Size: _____ | Yards |
| <input type="checkbox"/> Grease: | Number of containers: _____ | | | <input type="checkbox"/> dumpster: | Size: _____ | Yards |

ENCLOSURE REQUIREMENTS

All exterior (outside) storage of recyclable and non-recyclable containers, within multi-family dwellings and non-residential facilities and properties (all land uses other than "Single-Family Detached Residence", "Two-Family Residence", and "Agricultural Use"), shall be placed and maintained within a three-sided enclosure and enclosed on the fourth side with a gate to contain garbage, refuse, waste, recycling, and other debris. The enclosure shall further meet all of the following requirements: (1) Subject to accessory structure setback requirements included in Figures 5.01(2) and 5.02(2); (2) Must be at least 10 feet from any combustible walls, openings, or combustible roof eave lines, as per NFPA 1 (most recent addition); (3) Not placed in any minimum required front or street side yard; (4) Must be placed to the interior side or rear of the principal structure, unless such a location is not possible in the determination of the Zoning Administrator; (5) Must be a minimum of 30-feet long by 10-feet wide; (6) Must be 8-feet tall; (7) Placed on a permanent hard surface; (8) The recyclable and non-recyclable containers shall be fully screened and not visible from public rights-of-way and adjacent properties from the ground level; the screening shall consist of a solid fence constructed of masonry, commercial grade wood fencing, or other commercial grade material approved by the Zoning Administrator. Chain link fences and gates with slats are not permitted for this purpose; (9) The enclosure shall be constructed in such a manner so as to prevent paper, debris, and other refuse material from being blown through the fence; (10) The Village's Refuse and Recycling Site Application must be submitted and approved by the Village prior to installation (this application serves this purpose). The owner shall provide proof to the Zoning Administrator, from the owner's contracted solid waste/recycling hauler, that the design provides safe and reasonable access to the hauler to provide the contracted service.

- Has an enclosure been shown in the site plan submitted with the Zoning Permit or Site Plan Application? Yes No
- If no to previous question, has the site plan been attached? Yes No
- Does the site plan include ALL the required components listed above? Yes No

The owner or designated agent may apply for a special exception from the Zoning Administrator regarding the minimum size, location, shape, and style of enclosure specified in subsection (a). The Zoning Administrator may grant a special exception if the applicant clearly shows that the ordinance requirement creates an unnecessary hardship and granting the special exception will not harm the public interest or undermine the purpose of this Chapter.

- Is the applicant applying for a special exception? Explain below. Yes No
-
-

INSPECTION REQUIRED

To arrange an inspection, please call (715) 359-6114. Occupancy inspections are conducted by appointment only. **All business must be inspected prior to opening. Inspections performed after the fact shall be subject to a double fee and a \$50.00 fine.** A forty-eight (48) hour notice is required for inspection. Inspections will be made within 72 hours after the notification of the completion, erection, alteration or relocation of the building or of intent to commence a use. If the building and its intended use of the premise comply with the requirements of Chapter 94 and all State and Village codes, a Certificate of Occupancy shall be issued. In some cases a Temporary Certificate of Occupancy may be issued for a period of up to and not to exceed six (6) months during the completion of alterations or during partial occupancy of a building pending its permanent occupation. Such temporary permits shall not be issued under such restrictions and provisions as will adequately ensure the safety of the occupants. A temporary permit shall be voided if the building fails to conform to provisions of Chapter 94 to such a degree as to render it unsafe for the occupancy proposed. The Certificate of Occupancy will be mailed (and/or emailed) to the business at the mailing address (email address) provided and shall be placed in a conspicuous place on site. Any re-inspections that may occur beyond the second re-inspection shall incur a cost of \$50.00 thereafter.

Requested date for inspection: May 5th, 2016 Time: 10:30 AM PM
Alternate date for inspection: May 6th, 2016 Time: 10:30 AM PM
Date of Opening: May 15, 2016

STATEMENT OF UNDERSTANDING AND SIGNATURES

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all Village Ordinances and state Laws regulating zoning and building construction, electric installation and/or heating and air conditioning installation. I agree to comply with approved drawings and I understand that any deviation from the approved plans must be authorized by the original approving authority and revised plans must be resubmitted to the Village. I also acknowledge that I am the property owner, or I am authorized to act as the owner's agent in obtaining this permit. I acknowledge that permits with no inspection activity for six (6) months shall be expired. I understand that it is the responsibility of the owner/owner agent to call for all required inspections and that as least 24 hour notice is required for all inspections. **Failing to include all the required information will deem the status of this application as incomplete. Incomplete applications will not be reviewed and shall be discarded within 30-days if the application status remains incomplete. Any fees collected will not be refunded.**

 Operations Coordinator 5/2/2016
Signature of Applicant Date

Property Owner Business Owner General Manager/Occupant

INSPECTIONS

Requested Inspection Date: _____ Call Back Confirmation Date: _____

Date of Inspection: 05-10-16 Inspected By: M.C.

EMPD Inspected: Yes No Inspected By: _____

S.A.F.E.R. Inspected: Yes No Inspected By: M.C.

Comments: _____

Inspection Approved: Yes No Date: 05-10-16

Re-inspection Required: Yes No Date: _____

Re-inspection Approved: Yes No Date: _____

Building Inspector Report Attached: Yes No

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

APPROVAL AND DEPARTMENT SIGNATURES

Temporary Approval Date: - Expiration Date: -

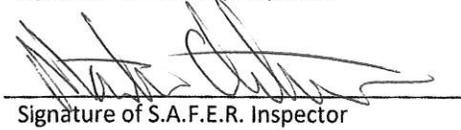
Occupancy Certificate No. -

Final Approval Date: 06-09-16

Occupancy Certificate No. CO-1169

 _____
Signature of Zoning Administrator Date: 5/8/16

 _____
Signature of Building Inspector Date: 5/9/16

 _____
Signature of S.A.F.E.R. Inspector Date: 5/10/16



Permit

Permit NO. **ZONE-6-16-6768**

Permit Type: **Zoning**

Work Classification: **Commercial**

Permit Status: **Active**

Issue Date: **6/8/2016**

Expiration: **on Change of Use**

Project Address 3409 Schofield Avenue, Ste D Weston, WI 54476	Business Name Americans for Prosperity FND, LLC	Applicant James Joyce, 1310 N Courthouse Rd, Ste 700, Arlington, VA 22201 (715) 701-2000 / jjoyce@afphq.org
----------------------------------------------------------------------------	-----------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------

Parcel Number 19228081740054	Property Description Lot 1 CSM 14520, Vol 64 Pg 157, Doc #1458076	Zoning B-3 (General Business)
----------------------------------------	-----------------------------------------------------------------------------	-----------------------------------------

Property Owner John Jokela RJFC Holdings, LLC	Address 5902 Coronado Drive Weston, WI 54476	Phone (715)845-9000	E-Mail johnjokela@frontier.com
------------------------------------------------------------	-----------------------------------------------------------	-------------------------------	------------------------------------------

Proposed Land Use: Business Office

Alternate Business Contact:
Alex Bachik, Americans for Prosperity Foundation
Office: (940) 227-0418 / Main: (214) 603-9107
E-Mail: abachik@afphq.org

ZONING:

Base District: B-3 (General Business)

Overlay District: N/A

Conditional Uses: N/A

Description of Work: Office for grassroots political education. There will be no more than 5 full-time employees regularly at this office.

Fee Summary

Fees Due	Amount
C.O. Change of Use/Owner COMMERCIAL	\$25.00
C.O. Existing Building Addition Commercial Fee	\$0.00
C.O. New Commercial Fee	\$0.00
Certificate of Occupancy Fee	\$50.00
Total:	\$75.00

Total	Amt Paid	Amt Due
\$75.00	\$75.00	\$0.00

Payment Type: Check / Number: 105855 on 05/19/16

Comments: 94.2.02(3)(d) B3 Zoning District. Business use would fall under 94.4.05(1) Office and (2) Personal and Professional Services, which are permitted in the B-3 District.

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

Alex Bachek

May 02, 2016

Signature of Owner / Applicant / Contractor / Agent

Date

Valerie Parker

June 09, 2016

Issued by

Date

Americans for Prosperity Foundation will be using the office located at 3409 Schofield Ave, Weston, WI 54476 for grassroots political education. There will not be outdoor storage being utilized, nor hazardous materials stored. The increase in traffic will be minor, with no more than five (5) full time employees regularly located at this office. Existing facilities will not be added or reduced. No additional licenses are required to operate.

Commercial Zoning and Pre-Application

Permit
 Village of Weston/ETZ
 Date: 4/28/16

Permit No. : ZONE-6-16-6768

Payment: Cash Check No. 105855 5-19-16
FULL COMPLETION OF THIS FORM IS REQUIRED FOR PROCESSING



-- PLEASE USE THE ONLINE FILLABLE PDF --

ZONING FEES

Zoning Permit **\$25.00 FEE** [43/4343]

EXPLANATION OF PROCESS

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

APPLICANT INFORMATION

Business Name: <u>Americans for Prosperity FND</u>	Contact Name: <u>James Joyce</u>
Business Owner: <u>LLC</u>	Mailing Address: <u>1310 N. Courthouse Rd, Ste 700</u>
Business Address: <u>3409 Schofield Ave</u>	<u>Arlington VA 22201</u>
<u>Weston WI 54476</u>	Phone: <u>715-701-2000</u>
Website: <u>americansforprosperity.org</u>	Email: <u>jjoyce@afphq.org</u>
Date Opening: <u>May 15th 2016</u>	Applicant will: <input type="checkbox"/> Rent <input checked="" type="checkbox"/> Lease <input type="checkbox"/> Own

Property Owner: <u>RJFC Holdings LLC</u>	Contact Name: <u>John R. Jokela</u>
Mailing Address: <u>5902 Coronado Drive</u>	Phone: <u>715-845-9000</u>
<u>Weston WI 54476</u>	Email: <u>johnjokela@frontier.com</u>

EXISTING AND PROPOSED USES

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

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

PROJECT SITE SPECIFICATIONS

Project Type: New Use

Project Address:
(or PIN if no address) _____

Building Size (ft²): 1900

Lot Size(ft² & Acres): _____

Property Zone: B-3 - General Business

Legal Description: _____

OPERATIONAL PLAN REQUIRED

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

Has the operational plan been attached?

Yes No

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

Yes No

SITE PLAN REQUIRED

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

Has the site plan been attached?

Yes No N/A

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

Yes No N/A

OTHER REQUIREMENTS

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

Has the required information been attached?

Yes No N/A

REIMBURSEMENT FOR DEVELOPMENT REVIEW SERVICES

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

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

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

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

STATEMENT OF UNDERSTANDING AND SIGNATURES

By signing and dating below, I acknowledge that I have reviewed and understand the Village of Weston zoning ordinance and its standards of approval related to this application; read, understand, and accept my responsibilities under the reimbursement section above; submitted an application that is true, correct, and complete to the best of my knowledge; acknowledge that Village officials and/or employees may, in the performance of their functions, enter upon the subject property to inspect or gather information necessary to process this application; understand that all meeting dates are tentative and may be postponed by the Village for the reason of incomplete submittals or other administrative reasons; if this application is approved, agree to abide by this application, approved plans, and required conditions associated with plan approval in the development of the subject property; and understand that the Village's zoning ordinance and/or the conditions of development approval may specify timeframes within which I must take certain actions related to the development of the subject property, or risk having the approval being nullified. ~~Failing to attach all the required components will deem the status of this application as incomplete. Incomplete applications will not be reviewed and shall be discarded within 30-days if the application status remains incomplete. Any fees collected will not be refunded.~~ **ALL FINALIZED PERMITS WILL BE SENT VIA EMAIL OR BE PICKED UP AT THE MUNICIPAL CENTER. Permits will not be sent by mail.** Work on the proposed project cannot begin without the issuance of a permit. Permits filled after the face shall be subject to double the fee and a \$50.00 fine.

Signature of Applicant

Property Owner Project/Business Owner Project Manager

Date

 Operations Coordinator 5/2/2016

STAFF REVIEW

PIN: 192-2808-174-0054 Zoning: B3 Village ETZ

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

Conditional Use: Yes No Reason: _____

Use: _____

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

Rezone: Yes No Reason: _____

Requested Zone: _____

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

Variance: Yes No Reason: _____

Requested Variance: _____

Proposed ZBA Meeting Date: _____ Variance Number: _____

Site Plan Application No. _____ Approval Date: _____

Building Permit No. _____ Approval Date: _____

Sign Permit No. _____ Permanent / Temp Date: _____

Code Section: 94.2.02(3)(d) B3 Zoning District.

Comments: Business use would fall under 94.4.05(1) office and (2) personal & professional which are permitted in B-3 District.

Jennifer L Higgins
Signature of Zoning Administrator or Designee

6/8/16
Date

Permit Number ZONE-6-16-6768

Approved Denied

STAFF TIME TABLE CHECKLIST

Pre-application conference with Planning and Development Department Staff. (optional)

Date: _____ Participants: _____

Application and required plans filed with the Village.

Date: 4-28-16 Received by: VP

Application fee received by Village.

Date: 5-19-16 Received by: VP

Application and submitted plans verified as being complete.

Date: 5-19-16 Reviewed by: VP

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

N/A Review Authority: _____ Meeting Date: _____

Action Taken: Granted Granted with modifications Denied

Zoning Administrator (or designee) action.

Date: 6-8-16 Action Taken: Granted Denied

Designee: JH/vrp

Applicant notified of decision and sent Occupancy Permit Application.

Date: _____ Sent by: _____

Attached in Smart Search.

Date: _____ Attached by: _____

Attached and closed in Beehive.

Date: _____ Closed by: _____

- (b) B-1 *Neighborhood Business*. The B-1 district accommodates small-scale office, retail, and service uses compatible with adjacent residential neighborhoods. Development within this district is served by public sanitary sewer and water services. The B-1 district is intended for areas planned for commercial uses, and for small portions of areas planned for neighborhood development, within the Comprehensive Plan. (Predecessor district: B-1 Neighborhood Convenience Retail and Service)
 - (c) B-2 *Highway Business*. The B-2 district accommodates a range of large- and small-scale office, retail, commercial service, restaurant, and lodging uses. Development within this district is served by public sanitary sewer and water services. This district is intended for mapping (i) along major highway corridors; (ii) outside of the Village's neighborhood areas; and (iii) in areas planned for commercial uses within the Comprehensive Plan. (Predecessor district: B-2 Community Retail and Service)
 - (d) B-3 *General Business*. The B-3 district accommodates a wide range of commercial uses, along with compatible wholesale, light industrial, and outdoor storage and display uses. Development within this district is served by public sanitary sewer and water services. This district is intended for mapping (i) along major highway corridors; (ii) outside of the Village's neighborhood areas; and (iii) in areas planned for commercial uses, and occasionally in areas planned for industrial uses, within the Comprehensive Plan. (Predecessor district B-3 General Commercial)
 - (e) BP *Business Park*. The BP district accommodates office, light industrial, and other compatible businesses and support uses in a controlled business or office park setting. Allowable uses and activities include those associated with low levels of noise, odor, vibrations, and particulate emissions. Development within this district is served by public sanitary sewer and water services. This district is intended for mapping in areas planned for commercial uses, and occasionally in areas planned for industrial uses, within the Comprehensive Plan. (Predecessor district: B-P Business Park and B-4 Office)
 - (f) LI *Limited Industrial*. The LI district accommodates primarily light industrial, storage, office, and other compatible businesses and support uses. Allowable uses are geared toward activities which are not associated with high levels of noise, odor, particulate emissions, outdoor activities, and other potential nuisances. Development within this district is served by public sanitary sewer and water services. This district is intended for mapping in areas planned for industrial uses within the Comprehensive Plan. (Predecessor district: LMD Light Manufacturing Distribution)
 - (g) GI *General Industrial*. The GI district accommodates a range of manufacturing, assembling, fabrication and processing, bulk handling, storage, warehousing, trucking, and utility uses. The uses associated with this district may have significant off-site impacts such as heavy truck traffic, noise, and odors. Development within this district is served by public sanitary sewer and water services. This district is intended for mapping in limited areas planned for industrial uses within the Comprehensive Plan, at the Village's discretion. (Predecessor district: M1 Manufacturing and warehousing)
- (4) **Other Districts.**
- (a) N *Neighborhood*. The N district is intended to facilitate cohesive planned neighborhood developments that include desirable and innovative variations in the mix and relationship of uses, structures, and open spaces, consistent with proven principles of high-quality neighborhood design including traditional neighborhood design and conservation neighborhood design. Development within this district is served by public sanitary sewer and water services. See Article 14 for specifications. (Predecessor district: TND Traditional Neighborhood Development)

P = Permitted Use		C = Conditional Use		T = Temporary Use		Empty Cell = Prohibited Use		
Land Use Category (#) Land Use Type		Zoning District (see key at end of figure)						
		INT	B-1	B-2	B-3	BP	LI	GI
(10)	Community Living Arrangement (16+)		C	C		C		
Commercial Land Uses (see Section 94.4.05 for descriptions and standards for each land use)								
(1)	Office	C	P	P	P	P	P	P
(2)	Personal or Professional Service		P	P	P	P	P	P
(3)	Artisan Studio		P	P	P	C	C	
(4)	Group Day Care Center	P	P	P	P	C	C	
(5)	Indoor Sales or Service		P	P	P	C	C	
(6)	Outdoor Display		C	C	P		C	C
(7)	Indoor Repair and Maintenance			P	P		P	P
(8)	Outdoor and Vehicle Repair and Maintenance			C	P		P	P
(9)	Drive-In or Drive-Through Sales or Service		C	P	P	C	C	C
(10)	Indoor Commercial Entertainment		C	P	P	P	C	C
(11)	Outdoor Commercial Entertainment		C	C	C			
(12)	Commercial Animal Establishment				P			
(13)	Bed and Breakfast		C	C				
(14)	Boarding House			C				
(15)	Campground	C						
(16)	Commercial Indoor Lodging		C	P	P	P		
(17)	Tourist Rooming House		C					
(18)	Adult Entertainment or Adult-Oriented Establishment							C
(19)	Large Retail and Commercial Service Development			C	C			
(20)	Microbeverage Production Facility		C	P	P	C	P	P

Performance Standards:

1. Except as provided in subsections 3. and 4. below, no Community Living Arrangement shall be established within 2,500 feet of any other such facility regardless of its capacity unless the Plan Commission and Village Board agree to a reduction in spacing. Two community living arrangements may be adjacent if the Village authorizes that arrangement and if both facilities comprise essential components of a single program.
2. Except as provided in subsection 3 below, the total combined capacity of all Community Living Arrangements (of all capacities) in the Village shall not exceed one percent of the combined population of the Village (unless specifically authorized by the Village Board following a public hearing). The applicant shall be responsible for providing information on the total, combined capacity of all Community Living Arrangements within the Village and its Extraterritorial Zoning Area.
3. A foster home that is the primary domicile of a foster parent and that is licensed under Wis. Stat. § 48.62, or an adult family home certified under Wis. Stat. § 50.032 (1m)(b) shall be a permitted use in all residentially zoned areas and are not subject to subsections 1. and 2. above except that foster homes operated by corporations, child welfare agencies, churches, associations, or public agencies shall be subject to subsections 1 and 2.
4. No adult family home described in Wis. Stat. §50.01(1)(b) may be established within 2,500 feet, or any lesser distance established by an ordinance of the Village, of any other adult family home described in Wis. Stat. §50.01(1)(b), or any Community Living Arrangement. An agent of an adult family home described in Wis. Stat. §50.01(1)(b) may apply for an exception to this requirement, and the exception may be granted at the discretion of the Village.
5. There shall be no maximum to the number of Community Living Arrangement facilities, except as other performance standards may indirectly establish a limit.
6. Minimum Required Off-Street Parking: three spaces, plus one space for every three residents over eight residents (except for those residents under 16 years of age and otherwise without the ability to drive).

Section 94.4.05: Commercial Land Use Types

(1) Office.

Includes all exclusively indoor land uses whose primary functions are the handling of information, administrative services, or both, generally with little direct service to customers on-site. Office uses that are accessory to a principal residential use of a property are not considered “Office” uses, but are instead regulated as “Home Occupations” or “Residential Businesses” under this chapter.

Performance Standards:

1. Minimum Required Off-Street Parking: one space per 300 square feet of Gross Floor Area.

(2) Personal or Professional Service.

Exclusively indoor land uses whose primary function is the provision of services directly to an individual on a walk-in or on-appointment basis. Examples include professional services, banks, insurance or financial services, realty offices, medical offices and clinics, veterinary clinics, barber shops, and beauty shops. Service uses that are accessory to a principal residential use of a property are not considered “Personal or Professional Service” uses, but are instead regulated as “Home Occupations” or “Residential Businesses” under this chapter.

Performance Standards:

1. Minimum Required Off-Street Parking: one space per 300 square feet of Gross Floor Area.

Certificate of Occupancy

Village of Weston

Department of Planning and Development

This certificate issued pursuant to the requirements of the International Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the jurisdiction regulating building construction or use. For the following:

Country Fresh Meats

Matthew Bayer

9902 Weston Avenue
Weston, WI 54476

CO Number: CO-1170

Zoning Permit No. ZONE-8-15-6184

Date Issued: 06/09/2016

Proposed Land Use: Agricultural-Related Use (94.4.03(2))
and Indoor Sales or Service (94.4.03(5))



Authorized Signature

Non-transferable

POST IN A CONSPICUOUS PLACE



Permit

Permit NO. **ZONE-8-15-6184**

Permit Type: **Zoning**

Work Classification: **Commercial**

Permit Status: **Under Review**

Issue Date: **November 2, 2015**

Expiration: **on Change of Use**

Project Address 9902 WESTON AVE WESTON, WI 54476	Project Name Country Fresh Meats	Applicant Country Fresh Meats	
Parcel Number 19228082440996	Subdivision	Block / Lot 0 / 0	Zoning B-2
Owner Information M & S RE LLP	Address 9902 Weston Avenue Weston, WI 54476	Phone (715)359-1311	Cell

Proposed Land Use: Agricultural-Realted Use - 94.4.03(2)
Indoor Sales or Service - 94.4.03(5)

ZONING:
Base District: B-2
Overlay District: D-CC
Conditional Uses: Yes, CU-8-15-1533 was approved by the Plan Commission on September 14, 2015. Document is attached.

Description of Work: Meat processing, packaging and distribution facility.

FEE SUMMARY

Fees Due	Amount	Total	Amt Paid	Amt Due
C.O. Change of Use/Owner COMMERCIAL	\$0.00	\$75.00	\$75.00	\$0.00
C.O. Existing Building Addition Commercial Fee	\$25.00			
C.O. New Commercial Fee	\$0.00			
Certificate of Occupancy Fee	\$50.00			
Total:	\$75.00	Payment Type: Check / Number: 145174 (Ke)		

Comments:

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

Signature of Owner / Applicant / Contractor / Agent _____ Date **November 02, 2015**

Jared Wehner _____ Date **November 02, 2015**
Issued By: Village of Weston, WI Authorized Signature

Customer Copy

Commercial Zoning and Pre-Application

Permit
Village of Weston/ETZ
Date: 10-06-15

Permit No. : ZONE-8-15-6184

Payment: Cash Check No. 145174

FULL COMPLETION OF THIS FORM IS REQUIRED FOR PROCESSING



5500 Schofield Ave
Weston, WI 54476

-- PLEASE USE THE ONLINE FILLABLE PDF --

**Also pd. \$50.00 occupancy.*

ZONING FEES

Zoning Permit

\$25.00 FEE

UP

[43/4343]

EXPLANATION OF PROCESS

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

APPLICANT INFORMATION

Business Name: Country Fresh Meats Contact Name: Matthew Bayer

Business Owner: Matthew Bayer Mailing Address: _____

Business Address: 9902 Weston Ave
Weston Phone: 715 359 1311

Website: Country Fresh Meats.com Email: Mattcbm@airnet5p.com

Date Opening: 1/20/16 Applicant will: Rent Lease Own

Property Owner: MFS LLP Contact Name: Matthew Bayer

Mailing Address: 9902 Weston Ave Phone: 359 1311

Email: _____

EXISTING AND PROPOSED USES

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

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

PROJECT SITE SPECIFICATIONS

Project Type: Select a Project Type

Project Address: 9902 Weston Ave
(or PIN if no address)

Building Size (ft²): 14000 sq Ft

Lot Size(ft² & Acres): 13 + acres

Property Zone: Select Zoning Designation

Legal Description: _____

OPERATIONAL PLAN REQUIRED

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

Has the operational plan been attached?

Yes No

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

Yes No

SITE PLAN REQUIRED

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

Has the site plan been attached?

Yes No N/A

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

Yes No N/A

OTHER REQUIREMENTS

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

Has the required information been attached?

Yes No N/A

REIMBURSEMENT FOR DEVELOPMENT REVIEW SERVICES

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

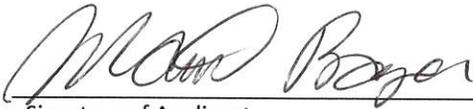
Reinforcing the requirements of Section 94.16.18(4) of the Village zoning ordinance, the signing and submittal of this application or petition for development review shall be construed as an agreement to pay for professional consulting services associated with the administration, investigation, and processing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

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

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

STATEMENT OF UNDERSTANDING AND SIGNATURES

By signing and dating below, I acknowledge that I have reviewed and understand the Village of Weston zoning ordinance and its standards of approval related to this application; read, understand, and accept my responsibilities under the reimbursement section above; submitted an application that is true, correct, and complete to the best of my knowledge; acknowledge that Village officials and/or employees may, in the performance of their functions, enter upon the subject property to inspect or gather information necessary to process this application; understand that all meeting dates are tentative and may be postponed by the Village for the reason of incomplete submittals or other administrative reasons; if this application is approved, agree to abide by this application, approved plans, and required conditions associated with plan approval in the development of the subject property; and understand that the Village's zoning ordinance and/or the conditions of development approval may specify timeframes within which I must take certain actions related to the development of the subject property, or risk having the approval being nullified. **Failing to attach all the required components will deem the status of this application as incomplete. Incomplete applications will not be reviewed and shall be discarded within 30-days if the application status remains incomplete. Any fees collected will not be refunded. ALL FINALIZED PERMITS WILL BE SENT VIA EMAIL OR BE PICKED UP AT THE MUNICIPAL CENTER. Permits will not be sent by mail.** Work on the proposed project cannot begin without the issuance of a permit. Permits filled after the face shall be subject to double the fee and a \$50.00 fine.



Signature of Applicant



Date

Property Owner Project/Business Owner Project Manager

STAFF REVIEW

PIN: 192-2808-244-0990

Zoning: B2 w/D-Comm. Corr. Village ETZ

Filed After the Fact: Yes No

Fine Imposed: Yes No Amount: _____

Conditional Use: Yes No Reason: Agricultural-Related Use
Use: "

Proposed PC/ETZ Meeting Date: 9-14-15 CUP Number: CU-8-15-1533

Rezone: N/A Yes No Reason: _____
Requested Zone: _____

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

Variance: N/A Yes No Reason: _____
Requested Variance: _____

Proposed ZBA Meeting Date: _____ Variance Number: _____

Site Plan Application No. CSIT-8-15-1534 Approval Date: _____

Building Permit No. _____ Approval Date: _____

Sign Permit No. _____ Permanent / Temp Date: _____

Code Section: 94.2.02(3)(c) B-2 Highway Business / 94.4.03(2) Agricultural-Related use

Comments: 94.4.03(5) Indoor sales or service.

[Signature]

Signature of Zoning Administrator or Designee

11/2/2015
Date

Permit Number ZONE-8-15-6184

Approved Denied

STAFF TIME TABLE CHECKLIST

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

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

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

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

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

Action Taken: Granted Granted with modifications Denied

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

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

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

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



DOC# 1700392

CONDITIONAL USE PERMIT
#CU-8-15-1533
M&S RE LLP/COUNTRY FRESH MEATS
VILLAGE OF WESTON

Document Number

Document Title

Michael J. Sydow

Recording Area

Name and Return Address

VILLAGE OF WESTON
JENNIFER HIGGINS
5500 SCHOFIELD AVENUE
WESTON, WI 54476

192 2808 244 0996 ✓

192 2808 244 0997 ✓

Parcel Identification Number (PIN)



VILLAGE OF WESTON, MARATHIN COUNTY, WI
CONDITIONAL USE PERMIT #CU-8-15-1533

This CONDITIONAL USE PERMIT is issued as of the 14th day of September, 2015, by the PLAN COMMISSION of the Village of Weston to M & S RE LLP, property owner.

WHEREAS, M & S RE LLP is the owner of the properties described below in the Village of Weston, and said owner intends to use thereon agricultural related uses. The said properties upon which said activity is to take place is more particularly described as follows:

North 725 feet of that part of said forty laying west of highway J and south of State Highway 29 excluding road; Part of the southwest ¼ of the southeast ¼ of Section 24 T28N R8E, Village of Weston, Marathon County, Wisconsin; more commonly known as 9902 Weston Avenue.

192.4.2808.244.0996 ✓

AND

That part laying west of highway J excluding south two rods, excluding n 725 feet, excluding M412-10 & M496-424 (highway); Part of the southwest ¼ of the southeast ¼ of Section 24 T28N R8E, Village of Weston, Marathon County, Wisconsin; more commonly known as 9908 Weston Avenue.

192.4.2808.244.0997 ✓

WHEREAS, the properties described above are in the B-2 GENERAL BUSINESS with the D-CC COMMERCIAL CORRIDOR OVERLAY ZONING DISTRICT of the Village, which permits the use of agricultural-related use in said district only by conditional grant; and

WHEREAS, M & S RE LLP have requested a conditional grant use of the property, per Section 94.3.05, so as to allow the use of agricultural-related use (94.4.03(2)) on said premise; and

WHEREAS, an application for a conditional use having been duly filed with the Village Zoning Administrator, and placed on the Plan Commission agenda after first being assured by Village professional staff review that the application is complete, and following staff review and Commission review, investigation and a public hearing which was held September 14, 2015, the Plan Commission after giving full consideration to the criteria and standards of for granting a conditional use, as set forth in the Village Ordinance, including Section 94.16.06, approve said application in writing.

NOW, THEREFORE, BE IT RESOLVED, the PLAN COMMISSION of the Village of Weston, in Marathon County, Wisconsin, hereby grant the M & S RE LLP a conditional grant for the property described above, for the use of agricultural related uses as defined in Sec. 94.4.03(2) of the Village Zoning Ordinance. The conditions for the issuance of the conditional grant are as follows:

- 1) The house shall be removed by September 14, 2016 and the disturbed area reseeded;
- 2) The private well shall be properly abandoned or a Private Well Permit received according to the appropriate regulations determined by the Wisconsin Department of Natural Resources by September 14, 2016;
- 3) The private on-site wastewater treatment system shall be properly removed according to the appropriate regulations determined by the Marathon County Department of Conservation, Planning and Zoning by September 14, 2016;

Temporary CWW dUbWh

Village of Weston

Department of Planning and Development

This certificate issued pursuant to the requirements of the International Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the jurisdiction regulating building construction or use. For the following:

M. A. Mortenson Company

Brett Kuhn

7611 Birch Street
Weston, WI 54476

CO Number:

TCO-1172

Zoning Permit No.

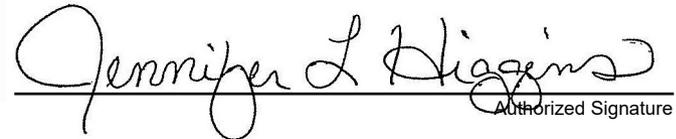
ZONE-6-16-6834

Date Issued:

6/28/2016

Proposed Land Use:

Contractor's On-Site
Equipment Storage Facility
94.4.10(5)


Authorized Signature

Non-transferable

POST IN A CONSPICUOUS PLACE



Permit

Permit NO. **ZONE-6-16-6834**

Permit Type: **Zoning**

Work Classification: **Commercial**

Permit Status: **Temp CO**

Issue Date: **6/28/2016**

Expiration: SEE BELOW

Project Address 7611 BIRCH ST WESTON, WI 54476	Project Name <NONE>	Applicant M. A. Mortenson Company
-------------------------------------------------------------	-------------------------------	---------------------------------------------

Parcel Number 19228082040973	Subdivision	Block / Lot 0 / 0	Zoning B-P
----------------------------------------	--------------------	-----------------------------	----------------------

Owner Information Ministry Saint Clare's Hospital	Address 3400 Ministry Parkway Weston, WI 54476	Phone (715)387-7041	Cell
-------------------------------------------------------------	-------------------------------------------------------------	-------------------------------	-------------

Proposed Land Use: 94.4.10(5) Contractor's On-Site Equipment Storage Facility.

ZONING:
 Base District: B-2
 Overlay District: D-CC
 Conditional Uses: None.

Description of Work: Temporary contractor's storage yard.

FEE SUMMARY

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

Comments: The site shall be vacated and restored to its original state prior to the construction activity no later than 10 days after the completion of the concurrent projects.

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

Signature of Owner / Applicant / Contractor / Agent _____ Date **June 28, 2016**

Jared Wehner _____ Date **June 28, 2016**
 Issued By: Village of Weston, WI Authorized Signature

Temporary Use

Permit

Village of Weston/ETZ

Date: 6/23/2016

Permit No. : ZONE-6-16-6834

Payment: Cash Check No. _____

FULL COMPLETION OF THIS FORM IS REQUIRED FOR PROCESSING

-- PLEASE USE THE ONLINE FILLABLE PDF --



5500 Schofield Ave
Weston, WI 54476

ZONING FEES

<input checked="" type="checkbox"/>	Non-Profit Temporary Zoning Permit and Occupancy Certificate	NO FEE
<input type="checkbox"/>	Temporary Zoning Permit and Occupancy Certificate	\$25.00 FEE
<input type="checkbox"/>	Use of Tent, Canopy or Membrane Structure	\$10.00 FEE
<input type="checkbox"/>	Temporary Sign Permit	\$25.00 FEE

EXPLANATION OF PROCESS

Temporary uses are those uses that have the potential to create undesirable impacts on nearby properties if allowed on a permanent basis under the general requirements of this Chapter. Owing to their varied nature, temporary uses also have the potential to create undesirable impacts on nearby properties that potentially cannot be determined except on a case-by-case basis. In order to prevent undesirable outcomes, all temporary uses are required to meet requirements of this Section, of Section 94.4.10, and applicable within the zoning district in which the subject property is located. Every application for a temporary use shall be deemed to be an application for a temporary Certificate of Occupancy, governed under Section 94.16.04. For special events, defined as any planned extraordinary occurrence on the public right-of-way or public premises including, but not limited to, parades, processions, bicycle or foot races, or festivals; the Zoning Administrator may substitute the requirements and procedures of Chapter 67 for the requirements of this Section. Allowable temporary uses permitted within each zoning district are as listed below:

Temporary Use	AR	RR	PR	SF-L	SF-S	2F	MF	MH	INT	B-1	B-2	B-3	BP	LI	GI
Outdoor Sales			T*						T*	T*	T*	T*	T*	T*	T*
Garage, Yard, Estate and In-Home Sales	T	T		T	T	T	T	T							
Outdoor Assembly or Special Event	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*
Contractor's Project Office	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*
Contractor's On-site Equipment Storage Facility	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*
Relocatable Building	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*
On-site Real Estate Sales Office	T*	T*	T*	T*	T*	T*	T*	T*		T*	T*	T*	T*	T*	T*
Seasonal Outdoor Sales of Farm Products	T*		T*						T*			T*			
Temporary Portable Storage Container	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*
Temporary Shelter	T	T	T	T	T	T	T	T	T*	T*	T*	T*	T*	T*	T*
Temporary Agricultural Structure	T*														
Temporary Unscreened Outdoor Storage Accessory to Industrial Use												T*		T*	T*

All asterisked (T*) uses are required to submit this application and obtain approval prior to the initializing the temporary use. **For special events on public property a separate permit is required in lieu of this application.** All applications filed after-the-fact shall be subject to a double fee, plus a \$50.00 fine.

Please note, this application does not include Temporary Class "B," beer and wine license, Popcorn, Peanut, Ice Cream Wagon Licensing or Everest Metro Police Department Assistance applications or fees. These uses are handled on a separate application and must be filed with the Village Clerk.

APPLICANT INFORMATION

Business Name: M. A. Mortenson Company **Contact Name:** Brett Kuhn
Business Owner: Tim Jones **Mailing Address:** 17975 W. Sarah Ln.
Business Address: 17975 W. Sarah Ln. Brookfield, WI. 53045
Brookfield, WI. 53045 **Phone:** 262.879.2500
Website: www.mortenson.com **Email:** brett.kuhn@mortenson.com

Property Owner: Ministry Health Care **Contact Name:** Layton Anderson
Mailing Address: 400 Ministry Parkway. Weston, WI. 54476 **Phone:** 715.393.3000
400 Ministry Parkway. Weston, WI. 54476 **Email:** Layton.Anderson@ministryhealth.org

PROJECT SITE SPECIFICATIONS

Temporary Use: Contractor's On-site Equipement & **Project Address:** 7611 Birch Street
(or PIN if no address) Weston, WI. 54476
Building Size (ft²): 2100
Tent Size and dimensions: _____ **Property Zone:** B2 - Highway Business
Legal Description: Lot 1 of CSM (#12966) Vol 56 Page 93 (Doc# 1337403), EX Doc # 1380100
Start Date: 06/27/2016 **End Date:** 07/30/2018

Current Use of Property: Multiple Family Residential Mixed Commercial/Residential Office
(Check all that apply) Retail/Services Industrial/Manufacturing Institutional
 Parking Other: Vacant

TEMPORARY LAND USE TYPES 94.4.10

Outdoor Sales. Includes the short-term display and/or sale of any items outside the confines of a building. Examples of this land use include but are not limited to seasonal garden shops, tent sales, flea markets, and church sales. This category does not include "Garage, Yard, Estate, and In-Home Sales", "Seasonal Outdoor Sales of Farm Products" (including farmers markets) or "Drive-in or Drive-Through Sales or Service."

Performance Standards:

1. Each such use shall not exceed 120 days in any calendar year, except via Plan Commission approval of a site plan under Section 94.16.09.
2. In commercial and industrial zoning districts, the products displayed and sold outdoors shall be of the same general nature as the permanent retail activity conducted on the property.
3. Within the PR district and within public parks in other zoning districts, Temporary Outdoor Sales are permitted only in conjunction with a Village approved festival or other event.
4. There shall be no evidence of the Temporary Outdoor Sales use 24 hours before or after the sales are permitted, either on-site or off-site.
5. No fireworks stands are permitted.
6. Hoop buildings and structures of similar design shall be a permitted for a maximum of five consecutive days within a 30 day period, shall comply with Chapter 34, Fire Prevention and Protection, and shall in non-residential and mixed use zoning districts require a tent permit from the Fire Department.
7. The applicant and operator shall comply with temporary use review and approval procedures in Section 94.16.07. A temporary use permit shall only be issued to the owner/operator of the associated permanent use of the property.
8. The applicant or operator shall provide a layout of the activities, and additional details if requested by the Zoning Administrator.

Outdoor Assembly or Special Event. Includes any organized assembly of more than 200 persons, outdoors, including church festivals, community events, and other similar activities open to the public, but excluding one-time and occasional auctions, weddings, funerals, family reunions, and other similar private events. Also includes special events as defined in Chapter 67 of the Code.

Performance Standards:

1. Activities shall not obstruct pedestrian or vehicular circulation, including vehicular sight distances.
2. Adequate parking, drinking water, toilet facilities, refuse and recycling containers and crowd control shall be provided.
3. If the subject property is located within or adjacent to a residentially zoned area, activities shall be limited to daylight hours, unless licensed for longer hours.
4. Each such use or activity shall not exceed 14 days per quarter.
5. The applicant and operator shall comply with temporary use review and approval procedures in Section 94.16.07.

Contractor's Project Office. Includes any structure containing an on-site construction management office for an active construction project.

Performance Standards:

1. Facility may be installed no sooner than 10 days before construction commences, and shall be removed within 10 days of issuance of an occupancy permit for all structures on the construction site.
2. The applicant shall comply with temporary use review and approval procedures in Section 94.16.07.

Relocatable Building. Includes any manufactured building that serves as a temporary building, supplementing permanent buildings on the site, but not including other temporary uses or buildings included in this Section. Examples include temporary classrooms and temporary manufacturing facilities.

Performance Standards:

1. The building shall conform to all setback and height regulations for principal buildings in the associated zoning district, as provided in Article 5.
2. The building shall conform to all building code regulations.
3. Each such building shall not be placed on a site more than 120 days in any calendar year, except by conditional use permit.
4. The applicant shall comply with temporary use review and approval procedures in Section 94.16.07.

On-Site Real Estate Sales Office. Includes any building that serves as an on-site sales office for a development project.

Performance Standards:

1. Facility may be installed no sooner than 10 days before construction commences.
2. The office shall be removed or converted to a permitted land use within 10 days of the completion of sales activity.
3. The applicant shall comply with temporary use review and approval procedures in Section 94.16.07.

Seasonal Outdoor Sales of Farm Products. Includes outdoor display and sales of farm products on a seasonal basis as an accessory use, including but not limited to seasonal roadside stands, farmers markets, and Christmas tree lots (see further regulations *below*).

Performance Standards:

1. Outside of agricultural zoning districts, such uses shall be limited to the sale of holiday trees and associated products, except where conducted by organizations that are tax-exempt under Section 501(c)(3) of the Internal Revenue Code.
2. The display of products shall not obstruct pedestrian or vehicular circulation, including vehicular sight distances.
3. If subject property is located adjacent to residentially zoned property, sales and display activities shall be limited to daylight hours.
4. Each such use shall not exceed 120 days in any calendar year.
5. Roadside stands, less than 200 square feet in area, shall be set back a minimum of 30 feet from the existing road right-of-way line and 20 feet from any other lot line.
6. Shall comply with temporary use review and approval procedures in Section 94.16.07.

Christmas Tree Sales. For the purpose of this paragraph, the following minimum standards shall apply to storage, handling and display of live Christmas Tree and Foliage:

1. Trees and foliage shall be stacked no closer than ten (10) feet from any gasoline pump or other device for the transfer of petroleum products;
2. Aisles or clear spaces of not less than three (3) feet shall be maintained at all times;
3. A fire extinguisher with a "2A-10BC" rating or greater shall be provided by the merchant for each seventy-five (75) feet of travel display and/or storage area;
4. All storage and sales of live Christmas Trees and Foliage shall be held outside of buildings;

5. It shall be unlawful to light a match or any flame-producing device, or to smoke, or carry a lighted cigar, cigarette or pipe in areas where live Christmas Tree or Foliage is displayed, sold and/or stored. Persons in charge of the Christmas Tree sales shall post a "NO SMOKING" sign in locations designed to give persons entering the area notice of this regulation.

The following requested information is for SEASONAL OUTDOOR SALES OF FARM PRODUCTS only:

Proposed time of operation: _____
 Sun Mon Tue Wed Thur Fri Sat

Last three (3) municipalities in which similar sales or solicitations were conducted:
1. _____
2. _____
3. _____

Required Applicant Information:

Driver's License No. _____ Date of Birth: _____
Height: _____ Weight: _____
Color of Hair: _____ Color of Eyes: _____

Manager Information (If different from Applicant):

Driver's License No. _____ Date of Birth: _____
Height: _____ Weight: _____
Color of Hair: _____ Color of Eyes: _____

Contact Information where the applicant can be reached at for at least seven (7) days after conducting business in the Village:

Applicant _____ Phone: _____
Address: _____ Email: _____

Have you been convicted of any crime or ordinance violation related to sales or solicitations or other transient merchant activities within the last five (5) years? If yes, please describe the nature of the offense and municipality in which you were convicted.

Are there currently and other charges currently pending against you? If yes, please state the nature of the charges.

Temporary Portable Storage Container. A portable storage container designed and used primarily for temporary storage of household goods and other such materials for use on a limited basis on residential property. Also known as a "pod."

Performance Standards:

1. The container shall be permitted on the property for up to 30 days associated with each change of occupancy as defined by a recorded change in property ownership or valid lease.
2. The Temporary Portable Storage Container cannot encroach on the public right-of-way, neighboring property, sidewalk, or be placed in the street. The unit must be sited on a hard surface as defined in Section 94.17.04.
3. Shall comply with temporary use review and approval procedures in Section 94.16.07.

Temporary Shelter. Shelters that are typically supported by poles, have a fabric, metal, or vinyl roof and/or sides, and are usually used to shelter automobiles, boats, recreational vehicles, temporary sales use, and gatherings of people on a temporary basis. These structures are not designed for the snow loading that can occur during the winter months.

Performance Standards:

1. Shall be a permitted as a temporary use only, for a maximum of five consecutive days within a 30 day period.

2. Shall comply with Chapter 34, Fire Prevention and Protection of the Code.
3. Shall comply with temporary use review and approval procedures in Section 94.16.07.

Temporary Agricultural Structure. Temporary structures normally accessory and incidental to farming operations.

Performance Standards:

1. Shall be a permitted as a temporary use only, for a maximum of 180 days.
2. The parcel the structure is proposed to be located on shall be a minimum of 40 acres in area.
3. The structure shall conform to the underlying zoning district’s setback regulations.
4. The structure must be affixed to the ground or a structure to prevent the wind from relocating the structure.
5. Need not comply with temporary use review and approval procedures in Section 94.16.07.

Temporary Unscreened Outdoor Storage Accessory to an Industrial Use. Provisions for the temporary unscreened or marginally screened outdoor storage of products, equipment, or supplies used by a principal “Light Industrial” or “Heavy Industrial” use on the same property, intended to address one-time and rare occasions of heavy activity in the business.

Performance Standards:

1. Shall be a permitted as a temporary use only, for a maximum of 90 days.
2. The building shall conform to all setback regulations for principal buildings.
3. Must be sited on a hard surface or gravel surface.
4. Shall not obstruct pedestrian or vehicular circulation, including vehicular sight distances.
5. The Zoning Administrator may limit such storage to only those uses and lots where a site plan approved after March 18, 2015 designated the possibility of a Temporary Unscreened Outdoor Storage Accessory to an Industrial Use.
6. The Zoning Administrator may require measures to screen or buffer the storage area, or direct the placement to a location that minimizes visual impact, to the extent practical.
7. Shall comply with temporary use review and approval procedures in Section 94.16.07.

TENT, CANOPIES AND MEMBRANE STRUCTURE REQUIREMENTS

Will a tent be used for the proposed temporary use? Yes No

The following regulations apply to tents, canopies and membrane structures within the Village of Weston:

1. Tents are allowed only on a temporary basis
2. Digger’s Hotline must be contact at least 3-days prior to the installation of the tent (1-800-242-8511)
3. All fabric shall be flame resistant. A certificate of flame retardant must be permanently attached to all tent roof and side panels or a copy of the certificate provided by the manufacturer is acceptable, but shall be available upon request.
4. Portable fire extinguisher of approved types shall be installed a minimum of one “2A-10BC” rating or greater in all tents for each seventy-five (75) feet of travel.
5. All fire extinguishing equipment shall be inspected and serviced annually by a certified technician. The tag indicating the service date or a receipt of purchase shall be attached to the fire extinguisher or hood suppression system,
6. All fire extinguishers shall be hung in a visible location no higher than 44 inches above grade.
7. A site plan shall be provided with this application when the anticipated occupant load exceeds 50 people. The site plan shall contain the following:
 - a. Tent location on the lot
 - b. Location of all other buildings and other temporary structures on the lot
 - c. Seating capacity
 - d. Seating arrangement
 - e. Egress paths, including aisle widths (minimum of 4 feet)
 - f. Exit locations
 - g. Type of heating, location of heaters, and location of fuel tanks and type
 - h. Location of all electrical equipment, as well as the location of generators
 - i. Location of fire apparatus access road
 - j. restricted parking spaces must be clearly identified
8. Exits shall be a minimum of 10 feet between stake lines for all tents greater than 1200 square feet.
9. Emergency access roads must have an unobstructed width of 20 feet. There shall be no dead ends greater than 150 feet.
10. Flammable, combustible liquids, hay, straw or other flammable material are prohibited inside or within 10 feet of the tent. Restaurant style table candles and food warming candles are allowed with the approval of the Fire Inspector.

11. Tents shall be adequately guyed, supported braced and tent takes shall be properly capped. In lieu of producing and automatic fire suppression system, tents in which cooking is performed me be separated from other public tents and structures.
12. All electrical heating and cooking equipment shall comply with NFPA 70, National Electrical Code.
13. The use and installation of all LP Gas equipment, such as tanks, piping, hoses, fittings, valves, tubing and other related components shall be in accordance with NFPA 58, Liquefied Petroleum Gas Code.

TEMPORARY SIGN REQUIREMENTS

The following allowable temporary signs DO NOT require a Temporary Sign Permit, but shall be subject to the regulations as stated:

Real Estate Signs. Within each residential and rural and open space zoning district, only one on premise real estate sign is permitted. Such sign shall be removed within 30 days of the sale or lease of the single space it is advertising or of the sale or lease of 90 percent of the total land or space available for sale or lease on the property. Such signs shall not be located in the public right-of-way, shall not exceed 12 square feet in area and 6 feet in height in residential, rural and open space zoning districts, and 64 square feet in area and 12 feet in height in all other districts. No off-premise real estate signs, such as "open house" signs, are permitted.

Construction or Project Identification Signs. Such signs shall be erected no sooner than the beginning of work for which a valid building or demolition permit has been issued, and shall be removed within 30 days of completion of such work. Construction or project identification signs shall not exceed 64 square feet in area and 12 feet in height.

Price or Temporary Item Signs. Signs that advertise the price of products or services offered on the premises or of special temporary goods or services being sold or offered, up to 6 square feet in area per sign face for each double sided sign, not illuminated, no more than two signs per street frontage, and no closer than five feet to any property lines. Each price or temporary sign must be removed within 24 hours of the special being sold or offered, and within 30 days of its placement on the property in any case. Any temporary sign not meeting these limitations but serving a similar purpose shall instead be classified as a temporary commercial sign or banner.

Temporary Signs for Events of Public Interest. For a temporary event of public interest hosted by and/or held at a governmental entity, community organization, or institutional facility (e.g., farmers market, fair operated by a nonprofit organization), two signs of up to 32 square feet each may be located upon the site of the event. Additional off-premise signs shall be allowed, up to one per premise, and up to 9 square feet per sign. Temporary Signs for Events of Public Interest shall not be erected more than 30 days before the event and shall be removed within 7 days after the event.

The following temporary signs require a Temporary Sign Permit and shall be subject to the regulations as stated. This portion of the Temporary Use Permit shall serve as the Temporary Sign Permit.

Temporary Commercial Signs and Banners. For sales, limited time offers, grand openings, or other special events only, with such signs not greater than 8 feet in height if ground-mounted, nor extending above the roof line if building mounted. Except as may be allowed below or by site plan approval under Section 94.16.09, no single use is permitted to display more than one temporary commercial sign or banner at a single time and no single lot is permitted to display more than two temporary commercial signs and banners at a single time. No temporary commercial sign or banner shall be placed on a lot for greater than 30 consecutive days (14 days for any variable message sign (VMS)), up to five times per calendar year. An advertising vehicle sign is not a permitted temporary commercial sign, but a mobile sign is permitted. A sign permit shall be required for a temporary sign serving this purpose. Please see below for the Temporary sign requirements.

Over-street Banners for Events of Public Interest. Banners promoting public events of Village-wide interest displayed over a public street, alley, or highway, when approved by the Zoning Administrator. Such signs shall not be erected more than 30 days before the event and shall be removed within 7 days after the event. A sign permit shall be required for a temporary sign serving this purpose. The Zoning Administrator may also require the sponsoring person, firm, organization, or corporation to provide a certificate of liability insurance with the Village named as an additional insured.

Contractor information is required only for Variable Message Signs:

Sign Contractor: _____ Address: _____ _____	Contact Name: _____ Phone: _____ Email: _____
----------------------------------------------------------	------------------------------------------------------------

A site plan required. A site plan showing, at a minimum, the location of the proposed sign(s). **NOTE:** This includes all sandwich boards or pedestal sign, as they are considered permanent signs that may be used on a temporary basis. Please see the definitions in Section 94.13.03(2)(k); the location and specifications of all existing signs on the property and building(s); all property lines and buildings on

the property; and parking areas, driveways, public roads, shall be submitted with this application. If the proposed sign(s) is a banner sign that is being placed on the exterior wall, only then the attachment of the required site plan be waived. Some parcel information and maps may be obtained via the [Marathon County Land Information Mapping System](#).

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

Diagram Required. A diagram for the proposed sign, drawn to a recognized scale, and listing and depicting the type, height, total height (on pylon or building etc...), width, total sign square footage, square footage of each sign component, method of attachment, structural support, method of illumination, sign materials and value shall be submitted with this application. A picture showing the proposed sign superimposed over or at the proposed placement shall be submitted with this application.

Has the diagram been attached for **each** proposed sign? Yes No
Does each diagram have **ALL** the required components listed above? Yes No

Are there any traffic safety, traffic visibility, sign setbacks, and structural integrity matters associated with this sign(s)? Explain which ones, or what measures have been taken to assure that these matters have been addressed.

STATEMENT OF UNDERSTANDING AND SIGNATURES

By signing and dating below, I acknowledge that I have reviewed and understand the Village of Weston zoning ordinance and its standards of approval related to this application; read, understand, and accept my responsibilities under the reimbursement section above; submitted an application that is true, correct, and complete to the best of my knowledge; acknowledge that Village officials and/or employees may, in the performance of their functions, enter upon the subject property to inspect or gather information necessary to process this application; understand that all meeting dates are tentative and may be postponed by the Village for the reason of incomplete submittals or other administrative reasons; if this application is approved, agree to abide by this application, approved plans, and required conditions associated with plan approval in the development of the subject property; and understand that the Village's zoning ordinance and/or the conditions of development approval may specify timeframes within which I must take certain actions related to the development of the subject property, or risk having the approval being nullified. **Failing to attach all the required components will deem the status of this application as incomplete. Incomplete applications will not be reviewed and shall be discarded within 30-days if the application status remains incomplete. Any fees collected will not be refunded. ALL FINALIZED PERMITS WILL BE SENT VIA EMAIL OR BE PICKED UP AT THE MUNICIPAL CENTER. Permits will not be sent by mail.** Work on the proposed project cannot begin without the issuance of a permit. Permits filled after the face shall be subject to double the fee and a \$50.00 fine.

Brett Kuhn

Digitally signed by Brett Kuhn
DN: cn=Brett Kuhn, o=M. A. Mortenson Company, ou=Project Manager, email=brett.kuhn@mortenson.com, c=US
Date: 2016.06.23 14:42:03 -0500

6/23/2016

Signature of Applicant

Date

Property Owner Project/Business Owner Project Manager

STAFF REVIEW

PIN: 19228082040973 Zoning: B-2 w/ D-CC OVERLAY Village ETZ

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

Code Section: 94.4.10(5) CONTRACTOR'S ON-SITE EQUIPMENT STORAGE FACILITY

Comments: THE SITE SHALL BE VACATED AND THE SITE RESTORED TO ITS ORIGINAL STATE PRIOR TO THE CONSTRUCTION ACTIVITY NO LATER THAN 10 DAYS AFTER THE COMPLETION OF THE CONCURRENT PROJECTS.

Sign Specification: Permit No.: _____

Width: _____ Height: _____ Single Double Total Square Feet: _____

Total Height: _____ Sign Type: Standard VMS OTS Banner Setbacks: _____

Sign meets requirements? Yes No

Conditions/Modifications for approval: _____


Signature of Zoning Administrator or Designee

6/29/2016
Date

Permit Number(s) ZONE-6-16-6834

Approved Denied

INSPECTIONS

Date of Inspection: _____ Inspected By: _____

EMPD Inspected: Yes No Inspected By: _____

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

Comments: _____

Inspection Approved: Yes No Date: _____

Re-inspection Required: Yes No Date: _____

Re-inspection Approved: Yes No Date: _____

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

EMPD Inspection Report Attached: Yes No

Signature of Fire Inspector or Designee

Date

STAFF TIME TABLE CHECKLIST

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

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

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

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

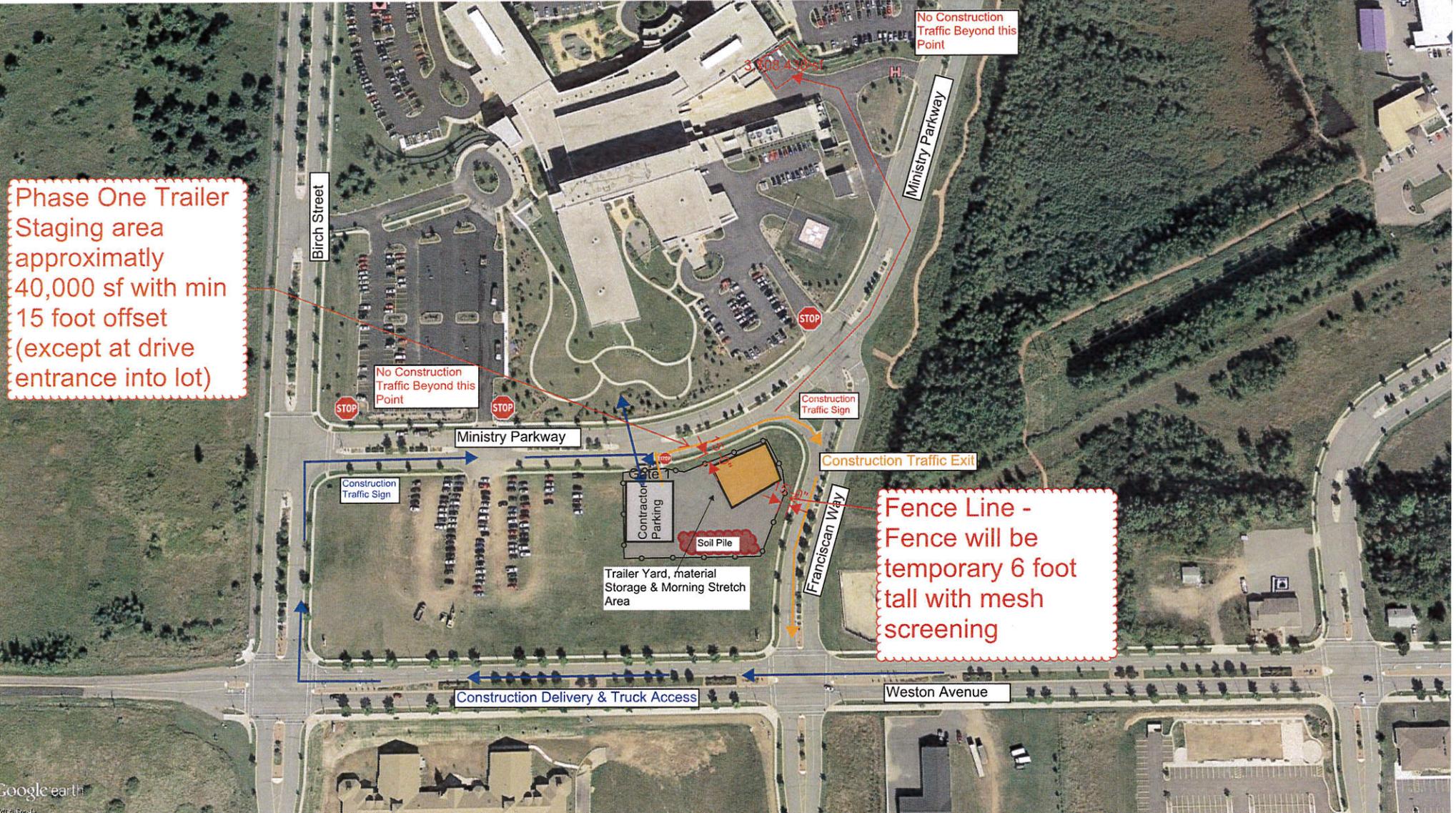
- Zoning Administrator (or designee) action.** Designee: _____
Date: _____ Action Taken: Approved as presented Approved with modifications Denied

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

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

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

Phase One Trailer Staging area approximately 40,000 sf with min 15 foot offset (except at drive entrance into lot)



Google earth
2016 Sat

St. Clare's Hospital Site Utilization / Temp Use Plan

Created By: JPR Revised by WRO
Revision/Date: #2 / June 8, 2016
#3/ June 27, 2016