Village of Weston, Wisconsin
MEETING NOTICE

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| 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, August 8, 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<br>715-359-6114<br>vparker@westonwi.gov |

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This notice was posted at the Municipal Center and was e-mailed to local media outlets (Print, TV, and Radio) on 08/01/2016 @ 12:00 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, August 8, 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. Visitors**

5. Charles Newby, Newby's Evergreen Farms, 2910 County Road J, Wausau – Request for zoning ordinance amendment to allow Off-premise signs for Christmas Tree Farm.

**C. Unfinished Business before Village Plan Commission and Joint Town & Village Extraterritorial Zoning Committee.**

6. 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.
7. 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.
8. 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.

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

9. Ordinance No. 16-034 An Ordinance Amending Section 94.4.09(2) of the Zoning Ordinance Entitled *Detached Accessory Structure (For Residential Use)*.
10. Ordinance No. 16-035 An Ordinance Amending Figure 5.01(1) of the Village Zoning Ordinance Entitled *Rural, Open Space and Residential District Lot Dimension and Intensity Standards*.
11. Ordinance No. 16-036 An Ordinance Amending Section 94.3.05: Figure 3.05 of the Village Zoning Ordinance Entitled *Allowable Uses in Non-Residential and Mixed Use Zoning Districts*.
12. Ordinance No. 16-037 An Ordinance Creating Section 94.16.18(5) of the Zoning Ordinance Entitled *Parkland Fees*.

**13.** Discussion and Action by Joint Town & Village of Weston Extraterritorial Zoning Committee on Director's recommendation to approve the following Zoning Ordinance Amendments per the specifications, conditions, and limitations of the submitted staff reports, and forward to the Board of Trustees for their consideration and final approval:

a. Ordinance No. 16-034 An Ordinance Amending Section 94.4.09(2) of the Zoning Ordinance Entitled *Detached Accessory Structure (For Residential Use)*.
b. Ordinance No. 16-035 An Ordinance Amending Figure 5.01(1) of the Village Zoning Ordinance Entitled *Rural, Open Space and Residential District Lot Dimension and Intensity Standards*.
c. Ordinance No. 16-036 An Ordinance Amending Section 94.3.05: Figure 3.05 of the Village Zoning Ordinance Entitled Allowable Uses in Non-Residential and Mixed Use Zoning Districts.
d. Ordinance No. 16-037 An Ordinance Creating Section 94.16.18(5) of the Zoning Ordinance Entitled *Parkland Fees.*

**14.** Discussion and Action by Village Plan Commission on Director's recommendation to approve the following Zoning Ordinance Amendments per the specifications, conditions, and limitations of the submitted staff reports, and forward to the Board of Trustees for their consideration and final approval:

a. Ordinance No. 16-034 An Ordinance Amending Section 94.4.09(2) of the Zoning Ordinance Entitled *Detached Accessory Structure (For Residential Use)*.
b. Ordinance No. 16-035 An Ordinance Amending Figure 5.01(1) of the Village Zoning Ordinance Entitled *Rural, Open Space and Residential District Lot Dimension and Intensity Standards*.
c. Ordinance No. 16-036 An Ordinance Amending Section 94.3.05: Figure 3.05 of the Village Zoning Ordinance Entitled Allowable Uses in Non-Residential and Mixed Use Zoning Districts.
d. Ordinance No. 16-037 An Ordinance Creating Section 94.16.18(5) of the Zoning Ordinance Entitled *Parkland Fees.*

## E. Public Hearing before the Joint Town & Village Extraterritorial Zoning Committee

**15.** Conditional Use Permit (CU-7-16-1599), Paul and Sylvia Legenza, 7505 Gusman Road, Tourist Rooming House Land Use Within The RR-5 Zoning District

a. Discussion and Action by ETZ on Director's recommendation to approve the Conditional Use Permit per the specifications, conditions, and limitations of the submitted staff report.

## F. Public Comment – ETZ.

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

## G. Consent Items – ETZ.

**17.** Approve previous meeting(s) minutes from the ETZ, July 11, 2016, regular meeting.

## H. Adjourn ETZ.

**18.** Adjourn ETZ Committee.

## I. Public Hearings before Village Plan Commission

**19.** Conditional Use Permit (CU-7-16-1603), Lewis Properties I, LLC., 9309 Camp Phillips Road, Solid Waste Disposal, Composting, and/or Recycling Facility Use within the LI Zoning District.

a. Discussion and Action by PC on Director's recommendation to approve the Conditional Use Permit per the specifications, conditions, and limitations of the submitted staff report.

**20.** REZN-6-16-1597 Jennifer Higgins, Village of Weston, 5500 Schofield Avenue, Weston, requesting a rezoning from B-2 Highway Business with WHP-A Wellhead Protection Zone A to MF Multiple Family with WHP-A Wellhead Protection Zone A, on property along Neupert Avenue described as Outlot 1 of Certified Survey Map No. 15481, Volume 70, Page 63 and consists of 0.178 acres.

a. Discussion and Action by Plan Commission on Director's recommendation to approve Draft Ordinance No 16-038 An Ordinance to Approve the Rezoning of Land from B-2 Highway Business with WHP-A Wellhead Protection Zone A to MF Multiple Family with WHP-A Wellhead Protection Zone A, on Outlot 1 of Certified Survey Map No. 15481, Volume 70 Page 63 per the specifications, conditions, and limitations of the submitted staff report and forward to the Board of Trustees for their consideration and final approval.

**21.** REZN-7-16-1600 – State Highway '29' and County Highway 'J' Interchange-South Rezone from B-2 Highway Business to B-3 General Business.

a. Discussion and Action by Plan Commission on Director's recommendation to approve Ordinance No 16-040 An Ordinance to Approve the Rezoning of Land From B-2 Highway Business to B-3 General Business, at the Intersection of Weston Avenue and County Road J and on Adventure Way, Sections 24 And 25, 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.

**22.** REZN-7-16-1602 – Schofield Avenue Corridor Rezone from B-3 General Business to B-2 Highway Business

a. Discussion and Action by Plan Commission on Director's recommendation to approve Ordinance No 16-039 An Ordinance to Approve the Rezoning of Land from B-3 General Business to B-2 Highway Business, on Schofield Avenue, from Business Highway 51 to Von Kanel Street of Sections 16, 17 And 18; and on Business Highway 51 from Schofield Avenue to South of Post Avenue, 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.

**J. Public Comment – PC.**

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

**K. Consent Items – PC.**

**24.** Approve previous meeting(s) minutes from the PC, July 11, 2016, regular meeting.

**L. New Business – PC.**

**25.** Discussion and Action by Plan Commission on Director's Recommendation to Approve the Camp Phillips Corridor – South Neighborhood -SE Quadrant General Plan, per the specifications, conditions, and limitations of the submitted staff report and forward to the Board of Trustees for their consideration and final approval.

**26.** Discussion on Draft Camp Phillips Corridor Plan

**27.** Discussion on Draft Comprehensive Plan – Volume 1 and Volume 2

a. Discussion on Figure 11-1: Priority Initiatives from Volume 2 of the Village of Weston Comprehensive Plan

**M. Reports from Staff.**

**28.** Report from Planning and Development Director.

**29.** Staff Report on staff-approved CSM's, Site Plans, Sign Permits, Commercial Zoning Permits, and Certificate of Occupancies issued since last report of 07/01/2016.

**N. Remarks from Commissioners.**

**O. 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).**

**P. Set next regular meeting date for <u>Monday, September 12, 2016, at 6:00 P.M.</u>**

**Q. Adjourn.**

WITNESS: My signature this 5th day of August, 2016.

Valerie Parker
Recording Secretary

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**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 08/5/2016 @ 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, Wisconsin
## Requested for Official Consideration and Review

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| REQUEST FROM: | **JARED WEHNER, ASSISTANT PLANNER** |
| ITEM DESCRIPTION: | **VISITOR: CHARLES NEWBY, NEWBY'S EVERGREEN FARMS, 2910 COUNTY ROAD 'J', WAUSAU – REQUEST FOR ZONING ORDINANCE AMENDMENT TO ALLOW OFF-PREMISE SIGNS FOR CHRISTMAS TREE FARM.** |
| DATE/MTG: | **PLAN COMMISSION, MONDAY, AUGUST 8, 2016 AT 6:00PM** |
| POLICY QUESTION: | Should the Village Board and Plan Commission consider repealing ordinance 94.13.04(1)(m), which prohibits off-premise advertising signs? |
| RECOMMENDATION TO: | NO ACTION, DISCUSSION ONLY |

LEGISLATIVE ACTION:

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

POLICY REFERENCES:

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| ☒ Municipal Code: | 94.13.04(1)(m) No off-premise advertising signs or structure supporting such sign(s) shall be permitted to be installed or expanded in area or number of signs after March 18, 2015. |
| PRIOR REVIEW: | NONE |

BACKGROUND:

Charles Newby of Newby's Evergreen Farms will be in attendance of this meeting to discuss the Village's prohibition on off-premise signs.

During the many discussions during the rewriting and adoption of the current zoning code, it was directed by both bodies, the Village Board and the Plan Commission that there were no longer to be off-premise advertising signs within the Village and Extraterritorial Zoning District. Section 94.13.04(1)(m) prevents the installation of ALL off-premise signs within the Village, regardless if they are of a temporary nature.

Since the adoption of the current Zoning Code on March 18, 2015, there has been a very large change in the way municipalities can regulate signage within their communities. The outcome of Reed v. Town of Gilbert (June 18, 2015) states that signs are a form of freedom of speech and that signs cannot be regulated based on the text of the sign. Municipalities can regulate the location, size and type of signs.

Currently, the Village's policy is that the small 3 ft. x 4 ft., or 12 sq. ft. "relator" signs are permitted as off-premise signs, but are not allowed within any Village Right-of-Way. Any other signs that are larger are only permitted as on-premise signs and are regulated based on the zoning district in which the sign and business resides.

If the Village off-premise signs are allowed for agricultural sales, then Village will have to allow all off-premise signs because the Village cannot regulate signs based on their content. This change would require Article 13 of the zoning code to be rewritten. For this reason, staff is not in favor of lifting the prohibition of off-premise signs within the Village.

☒ **Attachments:** **Section 94.13.04(1)(m)**

3. In the case of an on-building sign on which a message is applied to a background that provides no border or frame (such as individual letters applied to a building face or awning), sign area shall be the combined areas of the smallest rectangle that can encompass the complete message (e.g. business name, business logo, etc.) of the subject sign.
4. In the case of a freestanding sign, sign area shall consist of the total area of the smallest rectangle that can enclose all structural elements of the sign, including the area in which copy can be placed, and all surrounding borders, decorative frames, etc. Where a freestanding sign has two or more display faces, the total area of all of the display faces that can be viewed from any single vantage point shall be considered the sign area. Freestanding sign area shall exclude any elements of the sign structure designed solely for support of the sign structure and located below or to the side of the sign elements listed above. Examples of supporting structures excluded from freestanding sign area calculations include the masonry base of a monument sign, the supporting post(s) to the side of or below an arm/post sign, or supporting pole(s) or pylons of a pylon sign.

[Amended via Ord. 15-021, 10/21/2015]

## Section 94.13.04: General Signage Regulations Applicable to All Zoning Districts

### (1) Sign Prohibitions and Limitations.

(a) No sign shall be erected at any location where it may, by reason of its position, shape, color, or design, interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal, or device, nor shall such sign make use of words such as "stop," "look," "drive-in," "danger," or any other word, phrase, symbol, or character in such manner as to interfere with, mislead, or confuse users of streets or highways.

(b) No sign shall be erected, relocated, or maintained so as to prevent free ingress to or egress from any door, window, fire lane, or fire escape, and no sign shall be attached to a standpipe or fire escape.

(c) No sign shall be erected that violates the visibility and clearance requirements of Section 94.12.08(12).

(d) No private sign shall be attached to or painted on any public utility pole, public light pole, or traffic regulatory structure.

(e) No fluttering, undulating, swinging, rotating, or otherwise moving signs, pennants, feather flags, feather banners, or other moving decorations shall be permitted.

(f) No illuminated flashing or animated signs shall be permitted. Variable message signs meeting the definition and requirements of this Article shall not be considered illuminated flashing or animated signs.

(g) No illuminated sign/bulb shall be permitted unless the illumination of the sign is so designed that the lighting element (except for neon signs) is not visible from any property within any residential or RR zoning district.

(h) No sign other than a regulatory or government information sign shall be permitted within or extend into a public right-of-way, except where otherwise specifically allowed in this Article.

(i) No sign shall be mounted or displayed on, or extend above the top edge of a roof or extend above the top-most edge of an exterior wall or parapet.

(j) Mobile or portable signs shall be permitted only as a type of one-time event signage for events of public interest or as a type of one-time event business sign or banner, both as described under Section 94.13.08, but shall be prohibited for any other purpose. Sandwich board/pedestal signs as defined and regulated in this Article shall not be considered mobile or portable signs.



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(k) No inflatable signs shall be permitted.

(l) No advertising vehicle signs as defined in Section 94.13.03(2)(a) shall be permitted.

(m) No off-premise advertising signs or structure supporting such sign(s) shall be permitted to be installed or expanded in area or number of signs after March 18, 2015. This provision does not prohibit the use of community information signs under Section 94.13.04(3) or on-premise business signs allowed in Section 94.13.07 that are accessory to established on-premise principal uses for constitutionally protected free speech, provided all messages are in accordance with the time, place, and manner requirements of this Article and other provisions of this Chapter, other chapters of the Village Municipal Code, and other applicable laws. Off-premise advertising signs legally installed before March 18, 2015 but made nonconforming by this Article shall be permitted to continue as legal, nonconforming structures, subject to the requirements of Section 94.15.04, except that:

1. Billboards legally installed before March 18, 2015 that are directed to and on parcels adjacent to State Highway 29 may be upgraded and/or replaced as new technologies become available, provided that the sign area, number, and height at each installation are not increased and other applicable provisions of this Chapter are satisfied.
2. Billboards adjacent to State Highway 29, Business Highway 51, Schofield Avenue, or other locations in the Village that fail to meet the maintenance requirements in Section 94.13.10 may be subject to removal under Section 94.13.02(7). Said sign cannot be replaced once removed.

[Amended via Ord. 15-021, 10/21/2015]

(2) **Sign Location Requirements.**

(a) Relationship to Regulatory and Government Information Signs. No sign shall be erected or maintained at any location where by reason of its position, wording, illumination, size, shape, or color it may obstruct, impair, obscure, interfere with the view of, or be confused with any authorized traffic control sign, signal, or device. Freestanding signs may not locate within required vision clearance areas under Section 94.12.08(12), nor otherwise impede traffic or pedestrian visibility.

(b) Setbacks. The permitted locations and setbacks of all freestanding signs shall be as stated in this Article. Sign setback shall be the shortest distance between the vertical plane extending from the property line (or other specified basis for the setback point) to the nearest structural element of the sign, whether said sign element is attached to the ground or suspended above ground.

(c) Minimum Ground Clearance. All pylon signs, projecting, marquee, and awning signs shall have a minimum clearance from grade of 8 feet to the bottom of the sign and shall not project into any vehicle circulation area, beyond a public street curb line, or beyond any public street surface edge if no curb is present.

(d) Spacing Between Freestanding Signs. No permanent freestanding signs shall be placed any closer than 100 feet from another permanent freestanding sign, except where lot sizes, lot frontages, or other condition beyond the reasonable control of the applicant prevent such spacing in the determination of the Zoning Administrator.

(3) **Community Information Signs.** On-premise and off-premise community information signs shall be allowed subject to the following regulations:

(a) Is a permanent or seasonal sign that shall only display information in accordance with Section 94.13.03(1)(d). One-time event signs serving similar functions are listed and regulated under Section 94.13.08.



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

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|---|---|
| REQUEST FROM: | **JARED WEHNER, ASSISTANT PLANNER**<br>**JENNIFER HIGGINS; DIRECTOR OF PLANNING AND DEVELOPMENT** |
| ITEM DESCRIPTION: | **UNFINISHED BUSINESS - 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.** |
| DATE/MTG: | **PLAN COMMISSION/ETZ COMMITTEE; MONDAY, AUGUST 8, 2016** |
| POLICY QUESTION: | Should the Board of Trustees approve the amendment to the zoning ordinance as proposed by the Plan Commission/ETZ Committee? |
| RECOMMENDATION TO: | I make a motion to endorse approval, and recommend to the Trustees. |

LEGISLATIVE ACTION:

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

FISCAL IMPACT ANALYSIS:

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

STATUTORY / RULEMAKING / POLICY REFERENCES:

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|---|---|
| ☐ WI Statue: | |
| ☐ WI Administrative Code: | |
| ☐ Case Law / Legal: | |
| ☒ Municipal Code: | Chapter 94 |
| ☐ Municipal Rules: | |

PRIOR REVIEW: Public Hearing held July 11, 2016 with PC/ETZ

BACKGROUND: The public hearing for this ordinance amendment was held at the 7/11/16 PC/ETZ meeting. At the 7/11/16 meeting, the members suggested changes to the ordinance which staff has made. Staff worked with MDRoffers to make this update to the Code. Staff recommends the PC/ETZ approve the draft ordinance and forward on to the Board of Trustees for final consideration and approvals.

☒ Attachments – Ord. No. 16-032



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**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:

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## 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 and/or the Director of Public Works' opinion that benefits the Village and/or the Extraterritorial Zoning District, 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 six-month (6) period. An extension of the permit may be considered for up to one year by conditional use permit only; except as follows:
   a. All proposed operations, regardless of length of time, within the Extraterritorial Zoning District shall be considered by conditional use permit, but not exceed a 1-year period.
   b. Projects proposed to exceed 1-year shall be determined to be a Solid Waste Disposal, Composting and/or Recycling Facility as defined in Section 94.4.06(5).
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 preliminary plat has been approved 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

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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 operation shall adhere to Section 94.12.08 and Chapter 71 of the Municipal Code.
8. Batch plants and material processing operations 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.
9. On-site bulk fuel storage areas and areas for fueling of equipment shall be located in accordance with the Wisconsin Administrative Code and State Statutes. Fuel storage located within the Wellhead Protection Zones shall require a conditional use permit per Section 94.6.03 to minimize the potential for groundwater contamination.
10. Depending on the nature of the use, the Zoning Administrator may require a reclamation plan clearly depicting the restoration of the property, proposed contours, depth of topsoil, vegetative cover and the proposed land use. A bond or letter of credit may be required to cover the costs of reclamation in the event that the applicant fails to complete the process or is unable to due to other circumstances. The amount is determined by the preexisting conditions of the site.
11. At maximum, the operation of the batch plants and material processing uses shall be permitted between the hours of 7:00AM through 5:00PM, Monday through Friday; and between 7:00AM and 12:00PM on Saturday. Transportation of materials to and from the site shall not occur outside of these hours when within 1,000 feet of an existing residential land use. The entire project area shall be screened from view from all neighboring parcels and rights-of-way.
12. To prevent tracking of mud onto public roads, access driveways shall be hard surfaced within one 100 feet of public roads, unless the adjacent road is not hard surfaced. This requirement may be satisfied with the use of a tracking pad as part of the erosion control plan.
13. Material processed on site shall be only used for the project specified on the permit application. If it has been determined by the Zoning Administrator that other activities are occurring within the proposed site area unrelated to the specified project shall result in the revocation of the temporary use permit.
14. All public roads to all operations shall be kept free of all mud, debris, and dust.
15. Operation sites and driveways shall be sprayed to control dust, except when the temperature is below freezing. All operations and sites shall also meet the air pollution standards in Section 94.12.14.
16. Minimum Required Off-Street Parking: one space per each employee on the largest work shift.

## Section 94.3.04: Allowable Uses in Rural, Open Space and Residential Zoning Districts

**Figure 3.04: Allowable Uses in Rural, Open Space and Residential 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)** | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | **FP** | **AR** | **RR-2; RR-5** | **PR** | **SF-L** | **SF-S** | **2F** | **MF** | **MH** |
| **Temporary Land Uses** (see Section 94.4.10 for descriptions and standards for each land use) | | | | | | | | | |
| (1) Temporary Outdoor Sales | | | | T | | | | | |
| (2) Garage, Yard, Estate, and In-Home Sales | T | T | T | | T | T | T | T | T |

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| 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) | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | FP | AR | RR-2; RR-5 | PR | SF-L | SF-S | 2F | MF | MH |
| (3) Outdoor Assembly or Special Event | T | T | T | T | T | T | T | T | T |
| (4) Contractor's Project Office | T | T | T | T | T | T | T | T | T |
| (5) Contractor's On-Site Equipment Storage Facility | T | T | T | T | T | T | T | T | T |
| (6) Relocatable Building | T | T | T | T | T | T | T | T | T |
| (7) On-Site Real Estate Sales Office | | T | T | T | T | T | T | T | T |
| (8) Seasonal Outdoor Sales of Farm Products | T | T | | T | | | | | |
| (9) Temporary Portable Storage Container | T | T | T | T | T | T | T | T | T |
| (10) Temporary Shelter | T | T | T | T | T | T | T | T | T |
| (11) Temporary Agricultural Structure | T | T | | | | | | | |
| (12) Temporary Unscreened Storage | | | | | | | | | |
| (13) Temporary Sales by Mobile Food Vendors | | | | T | | | | | |
| (14) Temporary Asphalt, Batch or Concrete, Stone Crushing and/or Processing Operations | T/C | T/C | T/C | T/C | T/C | T/C | T/C | T/C | T/C |

**Key to Zoning Districts:**

FP = Farmland Preservation
AR = Agriculture and Residential
RR-2 = Rural Residential (2 acre minimum)
RR-5 = Rural Residential (5 acre minimum)
PR = Parks and Recreation
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

## 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 | |
| **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 | |

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| P = Permitted Use | C = Conditional Use | T = Temporary Use | Empty Cell = Prohibited Use |
|---|---|---|---|

| Land Use Category | | Zoning District (see key at end of figure) | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| (#) | Land Use Type | INT | B-1 | B-2 | B-3 | BP | LI | GI | |
| (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 | |
| (14) | Temporary Asphalt, Batch or Concrete, Stone Crushing and/or Processing Operations | T/C | T/C | T/C | T/C | T/C | T/C | T/C | |

**Key to Zoning Districts:**

INT = Institutional
B-1 = Neighborhood Business
B-2 = Highway Business
B-3 = General Business
BP = Business Park
LI = Limited Industrial
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.

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

Dated the 15th day of August, 2016

WESTON VILLAGE BOARD

By: _____
Barbara Ermeling, its President

Attest:

_____
Sherry Weinkauf, its Clerk

APPROVED: _____

PUBLISHED: _____

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**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, August 8, 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 amendments to Chapter 94 Zoning:

1. Ordinance No. 16-034 An Ordinance Amending Section 94.4.09(2) of the Zoning Ordinance Entitled Detached Accessory Structure (For Residential Use).

2. Ordinance No. 16-035 An Ordinance Amending Figure 5.01(1) of the Village Zoning Ordinance Entitled Rural, Open Space and Residential District Lot Dimension and Intensity Standards.

3. Ordinance No. 16-036 An Ordinance Amending Section 94.3.05: Figure 3.05 of the Village Zoning Ordinance Entitled *Allowable Uses in Non-Residential and Mixed Use Zoning Districts*.

4. Ordinance No. 16-037 An Ordinance Creating Section 94.16.18(5) of the Zoning Ordinance Entitled *Parkland Fees*.

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 21st day of July, 2016

Valerie Parker
Plan Commission and ETZ Committee Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, July 25, 2016 and Monday, August 1, 2016.

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

| | |
|---|---|
| REQUEST FROM: | **JARED WEHNER; ASSISTANT PLANNER**<br>**JENNIFER HIGGINS; DIRECTOR OF PLANNING AND DEVELOPMENT** |
| ITEM DESCRIPTION: | **ORDINANCE NO. 16-034 AN ORDINANCE AMENDING SECTION 94.4.09(2) OF THE ZONING ORDINANCE ENTITLED *DETACHED ACCESSORY STRUCTURE (FOR RESIDENTIAL USE)*.** |
| DATE/MTG: | **PLAN COMMISSION/ETZ COMMITTEE; MONDAY, AUGUST 8, 2016** |
| POLICY QUESTION: | Should the Board of Trustees approve the amendment to the zoning ordinance as proposed by the Plan Commission/ETZ Committee? |
| RECOMMENDATION TO: | I make a motion to endorse approval, and recommend to the Trustees. |

LEGISLATIVE ACTION:

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

FISCAL IMPACT ANALYSIS:

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

STATUTORY / RULEMAKING / POLICY REFERENCES:

| | |
|---|---|
| ☐ WI Statue: | |
| ☐ WI Administrative Code: | |
| ☐ Case Law / Legal: | |
| ☒ Municipal Code: | Chapter 94 |
| ☐ Municipal Rules: | |

PRIOR REVIEW: None

BACKGROUND: After working with the new zoning code for over a year, it has been determined by staff Sec. 94.4.09(2) does not adequately address the regulations needed for detached accessory structures (for residential use) in the Village and Town. This ordinance amendment is being done to address this deficiency. Staff recommends the PC approve the amendment and forward on to the Board of Trustees for final consideration and approval.

☒ Attachments – Ord. No. 16-034



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**VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN**

**ORDINANCE NO. 16-034**

**AN ORDINANCE AMENDING SECTION 94.4.09(2) OF THE ZONING ORDINANCE ENTITLED *DETACHED ACCESSORY STRUCTURE (FOR RESIDENTIAL USE).***

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. 94.4.09(2) does not adequately address the regulations needed for detached accessory structures (for residential use) in the Village and Town; and

WHEREAS, Village Staff is proposing amendments to Chapter 94 Zoning to provide regulations detached accessory structures (for residential use); 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 August 8, 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 94.4.09: Accessory & Miscellaneous Land Use Types**

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

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

**Performance Standards:**

1. Each lot within a Residential District or lots zoned RR-2 shall contain no more than:
   a. One detached garage, except where approved by the Plan Commission for a multi-family residential development.
   b. One utility shed or similar building as determined by the Building Inspector, except that Two-Family Residences shall be permitted one utility shed per unit
   c. One gazebo, detached elevated deck or walkway, or similar Detached Accessory Structure (for Residential Use) as determined by the Building Inspector.
2. Each parcel within a Rural and Open Space District, except parcels zoned RR-2, shall not contain no more than 5 Detached Accessory structures (for Residential Use).
3. No Detached Accessory Structure (for Residential Use) shall be constructed on any lot prior to establishment of a principal use on that same lot.
4. Except within the AR – Agriculture and Residential zoning district, no hoop building shall be a permitted as a Detached Accessory Structure (for Residential Use), except on a temporary basis for a maximum of five consecutive days within a 30-day period for a special event such as a sale on the property following issuance of a temporary use permit.
5. All Detached Accessory Structure (for Residential Use) with a door or opening over 6 feet in width shall be serviced by a drive which is connected to the right-of-way (ROW). All driveways are subject to the regulations under Section 94.12.08.
6. Exterior walls of Detached Accessory Structure (for Residential Use) shall be sided with wood, masonry, concrete, stucco, Masonite, vinyl or horizontal metal lap, or similar material approved by the Zoning Administrator. The exterior siding shall extend to the top of the foundation. If the top of the foundation is below grade, the siding shall extend to the ground.
7. Roofs of Detached Accessory Structure (for Residential Use) shall be surfaced with any of the following materials: wood shakes; asphalt, composition, or wood shingles; clay, concrete or metal tiles; slate; built-up gravel materials; architectural standing seam metal roofing; hidden fastener metal roofing; rubber membrane (for flat roofs or roofs with no greater than a 1:12 pitch); or similar material approved by the Zoning Administrator.
8. Pole or ladder constructed buildings shall only be permitted within Rural and Open Space Districts, except the RR-2 zoning district and shall be subject to the requirements in subsections 5. and 6. of this section.
9. No Detached Accessory Structure (for Residential Use) shall occupy any portion of the minimum required front setback for principal structures in the zoning district.
10. No Detached Accessory Structure (for Residential Use) shall be located closer than 10 feet from any other building on the lot.
11. No Detached Accessory Structure (for Residential Use) shall involve or include the conduct of any business, trade, or industry, except for home occupations and residential businesses as described and limited elsewhere in this Article 4.

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12. No Detached Accessory Structure (for Residential Use) shall be occupied as a dwelling unit or otherwise used for human habitation, unless it has first been approved for such use by the Building Inspector and meets all applicable code requirements for a dwelling.
13. See Figures 5.01(1) and 5.01(2) for setback, floor area, and coverage standards associated with Detached Accessory Structures in residential zoning districts. Maximum floor area and total building coverage shall not exceed the maximums set forth in Figure 5.01(1), except where all of the following standards for the Detached Accessory Structure are met:
    a. Not taller or have more floors above ground level than the principal building.
    b. Has a similar roof slope and overhang width as the principal building. If the principal building has multiple roof slopes and/or overhang widths, the roof slopes and widths of the accessory structure shall reflect those principal building roof characteristics that are most visible from the public street.
    c. Shingles or other roof surface shall be of a similar material and color as the roof surface of the principal building.
    d. Siding shall be of a similar material and color as the siding on the principal structure, except that where the siding on the principal structure is stone or brick, another compatible material may be selected.
    e. May not be located further toward the front lot line than the principal building.
    f. Shall meet all setback requirements normally applicable to principal buildings.
14. Where the Plan Commission approves one or more detached garages associated with a Multi-Family Residence:
    a. No such garage shall be located between any residential building and the public street right-of-way.
    b. Each garage shall be screened from such rights-of-way via decorative fences, walls, buildings, landscaping, or some combination.
    c. A bufferyard meeting the requirements of Section 94.11.02(3)(d) shall be provided along all property borders abutting any residentially zoned property.
    d. The development shall include other amenities to compensate for the visual impact and loss of green space associated with the detached garage(s), such as a playground, clubhouse, or other recreational amenity geared to the needs of the expected residents and stormwater management and infiltration approaches exceeding normal requirements.
15. Structures utilized for Agricultural Land Use Types, as defined under Section 94.4.03, that exceed 2,000 square feet, are within the Rural and Open Space Zoning Districts and are over 10 acres in size shall be determined to be a principal structure.

<u>SECTION 2:</u> 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.

<u>SECTION 3:</u> 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

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whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

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

Dated the 15th day of August, 2016

WESTON VILLAGE BOARD

By: _____
Barbara Ermeling, its President

Attest:

_____
Sherry Weinkauf, its Clerk

APPROVED: _____

PUBLISHED: _____

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**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, August 8, 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 amendments to Chapter 94 Zoning:

1. Ordinance No. 16-034 An Ordinance Amending Section 94.4.09(2) of the Zoning Ordinance Entitled Detached Accessory Structure (For Residential Use).

2. Ordinance No. 16-035 An Ordinance Amending Figure 5.01(1) of the Village Zoning Ordinance Entitled Rural, Open Space and Residential District Lot Dimension and Intensity Standards.

3. Ordinance No. 16-036 An Ordinance Amending Section 94.3.05: Figure 3.05 of the Village Zoning Ordinance Entitled *Allowable Uses in Non-Residential and Mixed Use Zoning Districts*.

4. Ordinance No. 16-037 An Ordinance Creating Section 94.16.18(5) of the Zoning Ordinance Entitled *Parkland Fees*.

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 21st day of July, 2016

Valerie Parker
Plan Commission and ETZ Committee Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, July 25, 2016 and Monday, August 1, 2016.

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

| | |
|---|---|
| REQUEST FROM: | **JARED WEHNER; ASSISTANT PLANNER**<br>**JENNIFER HIGGINS; DIRECTOR OF PLANNING AND DEVELOPMENT** |
| ITEM DESCRIPTION: | **ORDINANCE NO. 16-035 AN ORDINANCE AMENDING FIGURE 5.01 (1) OF THE VILLAGE ZONING ORDINANCE ENTITLED RURAL, OPEN SPACE AND RESIDENTIAL DISTRICT LOT DIMENSION AND INTENSITY STANDARDS.** |
| DATE/MTG: | **PLAN COMMISSION/ETZ COMMITTEE; MONDAY, AUGUST 8, 2016** |
| POLICY QUESTION: | Should the Board of Trustees approve the amendment to the zoning ordinance as proposed by the Plan Commission/ETZ Committee? |
| RECOMMENDATION TO: | I make a motion to endorse approval, and recommend to the Trustees. |

LEGISLATIVE ACTION:

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

FISCAL IMPACT ANALYSIS:

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

STATUTORY / RULEMAKING / POLICY REFERENCES:

| | |
|---|---|
| ☐ WI Statue: | |
| ☐ WI Administrative Code: | |
| ☐ Case Law / Legal: | |
| ☒ Municipal Code: | Chapter 94 |
| ☐ Municipal Rules: | |

PRIOR REVIEW: None

BACKGROUND: After working with the new zoning code for over a year, it has been determined by staff Sec. 94.4.09(2) does not adequately address the regulations needed for detached accessory structures (for residential use) in the Village and Town. We are proposing Ordinance 16-034 to address this deficiency and the attached ordinance is needed to amend the corresponding chart in Figure 5.01(1). If Ordinance amendment 16-034 is recommended for approval, Staff recommends the PC approve this amendment (Ordinance 16-035) and forward on to the Board of Trustees for final consideration and approval.

☒ Attachments – Ord. No. 16-035



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**VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN**

**ORDINANCE NO. 16-035**

**AN ORDINANCE AMENDING FIGURE 5.01 (1) OF THE VILLAGE ZONING ORDINANCE ENTITLED *RURAL, OPEN SPACE AND RESIDENTIAL DISTRICT LOT DIMENSION AND INTENSITY STANDARDS.***

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

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

WHEREAS, Village Staff has requested an amendment to Figure 5.01(1): Rural, Open Space and Residential District Lot Dimension and Intensity Standards to allow for an increase in the maximum accessory structure floor area to be increased to 2,500 square feet on parcels exceeding 10 acres; 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 August 8, 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: Figure 5.01(1) of the Village of Weston Ordinances entitled *Rural, Open Space and Residential District Lot Dimension and Intensity Standards* is hereby amended to provide as attached hereto as Exhibit A.

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.

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

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

Dated the 15th day of August, 2016.

WESTON VILLAGE BOARD

By: _____
Barbara Ermeling, its President

Attest:

_____
Sherry Weinkauf, its Clerk

APPROVED: _____

PUBLISHED: _____

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EXHIBIT A



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

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

(a) Maximum Accessory Structure floor area may be increased by site plan approval under Section 94.16.09 and per the standards in Section 94.4.09(2).
(b) For zero lot line structures, each separate lot must be at least 50 feet in width.
(c) Single-Family Detached Residences within the 2F district shall comply with the SF-S district requirements.
(d) Single-Family Detached Residences within the MF district shall comply with the SF-S district requirements. Two-family Residences within the MF District shall comply with 2F district requirements.
(e) Total area of each "Manufactured Home Community" shall be a minimum of 10 acres.
(f) Instead of a ~~20~~ 20-acre minimum lot size, land in the AR district may be developed at a density of one residential lot per 20 acres and a minimum lot size of 2.0 acres and minimum lot width of 150 feet. See Section 94.5.08 for further description and method of calculation for regulating at a one residential lot per ~~20~~ 20-acre density in the AR district.
(g) Parcel size in the AR district to be calculated based on gross acreage, including roads and navigable waters within the deeded parcel. Each such parcel meets the 20 acre minimum, even if net acreage is less than 20 acres following the removal of roads and navigable waters, if such removal does not reduce the gross acreage by greater than 15% for corner parcels or 10% for all other parcels.
(h) Maximum Accessory Structure Floor Area is increased to 2,500 square feet on parcels that exceed 10 acres.

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[Amended via Ord. 15-022, 10/21/2015; Ord. 16-014, 4/20/2016]

**VILLAGE OF WESTON**
**NOTICE OF PUBLIC HEARINGS**

**NOTICE IS HEREBY GIVEN** that a public hearing will be held before the Village of Weston Plan Commission and Joint Town and Village of Weston Extraterritorial Zoning Committee, on **Monday, August 8, 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 amendments to Chapter 94 Zoning:

1. Ordinance No. 16-034 An Ordinance Amending Section 94.4.09(2) of the Zoning Ordinance Entitled Detached Accessory Structure (For Residential Use).

2. Ordinance No. 16-035 An Ordinance Amending Figure 5.01(1) of the Village Zoning Ordinance Entitled Rural, Open Space and Residential District Lot Dimension and Intensity Standards.

3. Ordinance No. 16-036 An Ordinance Amending Section 94.3.05: Figure 3.05 of the Village Zoning Ordinance Entitled *Allowable Uses in Non-Residential and Mixed Use Zoning Districts*.

4. Ordinance No. 16-037 An Ordinance Creating Section 94.16.18(5) of the Zoning Ordinance Entitled *Parkland Fees*.

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 21st day of July, 2016

Valerie Parker
Plan Commission and ETZ Committee Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, July 25, 2016 and Monday, August 1, 2016.

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

| | |
|---|---|
| REQUEST FROM: | **JARED WEHNER; ASSISTANT PLANNER**<br>**JENNIFER HIGGINS; DIRECTOR OF PLANNING AND DEVELOPMENT** |
| ITEM DESCRIPTION: | **ORDINANCE NO. 16-036 AN ORDINANCE AMENDING SECTION 94.3.05: FIGURE 3.05 OF THE VILLAGE ZONING ORDINANCE ENTITLED *ALLOWABLE USES IN NON-RESIDENTIAL AND MIXED USE ZONING DISTRICTS*.** |
| DATE/MTG: | **PLAN COMMISSION/ETZ COMMITTEE; MONDAY, AUGUST 8, 2016** |
| POLICY QUESTION: | Should the Board of Trustees approve the amendment to the zoning ordinance as proposed by the Plan Commission/ETZ Committee? |
| RECOMMENDATION TO: | I make a motion to endorse approval, and recommend to the Trustees. |

LEGISLATIVE ACTION:

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

FISCAL IMPACT ANALYSIS:

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

STATUTORY / RULEMAKING / POLICY REFERENCES:

| | |
|---|---|
| ☐ WI Statue: | |
| ☐ WI Administrative Code: | |
| ☐ Case Law / Legal: | |
| ☒ Municipal Code: | Chapter 94 |
| ☐ Municipal Rules: | |

| | |
|---|---|
| PRIOR REVIEW: | Plan Commission/ETZ Committee Review, July 11, 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.



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(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 – Ord. No. 16-036



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**VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN**

**ORDINANCE NO. 16-036**

**AN ORDINANCE AMENDING SECTION 94.3.05: FIGURE 3.05 OF THE VILLAGE ZONING ORDINANCE ENTITLED *ALLOWABLE USES IN NON-RESIDENTIAL AND MIXED USE ZONING DISTRICTS.***

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

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

WHEREAS, Village Staff has requested an amendment to Figure 3.05: *Allowable Uses in Non-Residential and Mixed Use Zoning Districts*; 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 August 8, 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: Figure 3.05 of the Village of Weston Zoning Ordinance entitled *Allowable Uses in Non-Residential and Mixed Use Zoning Districts* is hereby amended to provide as attached hereto as Exhibit A.

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

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

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

Dated the 15th day of August, 2016.

WESTON VILLAGE BOARD

By: _____
Barbara Ermeling, its President

Attest:

_____
Sherry Weinkauf, its Clerk

APPROVED: _____

PUBLISHED: _____

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## 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 | Zoning District (see key at end of figure) | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| (#) Land Use Type | 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 | | | |

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| P = Permitted Use | C = Conditional Use | T = Temporary Use | Empty Cell = Prohibited Use |
|---|---|---|---|

| **Land Use Category** | | **Zoning District (see key at end of figure)** | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| (#) | Land Use Type | **INT** | **B-1** | **B-2** | **B-3** | **BP** | **LI** | **GI** | |
| (10) | Community Living Arrangement (16+) | 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 | |

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| P = Permitted Use | C = Conditional Use | T = Temporary Use | Empty Cell = Prohibited Use |
|---|---|---|---|

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

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| 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 | |
| (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 | | | | ~~C~~P | 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 | |

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|---|---|---|---|

| **Land Use Category** | **Zoning District (see key at end of figure)** | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| (#) Land Use Type | **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 | |
| (14) Temporary Asphalt, Batch or Concrete, Stone Crushing and/or Processing Operations | T/C | T/C | T/C | T/C | T/C | T/C | T/C | |

**Key to Zoning Districts:**

INT = Institutional
B-1 = Neighborhood Business
B-2 = Highway Business
B-3 = General Business
BP = Business Park
LI = Limited Industrial
GI = General Industrial

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

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**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, August 8, 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 amendments to Chapter 94 Zoning:

1. Ordinance No. 16-034 An Ordinance Amending Section 94.4.09(2) of the Zoning Ordinance Entitled Detached Accessory Structure (For Residential Use).

2. Ordinance No. 16-035 An Ordinance Amending Figure 5.01(1) of the Village Zoning Ordinance Entitled Rural, Open Space and Residential District Lot Dimension and Intensity Standards.

3. Ordinance No. 16-036 An Ordinance Amending Section 94.3.05: Figure 3.05 of the Village Zoning Ordinance Entitled *Allowable Uses in Non-Residential and Mixed Use Zoning Districts*.

4. Ordinance No. 16-037 An Ordinance Creating Section 94.16.18(5) of the Zoning Ordinance Entitled *Parkland Fees*.

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 21st day of July, 2016

Valerie Parker
Plan Commission and ETZ Committee Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, July 25, 2016 and Monday, August 1, 2016.

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

| | |
|---|---|
| REQUEST FROM: | **JENNIFER HIGGINS; DIRECTOR OF PLANNING AND DEVELOPMENT** |
| ITEM DESCRIPTION: | **ORDINANCE NO. 16-037 AN ORDINANCE CREATING SECTION 94.16.18(5) OF THE ZONING ORDINANCE ENTITLED *PARKLAND FEES*.** |
| DATE/MTG: | **PLAN COMMISSION/ETZ COMMITTEE; MONDAY, AUGUST 8, 2016** |
| POLICY QUESTION: | Should the Board of Trustees approve the amendment to the zoning ordinance as proposed by the Plan Commission/ETZ Committee? |
| RECOMMENDATION TO: | I make a motion to endorse approval, and recommend to the Trustees. |

LEGISLATIVE ACTION:

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

FISCAL IMPACT ANALYSIS:

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

STATUTORY / RULEMAKING / POLICY REFERENCES:

| | |
|---|---|
| ☐ WI Statue: | |
| ☐ WI Administrative Code: | |
| ☐ Case Law / Legal: | |
| ☒ Municipal Code: | Chapter 74 Subdivision Regulations and 94 Zoning |
| ☐ Municipal Rules: | |

PRIOR REVIEW: None

BACKGROUND:
Currently Chapter 74 Subdivision Regulations allows for parkland dedication fees to be collected at time of land division. In some circumstances you could have a residential development which does not require a land division ie. an apartment complex development on a large parcel. To ensure that we are able to obtain parkland dedications or fees in lieu of the land dedication provisions were needed in the Zoning Ordinance as the Subdivision Regulations did not address this need. Staff worked with MDRoffers to adjust the ordinance and the proposed amendment is the results of this collaboration.

Staff recommends the PC approve the ordinance amendment and forward to the Board of Trustees for final considerations and adoption.

☒ Attachments – Ord. No. 16-037



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**VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN**

**ORDINANCE NO. 16-037**

**AN ORDINANCE CREATING SECTION 94.16.18(5) OF THE ZONING ORDINANCE ENTITLED *PARKLAND FEES*.**

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 the municipal ordinances do not adequately address the ability to collect parkland dedication fees for developments not requiring a land division per Chapter 74 *Subdivision Regulations* and have proposed an amendment to address this need; 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 August 8, 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 94.16.18: Fees**

**(5) Parkland Fees.**

(a) **Authority.** Wis. Stat. § 62.23(7), confers upon the Village the authority to regulate and restrict by ordinance, land uses in the manner provided for therein, for the purposes of, among other

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things, ". . . to facilitate schools, parks and other public requirements . . ." and that any such ordinance so executed shall be liberally construed in favor of the Village.

(b) **Purpose and Intent**. The development of lands within the Village for residential uses creates demands upon the Village to provide, among other things, adequate provision for parks. As the resident population of the Village increases due to such development, the need to acquire and equip parks must be addressed. Accordingly, the following provisions are established to preserve and provide properly located public sites and open spaces as the Village develops, and to insure that such public sites and open spaces are provided and developed to serve the need for parks generated by the additional persons brought into the areas by such development, in accordance with standards for such as adopted in the Village's comprehensive outdoor recreation plan, as approved from time to time. These provisions are intended to apply to all lands proposed to be rezoned or subject to a conditional use permit or site plan approval for any residential purpose on or after August 1, 2016.

(c) **Implementation.** The Village intends to implement the public policies contained herein, through the provisions of this Section or Chapter 74 *Subdivision Regulations* of this Code of Ordinances, whichever is applicable. In the event that land dedication pursuant to Chapter 74 *Subdivision Regulations* would result in sites too small to be usable or if the Village's comprehensive outdoor recreation plan calls for such public sites or open spaces to be located elsewhere, or if such sites would not otherwise be suitable for park purposes as determined by the Plan Commission or the Village Board, a payment of a park fee in lieu of land dedication shall be required, as hereinafter set forth. Payment of such fee shall be a condition precedent to the approval of the rezoning of any lands for the residential uses described in (b) above.

(d) **Fee Calculation.** Whenever a park fee is imposed by the site plan approval authority as a condition of rezoning, conditional use permit, or site plan approval, the park fees shall be computed on the basis of the maximum residential use of each lot or residential building site approved or permitted in the particular zoning district under this Zoning Code. The amount of the park fee shall be determined by application of the following formula:

A x B = Park Fee

Where:

A = the maximum number of residential units in the applicable residential zoning district that may be located on the land area in question, or the specific number of housing units authorized by the conditional use permit or site plan approval.

B = the Zoning Fee as stated in the Schedule of Fees per residential unit.

(e) **Payment.** Payment of the park fee shall be due and payable at the time of the issuance of a building permit for the construction of any improvement on the real estate subject to the site plan approval. Such fee shall be deposited into a special account for parks and recreation facilities and shall be used exclusively for such purposes in the Village.

(f) **Partial Dedication.** Where the Village Board, in its sole discretion, permits a developer of land to satisfy the requirements of Chapter 74 *Subdivision Regulations* of this Code by dedicating a portion of the land that would otherwise be required to be dedicated under that section, then in such event, the Village Board may reduce the park fee provided for in this Section, in recognition of the partial dedication that has in fact occurred. Such reduction shall be in proportion to the percent of total required park land dedication.

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

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

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

Dated the 15th day of August, 2016

WESTON VILLAGE BOARD

By: _____
Barbara Ermeling, its President

Attest:

_____
Sherry Weinkauf, its Clerk

APPROVED: _____

PUBLISHED: _____

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**VILLAGE OF WESTON**
**NOTICE OF PUBLIC HEARINGS**

**NOTICE IS HEREBY GIVEN** that a public hearing will be held before the Village of Weston Joint Town and Village of Weston Extraterritorial Zoning Committee, on **Monday, August 8, 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:

CU-7-16-1599 Sylvia and Paul Legenza, 7505 Gusman Road, Town of Weston, requesting a Conditional Use Permit to allow them to operate a Tourism Rooming House (94.4.05(17)) for professionals, such as nurses or doctors, staying in the area for a contractual amount of time, or to occasionally host short-term recreational visitors. This use type is only allowed within the RR-5 (Rural Residential – 5 Acre) zoning district through a conditional use permit.

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 Joint Town & Village of Weston ETZ Committee, 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 21st day of July, 2016

Valerie Parker
ETZ Committee Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, July 25, 2016 and Monday, August 1, 2016.

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

| | |
|---|---|
| REQUEST FROM: | **JENNIFER HIGGINS, DIRECTOR OF PLANNING AND DEVELOPMENT**<br>**JARED WEHNER, ASSISTANT PLANNER**<br>**VALERIE PARKER, PLANNING TECHNICIAN** |
| ITEM DESCRIPTION: | **CONDITIONAL USE PERMIT (CU-7-16-1599) TOURIST ROOMING HOUSE LAND USE WITHIN THE RR-5 ZONING DISTRICT.** |
| DATE/MTG: | **AUGUST 8, 2016 – JOINT TOWN & VILLAGE EXTRATERRITORIAL ZONING (ETZ) COMMITTEE** |
| POLICY QUESTION: | Should the ETZ approve the conditional use permit as requested by Sylvia and Paul Legenza, owners of 7505 Gusman Road, Town of Weston (ETZ), to allow them to operate a Tourist Rooming House within their home? |
| RECOMMENDATION TO: | I make a motion to endorse approval, of **Option 1** as stated on the Conditional Grant Determination (see attached). |

LEGISLATIVE ACTION:

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

FISCAL IMPACT ANALYSIS:

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

STATUTORY / RULEMAKING / POLICY REFERENCES:

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

BACKGROUND: Paul and Sylvia Legenza would like to open their home, at 7505 Gusman Road, Town of Weston, to professionals who are in the Wausau area for a contractual amount of time, fulfilling shortages (examples: nurses & doctors). Also students fulfilling rotations. They may occasionally host short-term recreational visitors.

Staff has determined the proposed use falling under Tourism Rooming House. Within the RR-5 Zoning District, this use is allowed only through a conditional use permit.

☒Attachments



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Application for Conditional Use Permit
**CONDITIONAL GRANT DETERMINATION BY THE VILLAGE OF WESTON**
**JOINT TOWN & VILLAGE EXTRATERRITORIAL ZONING COMMITTEE**

| | | | |
|---|---|---|---|
| Application/Petition No.: | **CU-7-16-1599** | Hearing Date: | **August 8, 2016** |
| Applicant: | **Sylvia and Paul Legenza, 7505 Gusman Road, Weston** | | |
| Location: | **7505 Gusman Road, Town of Weston (ETZ Area)** | | |
| Description: | **Part of the North ½ of the Northwest ¼ of the Northwest ¼, of Section 14, T28N R8E, Village of Weston, Marathon County, Wisconsin, also known as Parcel 1 of CSM #8785, Volume 34, Page 163, Document #1058599.** | | |

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

**GENERAL INFORMATION:**

| | |
|---|---|
| Zoning: | **RR-5 (Rural Residential – 5 Acre)** |
| Definition: 94.2.02(1)(d) | The **RR-5 district** is intended for mainly single family detached residential development on minimum five acre sized rural lots, along with compatible home occupations, small-scale institutional and recreational uses, and low-intensity agricultural uses. Development within this district may be served by private on-site wastewater treatment systems (POWTS), and roadways within a rural cross section. The RR-5 district is intended for areas planned for rural residential development within the Comprehensive Plan. |
| Proposed Land Use: Section 94.4.05(17) | **Tourist Rooming House.** A permanent, detached single-family structure where sleeping accommodations are offered for pay to tourists or transients for periods of time of 30 days or less. Commercial lodgings consisting of structures with more than one dwelling unit or rentable room shall instead be regulated as a "Commercial Indoor Lodging" use (or if a room in a residence operated by the primary resident, a "Bed and Breakfast"). Restaurants, arcades, fitness centers, and other on-site facilities available to non-lodgers are not considered accessory uses and therefore require review as a separate principal land use. |
| Performance Standards: | 1. The use must meet all performance standards associated with a "Single-Family Detached Residence".<br>2. Occupancy shall be limited to two persons per bedroom, plus an additional two persons. At no time may the number of guests exceed eight regardless of the number bedrooms in the unit. Two exits are required for each bedroom.<br>3. The appearance of use of the Tourist Rooming House shall not be altered in a manner that would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting, signs, or noise exceeding Section 94.12.13.<br>4. No recreational vehicle may be used for living or sleeping purposes as part of a Tourist Rooming House.<br>5. The availability of the Tourist Rooming House to the public shall not be advertised on site.<br>6. The use must be licensed by the State of Wisconsin.<br>7. Required Off-Street Parking: A minimum/maximum of one space per bedroom. |

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**DETERMINATION:**

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

   **No. Property located in the middle of 5 acres. There is plenty of parking space.**

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

   **Yes. This will continue as a residential-type use.**

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

   **Yes. Property on private septic and well.**

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

   **Yes. Providing an affordable option to professionals traveling to our area to fulfill a shortage – predominantly nurses.**

**BACKGROUND INFORMATION:**

Paul and Sylvia Legenza would like to open their home, at 7505 Gusman Road, Town of Weston, to professionals who are in the Wausau area for a contractual amount of time, fulfilling shortages (examples: nurses & doctors). Also students fulfilling rotations. They may occasionally host short-term recreational visitors.

Staff has determined the proposed use falling under Tourism Rooming House. Within the RR-5 Zoning District, this use is allowed only through a conditional use permit.

**CURRENT PROPERTY CONDITIONS:**

The site currently has a single family home on 5.415 acres of land. This home consists of 2,212 square feet, with 4 bedrooms, and 3 full bathrooms. Looking at the aerial map, it appears there is plenty of room for parking.

**JOINT TOWN & VILLAG EXTRATERRITORIAL ZONING COMMITTEE ACTION OPTIONS:**

1) **Approve the Conditional Use Grant for the use of Tourist Rooming House, at 7505 Gusman Road, with the following conditions (as listed within the Performance Standards of Section 94.4.05(17):**
   a. The use must meet all performance standards associated with a "Single-Family Detached Residence".
   b. Occupancy shall be limited to two persons per bedroom, plus an additional two persons. At no time may the number of guests exceed eight regardless of the number bedrooms in the unit. Two exits are required for each bedroom.
   c. The appearance of use of the Tourist Rooming House shall not be altered in a manner that would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting, signs, or noise exceeding Section 94.12.13.
   d. No recreational vehicle may be used for living or sleeping purposes as part of a Tourist Rooming House.
   e. The availability of the Tourist Rooming House to the public shall not be advertised on site.
   f. The use must be licensed by the State of Wisconsin.
   g. Required Off-Street Parking: A minimum/maximum of one space per bedroom.

2) **Deny the Conditional Use Grant for the use of Tourist Rooming House, at 7505 Gusman Road.**

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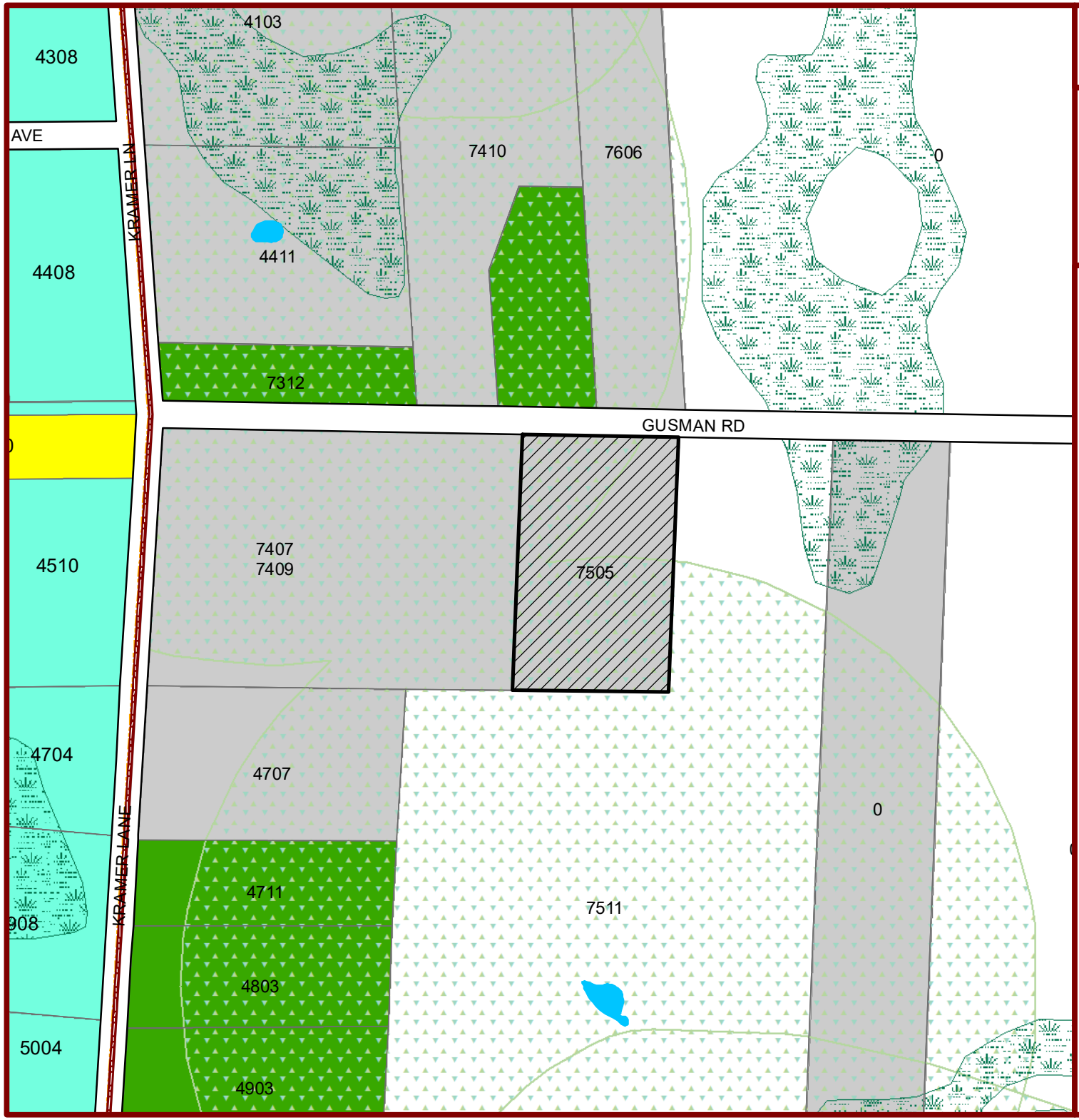
# Village of Weston
# Marathon County, WI

## OFFICIAL ZONING MAPS

| | |
|---|---|
| Map Date: | 7/27/2016 |
| Adoption Date (Village): | 4/20/2016 |
| Adoption Date (ETZ): | 4/20/2016 |
| Adoption Date (Town): | 1/23/2016 |

Map By: Technology Services Department, Village of Weston

0 0.025 0.05 0.1 Miles




## Legend

- 7505 Gusman Rd
- 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

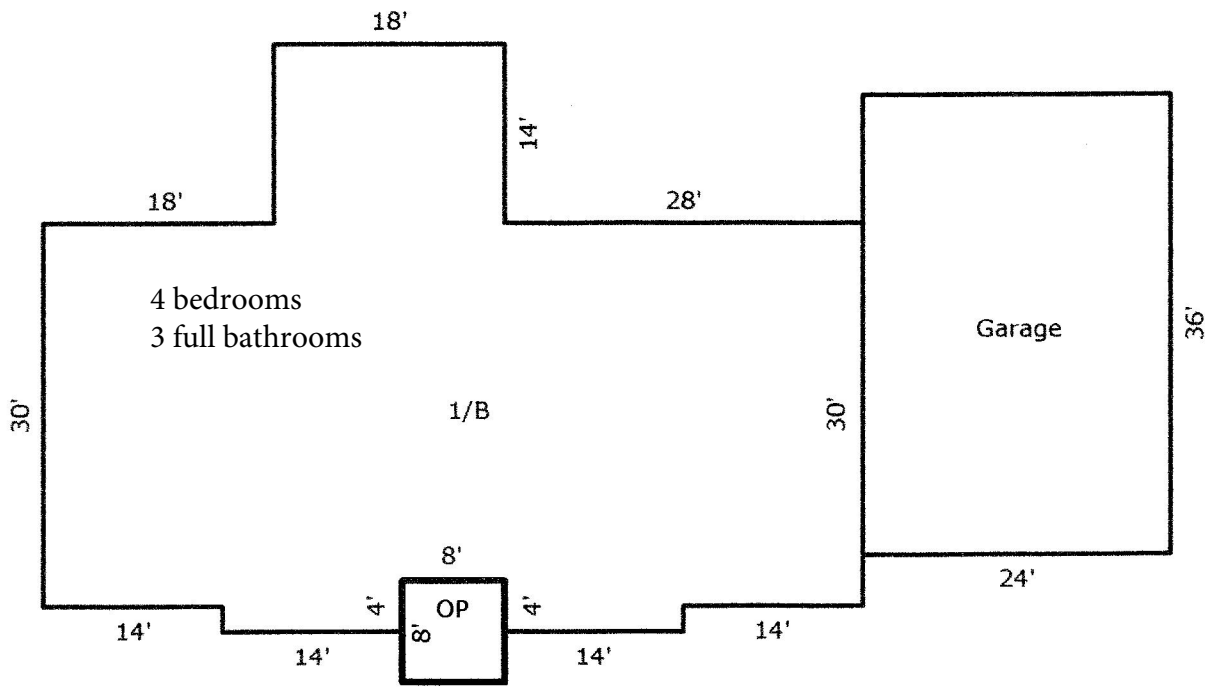
201.49'
240'
220'
11
GUSMAN RD
GUSMAN RD
D432.58
GUSMAN RD
379.09'
375.67'
7407
7409
14
6.12
WESTON
6.11
623.54'
621.27'
PCL -4-
CSM 34-163
7505
379.15'

# SKETCH/AREA TABLE ADDENDUM

SUBJECT

| | | |
|---|---|---|
| Property Address 7505 Gusman Road | | |
| City | State | Zip |
| Owner Legenza | | |
| Client | | |
| Appraiser Name | | |

IMPROVEMENTS SKETCH




AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

| Code | Description | Factor | Net Size | Perimeter | Net Totals |
|---|---|---|---|---|---|
| GLA1 | First Floor | 1.00 | 2212.00 | 228.0 | 2212.00 |
| BSMT | Basement | 1.00 | 2212.00 | 228.0 | 2212.00 |
| GAR | Garage | 1.00 | 864.00 | 120.0 | 864.00 |
| OP | OP | 1.00 | 64.00 | 32.0 | 64.00 |
| Net LIVABLE Area | | (rounded w/ factors) | | | 2212 |

| Comment Table 1 | |
|---|---|
| | |
| Comment Table 2 | Comment Table 3 |
| | |

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**VILLAGE OF WESTON, MARATHON COUNTY, WI**
**CONDITIONAL USE PERMIT #CU-7-16-1599**

This CONDITIONAL USE PERMIT is issued as of the 9th day of AUGUST, 2016, by the JOINT TOWN & VILLAGE OF WESTON EXTRATERRITORIAL ZONING COMMITTEE to Sylvia and Paul Legenza, property owners.

WHEREAS, SYLVIA AND PAUL LEGENZA are the owners of the property described below in the TOWN OF WESTON, and said owner intends to use thereon TOURIST ROOMING HOUSE related use. The said property upon which said activity is to take place is more particularly described as follows:

> Parcel 1, CSM #8785, Vol. 34, Pg. 163, Doc. #1058599. Part of the N ½ of the Northwest ¼, of the Northwest ¼, in Section 14, T28N, R8E, more commonly known as 7505 Gusman Road.

WHEREAS, the property described above is in the RR-5 – RURAL RESIDENTIAL – 5 ACRE DISTRICT, of the Town, which permits the use of TOURISTS ROOMING HOUSE (Section 94.4.05(17)) in said district only by conditional grant; and

WHEREAS, SYLVIA AND PAUL LEGENZA petitioned for a conditional use permit, having been duly filed with the Village Zoning Administrator, and placed on the Joint Town & Village of Weston Extraterritorial Zoning Committee agenda after first being assured by Village professional staff review that the application is complete, and following staff review and Committee review, investigation and a public hearing which was held August 8, 2016, the Joint Town & Village of Weston Extraterritorial Zoning Committee 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 JOINT TOWN & VILLAGE OF WESTON EXTRATERRITORIAL ZONING COMMITTEE, in Marathon County, Wisconsin, hereby grant Sylvia and Paul Legenza a conditional grant for the property described above, for the use of the property as a TOURIST ROOMING HOUSE as defined in Section 94.4.06(2) of the Village of Weston Zoning Ordinance. The conditions for the issuance of the conditional grant are as follows:

a. The use must meet all performance standards associated with a "Single-Family Detached Residence".
b. Occupancy shall be limited to two persons per bedroom, plus an additional two persons. At no time may the number of guests exceed eight regardless of the number bedrooms in the unit.
c. Two exits are required for each bedroom.
d. The appearance of use of the Tourist Rooming House shall not be altered in a manner that would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting, signs, or noise exceeding Section 94.12.13.
e. No recreational vehicle may be used for living or sleeping purposes as part of a Tourist Rooming House.

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f. The availability of the Tourist Rooming House to the public shall not be advertised on site.
g. All required State, County and Local licenses must be obtained and renewed annually as required.
h. Required Off-Street Parking: A minimum/maximum of one space per bedroom.

Dated this 9th day of August, 2016

JOINT TOWN & VILLAGE OF WESTON EXTRATERRITORIAL ZONING COMMITTEE

By: _____
Milt Olson, its Chair

ATTEST:

_____
Valerie Parker, its Secretary

STATE OF WISCONSIN)
)ss.
COUNTY OF MARATHON)

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

_____
Notary Public

My Commission expires on _____.

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

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**Conditional Use**
Permit Application
Village of Weston
Date: 7-12-16

Permit No.: CU-7-16-1599

Payment: ☐ Cash ☒ Check No. 3073

**FULL COMPLETION OF THIS FORM IS REQUIRED FOR PROCESSING**

THE VILLAGE OF Weston
5500 Schofield Ave
Weston, WI 54476

## PROPOSALS AND FEES

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

## APPLICANT INFORMATION

**Applicant Name:** Sylvia Legenza ☐ Agent* ☒ Property Owner
Mailing Address: 7505 Gusman Rd
Schofield, WI 54476
Phone: 715-574-8000
Email: legenzas@frontier.com

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

**Property Owner:** Paul & Sylvia Legenza **Contact Name:** Sylvia Legenza
Mailing Address: 7505 Gusman Rd
Schofield, WI 54476
Phone: 715-574-8000
Email: legenzas@frontier.com

## PROJECT SITE SPECIFICATIONS

Project Address: 7505 Gusman Rd
(or PIN if no address) Schofield, WI 54476
Lot Size(ft²):
Acres: 5.41
Property Zone: RR-5
Current Future Land Use Designation:
Legal Description: Sec 14-28-08 PT of N½ NW¼ NW¼ - PCL 1 CSM VOL 34 PG 163

## PUBLIC HEARING REQUIRED FOR CONDITIONAL USE AND REZONE

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

## CONDITIONAL USE REQUIREMENTS

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

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

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

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

Has the written justification been attached? ☒ Yes ☐ No

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

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

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

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

2. Will the proposed conditional use in this location, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, the natural environment, traffic, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed? Explain how, or why not.

   No - we are in the middle of 5 acres. We have plenty of parking area

3. Will the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environments of the subject property? How?

   yes

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

   yes - private sewer + water

5. What are the public benefits of this proposal? Do the potential public benefits of the proposed conditional use outweigh potential adverse impacts of the proposed conditional use?

   Benefits - providing an affordable option to professionals traveling to our area to fulfill a shortage - predominantly nurses. - I see no adverse impacts

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## PROCESS, TERMS AND CONDITIONS

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

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

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

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

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

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

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

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## STATEMENT OF UNDERSTANDING AND SIGNATURES

By signing and dating below, I acknowledge that I have reviewed and understand the Village of Weston zoning ordinance and its standards of approval related to this application; read, understand, and accept my responsibilities under the reimbursement section above; submitted an application that is true, correct, and complete to the best of my knowledge; acknowledge that Village officials and/or employees may, in the performance of their functions, enter upon the subject property to inspect or gather information necessary to process this application; understand that all meeting dates are tentative and may be postponed by the Village for the reason of incomplete submittals or other administrative reasons; if this application is approved, agree to abide by this application, approved plans, and required conditions associated with plan approval in the development of the subject property; and understand that the Village's zoning ordinance and/or the conditions of development approval may specify timeframes within which I must take certain actions related to the development of the subject property, or risk having the approval being nullified. **Failing to attach all the required components will deem the status of this application as incomplete. Incomplete applications will not be reviewed and shall be discarded within 30-days if the application status remains incomplete. Any fees collected will not be refunded.**

Sylvia Legenza Paul Legenza 7-11-16

Signature of Applicant Date

Sylvia Legenza PAUL LEGENZA

Print Applicant Name

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

STATE OF WISCONSIN )
) ss.
COUNTY OF MARATHON )

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

_____
Notary Public

My Commission Expires: _____

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## STAFF REVIEW

PIN: 082-2808-142-0979 Zoning: _____ ☐ Village ☐ ETZ

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

Publication of Notice Date 1: _____ Publication of Notice Date 2: _____

**Conditional Use Permit Review:**

PC/ETZ Meeting Date: _____ CUP No.: _____

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

Adoption Date: _____

**Conditional Use Permit Review (Outdoor Commercial Entertainment Only)**

Name of Establishment: _____ License Number: _____

CLPS Meeting Date: _____ ☐ Recommend ☐ Recommend w/ Conditions ☐ Denied

VB Meeting Date: ☐ Approved ☐ Approved w/ Conditions ☐ Denied

Recorded Date: _____ Document No.: _____

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7505 Gusman Road
Schofield , WI

We would like to open our home to professionals who are in Wausau for a contractual amount of time  fulfilling shortages. ( example : nurses, doctors) Also students fullfilling rotations. We may occasionally host short term recreational visitors .

Paul and Sylvia Legenza

Tourism house
or
B+B

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**Village of Weston, Wisconsin**
**OFFICIAL PROCEEDINGS OF THE PLAN COMMISSION AND**
**JOINT TOWN & VILLAGE EXTRATERRITORIAL ZONING COMMITTEE**
held on Monday, July 11, 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 Diesen.**
**2. Plan Commission meeting called to order PC Chairman White.**
**3. Clerk will take attendance and roll call.**

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

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

Roll call indicated 7 Plan Commission members present.

| Member | Present |
|---|---|
| Diesen, Dave | YES |
| Hoffman, Craig | YES |
| Johnson, Marty | YES |
| Kollmansberger, Tina | YES |
| Schuster, Fred | YES |
| White, Loren | YES |
| Zeyghami, Hooshang | YES |

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

Diesen and White opened the public hearing at 6:01 p.m.

**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.**
Mitch King, 6205 Municipal Street, was present. He stated he is not against this; however, noticed in the draft ordinance the proposed hours of operation being 7am – 5pm, Monday through Friday, and 7am-noon on Saturday. King feels this is too small of a window to work in, when taking into consideration the additional time for maintenance work. He asked if there could be an allowance of additional time for maintenance work. King referred to a project in Rib Mountain his crew is working on, where they need 2 – 2.5 hours just for maintenance. He stated though there would be some noise involved in setting up, taking down, and general maintenance, there would not be any dust or crushing. King stated if the maintenance is included in the time frame, he would feel better with 6am – 6pm, than 7am to 5pm.

Donner asked King if he is lined up to do the work for this particular project. King stated they were only involved in the pricing.

Wehner stated most of this ordinance was modeled after what we have in our existing OME sections. Some things taken from other codes in various communities. Our noise ordinance starts at 6am, so we could open this to a longer period, and it could be reworded to specify as to what the operation is. We could also word that the hours of operation (such as crushing) only occurs during specified times (such as 7am-5pm).



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Diesen likes the 7am-5pm for crushing operation, and would be open to later hours for maintenance. Johnson agrees too, and asked if there is language that could be added to make this clearer to the operator. White suggested the language in #11 state something like the "the actual crushing could only occur, and maintenance can occur prior to and after those hours". Schuster would be okay if we limit the crushing from 7am – 5pm, and maintenance from 6am – 5pm.

Christiansen questioned the amount of time needed in truck loading off the site. He feels to allow 6am – 6pm for this type of thing. He can see the 7am – 5pm crushing, but they need more time for maintenance and truck loading that sometimes needs to take place early in the morning and in the evening.

Wehner pointed out in the Noise Ordinance that it states operation hours for construction is 6am – 10 pm. Donner stated we need to look at whether we are dealing with a short window of pain or long window of pain, where the more restrictive in time will lengthen project. We need to decide which is worse longer hours, shorter project or shorter hours, longer project.

White confirmed applicants would need an operational plan, along with the application. Dust control measures is included in the operational plan.

Christiansen questioned with the site the staff report is referring to, if they get the material crushed and out of there, are they then allowed to haul in additional materials to be crushed, or is there an end period to this permit. Christiansen questioned what prevents someone from bringing in materials to a site, where it is not noticed, and they then end up with a pile similar to the Lewis', if there is a way to police this or govern this to prevent piles from being dumped in many places. Donner pointed out the language stating "this temporary use shall be proposed in conjunction with and exclusively serving specific public highway or road improvement, other public works project, or large scale construction project warranting on-site processing" – so this is not intended to give people permission on random lots to start taking fill and start processing. Christiansen feels Lewis is not qualified then for this permit, as his fill is not being used towards a project. Wehner stated with the Lewis property being zoned LI, they are allowed to keep piles, they just cannot crush materials without a permit.

Hull questioned in #2 if batch plants and material processing operations including everything that we are talking about (covered under the title). He suggests adding all the terms used in the title. Within #8 he questioned if "facilities" is a defined term? Wehner stated "facilities" would refer to the entire site. Hull pointed out that Facilities is a defined term with a different meaning in the ordinances. Hull stated the same goes for "residential land use", and he mentioned how commercial lodging is not referred to as a residential land use. Wehner explained all the uses included within residential land use, in the zoning code. Hull pointed out in #8 there is a closed ")" missing after "subdivisions", along with the "." at the end of that paragraph. Hull made a general statement regarding the reference to "1,000 feet of any residential land use" in #8, where if this refers also to AR zoned properties (such as properties within the Town), if there are no buildings or trees, to block the sound from 1,000 feet, that a property owner could wind up unknowingly having to listen to and seeing the processing operations. If this were required a Conditional Use, then the neighbors would at least be notified in advance and given an opportunity to comment. He would like to see something included that indicates neighbors will be notified. Hull also pointed out in #11, there should be a change in the sentence structure which indicate the "maximum number of hours per use shall be", and then include the hours and the days.

Hull then also commented within these permits when we give a lapse and a restart of these, when we give up to a one-year approval, if the applicant works for several weeks, and then stops work for several months, then when it gets close to the one year and suddenly more materials shows up to be processed, they may request an extension. He asked if the permit sunsets on its own while the operation is inactive, or does Weston designate that the pile is complete and the permit is over, where they would have to take out a new permit. Wehner stated this would be part of their operational plan, where they have to provide us the time period, and would receive the permit for that time period, and staff would place an expiration date on the permit. Hull feels that most would ask for the entire year, knowing that they can then ask for one more additional year. He stated we need to be very specific to time. Hull then asked if the permit is specific to the land or the applicant? Wehner confirmed it is specific to the applicant. Tatro stated that sometimes we do not know when a project ends, but we always know when it starts back up. There was discussion of what happened with the Camp Phillips Road project and the Guerndt/Jordan property.

Christiansen feels we should only allow for 6 months, not one year. Diesen agreed they should reapply if needing more than 6 months. White feels if someone is applying for a temporary permit, they should not need 1 year, let alone 2.

Wehner clarified that the way this draft ordinance (specifically #1) was written was meant to state if the applicant requests an extension beyond the first year, they can only do so through a conditional use. It was pointed out that the comma between "additional year" and "more by conditional use" needs to be removed.



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Hull discussed what happened when the area around the hospital was being developed, where blasting was also needed, and the general project needs changed, which made the operations take longer. He is concerned because if improvements do occur in that Camp Phillips Road area, with the amount of granite, crushing operation will occur.

Donner commented on the construction on the highway in Rothschild, where they do one side of row one year and the other side the next year. Donner feels they are project specific. Wehner stated anything over 1 year would go through conditional use. Johnson stated we could use 6 months instead, rather than 1 year.

Diesen and White closed this public hearing at 6:45 p.m.

6. **Discussion and Action by Joint Town & Village of Weston Extraterritorial Zoning Committee on Director's recommendation to approve the Zoning Ordinance Amendment 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.**
Schuster feels better to send back, but state specifically for Wehner the time and length of operation that we favor, and also to take into consideration Hulls comments. Schuster would like to limit to 6 months, before having to come back for conditional use. Wehner stated sometimes with private projects, if we push people through conditional use process, it gets harder to deal with the contractor. Diesen feels the 6 months would be a little more manageable.

Hoffman questioned how often we feel this would come through. It was stated it depends on how much development is coming in. Turner commented that tying the permit to a specific project (and phase) would be helpful. Christiansen commented on asphalt plants. With these, they need materials brought in to mix, which could mean a lot of truck traffic.

Johnson stated within this ordinance, he agrees with the stated hours of operation for crushing, etc. need a little clarity that our regular noise ordinance applies to maintenance operations, which is 6am-10pm. Wehner found in the noise ordinance, within residential districts, construction activities time period which is 6am – 8pm.

Motion to defer until the August Plan Commission Meeting, to consider the changes that have been brought up tonight. It was clarified to limit material processing activities to occur from 7am – 5pm, and all other (such as maintenance) from 6am – 8pm.

***Motion by Christiansen, second by Hull, to give staff time to revise and bring back for discussion and action the Zoning Ordinance Amendment Ordinance No. 16-032, based on this discussion and recommendations made tonight.***

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

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

7. **Discussion and Action by Village Plan Commission on Director's recommendation to approve the Zoning Ordinance Amendment 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.**

***Motion by Schuster, second by Johnson, to give staff time to revise and bring back for discussion and action the Zoning Ordinance Amendment Ordinance No. 16-032, based on this discussion and recommendations made tonight.***

Yes Vote: 7 No Votes: 0 Abstain: 0 Not Voting: 0 Result: PASS

| Member | Voting |
|---|---|
| Diesen, Dave | YES |
| Hoffman, Craig | YES |
| Johnson, Marty | YES |
| Kollmansberger, Tina | YES |
| Schuster, Fred | YES |



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| | |
|---|---|
| White, Loren | YES |
| Zeyghami, Hooshang | YES |

**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.**

None.

**D. CONSENT ITEMS – ETZ.**

**9. Approve previous meeting(s) minutes from the ETZ, May 9, 2016.**

***Motion by Kollmansberger, second by Hull, to approve previous meeting(s) minutes from the ETZ, May 9, 2016.***

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

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

**E. ADJOURN ETZ**

**10. Adjourn ETZ Committee.**

**Motion by Hull, second by Zeyghami, to adjourn at 7:03 p.m.**

**F. PUPBLIC 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.**

**White opened the hearing at 7:04 p.m.**

**Wehner stated the Village and Gary Guerndt are doing a land swap. Lot 2 is being acquired by Guerndt.**

**White closed the hearing at 7:05 p.m.**

***Motion by Johnson, second by Lawrence, 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 on to the Board of Trustees for their Consideration and Final Approval.***

Yes Vote: 7 No Votes: 0 Abstain: 0 Not Voting: 0 Result: PASS

| Member | Voting |
|---|---|
| Diesen, Dave | YES |
| Johnson, Marty | YES |



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| | |
|---|---|
| Hoffman, Craig | YES |
| Kollmansberger, Tina | YES |
| Schuster, Fred | YES |
| White, Loren | YES |
| Zeyghami, Hooshang | YES |

## 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.**

None.

## H. CONSENT ITEMS – PC

**13. Approve previous meeting(s) minutes from the Plan Commission June 13, 2016, regular meeting.**

***Motion by Schuster, second by Diesen, to approve the Plan Commission June 13, 2016 regular meeting minutes.***

Yes Vote: 7 No Votes: 0 Abstain: 0 Not Voting: 0 Result: PASS

| Member | Voting |
|---|---|
| Diesen, Dave | YES |
| Johnson, Marty | YES |
| Hoffman, Craig | YES |
| Kollmansberger, Tina | YES |
| Schuster, Fred | YES |
| White, Loren | YES |
| Zeyghami, Hooshang | YES |

## 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, per the Specifications, Conditions, and Limitations of the Submitted Staff Report and Forward to the Board of Trustees for their Consideration and Final Approval, per the specifications, conditions, and limitations of the submitted staff report and forward to the Board of Trustees for the consideration and final approval.**

**Motion by Schuster, second by Johnson, to approve Certified Survey Map and Weston Avenue Road Right-of-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, 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: 7 No Votes: 0 Abstain: 0 Not Voting: 0 Result: PASS

| Member | Voting |
|---|---|
| Diesen, Dave | YES |
| Johnson, Marty | YES |
| Hoffman, Craig | YES |
| Kollmansberger, Tina | YES |
| Schuster, Fred | YES |
| White, Loren | YES |
| Zeyghami, Hooshang | YES |

**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 the limitation of the submitted staff report.**

Scott Turner & Chris Zuleger were present.



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Turner stated he would like this building placed along the east side of his property by two other buildings. Will be difficult to see from Camp Phillips Road. This building will be used for tractor storage.

***Motion by Diesen, second by Johnson, 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 the Limitation of the Submitted Staff Report.***

Yes Vote: 7 No Votes: 0 Abstain: 0 Not Voting: 0 Result: PASS

| Member | Voting |
|---|---|
| Diesen, Dave | YES |
| Johnson, Marty | YES |
| Hoffman, Craig | YES |
| Kollmansberger, Tina | YES |
| Schuster, Fred | YES |
| White, Loren | YES |
| Zeyghami, Hooshang | YES |

**16. Discussion and Action by Plan Commission on Assistant Planner's Recommendation to allow Staff to move forward with (1) and 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.**

Wehner clarified this request is PC authorizing staff to start drafting proposed changes to come back before PC. We are not rezoning or changing the zoning code tonight.

***Motion by Schuster, second by Kollmansberger, to approve allowing staff to move forward with (1) and 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.***

Yes Vote: 7 No Votes: 0 Abstain: 0 Not Voting: 0 Result: PASS

| Member | Voting |
|---|---|
| Diesen, Dave | YES |
| Johnson, Marty | YES |
| Hoffman, Craig | YES |
| Kollmansberger, Tina | YES |
| Schuster, Fred | YES |
| White, Loren | YES |
| Zeyghami, Hooshang | YES |

## J. REPORTS FROM STAFF

**17. Report from Planning and Development Director.**
White pointed out Jen's report.

**18. Staff Report on staff-approved CSM's, Site Plans, Sign Permits, Commercial Zoning Permits, and Certificate of Occupancies issued since last reported of 06/01/2016.**

Donner commented an e-mail should have been sent to the Commissioners from Guild on documents related to the Camp Phillips Road Corridor Plan and Traffic Impact summary. These are just for review.

## K. REMARKS FROM COMMISSIONERS.

Zeyghami commented at last meeting, he asked for a copy of the traffic impact analysis, and have not received it yet. Donner will follow up with Guild to get Zeyghami what he is looking for.



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## L. DISCUSS ITEMS TO BE INCLUDED FOR NEXT AGENDA.

None.

## M. SET NEXT REGULAR MEETING DATE FOR MONDAY, AUGUST 8, 2016, AT 6:00 P.M.

## N. ADJOURN.

**13. Adjourn Plan Commission.**

**Motion by Diesen, second by Kollmansberger to adjourn at 7:14 p.m.**

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



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**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, August 8, 2016, at 6:00 p.m.**, at the Weston Municipal Center, 5500 Schofield Avenue, Weston, WI 54476 to take testimony relative to the following:

CU-7-16-1603 Dan Higginbotham, PGA, Inc., 7306 Zinser Street, Weston, WI 54476, requesting a conditional use permit for Steve Lewis, Lewis Construction, at 9309 Camp Phillips Road, to allow for temporary (three-week period) crushing of accumulated scrap concrete, located on property described as Part of the NW Quarter or the NE Quarter, of Section 32, Township 28 North, Range 8 East, Lot 2 of CSM #17334, Vol. 82, Pg. 132, Document #1709477. This parcel is zoned LI (Limited Industrial) and contains 23.529 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 21st day of July, 2016

Valerie Parker
Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, July 25, 2016 and Monday, August 1, 2016.

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

| | |
|---|---|
| REQUEST FROM: | **JENNIFER HIGGINS, DIRECTOR OF PLANNING AND DEVELOPMENT** |
| ITEM DESCRIPTION: | **CONDITIONAL USE PERMIT (CU-7-16-1603) LEWIS PROPERTIES I, LLC., 9309 CAMP PHILLIPS ROAD, SOLID WASTE DISPOSAL, COMPOSTING, AND/OR RECYCLING FACILITY USE WITHIN THE LI ZONING DISTRICT.** |
| DATE/MTG: | **AUGUST 8, 2016 – PLAN COMMISSION** |
| POLICY QUESTION: | Should the PC approve the conditional use permit as requested by Lewis Construction to allow for PGA to crush and remove the concrete stockpiles currently on the site. |
| RECOMMENDATION TO: | I make a motion to endorse approval, of **Option 1** as stated on the Conditional Grant Determination (see attached). |

LEGISLATIVE ACTION:

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

FISCAL IMPACT ANALYSIS:

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

STATUTORY / RULEMAKING / POLICY REFERENCES:

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

BACKGROUND: On July 18, 2016 a violation letter was sent to Steve Lewis of Lewis Construction concerning the large pile of concrete stockpiled at the site. They were notified that in order to bring the property into compliance the material would need to be removed and/or a conditional use permit applied for. They requested a conditional use permit so they could crush the material on site and haul off the site as needed. They are asking for a limited term CUP and do not have plans to continue stockpiling the material following the expiration of the permit.

Staff has determined the proposed use falls under the Solid Waste Disposal, Composting, and/or Recycling Facility. Within the LI Zoning District, this use is allowed only through a conditional use permit. In the future, this temporary use would be required to follow the temporary use language that is also on this evenings agenda for consideration.

☒ Attachments



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PGA INC.

Plumbing
Heating
Cooling
Electrical
Excavating

Commercial ◆ Residential ◆ New Construction ◆ Remodeling

July 20, 2016

Ms. Jennifer Higgins
Village of Weston Zoning Administrator
5500 Schofield Avenue
Weston, WI 54476

Jennifer:

I am filing a Conditional-Use application for a parcel of land being part of the Northwest ¼ of the Northeast ¼ of Section 32-28-08 Village of Weston. This filing is on behalf of the Lewis family in response to a letter which was sent to Steve Lewis regarding a non-conforming use which has existed on the Lewis property for the past 20+ years. They have filed a letter with the Village of Weston allowing PGA to act as agent on their behalf through this Conditional-Use process. The non-conforming use is best described as an accumulation of scrap concrete which is ancillary to their Concrete business. We are estimating that 8,000 Cubic Yards of concrete has been brought to this location for storage from their job sites. It was always in the mind of the family to crush this material and recycle it to produce base course which could be used in place of crushed rock in most construction scenarios.

PGA, Inc. has made an offer to the family to purchase the raw material and cause to have the material crushed in place. The crushing process should take no more than three weeks, after which PGA will remove the crushed, recycled concrete from this site. PGA would request that we be given until November of 2017 to remove the crushed material from the Lewis property. At this time, Lewis Construction is not asking for permission to introduce additional materials to this site. They will find other locations to store the scrap materials from their job sites.

I have attached additional information as required in Chapter 94.4.06 and 94.16.06 of the Village of Weston Zoning Code. Please place this item on your August 2016 Village of Weston Planning Commission Agenda. Let me know if you have any questions related to this application.

Sincerely,

Dan Higginbotham

Land Surveyor/Project Manager
PGA, Inc.

7306 Zinser Street ♥ Weston, WI 54476-4546 ♥ Office: (715)) 355-6717 ♥ Fax: (715) 355-4062
E-Mail: pga@pgainc.net ♥ www.pgainc.net ♥ www.pga-inc.net

to Agenda

## *Chapter 94 – Conditional-Use Criteria*

***94.16.04 (d)*** During the 3 weeks of crushing, operations would occur from 7 am – 6pm. A loader would be present feeding the cone and would be pulling some material away from crusher. Once crushed the base would be moved to the pile via moving belts. Upon completion of the crushing operation, the base would be used on various projects in the area. The nature of the usage would be sporadic and heavy. In other words, no activity would occur for a month or more at a time and then a person would be running 10-12 trucks pulling as much as 1200 CY from the site in a single day. When hauling, the operations normally occur from 7 am to 7 pm depending on the time of year.

***94.16.04 (e)*** The site map, simple in nature, is attached.

***94.16.04 (f)*** We feel that it is in the best interest of the Village and neighbors to have this material removed from the Lewis site. This is based only on an aesthetic basis. The material is inert and not any environmental concern. The hauling to and from is not likely an issue as the material generally only comes to the site because it is back-hauled from job sites along with the Lewis Construction trucks. These trucks would be making the return trip to the home shop on a nightly basis regardless. It should not be a burden on the neighborhood when this material is either crushed or removed. It may be a very intermittent noise or traffic nuisance, but these should be short in nature and very sporadic. The material needs to be removed at some point therefore the temporary nuisance of the crushing and removal should not be an argument for retaining the material on site.

***94.4.06 (5)1.a.*** Select parts of this section will be applicable to this operation.
**Haul route:** The haul route would be Shorey Avenue to Camp Phillips and not easterly on Shorey.
**Hours and days of operation:** When crushing Maximum hours would be 7 am to 7 pm Monday thru Saturday. Usually the operation does not continue for 12 hours and it generally is only 5 days per week. When hauling Maximum hours would be 7 am to 7 pm Monday thru Saturday. To reiterate, the hauling will be heavy in nature when it occurs but only for short numbers of days at a time.

***94.4.06 (5)1.b.*** I am not anticipating that a map would be applicable to this request other than the simple map attached.

to Agenda

7306 Zinser Street ♥ Weston, WI 54476-4546 ♥ Office: (715)) 355-6717 ♥ Fax: (715) 355-4062
E-Mail: pga@pgainc.net ♥ www.pgainc.net ♥ www.pga-inc.net

Lewis
CONSTRUCTION, INC.

9307 Camp Phillips Road ◆ P.O. Box 168 ◆ Schofield, WI 54476
Phone: (715) 359-4718 ◆ Fax (715) 359-6890

To whom it may concern.

In an effort to comply with the Weston Village ordinances, I, William E Lewis give permission to Dan Higginbotham of PGA the authority to persue the conditional use permit in order crush the existing concrete on the 9307 Camp Phillips Schofield Wisconsin property.

Respectfully

William E Lewis

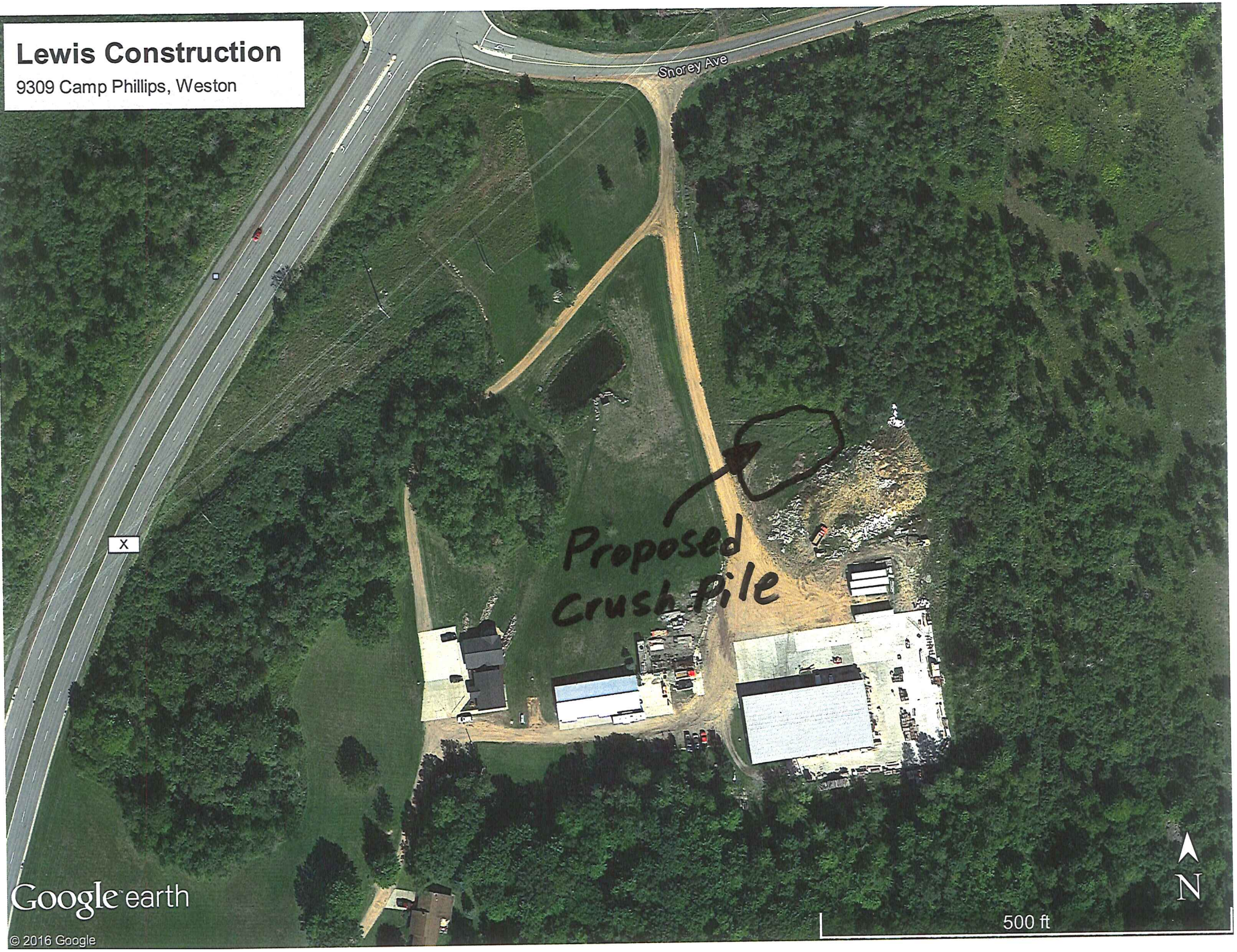
William E Lewis

*Website: www.lewisconstruction.net*

Small Business of the Year 2007

*Email: info@lewisconstruction.net*

Back to Agenda


Lewis Construction
9309 Camp Phillips, Weston
Snorey Ave
X
Proposed Crush Pile
Google earth
© 2016 Google
500 ft
N

## Conditional Use/Rezone/Comprehensive Plan Amendment

Permit Application
Village of Weston/ETZ

Date: _____

Permit No. :

Payment: ☐Cash ☐Check No. _____

**FULL COMPLETION OF THIS FORM IS REQUIRED FOR PROCESSING**

5500 Schofield Ave
Weston, WI 54476

### PROPOSALS AND FEES

| | | | |
|---|---|---|---|
| ☐ | Conditional Use (Residential) | | $ 250.00 |
| ☐ | Conditional Use (Non-Residential) | $250.00 + $10.00/Acre over 10 Acres = | $ |
| ☐ | Conditional Use Amendment | | $ 250.00 |
| ☐ | Rezone (Official Zoning Map Amendment) | | $ 250.00 |
| ☐ | Conditional Use and Rezone (Residential) | | $ 400.00 |
| ☐ | Conditional Use and Rezone (Non-Residential) | $400.00 + $10.00/Acre over 10 Acres = | |
| ☐ | Comprehensive Plan Map Amendment | | $ 350.00 |
| ☐ | Comprehensive Plan Map Amendment with Rezone | | $ 500.00 |
| ☐ | Comprehensive Plan Text Amendment | | $ 200.00 |
| | | TOTAL: | $ |

### APPLICANT INFORMATION

**Applicant Name:** PGA INC

☑ Agent* ☐ Property Owner

Mailing Address: 7306 Zinser St
Weston WI 54476

Phone: P 715-355-6717 or 715-449-2229

Email: danh@pgainc.net

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

**Property Owner:** William Lewis

**Contact Name:** Steve Lewis

Mailing Address: 9309 Camp Phillips Rd
Weston

Phone: 715-630-3770 (Steve Lewis)

Email: steve@lewisconstruction.net

### PROJECT SITE SPECIFICATIONS

Project Address: 9309 Camp Phillips Rd.
(*or PIN if no address*)

Lot Size(ft²): _____

Acres: 15 +/- Acres

Property Zone: AG / Planned Development

Proposed Rezone: NONE

Current Future Land Use Designation: SAME

Proposed Future Land Use Designation: SAME AS CURRENT

Legal Description: NW-NE Sec 32-28-08

### PUBLIC HEARING REQUIRED FOR CONDITIONAL USE AND REZONE

**CONDITIONAL USE:** Following acceptance of a complete application, the Village Clerk shall schedule a public hearing before the Plan Commission (or Extraterritorial Zoning Committee for land in the ETZ Area) to be held within 45 days after acceptance of a complete application. Notice of the time, place, and purpose of such hearing shall be given by publication as a Class 2 Notice in conformance

to Agenda

with the requirements of Wis. Stat. § 62.23(7)(d). The Village Clerk shall also send said notice to the applicant, owners of record of all lands within 300 feet of the boundaries of the subject property, and the clerk of any municipality whose boundaries are within 1,000 feet of any portion of the jurisdiction of this Chapter at least ten days prior to the date of such public hearing. Failure to mail said notice or failure to meet the time requirements herein, provided it is unintentional, shall not invalidate proceedings under this Section.

**REZONE:** The Plan Commission (or Extraterritorial Zoning Committee) shall hold a public hearing on all proposed amendments to the Official Zoning Map. Following the public hearing, and after consideration of comments provided therein, the Plan Commission or Committee shall review the proposed amendment to the Official Zoning Map and shall within 45 days of the public hearing make a recommendation to the Village Board that the application be granted as requested, modified, or denied. If the Commission or Committee fails to make a recommendation within this timeframe, the proposed amendment shall be forwarded to the Village Board without recommendation. Such deadline may be extended by written or electronic agreement from the applicant. Nothing in this Chapter requires Town Plan Commission or Town Board action on proposed amendments to the Official Zoning Map in the ETZ Area.

## CONDITIONAL USE REQUIREMENTS

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

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

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

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

Has the written justification been attached? ☑ Yes ☐ No

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

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

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

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

   Yes. We are attempting to remove concrete that has accumulated over a number of years by first crushing the material and then removing

2. Will the proposed conditional use in this location, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, the natural environment, traffic, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed? Explain how, or why not.

   This is a temporary use which will clean up the property

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3. Will the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environments of the subject property? How?

Yes.

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

Yes.

5. What are the public benefits of this proposal? Do the potential public benefits of the proposed conditional use outweigh potential adverse impacts of the proposed conditional use?

Public Benefit: Within a short time (one year) material will be removed from site.

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

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

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

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

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

**Change of Ownership.** All requirements of the approved conditional use permit shall be continued regardless of ownership of the subject property and shall run with the land, except as otherwise limited by this Chapter or by a specific condition attached to the conditional use permit. Modification, alteration, or expansion of any conditional use in violation of the approved conditional use

to Agenda

permit, without approval by the Plan Commission (or Extraterritorial Zoning Committee), shall be considered a violation of this Chapter and shall be grounds for revocation of said conditional use permit.

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

## REZONE REQUIREMENTS

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

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

Has the written justification been attached? ☐ Yes ☐ No

Does the rezone involves exterior building or site improvements? ☐ Yes ☐ No

If yes to the above stated question, then a separate site plan application must be filed concurrently with this application. Failing to include a site plan application will deem the status of this application as incomplete. Incomplete applications will not be reviewed and shall be discarded within 30-days if the application status remains incomplete. Any fees collected will not be refunded.

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

1. Is the proposed rezoning consistent with the recommendations of the Comprehensive Plan? Explain how, or why not.

_____

_____

_____

2. Does the proposed rezoning further the purpose and intent of the zoning ordinance, as expressed in Section 94.1.03 of the Village's zoning ordinance? Explain how, or why not.

_____

_____

_____

3. Does the proposed rezoning address a mistake that was made in mapping on the Village's zoning map? In other words, is the subject property developed in a way that is not allowed under its current zoning? If yes, please explain.

_____

_____

_____

4. Does the proposed rezoning address factors that have changed that make the property more appropriate for a different zoning district? Such factors may include the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, new plans, or other zoning changes in the area. If yes, please indicate the relevant factors.

_____

_____

to Agenda

5. Have growth patterns or rates changed since the land was zoned as it is now? If yes, please provide supporting data and indicate how changed patterns or rates suggest the need for this rezoning.

6. Will the proposed rezoning maintain a desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property? How?

**Village Board.** The Zoning Administrator shall schedule the proposed amendment for potential Village Board action. After careful consideration of all comments, the Village Board shall within 120 days of submittal of a complete application, act to approve or reject the proposed amendment, unless extended by written or electronic agreement of the applicant. Failure of the Board to act within 120 days of submittal of a complete application (unless said deadline is extended by agreement of the applicant) shall constitute approval of the application as presented.

The Village Board may approve an amendment by a simple majority of a voting quorum, except that if the Board action is opposed to or alters a recommendation of the Plan Commission (or Extraterritorial Zoning Committee for land in the ETZ Area), and/or an official protest against the requested amendment to the Official Zoning Map meeting the requirements of Wis. Stat. § 62.23(7)(d)2m.a is filed, then approval of the amendment to the Official Zoning Map shall require an affirmative vote from three-fourths or greater of the full Village Board.

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

## COMPREHENSIVE PLAN AMENDMENT REQUIREMENTS

By August 1st of each year, the Zoning Administrator shall obtain Plan Commission approval of a Comprehensive Plan amendment schedule, with the intent to adopt any Comprehensive Plan amendments in that annual amendment cycle by February of the following year.

Applications for Comprehensive Plan amendments shall be submitted to the Zoning Administrator in writing each year by the annual application deadline established in the approved amendment schedule, using a Village provided application form, in order to be considered in that year's amendment cycle. Only complete applications will be processed.

In addition to such applications, Village staff, the Village Plan Commission or any member thereof, or the Village Board or any member thereof may request amendments to the Comprehensive Plan, by the annual application dateline or another date if established in the approved amendment schedule.

The Zoning Administrator shall refer all proposed amendments under subsections (a) and (b) to the Plan Commission, within 30 days following the latest required date of submittal.

The Commission shall advise Village staff as to which proposed amendments should be considered for further review, providing an opportunity for public comment. Depending upon the number and nature of the proposed amendments, the Commission may hold a public hearing before it decides which proposed amendments should be recommended for consideration. Notice of such hearing shall be given by publication of a Class 1 Notice. In the case of a site-specific Future Land Use map amendment, the Zoning Administrator shall also provide written notification to all property owners within 100 feet of the site.

After consideration of the proposed amendments and no later than January in the annual amendment cycle, the Plan Commission shall recommend the approval of any proposed amendment to the Village Board. The Commission is under no obligation to recommend approval of any requested amendment, and may recommend the amendment with modification. Such Commission action shall be via adoption of a resolution.

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Following the Commission recommendation by resolution, and after a required 30 day public hearing notice period under Wisconsin Statutes, the Village Board shall hold a public hearing for the purpose of receiving public comment regarding the merits of the proposed amendments that have been recommended by resolution of the Plan Commission.

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

**Comparison of Proposed Comprehensive Plan Amendment with Required Review Criteria (complete below or on an attached sheet as needed):**

1. Is the proposed Comprehensive Plan Map Amendment consistent with the Comprehensive Plan? Explain how, or why not.

_____

_____

_____

2. Has the amendment been reviewed and denied during a pervious comprehensive plan amendment cycle? ☐ Yes ☐ No

3. Would the amendment or projected development that would result will not create an adverse impact on public services and facilities, unless such impact will be successfully mitigated? Explain how, or why not.

_____

_____

_____

4. Would the projected development that would result from the amendment create an undue or adverse impact on surrounding properties, and will it be consistent with or upgrade the character of the site and the surrounding neighborhood? Explain how, or why not.

_____

_____

_____

5. Would the amendment or projected development that would result create an adverse impact on the following, unless such impact will be successfully mitigated: public facilities; public services; the natural environment including trees, slopes, and groundwater; any landmarks or other historically significant structures or properties? Explain how, or why not.

_____

_____

_____

6. Is the amendment justified by a change in Village actions or neighborhood characteristics? Explain how, or why not.

_____

_____

_____

7. **[MAP AMENDMENT ONLY]** Does the change correct a mapping error of the Future Land Use Map? If so, explain.

_____

_____

_____

to Agenda

8. Is there a community or regional need identified in the Comprehensive Plan for the proposed land use or service? Explain how, or why not.

9. Is the proposed amendment consistent with other Village plans, policies, and regulations? Explain how, or why not.

10. Does the amendment respond to a substantial change in conditions beyond the property owner's control applicable to the area within which the subject property lies? Explain how, or why not.

11. **[MAP AMENDMENT ONLY]** Does the amendment better implement applicable Comprehensive Plan polices than the current map designation? Explain how, or why not.

12. Does the amendment address a deficiency in the Comprehensive Plan as identified by the Plan Commission or Village Board? Explain how, or why not.

**Revocation.** Any approved Comprehensive Plan amendment may be reversed by the Village Board outside the regular amendment period upon the findings of any of the following:

(a) The approval was obtained by fraud or other intentional or misleading representations, or

(b) The amendment is being implemented contrary to the intended purpose of the amendment or other provisions of the Comprehensive Plan or Village ordinances, or

(c) The amendment is being implemented in a manner that is detrimental to the public health or safety.

to Agenda

## 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.**

Signature of Applicant — Date: 7/19/16

DAN HIGGINBOTHAM

Print Applicant Name

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

STATE OF WISCONSIN )
) ss.
COUNTY OF MARATHON )

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

CHERYL A. BETTIN NOTARY PUBLIC STATE OF WISCONSIN

Notary Public

My Commission Expires: 4-21-2019

to Agenda

## STAFF REVIEW

PIN: _____ Zoning: _____ ☐ Village ☐ ETZ

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

Publication of Notice Date 1: _____ Publication of Notice Date 2: _____

**Conditional Use Permit Review:**

PC/ETZ Meeting Date: _____ CUP No.: _____

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

Adoption Date: _____

**Conditional Use Permit Review (Outdoor Commercial Entertainment Only)**

Name of Establishment: _____ License Number: _____

CLPS Meeting Date: _____ ☐ Recommend ☐ Recommend w/ Conditions ☐ Denied

VB Meeting Date: ☐ Approved ☐ Approved w/ Conditions ☐ Denied

Recorded Date: _____ Document No.: _____

**Rezone and Comprehensive Plan Amendment Review:**

Public Hearing Date: _____ Rezone/CPA No.: _____

Proposed Zoning: Proposed FLU: _____

☐ Approved ☐ Approved w/ Conditions ☐ Denied

Adoption Date: _____ Ordinance No.: _____

Publication Date: _____

to Agenda

017334

STATE OF WISCONSIN - MARATHON COUNTY
CSM FILED VOL 82 PAGE 132
03/02/2016 3:43:46 PM
MICHAEL J. SYDOW, REGISTER OF DEEDS

Michael J. Sydow

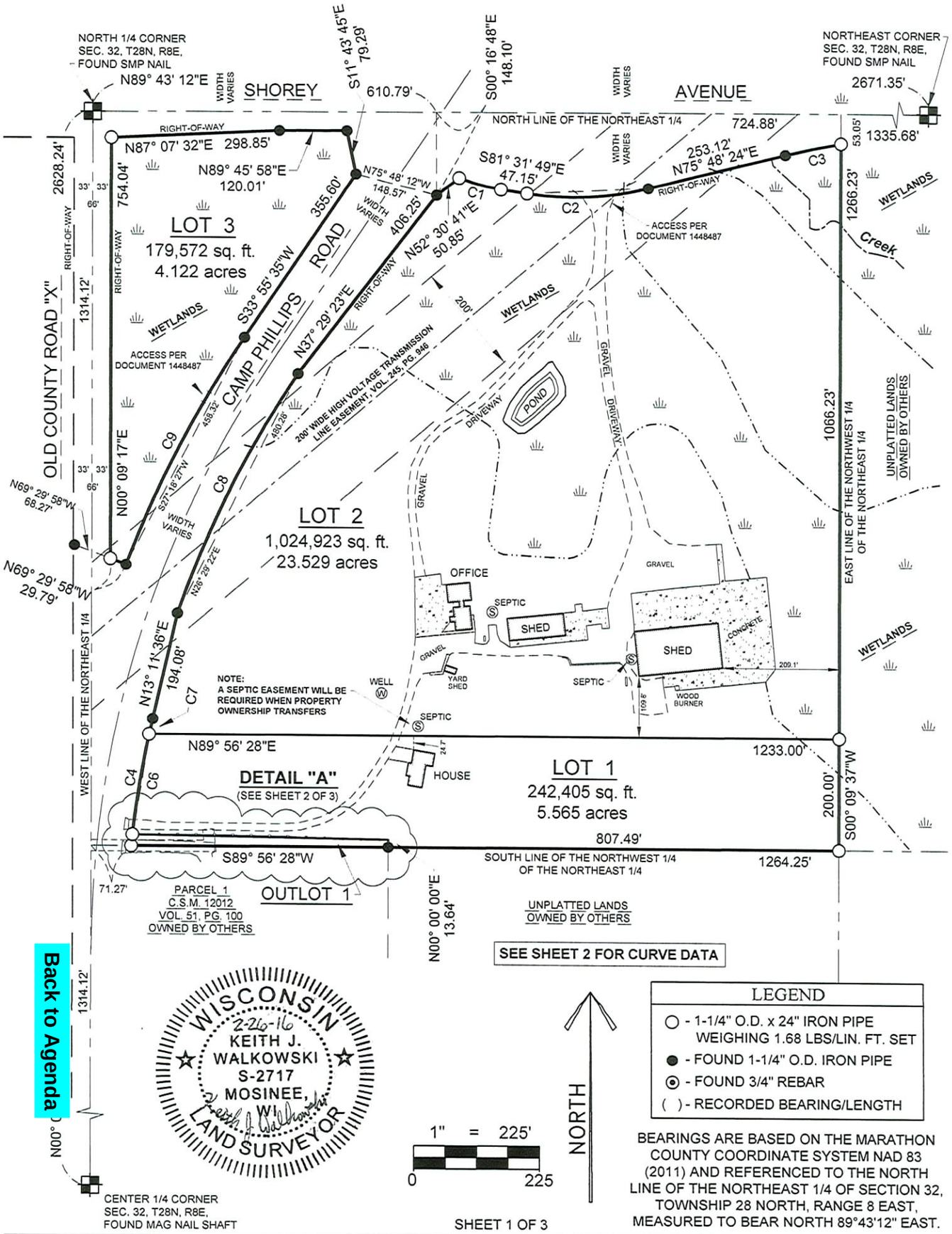
DOC # 1709477

R1709477 1 3

Chg 30.00

# MARATHON CO. CERTIFIED SURVEY MAP NO. 17334

Of part of the Northwest 1/4 of the Northeast 1/4 of Section 32, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin.




LEGEND

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

BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM NAD 83 (2011) AND REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 28 NORTH, RANGE 8 EAST, MEASURED TO BEAR NORTH 89°43'12" EAST.

SHEET 1 OF 3


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


| DRAWN BY | DATE |
|---|---|
| M.F.L. | FEBRUARY 26, 2016 |
| CHECKED BY | PROJECT NO. |
| K.J.W. | 2300 |
| PREPARED FOR: | LEWIS CONSTRUCTION |

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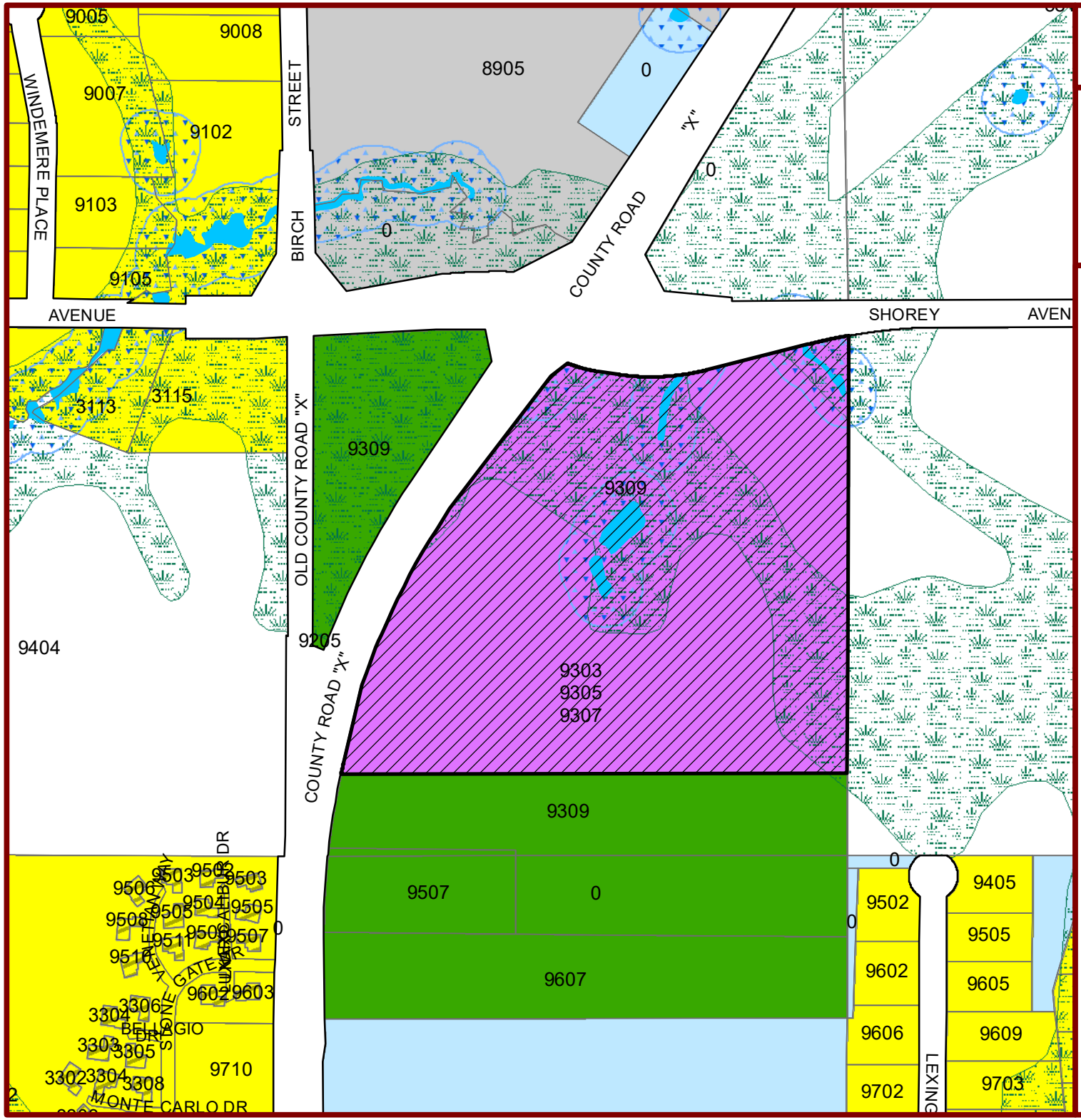
# Village of Weston
# Marathon County, WI

## OFFICIAL ZONING MAPS

| | |
|---|---|
| Map Date: | 7/27/2016 |
| Adoption Date (Village): | 4/20/2016 |
| Adoption Date (ETZ): | 4/20/2016 |
| Adoption Date (Town): | 1/23/2016 |

Map By: Technology Services Department, Village of Weston

0 0.0275 0.055 0.11 Miles




## Legend

- 9307 Camp Phillips Rd
- 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

more unlicensed and/or inoperative vehicles. Recycling facilities involving on-site outdoor storage of salvage materials are included in this land use.

**Performance Standards:**

1. All buildings, structures, outdoor storage areas, and any other activity areas shall be located a minimum of 100 feet from all lot lines.
2. All outdoor storage areas shall be completely enclosed by any permitted combination of buildings, structures, walls, and/or fencing. Such walls or fencing shall be designed to completely screen all stored materials from view from off site, up to the maximum fence heights allowed under Section 94.12.03.
3. A bufferyard meeting the requirements of Section 94.11.02(3)(d) shall be provided along all property borders abutting residentially zoned property.
4. Activity and storage areas shall not be permitted in the minimum required front yard.
5. Shall not involve the storage, handling, or collection of hazardous materials, including any of the materials listed in Section 94.9.20.
6. A license must be also obtained pursuant to Chapter 18, Article V of the Code for the proposed use.
7. Minimum Required Off-Street Parking: one space for every 20,000 square feet of Gross Storage Area, plus one space for each employee on the largest work shift.

(5) **Solid Waste Disposal, Composting, and/or Recycling Facility.**

Any use dedicated to the collection, storage, processing, and/or disposal of solid wastes as defined by Wis. Stat. § 289.01(33), organic materials for composting or for off-site energy production, and/or materials for recycling.

**Performance Standards:**

1. In addition to the information normally required for conditional use permit applications, the application shall include the following information:
   a. A written description of the proposed operation, including the types and quantities of the materials that would be kept, stored, or processed; the proposed date to begin operations; existing natural features on and adjacent to the site; where materials would be hauled from and to and over what roads; types, quantities, and frequency of use of equipment to move, process, and haul materials within and to and from the site; whether and how frequently crushing, screening, washing, refueling, fuel storage, asphalt batching, or concrete mixing would be performed on site; description and elevations of all temporary and permanent structures; proposed hours and days of operation; 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; assurances that the site will be developed and operated in accordance with all approved plans and all village, county, state, and federal regulations; and a listing of all applicable regulations, licenses, and permits required.
   b. A site or operations plan map, drawn to scale by a qualified professional, and including site boundaries; existing contour lines; existing roads, driveways, entrances, and utilities; existing natural features including lakes, streams, floodplains, wetlands, and shoreland areas; all dwellings and private and municipal wells within 1,000 feet; location of the proposed staging areas, fueling, fuel storage, and material and equipment storage areas; proposed location and surfacing of roads, driveways, and site access points; proposed phasing plan, if any; proposed and fencing of property and gating of access points; proposed locations of stockpiles; proposed location and types of bufferyards, screening berms, and landscaping; and proposed temporary and permanent structures, including scales and offices.



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2. The use shall comply with all county, State and Federal regulations at all times.
3. All buildings, structures, storage, and activity areas shall be located a minimum of 50 feet from all lot lines.
4. A bufferyard meeting the requirements of Section 94.11.02(3)(d) shall be provided along all property borders.
5. Operations shall not involve the on-site holding, storage, processing or disposal of hazardous materials, food scraps, or other vermin-attracting materials.
6. Outdoor material stockpiles shall be limited to no more than 30 feet in height.
7. All performance standards in Article 12 shall be met.
8. The use shall be established and maintained so as to not create a fire hazard as determined by the Fire Inspector.
9. Trucking activity shall be limited to a maximum number of trips per day as agreed upon in the Plan Commission approved written operational plan submitted by the applicant. In cases of exceptional circumstances, a written request to exceed the maximum number of trips for a specific limited period of time not to exceed 30 days may be approved in advance by the Zoning Administrator. Exceptions exceeding 30 days must be approved by the Plan Commission.
10. Access to the site shall only be through points designated as entrances on the site or operations plan. Such access points shall be secured when the site is not in operation.
11. Hours or days of operation may be limited by the Village.
12. Approval shall be subject to amendment or revocation if non-compliance with approved plans, this subsection, or approval conditions is identified.
13. Approval shall be subject to periodic review of the operation to ensure compliance with the conditional use permit, and to specific limitations over the portion of the lot or parcel where extraction may occur.
14. Minimum Required Off-Street Parking: one space for each employee on the largest work shift.

(6) **Auction Yard.**

A use or parcel dedicated to the regular auctioning of products, generally produced at another location and transported to the site for the auction.

**Performance Standards:**

1. In addition to the information normally required for conditional use permit applications, the application shall include the following information:
   a. A written description of the proposed operation, including the types and quantities of the materials that would be auctioned; the proposed date to begin operations; existing natural features on and adjacent to the site; where materials would kept; description and elevations of all temporary and permanent structures and parking; proposed hours and days of operation; any special measures that will be used for spill prevention and control, dust control, or environmental protection; methods to keep all public roads free of all mud, debris, and dust; assurances that the site will be developed and operated in accordance with all approved plans and all village, county, state, and federal regulations; and a listing of all applicable regulations, licenses, and permits required.
   b. A site or operations plan map, drawn to scale by a qualified professional, and including site boundaries; existing contour lines; existing roads, driveways, entrances, and utilities; existing natural features including lakes, streams, floodplains, wetlands, and shoreland areas; location of the proposed auction, storage, staging, and parking areas; proposed location and surfacing



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Application for Conditional Use Permit
**CONDITIONAL GRANT DETERMINATION BY THE VILLAGE OF WESTON**
**JOINT TOWN & VILLAGE EXTRATERRITORIAL ZONING COMMITTEE**

| | | | |
|---|---|---|---|
| Application/Petition No.: | **CU-7-16-1603** | Hearing Date: | **August 8, 2016** |
| Applicant: | **Lewis Properties I, LLC and PGA Inc.** | | |
| Location: | **9309 Camp Phillips Road, Weston** | | |
| Description: | **Lot 2 of Certified Survey Map No. 17334, recorded with the Register of Deeds of Marathon County in Volume 82, Page 132; Part of the northwest ¼ of the northeast ¼ of Section 32, 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 94.16.06 Conditional Use Permits, hereby makes the following findings and evaluation to the Village of Weston Plan Commission:

**GENERAL INFORMATION:**

| | |
|---|---|
| Zoning: | **LI Limited Industrial** |
| Definition: 94.2.02(3)(f) | 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). |
| Proposed Land Use: Section 94.4.06(5) | **Solid Waste Disposal, Composting, and/or Recycling Facility.** Any use dedicated to the collection, storage, processing, and/or disposal of solid wastes as defined by Wis. Stat. § 289.01(33), organic materials for composting or for off-site energy production, and/or materials for recycling. |

Performance Standards:

1. In addition to the information normally required for conditional use permit applications, the application shall include the following information:

    a. A written description of the proposed operation, including the types and quantities of the materials that would be kept, stored, or processed; the proposed date to begin operations; existing natural features on and adjacent to the site; where materials would be hauled from and to and over what roads; types, quantities, and frequency of use of equipment to move, process, and haul materials within and to and from the site; whether and how frequently crushing, screening, washing, refueling, fuel storage, asphalt batching, or concrete mixing would be performed on site; description and elevations of all temporary and permanent structures; proposed hours and days of operation; 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; assurances that the site will be developed and operated in accordance with all approved plans and all village, county, state, and federal regulations; and a listing of all applicable regulations, licenses, and permits required.

    b. A site or operations plan map, drawn to scale by a qualified professional, and including site boundaries; existing contour lines; existing roads, driveways, entrances, and utilities; existing natural features including lakes, streams, floodplains, wetlands, and shoreland areas; all dwellings and private and municipal wells within 1,000 feet; location of the proposed staging areas, fueling, fuel storage, and material and equipment storage areas; proposed location and surfacing of

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roads, driveways, and site access points; proposed phasing plan, if any; proposed and fencing of property and gating of access points; proposed locations of stockpiles; proposed location and types of bufferyards, screening berms, and landscaping; and proposed temporary and permanent structures, including scales and offices.

2. The use shall comply with all county, State and Federal regulations at all times.
3. All buildings, structures, storage, and activity areas shall be located a minimum of 50 feet from all lot lines.
4. A bufferyard meeting the requirements of Section 94.11.02(3)(d) shall be provided along all property borders.
5. Operations shall not involve the on-site holding, storage, processing or disposal of hazardous materials, food scraps, or other vermin-attracting materials.
6. Outdoor material stockpiles shall be limited to no more than 30 feet in height.
7. All performance standards in Article 12 shall be met.
8. The use shall be established and maintained so as to not create a fire hazard as determined by the Fire Inspector.
9. Trucking activity shall be limited to a maximum number of trips per day as agreed upon in the Plan Commission approved written operational plan submitted by the applicant. In cases of exceptional circumstances, a written request to exceed the maximum number of trips for a specific limited period of time not to exceed 30 days may be approved in advance by the Zoning Administrator. Exceptions exceeding 30 days must be approved by the Plan Commission.
10. Access to the site shall only be through points designated as entrances on the site or operations plan. Such access points shall be secured when the site is not in operation.
11. Hours or days of operation may be limited by the Village.
12. Approval shall be subject to amendment or revocation if non-compliance with approved plans, this subsection, or approval conditions is identified.
13. Approval shall be subject to periodic review of the operation to ensure compliance with the conditional use permit, and to specific limitations over the portion of the lot or parcel where extraction may occur.
14. Minimum Required Off-Street Parking: one space for each employee on the largest work shift.

**DETERMINATION:**

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

   **Yes, the proposed conditional use may result in an undue adverse impact on nearby property, however, it is being planned as a temporary, short term use and is being done to clean up a non-conforming use of the property that has existed for some time.**

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

   **Yes, the property is already being used for a limited industrial use.**

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

   **Yes. It is an existing property operating as a construction company. They already have adequate services available to the site and the CUP will not require any additional.**

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

   **Yes. Allowing the material to be crushed and removed from the site will bring the property into compliance with Village Zoning Regulations, therefore saving staff time and Village tax dollars as we won't have to commence an enforcement action against the property owners.**

**BACKGROUND INFORMATION:**
On July 18, 2016 a violation letter was sent to Steve Lewis of Lewis Construction concerning the large pile of concrete stockpiled at the site. They were notified that in order to bring the property into compliance the material would need to be removed and/or a conditional use permit applied for. They requested a conditional use permit so they could crush the material on site and haul off the site as needed. They are asking for a limited term CUP and do not have plans to continue stockpiling the material following the expiration of the permit.

Staff has determined the proposed use falls under the Solid Waste Disposal, Composting, and/or Recycling Facility. Within the LI Zoning District, this use is allowed only through a conditional use permit. In the future, this temporary use would be required to follow the temporary use language that is also on this evenings agenda for consideration.

**CURRENT PROPERTY CONDITIONS:**
The site currently has a construction company operating on the property.

**PLAN COMMISSION ACTION OPTIONS:**

**1) Approve the Draft Conditional Use Grant as proposed by staff.**

**2) Approve a revised Draft Conditional Use Grant with additional conditions/corrections as determined by the Plan Commission members.**

**3) Deny the Conditional Use Grant. Please note, this option would still require a timeline for removal of the concrete and could also result in some type of additional enforcement action by the Village to gain compliance.**

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**VILLAGE OF WESTON, MARATHON COUNTY, WI**
**CONDITIONAL USE PERMIT #CU-7-16-1603**

This CONDITIONAL USE PERMIT is issued as of the 8th day of AUGUST, 2016, by the PLAN COMMISSION of the Village of Weston to LEWIS PROPERTIES I, LLC, property owner.

WHEREAS, LEWIS PROPERTIES I, LLC. is the owner of the property described below in the Village of Weston, and said owner intends to use thereon SOLID WASTE DISPOSAL, COMPOSTING, AND/OR RECYCLING FACILITY related uses. The said property upon which said activity is to take place is more particularly described as follows:

> Lot 2 of Certified Survey Map No. 17334, recorded with the Register of Deeds of Marathon County in Volume 82, Page 132; Part of the northwest ¼ of the northeast ¼ of Section 32, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin; or more commonly known as 9309 Camp Phillips Road.

WHEREAS, the properties described above are in the LI LIMITED INDUSTRIAL ZONING DISTRICT of the Village, which permits the use of SOLID WASTE DISPOSAL, COMPOSTING, AND/OR RECYCLING FACILITY in said district only by conditional grant; and

WHEREAS, LEWIS PROPERTIES I, LLC. has requested a conditional grant use of the property, per Section 94.3.05, so as to allow the use of SOLID WASTE DISPOSAL, COMPOSTING, AND/OR RECYCLING FACILITY (94.4.06(5)) on said premise; and

WHEREAS, a petition for a conditional use permit having been duly filed with the Village Zoning Administrator, and placed on the Plan Commission agenda after first being assured by Village professional staff review that the application is complete, and following staff review and Commission review, investigation and a public hearing which was held August 8, 2016, the Plan Commission after giving full consideration to the criteria and standards of for granting a conditional use, as set forth in the Village Ordinance, including Section 94.16.06, approve said application in writing.

NOW, THEREFORE, BE IT RESOLVED, the PLAN COMMISSION of the Village of Weston, in Marathon County, Wisconsin, hereby grant the LEWIS PROPERTIES I, LLC. a conditional grant for the property described above, for the use of SOLID WASTE DISPOSAL, COMPOSTING, AND/OR RECYCLING FACILITY as defined in Sec. 94.4.06(5) of the Village Zoning Ordinance. The conditions for the issuance of the conditional grant are as follows:

a. No more than +-8,000 cubic yards of scrap concrete may be crushed at the site; and
b. The crushing operation shall be permitted at the site for no longer than 30 consecutive days. The applicant is required to contact Village staff with the start date of the crushing operation and also provide staff notification as to when the crushing project has been completed; and
c. The Crushing Operational Hours are restricted to 7am to 5pm, Monday through Friday and 7am to noon on Saturday. No crushing will occur on Sundays.
d. All performance standards in Chapter 94, Article 12 shall be met; and

DRAFT

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e. Outdoor material stockpiles shall be limited to no more than 30 feet in height and restricted to the location as identified by the applicant on Exhibit A; and

f. Access to and from the site shall be through the entrance on Shorey Avenue. The truck haul route used shall be Shorey Avenue to Camp Phillips Road. There shall be no easterly use of Shorey Avenue for the hauling operation; and

g. The hauling operational hours shall be limited from 7am to 7pm, Monday through Friday and from 7am to Noon on Saturday. No hauling shall occur on Sundays; and

h. Trucking activity shall be limited to a maximum of 12 trucks per day. In cases of exceptional circumstances, a written request to exceed the maximum number of trips for a specific limited period of time not to exceed 30 days may be approved in advance by the Zoning Administrator. Exceptions exceeding 30 days must be approved by the Plan Commission.

i. Operations shall not involve the on-site holding, storage, processing or disposal of hazardous materials, food scraps, or other vermin-attracting materials; and

j. The stockpiling and hauling operations shall cease no later than December 1, 2017; and

k. The use shall be established and maintained so as to not create a fire hazard as determined by the Fire Inspector; and

l. The use shall comply with all County, State and Federal regulations at all times; and

m. Upon the use expanding beyond the terms listed within the Operation Plan, as described in Exhibit B, then the owner/applicant of said use shall resubmit a new Conditional Use Permit application.

BE IT FURTHER RESOLVED that the foregoing conditional grant and all its conditions and associated activities shall terminate on December 1, 2017.

All of the uses permitted in the LI LIMITED INDUSTRIAL ZONING DISTRICT shall continue to be permitted on said premises and in addition thereto, the uses described in this Conditional Grant.

Violation of any of the terms, provisions or conditions of this conditional use permit, approved plans or Section 94.4.06(5) may result in the termination of the rights and privileges granted herein.

Dated this 8th day of August, 2016

WESTON PLAN COMMISSION

By: _____

Loren White, its Chair

ATTEST:

_____

Valerie Parker, Plan Commission Secretary

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STATE OF WISCONSIN)
)ss.
COUNTY OF MARATHON)

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

_____
Notary Public

My Commission expires on _____.

DRAFT

THIS INSTRUMENT DRAFTED BY:
Jennifer Higgins, Director of Planning and Zoning/Zoning Administrator;
Planning and Development, Village of Weston;
5500 Schofield Avenue, Weston, WI 54476

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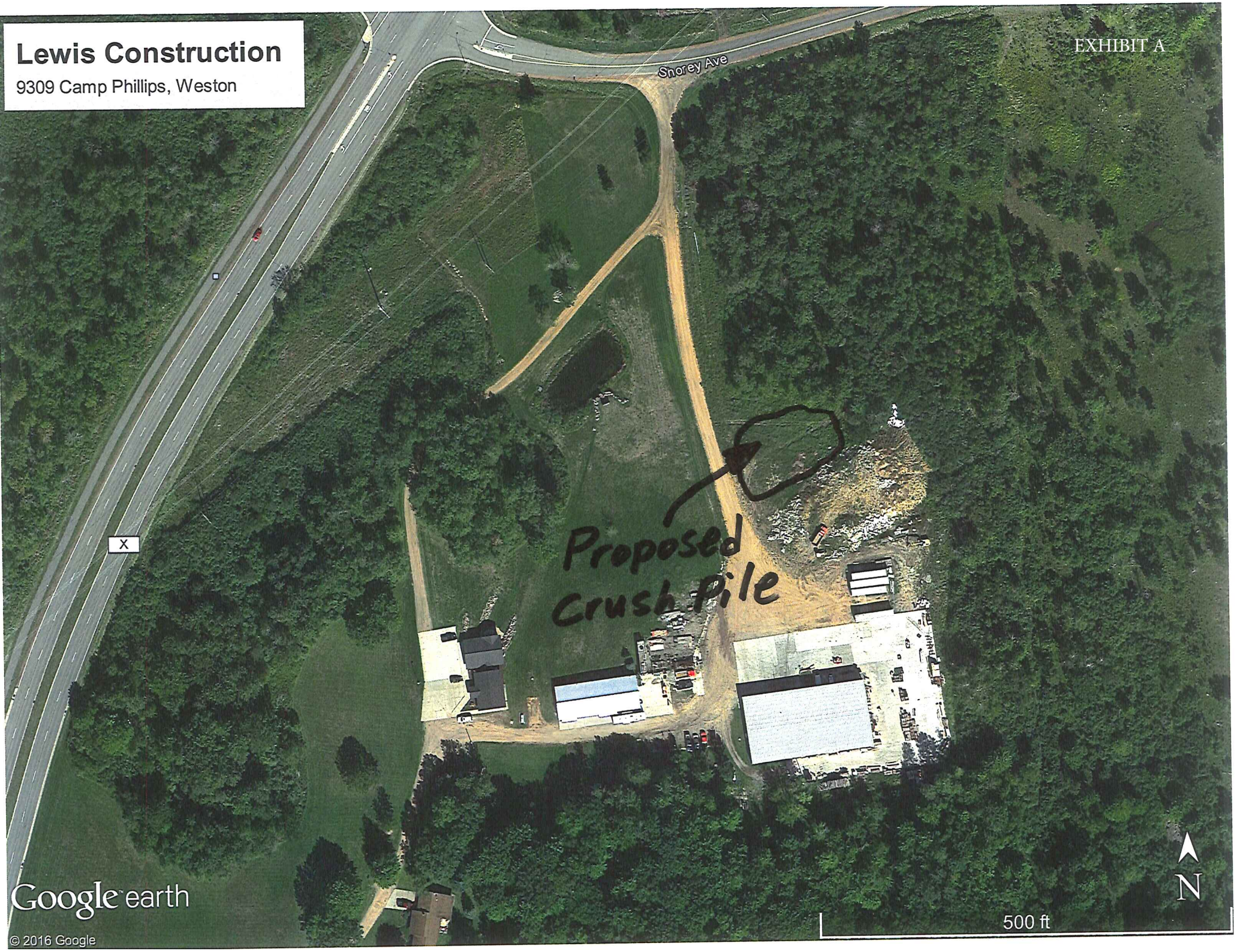
Lewis Construction
9309 Camp Phillips, Weston
EXHIBIT A
Snorey Ave
X
Proposed Crush Pile
N
500 ft
Google earth
© 2016 Google

PGA INC.
Plumbing
Heating
Cooling
Electrical
Excavating
Commercial ◆ Residential ◆ New Construction ◆ Remodeling

## *Chapter 94 – Conditional-Use Criteria*

***94.16.04 (d)*** During the 3 weeks of crushing, operations would occur from 7 am – 6pm. A loader would be present feeding the cone and would be pulling some material away from crusher. Once crushed the base would be moved to the pile via moving belts. Upon completion of the crushing operation, the base would be used on various projects in the area. The nature of the usage would be sporadic and heavy. In other words, no activity would occur for a month or more at a time and then a person would be running 10-12 trucks pulling as much as 1200 CY from the site in a single day. When hauling, the operations normally occur from 7 am to 7 pm depending on the time of year.

***94.16.04 (e)*** The site map, simple in nature, is attached.

***94.16.04 (f)*** We feel that it is in the best interest of the Village and neighbors to have this material removed from the Lewis site. This is based only on an aesthetic basis. The material is inert and not any environmental concern. The hauling to and from is not likely an issue as the material generally only comes to the site because it is back-hauled from job sites along with the Lewis Construction trucks. These trucks would be making the return trip to the home shop on a nightly basis regardless. It should not be a burden on the neighborhood when this material is either crushed or removed. It may be a very intermittent noise or traffic nuisance, but these should be short in nature and very sporadic. The material needs to be removed at some point therefore the temporary nuisance of the crushing and removal should not be an argument for retaining the material on site.

***94.4.06 (5)1.a.*** Select parts of this section will be applicable to this operation.
**Haul route:** The haul route would be Shorey Avenue to Camp Phillips and not easterly on Shorey.
**Hours and days of operation:** When crushing Maximum hours would be 7 am to 7 pm Monday thru Saturday. Usually the operation does not continue for 12 hours and it generally is only 5 days per week. When hauling Maximum hours would be 7 am to 7 pm Monday thru Saturday. To reiterate, the hauling will be heavy in nature when it occurs but only for short numbers of days at a time.

***94.4.06 (5)1.b.*** I am not anticipating that a map would be applicable to this request other than the simple map attached.

7306 Zinser Street ♥ Weston, WI 54476-4546 ♥ Office: (715)) 355-6717 ♥ Fax: (715) 355-4062
E-Mail: pga@pgainc.net ♥ www.pgainc.net ♥ www.pga-inc.net

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**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, August 8, 2016, at 6:00 p.m.**, at the Weston Municipal Center, 5500 Schofield Avenue, Weston, WI 54476 to take testimony relative to the following:

REZN-7-16-1601 Jennifer Higgins, Zoning Administrator, Village of Weston, 5500 Schofield Avenue, Weston, WI 54476, requesting a rezoning from B-2 (Highway Business) to MF (Multiple Family Residential), to correct a zoning mapping error, on property described as Outlot 1, of CSM #15481, Vol. 70, Pg. 63, Document #1542352. This lot is located on Neupert Avenue, just west of 5606 Ferge Street, and east of 5603 Business Highway 51. This parcel consists of .178 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 21st day of July, 2016

Valerie Parker
Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, July 25, 2016 and Monday, August 1, 2016.

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

| | |
|---|---|
| REQUEST FROM: | **JENNIFER HIGGINS, DIRECTOR OF PLANNING AND DEVELOPMENT** |
| ITEM DESCRIPTION: | **REZONE OF 0.178 ACRES OUTLOT ON NEUPERT AVENUE, JUST WEST OF 5606 FERGE STREET, AND EAST OF 5603 BUSINESS HIGHWAY 51 FROM B-2 WITH WHP-A TO MF WITH WHP-A (REZN-12-15-1558)** |
| DATE/MTG: | **PLAN COMMISSION, AUGUST 8, 2016** |
| POLICY QUESTION: | Should the Plan Commission make the recommendation to the Village Board to rezone an 0.0178 Acre along Neupert Avenue from b-2 with WHP-A to MF with WHP-A. |
| RECOMMENDATION TO: | I make a motion to endorse approval, and recommend to the Trustees the rezone of 0.0178 Acre along Neupert Avenue from b-2 with WHP-A to MF with WHP-A. |

LEGISLATIVE ACTION:

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

FISCAL IMPACT ANALYSIS:

| | |
|---|---|
| ☐ Budget Line Item: | None |
| ☐ Budget Line Item: | None |
| ☐ Budgeted Expenditure: | None |
| ☐ Budgeted Revenue: | None |

STATUTORY / RULEMAKING / POLICY REFERENCES:

| | |
|---|---|
| ☒WI Statue: | Wis. Stat. § 62.23 (7)(d) |
| ☐ WI Administrative Code: | |
| ☐ Case Law / Legal: | |
| ☒Municipal Code: | Sec. 94.16.03 |
| ☐ Municipal Rules: | |

PRIOR REVIEW: None.

BACKGROUND:
This is a mapping error. This parcel was originally zoned MF (R-3) in 2009. This lot was split in half and the western half was rezoned to B-3 to allow it to be connected to Kwik Trip's lot, and the remaining eastern half was to remain zoned R-3 to be used for the apartment complex. This lot was accidently rezoned to B-3 in 2015 when we did the zoning ordinance/map update project. Currently the garage for the Ferge Street apartments is located on this lot. The next step will be to add the outlot to the appropriate lot next door so the apartment and garage are on the same lot. In order to do this, the zoning needs to be changed on the outlot to make it the same MF zoning district as the lot next door.

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



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

| | | | |
|---|---|---|---|
| Application/Petition No.: | **REZN-7-16-1601** | Hearing Date: | **August 8, 2016** |
| Applicant: | **Jennifer Higgins, Village Zoning Administrator, on behalf of the Village Plan Commission and property owner SC Swiderski, 401 Ranger Street, Mosinee, WI 54455** | | |
| Location: | **Neupert Avenue, Weston, WI 54476** | | |
| Description: | **Outlot 1 of Certified Survey Map No. 15481, Volume 70, Page 63 also known as part of Lot 10, Block 3 of Mylrea Acre Lots, located in Section 18, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin. This area to be rezoned consists of 0.178 acres.** | | |

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: | **B-2 Highway Business with WHP-A Wellhead Protection Zone A** |
| Definition: 94.2.02(3)(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) |
| Proposed Zoning | **MF Multiple Family with D WHP-A Wellhead Protection Zone A** |
| Definition: 94.2.02(2)(d) | **MF Multiple Family.** The MF district accommodates a range of housing types, including multiple family residences (e.g., townhouses, apartment buildings, multi-plexes), two family residences, and single family residences, along with compatible institutional and recreational uses. Development within this district is served by public sanitary sewer and water services, and roadways with an urban cross section (e.g., curbs, storm sewer). The MF district is intended for areas planned for multiple family residential development, or portions of areas planned for neighborhood development at the Village's discretion, within the Comprehensive Plan. (Predecessor district: R-3 Multiple Family, Garden Apartments and R-4 Multiple Family, Apartments) |
| Future Land Use: | **Single Family Residential—Sewered** |
| FLU Description: | **Single family residences, home occupations, and small-scale institutional and recreational uses, all served by a public sanitary sewer system** |

**Development Policies:**

1. **Promote interconnection in road and trail networks within and among neighborhoods.**
2. **Where smaller lots are permitted, pay careful attention to home quality, variety, design, setbacks, and garage placement through zoning, covenants, and development agreements.**
3. **Pursue single family residential infill opportunities where feasible.**

**Typical Implemented Zoning Districts: SF-S – Single Family Residential-Small Lot, SF-L – Single Family Residential-Large Lot and N – Neighborhood.**

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***Please note the location is adjacent to commercial and the comprehensive plan future land use map is not parcel specific. Please see the note on the attached future land use map.***

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

   **Yes. This lot serves the apartment complex to the east and in the draft version (going to PC and Board for approval this fall) shows the property in this area to be multi-family as it is adjacent to a commercial corridor on Business Highway 51.**

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

   **Yes.**

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

   **Yes, this rezone is addressing a mapping error. This parcel was originally zoned MF (R-3) in 2009. This lot was split in half and the western half was rezoned to B-3 to allow it to be connected to Kwik Trip's lot, and the remaining eastern half was to remain zoned R-3 to be used for the apartment complex. This lot was accidently rezoned to B-3 in 2015 when we did the zoning ordinance/map update project.**

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. This rezone will allow for the outlot to be added to the neighboring lot via CSM.**

**BACKGROUND INFORMATION:**
This is a mapping error. This parcel was originally zoned MF (R-3) in 2009. This lot was split in half and the western half was rezoned to B-3 to allow it to be connected to Kwik Trip's lot, and the remaining eastern half was to remain zoned R-3 to be used for the apartment complex. This lot was accidently rezoned to B-3 in 2015 when we did the zoning ordinance/map update project.

**CURRENT PROPERTY CONDITIONS:**
Currently the garage for the Ferge Street apartments is located on this lot. The next step will be to add the outlot to the appropriate lot next door so the apartment and garage are on the same lot. In order to do this, the zoning needs to be changed on the outlot to make it the same MF zoning district as the lot next door.

**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 8/15/16 meeting.**

2) **Plan Commission recommends denial of the rezone request and forwards the recommendation on to the Village Board at their 8/15/16 meeting.**

3) **Plan Commission takes no action and the request moves on to the Village Board at their 8/15/2016 meeting with no recommendation.**

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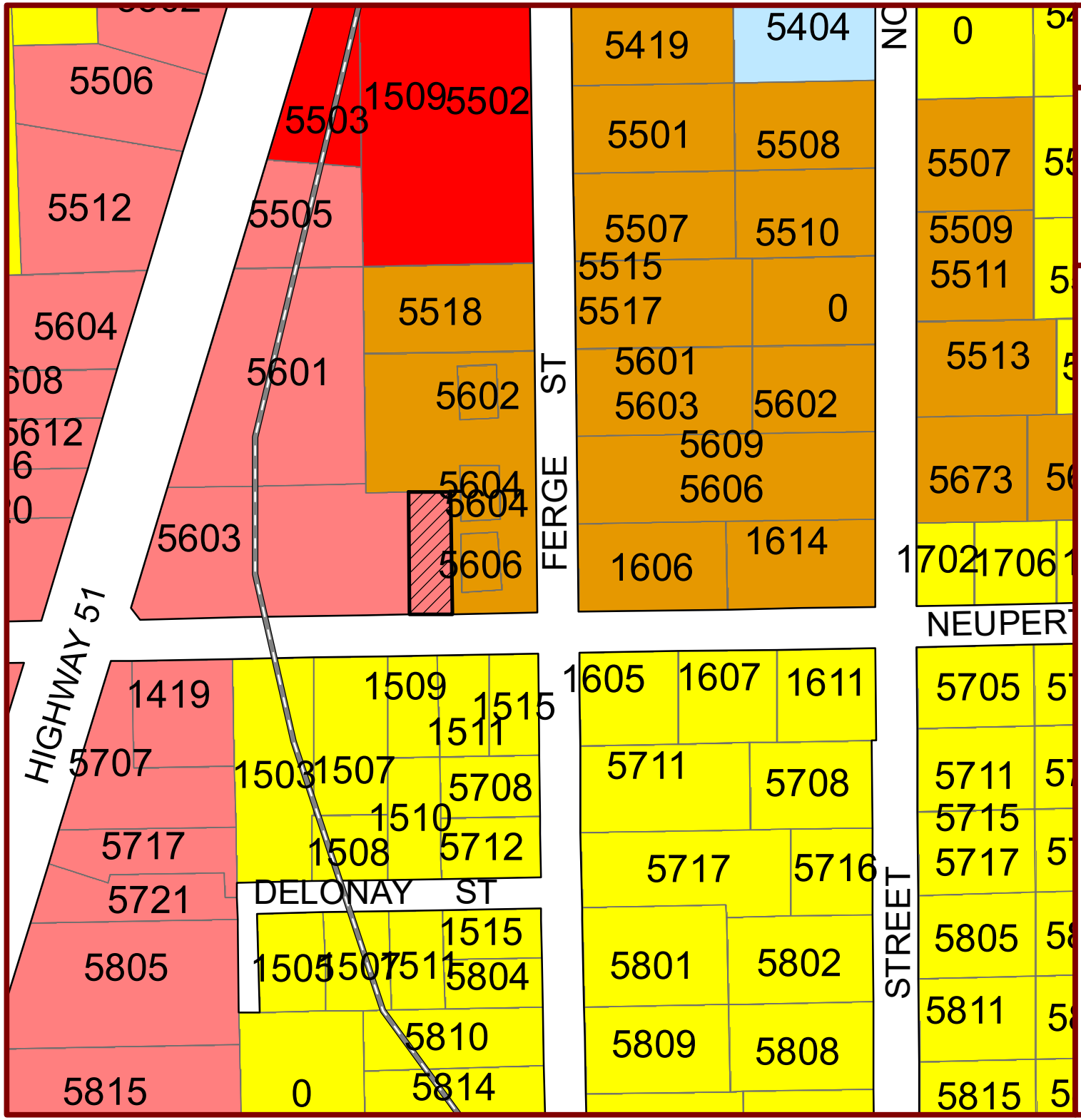
# Village of Weston
# Marathon County, WI

## OFFICIAL ZONING MAPS

| | |
|---|---|
| Map Date: | 7/27/2016 |
| Adoption Date (Village): | 4/20/2016 |
| Adoption Date (ETZ): | 4/20/2016 |
| Adoption Date (Town): | 1/23/2016 |

Map By: Technology Services Department, Village of Weston

0 0.0125 0.025 0.05 Miles




## Legend

- 19228081831013
- 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. 16-038**

**AN ORDINANCE TO APPROVE THE REZONING OF LAND FROM B-2 HIGHWAY BUSINESS WITH WHP-A WELLHEAD PROTECTION ZONE A TO MF MULTIPLE FAMILY WITH WHP-A WELLHEAD PROTECTION ZONE A, ON OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 15481, VOLUME 70 PAGE 63.**

WHEREAS, the Plan Commission of the Village of Weston having held a public hearing on the 8th day of August, 2016 on the application described below for the zoning of the property described herein; and

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

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

SECTION 1: On the application (REZN-7-16-1601) of Jennifer Higgins, Zoning Administrator for the Village of Weston, on behalf of the Plan Commission and property owner S.C. Swiderski, LLC. 401 Ranger Street, Mosinee, WI 54455, for the following territory now comprising a part of the B-2 Highway Business with WHP-A Wellhead Protection Zone A zoning districts, located in Section 18, 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:

**MF Multiple Family with WHP-A Wellhead Protection Zone A –** Outlot 1 of Certified Survey Map No. 15481, Volume 70, Page 63 also known as part of Lot 10, Block 3 of Mylrea Acre Lots, located in Section 18, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin. This area to be rezoned consists of 0.178 acres.

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.

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Dated the 15th day of August, 2016.

VILLAGE BOARD OF WESTON

By: _____
Barbara Ermeling, President

Attest: _____
Sherry Weinkauf, Village Clerk

APPROVED: _____

PUBLISHED: _____

DRAFT

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**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, August 8, 2016, at 6:00 p.m.**, at the Weston Municipal Center, 5500 Schofield Avenue, Weston, WI 54476 to take testimony relative to the following:

REZN-7-16-1600 Jennifer Higgins, Zoning Administrator, Village of Weston, 5500 Schofield Avenue, Weston, WI 54476, requesting a rezoning from B-2 (Highway Business) with D-CC (Design Commercial Corridor) Overlay, to B-3 (General Business) with D-CC (Design Commercial Corridor) Overlay, to allow for a limited industrial use. The affected properties are situated in the State Highway 29 and County Road J interchange, but south of State Highway 29. The specific PIN, address, and property descriptions are:

| PIN | ADDRESS | PROPERTY DESCRIPTION |
|---|---|---|
| 19228082440002 | 10102 ADVENTURE WAY | COMMERCE CROSSING Lot 2 |
| 19228082440003 | 10302 ADVENTURE WAY | COMMERCE CROSSING Lot 3 |
| 19228082440004 | 10402 ADVENTURE WAY | COMMERCE CROSSING Lot 4 |
| 19228082440005 | 10305 ADVENTURE WAY | COMMERCE CROSSING Lot 5 |
| 19228082440006 | 10205 ADVENTURE WAY | COMMERCE CROSSING Lot 6 |
| 19228082440007 | 10005 ADVENTURE WAY | COMMERCE CROSSING Lot 7 |
| 19228082440008 | 10202 WESTON AVE | COMMERCE CROSSING Lot 8 |
| 19228082440009 | 10302 WESTON AVE | COMMERCE CROSSING Lot 9 |
| 19228082440010 | 10002 ADVENTURE WAY | COMMERCE CROSSING PT OF LOT 1 - LOT 1 CSM VOL 72 PG 1 (#15730) (DOC #1565507) |
| 19228082440011 | 0 | COMMERCE CROSSING PT OF LOT 1 - LOT 2 CSM VOL 72 PG 1 (#15730) (DOC #1565507) |
| 19228082440012 | 0 | COMMERCE CROSSING PT OF LOT 1 - OUTLOT 1 CSM VOL 72 PG 1 (#15730) (DOC#1565507) |
| 19228082440990 | 9908 WESTON AVE | SEC 24-28-08, PT OF SW 1/4 SE 1/4 - LOT 1 CSM VOL 82 PG 25 (#17227) (DOC# 1701570) |
| 19228082510994 | 0 | SEC 25-28-08, PT OF NW 1/4 NE ¼ - SOUTHWEST CORNER OF WESTON AVENUE AND COUNTY ROAD J |
| 19228082510999 | 0 | SEC 25-28-08, PT OF NE 1/4 NE ¼ - SOUTH OF WESTON AVENUE, EAST OF 7809 AND 7813 COUNTY ROAD J |

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. **Please contact Jared Wehner, Assistant Planner, at 715-359-6114, with questions on this rezone.**

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 21st day of July, 2016

Valerie Parker
Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, July 25, 2016 and Monday, August 1, 2016.

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

| | |
|---|---|
| REQUEST FROM: | **JARED WEHNER, ASSISTANT PLANNER** |
| ITEM DESCRIPTION: | **REZN-7-16-1600 – STATE HIGHWAY '29' AND COUNTY HIGHWAY 'J' INTERCHANGE-SOUTH REZONE FROM B-2 HIGHWAY BUSINESS TO B-3 GENERAL BUSINESS.** |
| DATE/MTG: | **PLAN COMMISSION, MONDAY, AUGUST 8, 2016 AT 6:00PM** |
| POLICY QUESTION: | Should the Plan Commission approve the rezoning of the area of the State Highway '29' and County Highway 'J' Interchange-South from the intersection of County Highway 'J' and Weston Avenue east and Adventure Way from B-2 – Highway Business to B-3 – General Business District. |
| RECOMMENDATION TO: | I recommend that the Plan Commission makes the recommendation to the Village Board to approve the rezoning of the area of the State Highway '29' and County Highway 'J' Interchange-South from the intersection of County Highway 'J' and Weston Avenue east and Adventure Way from B-2 – Highway Business to B-3 – General Business District. |

LEGISLATIVE ACTION:

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

POLICY REFERENCES:

☒ **Municipal Code:** Official Zoning Map, last adopted on April 20, 2016

PRIOR REVIEW: Staff Review, July 6, 2016

BACKGROUND:

Staff is proposing that the area of the State Highway '29' and County Highway 'J' Interchange-South from the intersection of County Highway 'J' and Weston Avenue east and Adventure Way from B-2 – Highway Business to B-3 – General Business District because this area of the Village is vacant and would allow for a wider range of uses to occur. This area 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.

☒ **Attachments: Draft Ordinance 16-040, Exhibit 'A' – Zoning Map and Exhibit 'B' – List of Properties and Descriptions**

**VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN**

**ORDINANCE NO. 16-040**

**AN ORDINANCE TO APPROVE THE REZONING OF LAND FROM B-2 HIGHWAY BUSINESS TO B-3 GENERAL BUSINESS, AT THE INTERSECTION OF WESTON AVENUE AND COUNTY ROAD J AND ON ADVENTURE WAY, SECTIONS 24 AND 25, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN.**

WHEREAS, Exhibit 'A' is a map indicating the location of the properties being rezoned and is attached to this ordinance;

WHEREAS, Exhibit 'B' is a table describing the properties being rezoned and is attached to this ordinance;

WHEREAS, the Plan Commission of the Village of Weston having held a public hearing on the 8th day of August, 2016, to consider the rezoning of the Land, with proposed zoning districts indicated in Exhibit 'A' and described in Exhibit 'B'; 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-7-16-1600) of varied property owners, properties described in Exhibit 'B', Weston, WI 54476, for the following territory now comprising a part of the B-3 General Business zoning district, located in Sections 24 and 25, 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:

**B-3 – General Business –** Parcels of land described in Exhibit 'B' being part of the Sections 24 and 25, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin; more particularly described in Exhibit 'B'.

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

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

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

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

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

Dated the 15th day of August, 2016.

VILLAGE BOARD OF WESTON

By: _____
Barbara Ermeling, President

Attest: _____
Sherry Weinkauf, Village Clerk

APPROVED: _____

PUBLISHED: _____

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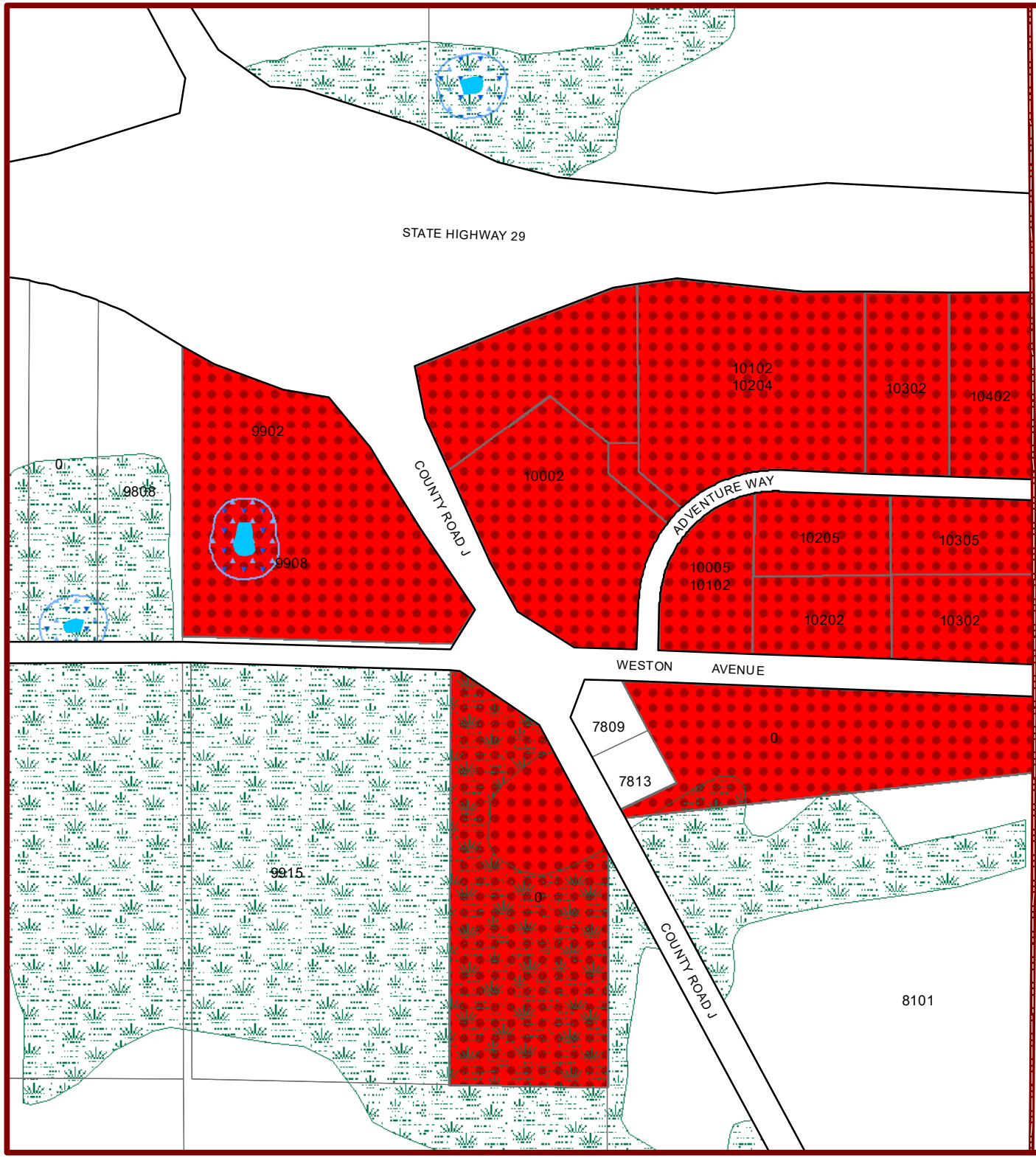
# Village of Weston
# Marathon County, WI

## OFFICIAL ZONING MAPS
## EXHIBIT 'A'

| | |
|---|---|
| Map Date: | 8/3/2016 |
| Adoption Date (Village): | 4/20/2016 |
| Adoption Date (ETZ): | 4/20/2016 |
| Adoption Date (Town): | 1/23/2016 |

Map By: Technology Services Department, Village of Weston

0 0.035 0.07 0.14 Miles




## Legend

- Properties to be Rezoned to B-3
- Village of Weston
- Extraterritorial Zoning (ETZ) Boundary
- Town of Weston
- Right-of-way
- Parcel Boundary
- Wetland
- Surface Water

### OVERLAY ZONING DISTRICTS

- D-WM
- D-CC
- D-Condominium
- D-Rail-to-Trail
- D-Renaissance
- VIllage of Weston Shoreland Zoning

### WELLHEAD PROTECTION ZONES

- Zone A
- Zone B

**EXHIBIT 'B'**

| PIN | ADDRESS | PROPERTY DESCRIPTION | EXISTING ZONING | NEW ZONING |
|---|---|---|---|---|
| 19228082440002 | 10102 ADVENTURE WAY | COMMERCE CROSSING Lot 2 | B-2 – Highway Business<br>D-CC – Commercial Corridor Overlay | **B-3 – General Business**<br>D-CC – Commercial Corridor Overlay |
| 19228082440003 | 10302 ADVENTURE WAY | COMMERCE CROSSING Lot 3 | B-2 – Highway Business<br>D-CC – Commercial Corridor Overlay | **B-3 – General Business**<br>D-CC – Commercial Corridor Overlay |
| 19228082440004 | 10402 ADVENTURE WAY | COMMERCE CROSSING Lot 4 | B-2 – Highway Business<br>D-CC – Commercial Corridor Overlay | **B-3 – General Business**<br>D-CC – Commercial Corridor Overlay |
| 19228082440005 | 10305 ADVENTURE WAY | COMMERCE CROSSING Lot 5 | B-2 – Highway Business<br>D-CC – Commercial Corridor Overlay | **B-3 – General Business**<br>D-CC – Commercial Corridor Overlay |
| 19228082440006 | 10205 ADVENTURE WAY | COMMERCE CROSSING Lot 6 | B-2 – Highway Business<br>D-CC – Commercial Corridor Overlay | **B-3 – General Business**<br>D-CC – Commercial Corridor Overlay |
| 19228082440007 | 10005 ADVENTURE WAY | COMMERCE CROSSING Lot 7 | B-2 – Highway Business<br>D-CC – Commercial Corridor Overlay | **B-3 – General Business**<br>D-CC – Commercial Corridor Overlay |
| 19228082440008 | 10202 WESTON AVE | COMMERCE CROSSING Lot 8 | B-2 – Highway Business<br>D-CC – Commercial Corridor Overlay | **B-3 – General Business**<br>D-CC – Commercial Corridor Overlay |
| 19228082440009 | 10302 WESTON AVE | COMMERCE CROSSING Lot 9 | B-2 – Highway Business<br>D-CC – Commercial Corridor Overlay | **B-3 – General Business**<br>D-CC – Commercial Corridor Overlay |
| 19228082440010 | 10002 ADVENTURE WAY | COMMERCE CROSSING PT OF LOT 1 - LOT 1 CSM VOL 72 PG 1 (#15730) (DOC #1565507) | B-2 – Highway Business<br>D-CC – Commercial Corridor Overlay | **B-3 – General Business**<br>D-CC – Commercial Corridor Overlay |
| 19228082440011 | 0 | COMMERCE CROSSING PT OF LOT 1 - LOT 2 CSM VOL 72 PG 1 (#15730) (DOC #1565507) | B-2 – Highway Business<br>D-CC – Commercial Corridor Overlay | **B-3 – General Business**<br>D-CC – Commercial Corridor Overlay |
| 19228082440012 | 0 | COMMERCE CROSSING PT OF LOT 1 - OUTLOT 1 CSM VOL 72 PG 1 (#15730) (DOC#1565507) | B-2 – Highway Business<br>D-CC – Commercial Corridor Overlay | **B-3 – General Business**<br>D-CC – Commercial Corridor Overlay |
| 19228082440990 | 9908 WESTON AVE | SEC 24-28-08, PT OF SW 1/4 SE 1/4 - LOT 1 CSM VOL 82 PG 25 (#17227) (DOC# 1701570) | B-2 – Highway Business<br>D-CC – Commercial Corridor Overlay | **B-3 – General Business**<br>D-CC – Commercial Corridor Overlay |
| 19228082510994 | 0 | SEC 25-28-08, PT OF NW 1/4 NE ¼ EAST 500' OF SD FORTY EX HWY EX PT LYG E OF CTH 'J' EX VOL 474M-218 {RD} | B-2 – Highway Business<br>D-CC – Commercial Corridor Overlay | **B-3 – General Business**<br>D-CC – Commercial Corridor Overlay |
| 19228082510999 | 0 | SEC 25-28-08, PT OF NE 1/4 NE ¼ BEG AT NW COR S 472' TO NELY R/W HWY 'J' SELY 16' NELY TO PT | B-2 – Highway Business | **B-3 – General Business** |

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| | | | | |
|---|---|---|---|---|
| | | ON E LN 300’ S OF NE COR N 300’ W TO BEG EX VOL 173M-674 VOL 190M-368 VOL 478-689{HWY) | D-CC – Commercial Corridor Overlay | D-CC – Commercial Corridor Overlay |

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**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, August 8, 2016, at 6:00 p.m.**, at the Weston Municipal Center, 5500 Schofield Avenue, Weston, WI 54476 to take testimony relative to the following:

REZN-7-16-1602 Jennifer Higgins, Zoning Administrator, Village of Weston, 5500 Schofield Avenue, Weston, WI 54476, requesting a rezoning from B-3 (General Business) with D-CC (Design Commercial Corridor) Overlay, to B-2 (Highway Business) with D-CC (Design Commercial Corridor) Overlay, because this area of the Village is commercially oriented and is identified on the Future Land Use Map as Future Commercial. The affected properties are situated along the Schofield Avenue Corridor, from Business Highway 51 to Von Kanel Street. The specific PIN, address, and property descriptions are:

| PIN | ADDRESS | DESRIPTION |
|---|---|---|
| 19228081630944 | 4403 SCHOFIELD AVE | SEC 16-28-08 CSM VOL 65 PG 15 (#14553) (DOC #1460396) |
| 19228081630945 | 0 | SEC 16-28-08 THAT PT LYG ELY OF CSM VOL 19 PG 269 NLY OF CSM VOL 5 PG 206 (#5401) (DOC #906347) |
| 19228081630946 | 5703 CAMP PHILLIPS RD | SEC 16-28-08 PT OF NW 1/4 SW 1/4 - PCL 1 & OUTLOT 1 CSM VOL 54 PG 12 (#12504) (DOC #1286096) |
| 19228081630952 | 4111 SCHOFIELD AVE | SEC 16-28-08 PT OF SW 1/4 SW 1/4 - LOT 1 CSM VOL 78 PG 146 (#16797) (DOC# 1669810) |
| 19228081630963 | 6004 VON KANEL ST | SEC 16-28-08 PT OF S 1/2 SW 1/4 - PCL C CSM VOL 5 PG 206 (#1279) (DOC #712660) |
| 19228081630966 | 0 | SEC 16-28-08 SE ¼ SW ¼ EX VOL 489D-591 VOL 28R-421 VOL 230M-18 THIS PCL INCL THAT PT OF SD 40 LYG S OF |
| 19228081630967 | 5811 CAMP PHILLIPS RD | SEC 16-28-08 PT OF SW ¼ SW ¼ COM AT SW COR N 4 DEG E 622.6' N 85 DEG E 33' TO POB N 4 DEG E 200' N 85 DEG |
| 19228081630969 | 4204 SCHOFIELD AVE | SEC 16-28-08 PT OF SW 1/4 SW 1/4 – CSM VOL 9 PG 263 (#2479) (DOC#763954) |
| 19228081630970 | 0 | SEC 16-28-08 PT OF S 1/2 SW 1/4 - PCL 2 CSM VOL 36 PG 47 (#9044) (DOC #1073052) |
| 19228081630971 | 4101 SCHOFIELD AVE | SEC 16-28-08 PT OF SW 1/4 SW 1/4 - PCL 1 CSM VOL 26 PG 136 (#6943) (DOC #974167) |
| 19228081630972 | 5905 CAMP PHILLIPS RD | SEC 16-28-08 PT OF SW 1/4 SW ¼ COM 497.6' N & 33' E OF SW COR N 125' E 200' S 125' W 200' TO BEG |
| 19228081630973 | 4114 SCHOFIELD AVE | SEC 16-28-08 PT OF SW 1/4 SW 1/4 - PCL 1 CSM VOL 36 PG 47 (#9044) (DOC #1073052) |
| 19228081730025 | 2910 SCHOFIELD AVE | MOUNT VIEW ADD TO THE TOWN OF WESTON PT OF LOT 1 BLK 1 LOT 1 CSM VOL 32 PG 56 (#8288) (DOC #1036995) |



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| | | |
|---|---|---|
| 19228081730039 | 3010 GLAD ST | SUBD OF PRT LOT 1 BLK 1 MOUNT VIEW ADD LOT 15 BLK 1 |
| 19228081730040 | 3006 GLAD ST | SUBD OF PRT LOT 1 BLK 1 MOUNT VIEW ADD LOT 16 BLK 1 |
| 19228081730162 | 2900 SCHOFIELD AVE | MOUNT VIEW ADD TO THE TOWN OF WESTON PT OF LOT 1 BLK 1 LOT 1 CSM VOL 29 PG 86 (#7623) (DOC #1006923) |
| 19228081730172 | 2709 SCHOFIELD AVE | MARKOVICH PROPERTIES CONDO FIRST ADDENDUM UNIT 1 |
| 19228081730173 | 2711 SCHOFIELD AVE | MARKOVICH PROPERTIES CONDO FIRST ADDENDUM UNIT 2 |
| 19228081730174 | 2713 SCHOFIELD AVE | MARKOVICH PROPERTIES CONDO FIRST ADDENDUM UNIT 3 |
| 19228081730175 | 2715 SCHOFIELD AVE | MARKOVICH PROPERTIES CONDO FIRST ADDENDUM UNIT 4 |
| 19228081730177 | 2719 SCHOFIELD AVE | MARKOVICH PROPERTIES CONDO FIRST ADDENDUM UNIT 5 |
| 19228081730937 | 2606 SCHOFIELD AVE | SEC 17-28-08 PT OF NW 1/4 SW 1/4 & PT OF SW 1/4 NW 1/4 - LOT 2 CSM VOL 68 PG 145 (#15223) (DOC #1513867) |
| 19228081730938 | 2702 SCHOFIELD AVE | SEC 17-28-08 PT OF NW 1/4 SW 1/4 - LOT 1 CSM VOL 68 PG 145 (#15223) (DOC #1513867) |
| 19228081730939 | 3207 SCHOFIELD AVE | SEC 17-28-08 PT OF SE 1/4 SW 1/4 - LOT 1 CSM VOL 61 PG 120 (#13933) (DOC #1414682) |
| 19228081730940 | 2915 SCHOFIELD AVE | SEC 17-28-08 PT OF SE 1/4 SW 1/4 & NE 1/4 SW 1/4 - PCL 2 CSM VOL 43 PG 48 (#10416) (DOC #1148172) |
| 19228081730941 | 2901 SCHOFIELD AVE | SEC 17-28-08 PT OF NE 1/4 SW 1/4 & SE 1/4 SW 1/4 - PCL 1 CSM VOL 43 PG 48 (#10416) (DOC #1148172) |
| 19228081730947 | 0 | SEC 17-28-08 PT OF NW 1/4 SW 1/4 - PCL A CSM VOL 37 PG 24 (#9201) (DOC #1080702) |
| 19228081730948 | 2809 SCHOFIELD AVE | SEC 17-28-08 PT OF NW 1/4 SW 1/4 - PCL B CSM VOL 38 PG 172 (#9549) (DOC #1100435) |
| 19228081730949 | 2805 SCHOFIELD AVE | SEC 17-28-08 PT OF NW 1/4 SW 1/4 - PCL A CSM VOL 38 PG 172 (#9549) (DOC #1100435) |
| 19228081730950 | 0 | SEC 17-28-08 PT OF SW 1/4 NW 1/4 & PT OF NW 1/4 SW 1/4 - LOT 1 CSM VOL 26 PG 116 (#6923) (DOC #973529) |
| 19228081730952 | 3001 SCHOFIELD AVE | SEC 17-28-08 PT OF SE 1/4 SW 1/4 - PCL 1 CSM VOL 20 PG 188 (#5595) (DOC #913277) EX CSM VOL 21 PG 98 (#5780) (DOC #920751) |
| 19228081730958 | 2707 SCHOFIELD AVE | SEC 17-28-08 PT OF NW 1/4 SW 1/4 - LOT 1 CSM VOL 17 PG 293 (#4825) (DOC #884382) BNG PT OF CSM VOL 17 PG 207 (#4739) (DOC |
| 19228081730960 | 2705 SCHOFIELD AVE | SEC 17-28-08 PT OF NW 1/4 SW 1/4 - LOT 3 CSM VOL 17 PG 293 (#4825) (DOC #884382) BNG PT OF CSM VOL 17 PG 207 (#4739) (DOC |
| 19228081730978 | 3111 SCHOFIELD AVE | SEC 17-28-08 PT OF SE 1/4 SW 1/4 – CSM VOL 17 PG 223 (#4755) (DOC #881656) |



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| | | |
|---|---|---|
| 19228081730979 | 3110 SCHOFIELD AVE | SEC 17-28-08 PT OF SE 1/4 SW ¼ COM 330' W OF NE COR OF SD FORTY S 238' TO N LN OF HWY 'JJ' NWLY ALG HWY 241' N 24 |
| 19228081730982 | 3200 SCHOFIELD AVE | PT OF E1/2 E1/2 SE1/4 SW1/4 SEC 17-28-08 THAT PT LYG N OF HWY 'JJ' EX VOL 310M-226 (HWY) VOL 543M-114 (HWY) |
| 19228081730985 | 3103 SCHOFIELD AVE | SEC 17-28-08 PT OF SE 1/4 SW ¼ COM IN CTR OF HWY 'JJ' 385' E OF NW COR OF SD FORTY SELY ALG CTR OF HWY 247' 7" |
| 19228081730986 | 3012 SCHOFIELD AVE | SEC 17-28-08 PT OF SE 1/4 SW 1/4 - LOT 1 CSM VOL 66 PG 48 (#14776) (DOC #1476445) |
| 19228081730992 | 2806 SCHOFIELD AVE | SEC 17-28-08 PT OF NW 1/4 SW 1/4 - LOT 1 CSM VOL 35 PG 74 (#8896) (DOC #1064287) |
| 19228081730996 | 5211 ALDERSON ST | SEC 17-28-08 PT OF NW 1/4 SW ¼ ALSO SW 1/4 NW 1/4 - LOT 1 CSM VOL 20 PG 273 (#5680) (DOC #916697) |
| 19228081740035 | 0 | INDIAN HILLS ADDITION LOT 1 EX VOL 522M-902 (ST) |
| 19228081740052 | 3503 SCHOFIELD AVE | KRUEGER ADD LOT 1 BLK 2 |
| 19228081740053 | 3417 SCHOFIELD AVE | KRUEGER ADD LOT 2 BLK 2 |
| 19228081740054 | 3409 SCHOFIELD AVE | KRUEGER ADD PT OF LOT 3 BLK 2 & PT OF VAC STREET - LOT 1 CSM VOL 64 PG 157 (#14520) (DOC#1458076) |
| 19228081740878 | 3907 SCHOFIELD AVE | SEC 17-28-08 PT OF SE 1/4 SE 1/4 - LOT 2 CSM VOL 76 PG 20 (#16371) (DOC# 1627239) |
| 19228081740879 | 3807 SCHOFIELD AVE | SEC 17-28-08 PT OF SE 1/4 SE 1/4 - LOT 1 CSM VOL 76 PG 20 (#16371) (DOC# 1627239) |
| 19228081740882 | 0 | SEC 17-28-08 PT OF E 1/2 SE 1/4 - LOT 2 CSM VOL 67 PG 160 (#15078) (DOC #1500475) |
| 19228081740883 | 3702 SCHOFIELD AVE | SEC 17-28-08 PT OF SE 1/4 SE 1/4 - LOT 1 CSM VOL 67 PG 160 (#15078) (DOC #1500475) |
| 19228081740886 | 0 | SEC 17-28-08 PT OF E 1/2 SE 1/4 - LOT 4 CSM VOL 67 PG 72 (#14990) (DOC #1492690) |
| 19228081740894 | 3910 SCHOFIELD AVE | SEC 17-28-08 PT OF E 1/2 SE 1/4 - LOT 1 CSM VOL 50 PG 94 (#11806) (DOC #1234452) ADD'L DEED DOC# 1671084 |
| 19228081740898 | 3613 SCHOFIELD AVE | SEC 17-28-08 PT OF SE 1/4 SE 1/4 - LOT 2 CSM VOL 43 PG 152 (#10520) (DOC #1156946) |
| 19228081740899 | 3703 SCHOFIELD AVE | SEC 17-28-08 PT OF SE 1/4 SE 1/4 - LOT 1 CSM VOL 43 PG 152 (#10520) (DOC #1156946) |
| 19228081740920 | 4015 SCHOFIELD AVE | SEC 17-28-08 PT OF SE 1/4 SE ¼ BEG AT PT ON S LN HWY 'JJ' 175' W OF W LN OF TN RD ON E LN OF SD FORTY W 150' S |
| 19228081740921 | 3707 SCHOFIELD AVE | SEC 17-28-08 PT OF SE 1/4 SE ¼ E 130' OF N 247' OF W 448' THRF LYG S OF HWY 'JJ' EX M517-582 (HWY) |
| 19228081740926 | 3717 SCHOFIELD AVE | SEC 17-28-08 PT OF SE 1/4 SE 1/4 - LOT 1 CSM VOL 62 PG 64 (#14057) (DOC #1423605) |



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| 19228081740927 | 5802 CAMP PHILLIPS RD | SEC 17-28-08 PT OF SE 1/4 SE ¼ CSM VOL 11 PG 286 (#3116) (DOC# 795494) EX S 126' EX M522-902 (HWY) |
| 19228081740934 | 5815 BIRCH ST | SEC 17-28-08 PT OF SW 1/4 SE ¼ COM 1.5 RDS E & 644' N OF SW COR OF SD FORTY N 198' E 418' S 396' W 198' N 198' W |
| 19228081740935 | 0 | SEC 17-28-08 PT OF SW 1/4 SE ¼ COM 1.5 RDS E & 446' N OF SW COR OF SD FORTY N 198' E 220' S 198' W 220' TO BEG |
| 19228081740937 | 3311 SCHOFIELD AVE | SEC 17-28-08 PT OF SW 1/4 SE ¼ COM 1.5 RDS E & 842' N OF SW COR OF SD FORTY N 172' E 418' S 172' W 418' TO BEG |
| 19228081740939 | 3607 SCHOFIELD AVE | SEC 17-28-08 PT OF SW 1/4 SE ¼ COM AT INCTN OF S LN OF HWY 'JJ' & E LN OF SD FORTY S 258' W PARA WITH HWY 174' N |
| 19228081740956 | 3510 SCHOFIELD AVE | SEC 17-28-08 PT OF W 1/2 SE ¼ COM 1080' N & 1000' E OF SW COR OF W 1/2 SE 1/4 N 250' E 70' S 250' W 70' TO BEG |
| 19228081740957 | 3414 SCHOFIELD AVE | SEC 17-28-08 PT OF W 1/2 SE ¼ COM AT PT 1080' N & 722' E OF SW COR N 120' E 89' S 120' TO STH '29' W ALG SD |
| 19228081740958 | 3416 SCHOFIELD AVE | SEC 17-28-08 PT OF W 1/2 SE ¼ COM 1080' N & 722' E OF SW COR OF W 1/2 SE 1/4 N 370' E 225.4' S 120' W 122' S |
| 19228081740972 | 3316 SCHOFIELD AVE | SEC 17-28-08 PT OF W 1/2 SE ¼ COM ON N LN OF HWY -29- 275' E OF W LN OF W ½ SE 1/4 N 250' W 60' N 295' |
| 19228081740980 | 3606 SCHOFIELD AVE | SEC 17-28-08 PT OF W 1/2 SE 1/4 - LOT 1 CSM VOL 24 PG 17 (#6399) (DOC #947190) |
| 19228081740981 | 3310 SCHOFIELD AVE | SEC 17-28-08 PT OF W 1/2 SE ¼ COM ON N LN OF HWY -29- 215' E OF W LN OF W ½ SE 1/4 N 250' E PARA WITH |
| 19228081740984 | 3308 SCHOFIELD AVE | SEC 17-28-08 PT OF W 1/2 SE ¼ COM ON N LN OF HWY '29' 55' E OF W LN OF W 1/2 SE 1/4 N 545' E 160' S 545' W 160' |
| 19228081740985 | 3412 SCHOFIELD AVE | SEC 17-28-08 PT OF W 1/2 SE ¼ COM ON N LN OF HWY -29- 598' W OF E LN W 1/2 SE ¼ N 250' W 100' S 250' E 100' |
| 19228081740986 | 3506 SCHOFIELD AVE | SEC 17-28-08 PT OF W 1/2 SE 1/4 - LOT 1 CSM VOL 28 PG 208 (#7435) (DOC #1002281) |
| 19228081740987 | 3406 SCHOFIELD AVE | SEC 17-28-08 PT OF W 1/2 SE ¼ COM ON N LN OF HWY '29' 400' E OF ITS INCTN WITH W LN OF W 1/2 SE 1/4 N 250' |
| 19228081740996 | 3802 SCHOFIELD AVE | SEC 17-28-08 PT OF W 1/2 E 1/2 SE 1/4 THAT PT DESD IN VOL 332 DDS PG 71 VOL 38 REC PG 564 EX VOL 38R-540 VOL 175M-279 EX |



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| 19228081810052 | 2408 SCHOFIELD AVE | ASSESSOR'S PLAT #2 LOT 1 EX VOL 367M-556 (HWY) & PT OF LOT 1 BLK 4 KRUEGER ADD TO PINE PARK D/A LOT 1 CSM VOL 42 PG 46 (#10223) |
| 19228081810930 | 1810 SCHOFIELD AVE | SEC 18-28-08 PT OF SW 1/4 NE 1/4 - PCL 2 CSM VOL 10 PG 175 (#2702) (DOC #772347) EX VOL 372M-801 (HWY) |
| 19228081810936 | 2106 SCHOFIELD AVE | SEC 18-28-08 PT OF S 1/2 NE 1/4 - LOT 1 CSM VOL 66 PG 43 (#14771) (DOC #1475895) |
| 19228081810952 | 1710 SCHOFIELD AVE | SEC 18-28-08 PT OF SW 1/4 NE 1/4 - PCL 2 CSM VOL 25 PG 120 (#6720) (DOC #964488) |
| 19228081810953 | 1708 SCHOFIELD AVE | SEC 18-28-08 PT OF SW 1/4 NE 1/4 - PCL 1 CSM VOL 25 PG 120 (#6720) (DOC #964488) |
| 19228081810956 | 1720 SCHOFIELD AVE | SEC 18-28-08 PT OF SW 1/4 NE ¼ ELY 254' OF WLY 429' OF APPROX SLY 247' THRF LYG NLY OF HWY 'JJ' |
| 19228081810958 | 2006 SCHOFIELD AVE | SEC 18-28-08 PT OF SW 1/4 NE 1/4 – CSM VOL 7 PG 57 (#1671) (DOC #732288) EX WLY 240' |
| 19228081810959 | 2206 SCHOFIELD AVE | SEC 18-28-08 PT OF SE 1/4 NE ¼ COM ON N LN OF HWY 'JJ' 425' E OF W LN OF SD FORTY N 175' E 225' S 175' TO N |
| 19228081810960 | 2202 SCHOFIELD AVE | SEC 18-28-08 PT OF SE 1/4 NE ¼ COM ON N LN OF HWY 'JJ' 360' E OF W LN OF SD FORTY N 120' E 65' S 120' W 65' |
| 19228081810962 | 2310 SCHOFIELD AVE | SEC 18-28-08 PT OF SE 1/4 NE ¼ BEG 750' E OF W LN OF FORTY ON N LN HWY 'JJ' N 201.5' SELY 93' S 146.3' W 70' TO |
| 19228081810967 | 2312 SCHOFIELD AVE | SEC 18-28-08 PT OF SE 1/4 NE ¼ COM ON N LN OF HWY 'JJ' 750' E OF ITS INCTN WITH W LN OF SD FORTY N 201.5' TO |
| 19228081810968 | 2300 SCHOFIELD AVE | SEC 18-28-08 PT OF SE 1/4 NE 1/4 - LOT 1 CSM VOL 16 PG 119 (#4351) (DOC #867289) |
| 19228081810970 | 2114 SCHOFIELD AVE | SEC 18-28-08 PT OF SE 1/4 NE 1/4 - LOT 2 CSM VOL 42 PG 155 (#10332) (DOC #1143485) |
| 19228081810971 | 2304 SCHOFIELD AVE | SEC 18-28-08 PT OF SE 1/4 NE 1/4 - LOT 1 CSM VOL 16 PG 120 (#4352) (DOC #867290) |
| 19228081810984 | 1918 SCHOFIELD AVE | SEC 18-28-08 PT OF SW 1/4 NE ¼ COM 102' E OF INCTN OF N LN OF HWY 'JJ' & E LN OF ALDERSON & KRUEGER RD N |
| 19228081810985 | 1906 SCHOFIELD AVE | SEC 18-28-08 PT OF SW 1/4 NE ¼ COM AT INCTN OF N LN OF HWY 'JJ' & E LN OF ALDERSON & KRUEGER RD N 181.5' E 102' |
| 19228081810986 | 5225 PINE ST | SEC 18-28-08 PT OF SW 1/4 NE ¼ WLY 240' OF CSM VOL 7 PG 57 (#1671) (DOC #732288) |
| 19228081830005 | 1611 SCHOFIELD AVE | MYLREA'S ACRE LOTS LOTS 8 & 9 EX S 124’ BLK 1 |
| 19228081830006 | 1610 POST AVE | MYLREA'S ACRE LOTS S 124' OF LOTS 8 & 9 BLK 1 A/D/A PCL 2 CSM VOL 12 PG 13 (#3143) (DOC #797266) |



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| 19228081830025 | 5503 BUSINESS HIGHWAY 51 | MYLREA ACRE LOTS PT OF LOTS 5 & 6 BLK 3THAT PT DESD AS LOT 2 CSM VOL 1 PG 121 (#121) (DOC#01121) EX BEG SE COR W TO |
| 19228081831010 | 5305 BUSINESS HIGHWAY 51 | MYLREA'S ACRE LOTS PT OF LOTS 4-5-6 & 7 BLK 1 - PT OF LOT 1 CSM VOL 64 PG 15 (#14378) (DOC #1449112) LYG IN VILLAGE OF WESTON |
| 19228081831011 | 5401 BUSINESS HIGHWAY 51 | MYLREA'S ACRE LOTS PT OF LOTS 3-4-5-6 & 7 BLK 1 - LOT 2 CSM VOL 64 PG 15 (#14378) (DOC #1449112) |
| 19228081831016 | 1509 POST AVE | MYLREA ACRE LOTS LOTS 7 & 8 BLK 3 N/D/A LOT 1 CSM VOL 81 PG 89 (#17157) (DOC# 1696292) |
| 19228081840058 | 1803 SCHOFIELD AVE | PINE PARK LOT 1 EX S 80' BLK 3 EX VOL 376M-451 (HWY) |
| 19228081840060 | 1815 SCHOFIELD AVE | PINE PARK LOT 2 BLK 3 A/D/A CSM VOL 36 PG 180 (#9177) (DOC #1080029) |
| 19228081840099 | 2111 SCHOFIELD AVE | KRUEGERS AD TO PINE PARK AD E 71' OF LOTS 7 & 8 EX HWY BLK 1 EX VOL 372M-797 (HWY) |
| 19228081840100 | 2013 SCHOFIELD AVE | KRUEGERS AD TO PINE PARK AD LOTS 7 & 8 EX E 214' EX HWY BLK 1 CSM VOL 14 PG 137 (#3839) (DOC #835876) |
| 19228081840101 | 2107 SCHOFIELD AVE | KRUEGERS AD TO PINE PARK AD W 143' OF E 214' OF LOTS 7 & 8 BLK 1 EX HWY |
| 19228081840122 | 2113 SCHOFIELD AVE | KRUEGERS AD TO PINE PARK AD LOT 1 EX HWY EX E 120' BLK 3 EX VOL 379M-849 (HWY) |
| 19228081840123 | 2215 SCHOFIELD AVE | KRUEGERS AD TO PINE PARK AD E 120' OF LOT 1 BLK 3 |
| 19228081840125 | 0 | KRUEGERS AD TO PINE PARK AD E 145' OF LOTS 2 & 3 BLK 3 ALSO W 25' OF N 100' OF LOT 15 |
| 19228081840231 | 2405 SCHOFIELD AVE | KRUEGERS AD TO PINE PARK AD PT OF LOTS 1-2-3 & 4 BLK 4 LOT 1 CSM VOL 60 PG 165 (#13788) (DOC#1404643) |
| 19228081840232 | 1711 SCHOFIELD AVE | PINE PARK PT OF LOTS 1 & 2 BLK 1 DESD AS LOT 1 CSM VOL 63 PG 53 (#14226) (DOC #1437086) N/D/A PT OF LOT 1 CSM VOL |
| 19228081840233 | 5310 WILLOW ST | KRUEGERS AD TO PINE PARK AD PT OF LOT 15 BLK 3 LOT 2 CSM VOL 63 PG 92 (#14265) (DOC #1440272) |
| 19228081840234 | 2311 SCHOFIELD AVE | KRUEGERS AD TO PINE PARK AD PT OF LOT 15 & ALL OF LOT 16 BLK 3 LOT 1 CSM VOL 63 PG 92 (#14265) (DOC #1440272) |
| 19228081840246 | 5403 NORMANDY ST | PINE PARK PT OF LOT 3 & 4 BLK 1 LOT 1 CSM VOL 82 PG 114 (#17316) (DOC# 1708372) |
| 19228081840974 | 2009 SCHOFIELD AVE | SEC 18-28-08 PT OF NW 1/4 SE 1/4 - PT OF CSM VOL 14 PG 8 (#3713) (DOC #830165) BEG AT NE COR SD CSM S 200' W 87.8' N |
| 19228081840995 | 1925 SCHOFIELD AVE | SEC 18-28-08 PT OF NW 1/4 SE 1/4 – CSM VOL 5 PG 69 (#1141) (DOC #703643) |
| 19228081840996 | 1907 SCHOFIELD AVE | SEC 18-28-08 PT OF W 1/2 NE 1/4 NW ¼ SE 1/4 - PCL 1 CSM VOL 42 48 (#10225) (DOC #1137053) |



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| 19228081840999 | 2005 SCHOFIELD AVE | SEC 18-28-08 PT OF NW 1/4 NW 1/4 SE ¼ E 5 ACRES THRF EX CSM VOL 5 PG 69 (#1141) (DOC #703643) A/D/A CSM VOL 14 |

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. **Please contact Jared Wehner, Assistant Planner, at 715-359-6114, with questions on this rezone.**

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 21st day of July, 2016

Valerie Parker
Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, July 25, 2016 and Monday, August 1, 2016.



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

| | |
|---|---|
| REQUEST FROM: | **JARED WEHNER, ASSISTANT PLANNER** |
| ITEM DESCRIPTION: | **REZN-7-16-1602 – SCHOFIELD AVENUE CORRIDOR REZONE FROM B-3 GENERAL BUSINESS TO B-2 HIGHWAY BUSINESS.** |
| DATE/MTG: | **PLAN COMMISSION, MONDAY, AUGUST 8, 2016 AT 6:00PM** |
| POLICY QUESTION: | Should the Plan Commission approve the rezoning of the areas of the Schofield Avenue corridor from Business Highway 51 to Von Kanel Street and on the east side of Business Highway 51 from Schofield Avenue to the south of Post Avenue from B-3 – General Business to B-2 – Highway Business District. |
| RECOMMENDATION TO: | I recommend that the Plan Commission makes the recommendation to the Village Board to approve the rezoning of the area of the Schofield Avenue corridor from Business Highway 51 to Von Kanel Street and on the east side of Business Highway 51 from Schofield Avenue to the south of Post Avenue from the B-3 to B-2 zoning district. |

LEGISLATIVE ACTION:

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

POLICY REFERENCES:

☒ **Municipal Code:** Official Zoning Map, last adopted on April 20, 2016

PRIOR REVIEW: Staff Review, July 6, 2016

BACKGROUND:

Staff is proposing that the Schofield Avenue Corridor from Business Highway 51 to Von Kanel Street and on the east side of Business Highway 51 from Schofield Avenue to south of Post Avenue be changed to B-2 Highway Business District from B-3 General 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.

☒ **Attachments: Draft Ordinance 16-039, Exhibit 'A' – Zoning Map and Exhibit 'B' – List of Properties and Descriptions**

**VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN**

**ORDINANCE NO. 16-039**

**AN ORDINANCE TO APPROVE THE REZONING OF LAND FROM B-3 GENERAL BUSINESS TO B-2 HIGHWAY BUSINESS, ON SCHOFIELD AVENUE, FROM BUSINESS HIGHWAY 51 TO VON KANEL STREET OF SECTIONS 16, 17 AND 18; AND ON BUSINESS HIGHWAY 51 FROM SCHOFIELD AVENUE TO SOUTH OF POST AVENUE, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN.**

WHEREAS, Exhibit 'A' is a map indicating the location of the properties being rezoned and is attached to this ordinance;

WHEREAS, Exhibit 'B' is a table describing the properties being rezoned and is attached to this ordinance;

WHEREAS, the Plan Commission of the Village of Weston having held a public hearing on the 8th day of August, 2016, to consider the rezoning of the Land, with proposed zoning districts indicated in Exhibit 'A' and described in Exhibit 'B'; 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-7-16-1602) of varied property owners, properties described in Exhibit 'B', Weston, WI 54476, for the following territory now comprising a part of the B-2 Highway Business zoning district, located in Sections 16, 17 and 18, 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:

**B-2 – Highway Business –** Parcels of land described in Exhibit 'B' being part of the Sections 16, 17 and 18, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin; more particularly described in Exhibit 'B'.

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

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

SECTION 3: SEVERABILITY. If any section, clause, provision, or portion of this Ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be

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

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

Dated the 15th day of August, 2016.

VILLAGE BOARD OF WESTON

By: _____
Barbara Ermeling, President

Attest: _____
Sherry Weinkauf, Village Clerk

APPROVED: _____

PUBLISHED: _____

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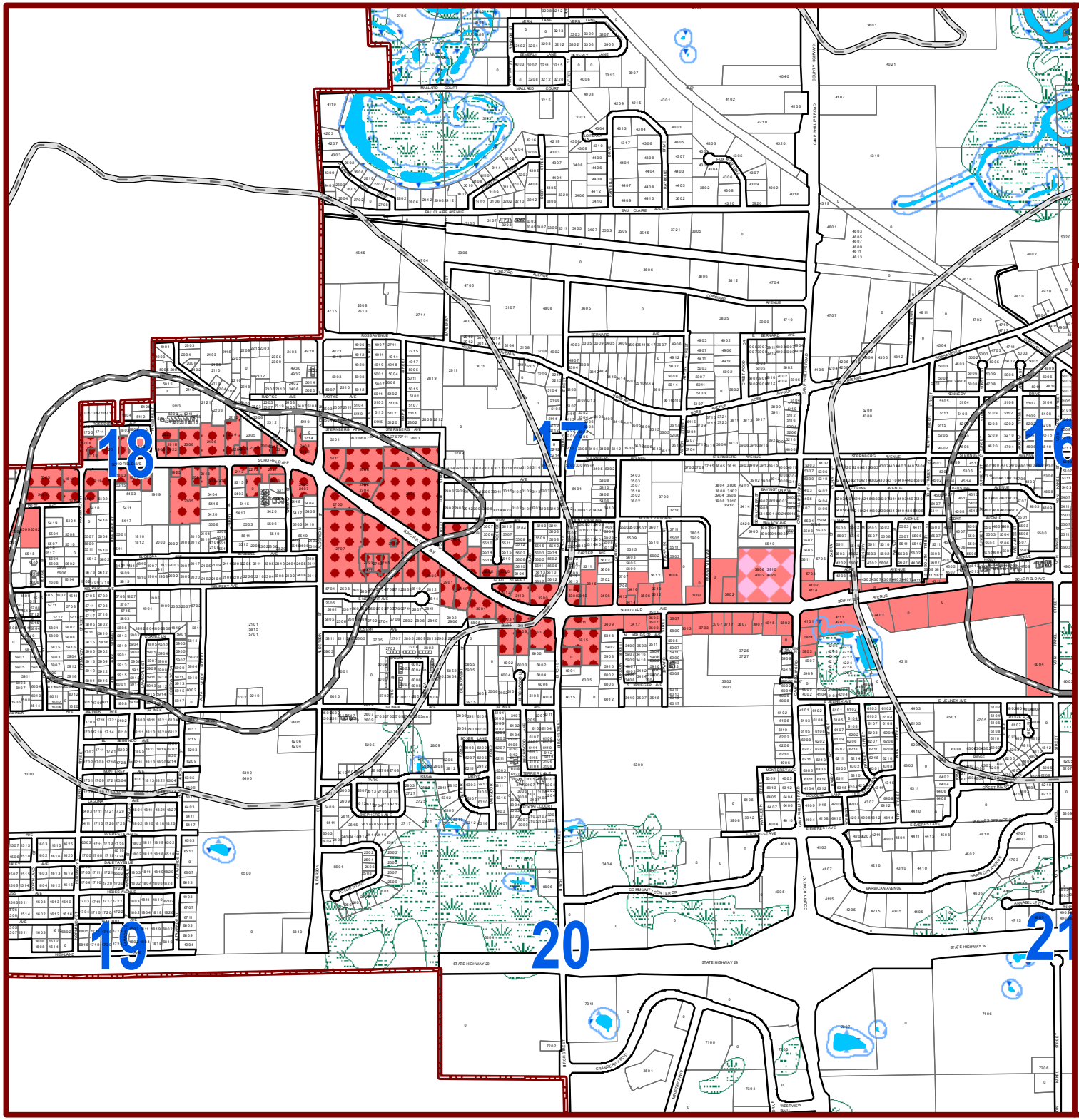
# Village of Weston
# Marathon County, WI

## OFFICIAL ZONING MAPS
## EXHIBIT 'A'

| | |
|---|---|
| Map Date: | 8/3/2016 |
| Adoption Date (Village): | 4/20/2016 |
| Adoption Date (ETZ): | 4/20/2016 |
| Adoption Date (Town): | 1/23/2016 |

Map By: Technology Services Department, Village of Weston

0 0.1 0.2 0.4 Miles




### Legend

- Properties to be Rezoned to B-2 - Highway Business
- Village of Weston
- Extraterritorial Zoning (ETZ) Boundary
- Town of Weston
- Right-of-way
- Parcel Boundary
- Wetland
- Surface Water

**OVERLAY ZONING DISTRICTS**

- D-WM
- D-CC
- D-Condominium
- D-Rail-to-Trail
- D-Renaissance
- VIllage of Weston Shoreland Zoning

**WELLHEAD PROTECTION ZONES**

- Zone A
- Zone B

| EXHIBIT 'B' | | | | |
|---|---|---|---|---|
| **PIN** | **ADDRESS** | **PROPERTY DESCRIPTION** | **EXISTING ZONING** | **NEW ZONING** |
| 19228081630944 | 4403 SCHOFIELD AVE | SEC 16-28-08 CSM VOL 65 PG 15 (#14553) (DOC #1460396) | B-3 – General Business<br>WHP-B – Wellhead Protection-Zone B | **B-2 – Highway Business**<br>WHP-B – Wellhead Protection-Zone B |
| 19228081630945 | 0 | SEC 16-28-08 THAT PT LYG ELY OF CSM VOL 19 PG 269 NLY OF CSM VOL 5 PG 206 (#5401) (DOC #906347) | B-3 – General Business<br>WHP-B – Wellhead Protection-Zone B | **B-2 – Highway Business**<br>WHP-B – Wellhead Protection-Zone B |
| 19228081630946 | 5703 CAMP PHILLIPS RD | SEC 16-28-08 PT OF NW 1/4 SW 1/4 - PCL 1 & OUTLOT 1 CSM VOL 54 PG 12 (#12504) (DOC #1286096) | B-3 – General Business | **B-2 – Highway Business** |
| 19228081630952 | 4111 SCHOFIELD AVE | SEC 16-28-08 PT OF SW 1/4 SW 1/4 - LOT 1 CSM VOL 78 PG 146 (#16797) (DOC# 1669810) | B-3 – General Business | **B-2 – Highway Business** |
| 19228081630963 | 6004 VON KANEL ST | SEC 16-28-08 PT OF S 1/2 SW 1/4 - PCL C CSM VOL 5 PG 206 (#1279) (DOC #712660) | B-3 – General Business<br>WHP-A – Wellhead Protection-Zone A | **B-2 – Highway Business**<br>WHP-B – Wellhead Protection-Zone A |
| 19228081630966 | 0 | SEC 16-28-08 SE ¼ SW ¼ EX VOL 489D-591 VOL 28R-421 VOL 230M-18 THIS PCL INCL THAT PT OF SD 40 LYG S OF S OF LOT 22 & 23 PARK TERRACE N & W OF COUNTY ROAD JJ & E OF CSM VOL 36 PG 47 (#9044) (DOC# 1073052) | B-3 – General Business<br>WHP-B – Wellhead Protection-Zone B | **B-2 – Highway Business**<br>WHP-B – Wellhead Protection-Zone B |
| 19228081630967 | 5811 CAMP PHILLIPS RD | SEC 16-28-08 PT OF SW ¼ SW ¼ COM AT SW COR N 4 DEG E 622.6' N 85 DEG E 33' TO POB N 4 DEG E 200' N 85 DEG N 85 DEG E 200' S 4 DEG W 200' S 85 DEG W 200' TO BEG EX VOL 509M-322 (HWY) | B-3 – General Business | **B-2 – Highway Business** |
| 19228081630969 | 4204 SCHOFIELD AVE | SEC 16-28-08 PT OF SW 1/4 SW 1/4 – CSM VOL 9 PG 263 (#2479) (DOC#763954) | B-3 – General Business<br>WHP-B – Wellhead Protection-Zone B | **B-2 – Highway Business**<br>WHP-B – Wellhead Protection-Zone B |
| 19228081630970 | 0 | SEC 16-28-08 PT OF S 1/2 SW 1/4 - PCL 2 CSM VOL 36 PG 47 (#9044) (DOC #1073052) | B-3 – General Business<br>WHP-B – Wellhead Protection-Zone B | **B-2 – Highway Business**<br>WHP-B – Wellhead Protection-Zone B |
| 19228081630971 | 4101 SCHOFIELD AVE | SEC 16-28-08 PT OF SW 1/4 SW 1/4 - PCL 1 CSM VOL 26 PG 136 (#6943) (DOC #974167) | B-3 – General Business | **B-2 – Highway Business** |
| 19228081630972 | 5905 CAMP PHILLIPS RD | SEC 16-28-08 PT OF SW 1/4 SW ¼ COM 497.6' N & 33' E OF SW COR N 125' E 200' S 125' W 200' TO BEG | B-3 – General Business | **B-2 – Highway Business** |
| 19228081630973 | 4114 SCHOFIELD AVE | SEC 16-28-08 PT OF SW 1/4 SW 1/4 - PCL 1 CSM VOL 36 PG 47 (#9044) (DOC #1073052) | B-3 – General Business | **B-2 – Highway Business** |
| 19228081730025 | 2910 SCHOFIELD AVE | MOUNT VIEW ADD TO THE TOWN OF WESTON PT OF LOT | B-3 – General Business | **B-2 – Highway Business** |

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| | | 1 BLK 1 LOT 1 CSM VOL 32 PG 56 (#8288) (DOC #1036995) | D-CC – Commercial Corridor<br>WHP-B – Wellhead Protection-Zone B | D-CC – Commercial Corridor<br>WHP-B – Wellhead Protection-Zone B |
| 19228081730039 | 3010 GLAD ST | SUBD OF PRT LOT 1 BLK 1 MOUNT VIEW ADD LOT 15 BLK 1 | B-3 – General Business<br>D-CC – Commercial Corridor<br>WHP-B – Wellhead Protection-Zone B | **B-2 – Highway Business**<br>D-CC – Commercial Corridor<br>WHP-B – Wellhead Protection-Zone B |
| 19228081730040 | 3006 GLAD ST | SUBD OF PRT LOT 1 BLK 1 MOUNT VIEW ADD LOT 16 BLK 1 | B-3 – General Business<br>D-CC – Commercial Corridor<br>WHP-B – Wellhead Protection-Zone B | **B-2 – Highway Business**<br>D-CC – Commercial Corridor<br>WHP-B – Wellhead Protection-Zone B |
| 19228081730162 | 2900 SCHOFIELD AVE | MOUNT VIEW ADD TO THE TOWN OF WESTON PT OF LOT 1 BLK 1 LOT 1 CSM VOL 29 PG 86 (#7623) (DOC #1006923) | B-3 – General Business<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A | **B-2 – Highway Business**<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A |
| 19228081730172 | 2709 SCHOFIELD AVE | MARKOVICH PROPERTIES CONDO FIRST ADDENDUM UNIT 1 | B-3 – General Business<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A | **B-2 – Highway Business**<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A |
| 19228081730173 | 2711 SCHOFIELD AVE | MARKOVICH PROPERTIES CONDO FIRST ADDENDUM UNIT 2 | B-3 – General Business<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A | **B-2 – Highway Business**<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A |
| 19228081730174 | 2713 SCHOFIELD AVE | MARKOVICH PROPERTIES CONDO FIRST ADDENDUM UNIT 3 | B-3 – General Business<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A | **B-2 – Highway Business**<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A |
| 19228081730175 | 2715 SCHOFIELD AVE | MARKOVICH PROPERTIES CONDO FIRST ADDENDUM UNIT 4 | B-3 – General Business<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A | **B-2 – Highway Business**<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A |
| 19228081730177 | 2719 SCHOFIELD AVE | MARKOVICH PROPERTIES CONDO FIRST ADDENDUM UNIT 5 | B-3 – General Business<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A | **B-2 – Highway Business**<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A |
| 19228081730937 | 2606 SCHOFIELD AVE | SEC 17-28-08 PT OF NW 1/4 SW 1/4 & PT OF SW 1/4 NW 1/4 - LOT 2 CSM VOL 68 PG 145 (#15223) (DOC #1513867) | B-3 – General Business<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A | **B-2 – Highway Business**<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A |

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| 19228081730938 | 2702 SCHOFIELD AVE | SEC 17-28-08 PT OF NW 1/4 SW 1/4 - LOT 1 CSM VOL 68 PG 145 (#15223) (DOC #1513867) | B-3 – General Business<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A | **B-2 – Highway Business**<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A |
| 19228081730939 | 3207 SCHOFIELD AVE | SEC 17-28-08 PT OF SE 1/4 SW 1/4 - LOT 1 CSM VOL 61 PG 120 (#13933) (DOC #1414682) | B-3 – General Business<br>D-CC – Commercial Corridor<br>WHP-B – Wellhead Protection-Zone B | **B-2 – Highway Business**<br>D-CC – Commercial Corridor<br>WHP-B – Wellhead Protection-Zone B |
| 19228081730940 | 2915 SCHOFIELD AVE | SEC 17-28-08 PT OF SE 1/4 SW 1/4 & NE 1/4 SW 1/4 - PCL 2 CSM VOL 43 PG 48 (#10416) (DOC #1148172) | B-3 – General Business<br>D-CC – Commercial Corridor<br>WHP-B – Wellhead Protection-Zone B | **B-2 – Highway Business**<br>D-CC – Commercial Corridor<br>WHP-B – Wellhead Protection-Zone B |
| 19228081730941 | 2901 SCHOFIELD AVE | SEC 17-28-08 PT OF NE 1/4 SW 1/4 & SE 1/4 SW 1/4 - PCL 1 CSM VOL 43 PG 48 (#10416) (DOC #1148172) | B-3 – General Business<br>D-CC – Commercial Corridor<br>WHP-B – Wellhead Protection-Zone B | **B-2 – Highway Business**<br>D-CC – Commercial Corridor<br>WHP-B – Wellhead Protection-Zone B |
| 19228081730947 | 0 | SEC 17-28-08 PT OF NW 1/4 SW 1/4 - PCL A CSM VOL 37 PG 24 (#9201) (DOC #1080702) | B-3 – General Business<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A | **B-2 – Highway Business**<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A |
| 19228081730948 | 2809 SCHOFIELD AVE | SEC 17-28-08 PT OF NW 1/4 SW 1/4 - PCL B CSM VOL 38 PG 172 (#9549) (DOC #1100435) | B-3 – General Business<br>D-CC – Commercial Corridor<br>WHP-B – Wellhead Protection-Zone B | **B-2 – Highway Business**<br>D-CC – Commercial Corridor<br>WHP-B – Wellhead Protection-Zone B |
| 19228081730949 | 2805 SCHOFIELD AVE | SEC 17-28-08 PT OF NW 1/4 SW 1/4 - PCL A CSM VOL 38 PG 172 (#9549) (DOC #1100435) | B-3 – General Business<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A | **B-2 – Highway Business**<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A |
| 19228081730950 | 0 | SEC 17-28-08 PT OF SW 1/4 NW 1/4 & PT OF NW 1/4 SW 1/4 - LOT 1 CSM VOL 26 PG 116 (#6923) (DOC #973529) | B-3 – General Business<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A | **B-2 – Highway Business**<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A |
| 19228081730952 | 3001 SCHOFIELD AVE | SEC 17-28-08 PT OF SE 1/4 SW 1/4 - PCL 1 CSM VOL 20 PG 188 (#5595) (DOC #913277) EX CSM VOL 21 PG 98 (#5780) (DOC #920751) | B-3 – General Business<br>D-CC – Commercial Corridor<br>WHP-B – Wellhead Protection-Zone B | **B-2 – Highway Business**<br>D-CC – Commercial Corridor<br>WHP-B – Wellhead Protection-Zone B |
| 19228081730958 | 2707 SCHOFIELD AVE | SEC 17-28-08 PT OF NW 1/4 SW 1/4 - LOT 1 CSM VOL 17 PG 293 (#4825) (DOC #884382) BNG PT OF CSM VOL 17 PG 207 | B-3 – General Business<br>D-CC – Commercial Corridor | **B-2 – Highway Business**<br>D-CC – Commercial Corridor |

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| | | (#4739) (DOC#881294) EX VOL 535M-460 (RD) EX VOL 548M-812 (RD) | WHP-A – Wellhead Protection-Zone A | WHP-A – Wellhead Protection-Zone A |
| 19228081730960 | 2705 SCHOFIELD AVE | SEC 17-28-08 PT OF NW 1/4 SW 1/4 - LOT 3 CSM VOL 17 PG 293 (#4825) (DOC #884382) BNG PT OF CSM VOL 17 PG 207 (#4739) (DOC#881294) EX VOL 548M-812 (RD) | B-3 – General Business<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A | **B-2 – Highway Business**<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A |
| 19228081730978 | 3111 SCHOFIELD AVE | SEC 17-28-08 PT OF SE 1/4 SW 1/4 – CSM VOL 17 PG 223 (#4755) (DOC #881656) | B-3 – General Business<br>D-CC – Commercial Corridor<br>WHP-B – Wellhead Protection-Zone B | **B-2 – Highway Business**<br>D-CC – Commercial Corridor<br>WHP-B – Wellhead Protection-Zone B |
| 19228081730979 | 3110 SCHOFIELD AVE | SEC 17-28-08 PT OF SE 1/4 SW ¼ COM 330' W OF NE COR OF SD FORTY S 238' TO N LN OF HWY 'JJ' NWLY ALG HWY 241' N 24 DEG E 180.8 TO N LN OF SD FORTY E 145’ TO BEG | B-3 – General Business<br>D-CC – Commercial Corridor<br>WHP-B – Wellhead Protection-Zone B | **B-2 – Highway Business**<br>D-CC – Commercial Corridor<br>WHP-B – Wellhead Protection-Zone B |
| 19228081730982 | 3200 SCHOFIELD AVE | PT OF E1/2 E1/2 SE1/4 SW1/4 SEC 17-28-08 THAT PT LYG N OF HWY 'JJ' EX VOL 310M-226 (HWY) VOL 543M-114 (HWY) | B-3 – General Business<br>D-CC – Commercial Corridor<br>WHP-B – Wellhead Protection-Zone B | **B-2 – Highway Business**<br>D-CC – Commercial Corridor<br>WHP-B – Wellhead Protection-Zone B |
| 19228081730985 | 3103 SCHOFIELD AVE | SEC 17-28-08 PT OF SE 1/4 SW ¼ COM IN CTR OF HWY 'JJ' 385' E OF NW COR OF SD FORTY SELY ALG CTR OF HWY 247' 7" TO POB S 250’ E 45’4” S 275’ E 175’ N 510 NWLY TO BEG EX VOL 313M-1084 (HWY) | B-3 – General Business<br>D-CC – Commercial Corridor<br>WHP-B – Wellhead Protection-Zone B | **B-2 – Highway Business**<br>D-CC – Commercial Corridor<br>WHP-B – Wellhead Protection-Zone B |
| 19228081730986 | 3012 SCHOFIELD AVE | SEC 17-28-08 PT OF SE 1/4 SW 1/4 - LOT 1 CSM VOL 66 PG 48 (#14776) (DOC #1476445) | B-3 – General Business<br>D-CC – Commercial Corridor<br>WHP-B – Wellhead Protection-Zone B | **B-2 – Highway Business**<br>D-CC – Commercial Corridor<br>WHP-B – Wellhead Protection-Zone B |
| 19228081730992 | 2806 SCHOFIELD AVE | SEC 17-28-08 PT OF NW 1/4 SW 1/4 - LOT 1 CSM VOL 35 PG 74 (#8896) (DOC #1064287) | B-3 – General Business<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A | **B-2 – Highway Business**<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A |
| 19228081730996 | 5211 ALDERSON ST | SEC 17-28-08 PT OF NW 1/4 SW ¼ ALSO SW 1/4 NW 1/4 - LOT 1 CSM VOL 20 PG 273 (#5680) (DOC #916697) | B-3 – General Business<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A | **B-2 – Highway Business**<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A |
| 19228081740035 | 0 | INDIAN HILLS ADDITION LOT 1 EX VOL 522M-902 (ST) | B-3 – General Business | **B-2 – Highway Business** |
| 19228081740052 | 3503 SCHOFIELD AVE | KRUEGER ADD LOT 1 BLK 2 | B-3 – General Business | **B-2 – Highway Business** |
| 19228081740053 | 3417 SCHOFIELD AVE | KRUEGER ADD LOT 2 BLK 2 | B-3 – General Business | **B-2 – Highway Business** |

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| 19228081740054 | 3409 SCHOFIELD AVE | KRUEGER ADD PT OF LOT 3 BLK 2 & PT OF VAC STREET - LOT 1 CSM VOL 64 PG 157 (#14520) (DOC#1458076) | B-3 – General Business | **B-2 – Highway Business** |
| 19228081740878 | 3907 SCHOFIELD AVE | SEC 17-28-08 PT OF SE 1/4 SE 1/4 - LOT 2 CSM VOL 76 PG 20 (#16371) (DOC# 1627239) | B-3 – General Business | **B-2 – Highway Business** |
| 19228081740879 | 3807 SCHOFIELD AVE | SEC 17-28-08 PT OF SE 1/4 SE 1/4 - LOT 1 CSM VOL 76 PG 20 (#16371) (DOC# 1627239) | B-3 – General Business | **B-2 – Highway Business** |
| 19228081740882 | 0 | SEC 17-28-08 PT OF E 1/2 SE 1/4 - LOT 2 CSM VOL 67 PG 160 (#15078) (DOC #1500475) | B-3 – General Business | **B-2 – Highway Business** |
| 19228081740883 | 3702 SCHOFIELD AVE | SEC 17-28-08 PT OF SE 1/4 SE 1/4 - LOT 1 CSM VOL 67 PG 160 (#15078) (DOC #1500475) | B-3 – General Business | **B-2 – Highway Business** |
| 19228081740886 | 0 | SEC 17-28-08 PT OF E 1/2 SE 1/4 - LOT 4 CSM VOL 67 PG 72 (#14990) (DOC #1492690) | B-3 – General Business | **B-2 – Highway Business** |
| 19228081740894 | 3910 SCHOFIELD AVE | SEC 17-28-08 PT OF E 1/2 SE 1/4 - LOT 1 CSM VOL 50 PG 94 (#11806) (DOC #1234452) ADD'L DEED DOC# 1671084 ALTA SURVEY-POB 5-2007 | B-3 – General Business<br>D-WM – Weston Marketplace Overlay | **B-2 – Highway Business**<br>D-WM – Weston Marketplace Overlay |
| 19228081740898 | 3613 SCHOFIELD AVE | SEC 17-28-08 PT OF SE 1/4 SE 1/4 - LOT 2 CSM VOL 43 PG 152 (#10520) (DOC #1156946) | B-3 – General Business | **B-2 – Highway Business** |
| 19228081740899 | 3703 SCHOFIELD AVE | SEC 17-28-08 PT OF SE 1/4 SE 1/4 - LOT 1 CSM VOL 43 PG 152 (#10520) (DOC #1156946) | B-3 – General Business | **B-2 – Highway Business** |
| 19228081740920 | 4015 SCHOFIELD AVE | SEC 17-28-08 PT OF SE 1/4 SE ¼ BEG AT PT ON S LN HWY 'JJ' 175' W OF W LN OF TN RD ON E LN OF SD FORTY W 150' S 268’ E 150’ N 268’ TO BEG EX VOL 513-393 (HWY) | B-3 – General Business | **B-2 – Highway Business** |
| 19228081740921 | 3707 SCHOFIELD AVE | SEC 17-28-08 PT OF SE 1/4 SE ¼ E 130' OF N 247' OF W 448' THRF LYG S OF HWY 'JJ' EX M517-582 (HWY) | B-3 – General Business | **B-2 – Highway Business** |
| 19228081740926 | 3717 SCHOFIELD AVE | SEC 17-28-08 PT OF SE 1/4 SE 1/4 - LOT 1 CSM VOL 62 PG 64 (#14057) (DOC #1423605) | B-3 – General Business | **B-2 – Highway Business** |
| 19228081740927 | 5802 CAMP PHILLIPS RD | SEC 17-28-08 PT OF SE 1/4 SE ¼ CSM VOL 11 PG 286 (#3116) (DOC# 795494) EX S 126' EX M522-902 (HWY) | B-3 – General Business | **B-2 – Highway Business** |
| 19228081740934 | 5815 BIRCH ST | SEC 17-28-08 PT OF SW 1/4 SE ¼ COM 1.5 RDS E & 644' N OF SW COR OF SD FORTY N 198' E 418' S 396' W 198' N 198' W E 418’ S 396’ W 198’ N 198’ W 220’ TO BEG | B-3 – General Business<br>D-CC – Commercial Corridor | **B-2 – Highway Business**<br>D-CC – Commercial Corridor |
| 19228081740935 | 0 | SEC 17-28-08 PT OF SW 1/4 SE ¼ COM 1.5 RDS E & 446' N OF SW COR OF SD FORTY N 198' E 220' S 198' W 220' TO BEG | B-3 – General Business<br>D-CC – Commercial Corridor | **B-2 – Highway Business**<br>D-CC – Commercial Corridor |

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| 19228081740937 | 3311 SCHOFIELD AVE | SEC 17-28-08 PT OF SW 1/4 SE ¼ COM 1.5 RDS E & 842' N OF SW COR OF SD FORTY N 172' E 418' S 172' W 418' TO BEG EX VOL 312M-519 (HWY) | B-3 – General Business<br>D-CC – Commercial Corridor | **B-2 – Highway Business**<br>D-CC – Commercial Corridor |
| 19228081740939 | 3607 SCHOFIELD AVE | SEC 17-28-08 PT OF SW 1/4 SE ¼ COM AT INCTN OF S LN OF HWY 'JJ' & E LN OF SD FORTY S 258' W PARA WITH HWY 174' N 258’ W PARA WITH HWY 174’ N 258’ TO S LN OF HWY E 174’ TO BEG EX S 120’ EX VOL 536M-613 (HWY) | B-3 – General Business | **B-2 – Highway Business** |
| 19228081740956 | 3510 SCHOFIELD AVE | SEC 17-28-08 PT OF W 1/2 SE ¼ COM 1080' N & 1000' E OF SW COR OF W 1/2 SE 1/4 N 250' E 70' S 250' W 70' TO BEG | B-3 – General Business | **B-2 – Highway Business** |
| 19228081740957 | 3414 SCHOFIELD AVE | SEC 17-28-08 PT OF W 1/2 SE ¼ COM AT PT 1080' N & 722' E OF SW COR N 120' E 89' S 120' TO STH '29' W ALG SD HWY 89’ TO POB EX VOL 310M-621 (RD) N/D/A PCL 1 CSM VOL 15 PG 122 (#4124) (DOC# 853429) | B-3 – General Business | **B-2 – Highway Business** |
| 19228081740958 | 3416 SCHOFIELD AVE | SEC 17-28-08 PT OF W 1/2 SE ¼ COM 1080' N & 722' E OF SW COR OF W 1/2 SE 1/4 N 370' E 225.4' S 120' W 122' S 250’ W ALG HWY ‘29’ TO BEG EX W 89’ OF S 120’ EX VOL 310M-668 (RD) | B-3 – General Business | **B-2 – Highway Business** |
| 19228081740972 | 3316 SCHOFIELD AVE | SEC 17-28-08 PT OF W 1/2 SE ¼ COM ON N LN OF HWY -29- 275' E OF W LN OF W ½ SE 1/4 N 250' W 60' N 295' TO S LN OF PCL DESD IN VOL 357D-476 E 185’ S 544’ TO N LN OF HWY -29- W 125’ TO BEG EX VOL 313M-764 (HWY) EX N 140’ OF W 150’ | B-3 – General Business | **B-2 – Highway Business** |
| 19228081740980 | 3606 SCHOFIELD AVE | SEC 17-28-08 PT OF W 1/2 SE 1/4 - LOT 1 CSM VOL 24 PG 17 (#6399) (DOC #947190) | B-3 – General Business | **B-2 – Highway Business** |
| 19228081740981 | 3310 SCHOFIELD AVE | SEC 17-28-08 PT OF W 1/2 SE ¼ COM ON N LN OF HWY -29- 215' E OF W LN OF W ½ SE 1/4 N 250' E PARA WITH HWY 60’ S 250’ W 60’ TO BEG EX VOL 310M-662 (RD) | B-3 – General Business | **B-2 – Highway Business** |
| 19228081740984 | 3308 SCHOFIELD AVE | SEC 17-28-08 PT OF W 1/2 SE ¼ COM ON N LN OF HWY '29' 55' E OF W LN OF W 1/2 SE 1/4 N 545' E 160' S 545' W 160' TO BEG EX CSM VOL 5 PG 188 (#1260) (DOC #711283) EX VOL 313M-476 (HWY) | B-3 – General Business<br>D-CC – Commercial Corridor | **B-2 – Highway Business**<br>D-CC – Commercial Corridor |
| 19228081740985 | 3412 SCHOFIELD AVE | SEC 17-28-08 PT OF W 1/2 SE ¼ COM ON N LN OF HWY -29- | B-3 – General Business | **B-2 – Highway Business** |

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| | | 598' W OF E LN W 1/2 SE ¼ N 250' W 100' S 250' E 100' TO BEG EX N 66' EX VOL 312M-774 (HWY) EX VOL 545M-769 (RD) | | |
| 19228081740986 | 3506 SCHOFIELD AVE | SEC 17-28-08 PT OF W 1/2 SE 1/4 - LOT 1 CSM VOL 28 PG 208 (#7435) (DOC #1002281) | B-3 – General Business | **B-2 – Highway Business** |
| 19228081740987 | 3406 SCHOFIELD AVE | SEC 17-28-08 PT OF W 1/2 SE ¼ COM ON N LN OF HWY '29' 400' E OF ITS INCTN WITH W LN OF W 1/2 SE 1/4 N 250' E 172' S 250' TO N LN OF HWY '29' W 172 TO BEG EX M311-939 (HWY) | B-3 – General Business | **B-2 – Highway Business** |
| 19228081740996 | 3802 SCHOFIELD AVE | SEC 17-28-08 PT OF W 1/2 E 1/2 SE ¼ THAT PT DESD IN VOL 332 DDS PG 71 VOL 38 REC PG 564 EX VOL 38R-540 VOL 175M-279 EX VOL 524M-194 (HWY) | B-3 – General Business | **B-2 – Highway Business** |
| 19228081810052 | 2408 SCHOFIELD AVE | ASSESSOR'S PLAT #2 LOT 1 EX VOL 367M-556 (HWY) & PT OF LOT 1 BLK 4 KRUEGER ADD TO PINE PARK D/A LOT 1 CSM VOL 42 PG 46 (#10223) | B-3 – General Business<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A | **B-2 – Highway Business**<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A |
| 19228081810930 | 1810 SCHOFIELD AVE | SEC 18-28-08 PT OF SW 1/4 NE 1/4 - PCL 2 CSM VOL 10 PG 175 (#2702) (DOC #772347) EX VOL 372M-801 (HWY) | B-3 – General Business<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A | **B-2 – Highway Business**<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A |
| 19228081810936 | 2106 SCHOFIELD AVE | SEC 18-28-08 PT OF S 1/2 NE 1/4 - LOT 1 CSM VOL 66 PG 43 (#14771) (DOC #1475895) | B-3 – General Business<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A | **B-2 – Highway Business**<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A |
| 19228081810952 | 1710 SCHOFIELD AVE | SEC 18-28-08 PT OF SW 1/4 NE 1/4 - PCL 2 CSM VOL 25 PG 120 (#6720) (DOC #964488) | B-3 – General Business<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A | **B-2 – Highway Business**<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A |
| 19228081810953 | 1708 SCHOFIELD AVE | SEC 18-28-08 PT OF SW 1/4 NE 1/4 - PCL 1 CSM VOL 25 PG 120 (#6720) (DOC #964488) | B-3 – General Business<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A | **B-2 – Highway Business**<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A |
| 19228081810956 | 1720 SCHOFIELD AVE | SEC 18-28-08 PT OF SW 1/4 NE ¼ ELY 254' OF WLY 429' OF APPROX SLY 247' THRF LYG NLY OF HWY 'JJ' | B-3 – General Business<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A | **B-2 – Highway Business**<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A |

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| 19228081810958 | 2006 SCHOFIELD AVE | SEC 18-28-08 PT OF SW 1/4 NE 1/4 – CSM VOL 7 PG 57 (#1671) (DOC #732288) EX WLY 240' | B-3 – General Business<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A | **B-2 – Highway Business**<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A |
| 19228081810959 | 2206 SCHOFIELD AVE | SEC 18-28-08 PT OF SE 1/4 NE ¼ COM ON N LN OF HWY 'JJ' 425' E OF W LN OF SD FORTY N 175' E 225' S 175' TO N LN OF HWY W 225’ TO BEG EX E 150’ A/D/A PCL 1 CSM VOL 17 PG 35 (#4567) (DOC #875648) | B-3 – General Business<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A | **B-2 – Highway Business**<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A |
| 19228081810960 | 2202 SCHOFIELD AVE | SEC 18-28-08 PT OF SE 1/4 NE ¼ COM ON N LN OF HWY 'JJ' 360' E OF W LN OF SD FORTY N 120' E 65' S 120' W 65' TO BEG | B-3 – General Business<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A | **B-2 – Highway Business**<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A |
| 19228081810962 | 2310 SCHOFIELD AVE | SEC 18-28-08 PT OF SE 1/4 NE ¼ BEG 750' E OF W LN OF FORTY ON N LN HWY 'JJ' N 201.5' SELY 93' S 146.3' W 70' TO BEG N/D/A LOT 1 CSM VOL 16 PG 118 (#4350) (DOC #867288) | B-3 – General Business<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A | **B-2 – Highway Business**<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A |
| 19228081810967 | 2312 SCHOFIELD AVE | SEC 18-28-08 PT OF SE 1/4 NE ¼ COM ON N LN OF HWY 'JJ' 750' E OF ITS INCTN WITH W LN OF SD FORTY N 201.5' TO S LN OF OLD CTH ‘J’ SELY ALG SD HWY 233’ S 63.5’ W ALG HWY -29- 178’ TO BEG EX W 70’ ALG HWY ‘JJ’ N/D/A LOT 2 CSM VOL 16 PG 118 (#4350) (DOC #867288) | B-3 – General Business<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A | **B-2 – Highway Business**<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A |
| 19228081810968 | 2300 SCHOFIELD AVE | SEC 18-28-08 PT OF SE 1/4 NE 1/4 - LOT 1 CSM VOL 16 PG 119 (#4351) (DOC #867289) | B-3 – General Business<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A | **B-2 – Highway Business**<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A |
| 19228081810970 | 2114 SCHOFIELD AVE | SEC 18-28-08 PT OF SE 1/4 NE 1/4 - LOT 2 CSM VOL 42 PG 155 (#10332) (DOC #1143485) | B-3 – General Business<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A | **B-2 – Highway Business**<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A |
| 19228081810971 | 2304 SCHOFIELD AVE | SEC 18-28-08 PT OF SE 1/4 NE 1/4 - LOT 1 CSM VOL 16 PG 120 (#4352) (DOC #867290) | B-3 – General Business<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A | **B-2 – Highway Business**<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A |
| 19228081810984 | 1918 SCHOFIELD AVE | SEC 18-28-08 PT OF SW 1/4 NE ¼ COM 102' E OF INCTN OF N LN OF HWY 'JJ' & E LN OF ALDERSON & KRUEGER RD N | B-3 – General Business<br>D-CC – Commercial Corridor | **B-2 – Highway Business**<br>D-CC – Commercial Corridor |

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| | | 181.5’ E 138’ S 181.5’ W 138’ TO BEG | WHP-A – Wellhead Protection-Zone A | WHP-A – Wellhead Protection-Zone A |
| 19228081810985 | 1906 SCHOFIELD AVE | SEC 18-28-08 PT OF SW 1/4 NE ¼ COM AT INCTN OF N LN OF HWY 'JJ' & E LN OF ALDERSON & KRUEGER RD N 181.5' E 102' S 181.5’ W 102’ TO BEG EX VOL 867M-546 (HWY) | B-3 – General Business<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A | **B-2 – Highway Business**<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A |
| 19228081810986 | 5225 PINE ST | SEC 18-28-08 PT OF SW 1/4 NE ¼ WLY 240' OF CSM VOL 7 PG 57 (#1671) (DOC #732288) | B-3 – General Business<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A | **B-2 – Highway Business**<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A |
| 19228081830005 | 1611 SCHOFIELD AVE | MYLREA'S ACRE LOTS 8 & 9 EX S 124’ BLK 1 | B-3 – General Business<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A | **B-2 – Highway Business**<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A |
| 19228081830006 | 1610 POST AVE | MYLREA'S ACRE LOTS S 124' OF LOTS 8 & 9 BLK 1 A/D/A PCL 2 CSM VOL 12 PG 13 (#3143) (DOC #797266) | B-3 – General Business<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A | **B-2 – Highway Business**<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A |
| 19228081830025 | 5503 BUSINESS HIGHWAY 51 | MYLREA ACRE LOTS PT OF LOTS 5 & 6 BLK 3THAT PT DESD AS LOT 2 CSM VOL 1 PG 121 (#121) (DOC#01121) EX BEG SE COR W TO SW COR OF SD LOT 2 NELY 12’ SELY TO BEG | B-3 – General Business | **B-2 – Highway Business** |
| 19228081831010 | 5305 BUSINESS HIGHWAY 51 | MYLREA'S ACRE LOTS PT OF LOTS 4-5-6 & 7 BLK 1 - PT OF LOT 1 CSM VOL 64 PG 15 (#14378) (DOC #1449112) LYG IN VILLAGE OF WESTON | B-3 – General Business<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A | **B-2 – Highway Business**<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A |
| 19228081831011 | 5401 BUSINESS HIGHWAY 51 | MYLREA'S ACRE LOTS PT OF LOTS 3-4-5-6 & 7 BLK 1 - LOT 2 CSM VOL 64 PG 15 (#14378) (DOC #1449112) | B-3 – General Business<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A | **B-2 – Highway Business**<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A |
| 19228081831016 | 1509 POST AVE | MYLREA ACRE LOTS 7 & 8 BLK 3 N/D/A LOT 1 CSM VOL 81 PG 89 (#17157) (DOC# 1696292) | B-3 – General Business | **B-2 – Highway Business** |
| 19228081840058 | 1803 SCHOFIELD AVE | PINE PARK LOT 1 EX S 80' BLK 3 EX VOL 376M-451 (HWY) | B-3 – General Business<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A | **B-2 – Highway Business**<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A |
| 19228081840060 | 1815 SCHOFIELD AVE | PINE PARK LOT 2 BLK 3 A/D/A CSM VOL 36 PG 180 (#9177) (DOC #1080029) | B-3 – General Business<br>D-CC – Commercial Corridor | **B-2 – Highway Business**<br>D-CC – Commercial Corridor |

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|---|---|---|---|---|
| | | | WHP-A – Wellhead Protection-Zone A | WHP-A – Wellhead Protection-Zone A |
| 19228081840099 | 2111 SCHOFIELD AVE | KRUEGERS AD TO PINE PARK AD E 71' OF LOTS 7 & 8 EX HWY BLK 1 EX VOL 372M-797 (HWY) | B-3 – General Business<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A | **B-2 – Highway Business**<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A |
| 19228081840100 | 2013 SCHOFIELD AVE | KRUEGERS AD TO PINE PARK AD LOTS 7 & 8 EX E 214' EX HWY BLK 1 CSM VOL 14 PG 137 (#3839) (DOC #835876) | B-3 – General Business<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A | **B-2 – Highway Business**<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A |
| 19228081840101 | 2107 SCHOFIELD AVE | KRUEGERS AD TO PINE PARK AD W 143' OF E 214' OF LOTS 7 & 8 BLK 1 EX HWY | B-3 – General Business<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A | **B-2 – Highway Business**<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A |
| 19228081840122 | 2113 SCHOFIELD AVE | KRUEGERS AD TO PINE PARK AD LOT 1 EX HWY EX E 120' BLK 3 EX VOL 379M-849 (HWY) | B-3 – General Business<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A | **B-2 – Highway Business**<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A |
| 19228081840123 | 2215 SCHOFIELD AVE | KRUEGERS AD TO PINE PARK AD E 120' OF LOT 1 BLK 3 | B-3 – General Business<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A | **B-2 – Highway Business**<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A |
| 19228081840125 | 0 | KRUEGERS AD TO PINE PARK AD E 145' OF LOTS 2 & 3 BLK 3 ALSO W 25' OF N 100' OF LOT 15 | B-3 – General Business<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A | **B-2 – Highway Business**<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A |
| 19228081840231 | 2405 SCHOFIELD AVE | KRUEGERS AD TO PINE PARK AD PT OF LOTS 1-2-3 & 4 BLK 4 LOT 1 CSM VOL 60 PG 165 (#13788) (DOC#1404643) | B-3 – General Business<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A | **B-2 – Highway Business**<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A |
| 19228081840232 | 1711 SCHOFIELD AVE | PINE PARK PT OF LOTS 1 & 2 BLK 1 DESD AS LOT 1 CSM VOL 63 PG 53 (#14226) (DOC #1437086) N/D/A PT OF LOT 1 CSM VOL 66 PG 98 (#14826) (DOC #1480652) NEED DEED FROM OWS LLC TO HPI OR VICE CERSA TO MAKE LOT 1 WHOLE | B-3 – General Business<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A | **B-2 – Highway Business**<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A |
| 19228081840233 | 5310 WILLOW ST | KRUEGERS AD TO PINE PARK AD PT OF LOT 15 BLK 3 LOT 2 CSM VOL 63 PG 92 (#14265) (DOC #1440272) | B-3 – General Business<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A | **B-2 – Highway Business**<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A |

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|---|---|---|---|---|
| 19228081840234 | 2311 SCHOFIELD AVE | KRUEGERS AD TO PINE PARK AD PT OF LOT 15 & ALL OF LOT 16 BLK 3 LOT 1 CSM VOL 63 PG 92 (#14265) (DOC #1440272) | B-3 – General Business<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A | **B-2 – Highway Business**<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A |
| 19228081840246 | 5403 NORMANDY ST | PINE PARK PT OF LOT 3 & 4 BLK 1 LOT 1 CSM VOL 82 PG 114 (#17316) (DOC# 1708372) | B-3 – General Business<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A | **B-2 – Highway Business**<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A |
| 19228081840974 | 2009 SCHOFIELD AVE | SEC 18-28-08 PT OF NW 1/4 SE 1/4 - PT OF CSM VOL 14 PG 8 (#3713) (DOC #830165) BEG AT NE COR SD CSM S 200' W 87.8' N 200' E 87.8 TO POB | B-3 – General Business<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A | **B-2 – Highway Business**<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A |
| 19228081840995 | 1925 SCHOFIELD AVE | SEC 18-28-08 PT OF NW 1/4 SE 1/4 – CSM VOL 5 PG 69 (#1141) (DOC #703643) | B-3 – General Business<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A | **B-2 – Highway Business**<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A |
| 19228081840996 | 1907 SCHOFIELD AVE | SEC 18-28-08 PT OF W 1/2 NE 1/4 NW ¼ SE 1/4 - PCL 1 CSM VOL 42 48 (#10225) (DOC #1137053) | B-3 – General Business<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A | **B-2 – Highway Business**<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A |
| 19228081840999 | 2005 SCHOFIELD AVE | SEC 18-28-08 PT OF NW 1/4 NW 1/4 SE ¼ E 5 ACRES THRF EX CSM VOL 5 PG 69 (#1141) (DOC #703643) A/D/A CSM VOL 14 PG 8 (#3713) (DOC #830165) EX E 87.8 OF N 200' | B-3 – General Business<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A | **B-2 – Highway Business**<br>D-CC – Commercial Corridor<br>WHP-A – Wellhead Protection-Zone A |

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**Village of Weston, Wisconsin**
**OFFICIAL PROCEEDINGS OF THE PLAN COMMISSION AND**
**JOINT TOWN & VILLAGE EXTRATERRITORIAL ZONING COMMITTEE**
held on Monday, July 11, 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 Diesen.**
**2. Plan Commission meeting called to order PC Chairman White.**
**3. Clerk will take attendance and roll call.**

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

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

Roll call indicated 7 Plan Commission members present.

| Member | Present |
|---|---|
| Diesen, Dave | YES |
| Hoffman, Craig | YES |
| Johnson, Marty | YES |
| Kollmansberger, Tina | YES |
| Schuster, Fred | YES |
| White, Loren | YES |
| Zeyghami, Hooshang | YES |

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

Diesen and White opened the public hearing at 6:01 p.m.

**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.**
Mitch King, 6205 Municipal Street, was present. He stated he is not against this; however, noticed in the draft ordinance the proposed hours of operation being 7am – 5pm, Monday through Friday, and 7am-noon on Saturday. King feels this is too small of a window to work in, when taking into consideration the additional time for maintenance work. He asked if there could be an allowance of additional time for maintenance work. King referred to a project in Rib Mountain his crew is working on, where they need 2 – 2.5 hours just for maintenance. He stated though there would be some noise involved in setting up, taking down, and general maintenance, there would not be any dust or crushing. King stated if the maintenance is included in the time frame, he would feel better with 6am – 6pm, than 7am to 5pm.

Donner asked King if he is lined up to do the work for this particular project. King stated they were only involved in the pricing.

Wehner stated most of this ordinance was modeled after what we have in our existing OME sections. Some things taken from other codes in various communities. Our noise ordinance starts at 6am, so we could open this to a longer period, and it could be reworded to specify as to what the operation is. We could also word that the hours of operation (such as crushing) only occurs during specified times (such as 7am-5pm).



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Diesen likes the 7am-5pm for crushing operation, and would be open to later hours for maintenance. Johnson agrees too, and asked if there is language that could be added to make this clearer to the operator. White suggested the language in #11 state something like the "the actual crushing could only occur, and maintenance can occur prior to and after those hours". Schuster would be okay if we limit the crushing from 7am – 5pm, and maintenance from 6am – 5pm.

Christiansen questioned the amount of time needed in truck loading off the site. He feels to allow 6am – 6pm for this type of thing. He can see the 7am – 5pm crushing, but they need more time for maintenance and truck loading that sometimes needs to take place early in the morning and in the evening.

Wehner pointed out in the Noise Ordinance that it states operation hours for construction is 6am – 10 pm. Donner stated we need to look at whether we are dealing with a short window of pain or long window of pain, where the more restrictive in time will lengthen project. We need to decide which is worse longer hours, shorter project or shorter hours, longer project.

White confirmed applicants would need an operational plan, along with the application. Dust control measures is included in the operational plan.

Christiansen questioned with the site the staff report is referring to, if they get the material crushed and out of there, are they then allowed to haul in additional materials to be crushed, or is there an end period to this permit. Christiansen questioned what prevents someone from bringing in materials to a site, where it is not noticed, and they then end up with a pile similar to the Lewis', if there is a way to police this or govern this to prevent piles from being dumped in many places. Donner pointed out the language stating "this temporary use shall be proposed in conjunction with and exclusively serving specific public highway or road improvement, other public works project, or large scale construction project warranting on-site processing" – so this is not intended to give people permission on random lots to start taking fill and start processing. Christiansen feels Lewis is not qualified then for this permit, as his fill is not being used towards a project. Wehner stated with the Lewis property being zoned LI, they are allowed to keep piles, they just cannot crush materials without a permit.

Hull questioned in #2 if batch plants and material processing operations including everything that we are talking about (covered under the title). He suggests adding all the terms used in the title. Within #8 he questioned if "facilities" is a defined term? Wehner stated "facilities" would refer to the entire site. Hull pointed out that Facilities is a defined term with a different meaning in the ordinances. Hull stated the same goes for "residential land use", and he mentioned how commercial lodging is not referred to as a residential land use. Wehner explained all the uses included within residential land use, in the zoning code. Hull pointed out in #8 there is a closed ")" missing after "subdivisions", along with the "." at the end of that paragraph. Hull made a general statement regarding the reference to "1,000 feet of any residential land use" in #8, where if this refers also to AR zoned properties (such as properties within the Town), if there are no buildings or trees, to block the sound from 1,000 feet, that a property owner could wind up unknowingly having to listen to and seeing the processing operations. If this were required a Conditional Use, then the neighbors would at least be notified in advance and given an opportunity to comment. He would like to see something included that indicates neighbors will be notified. Hull also pointed out in #11, there should be a change in the sentence structure which indicate the "maximum number of hours per use shall be", and then include the hours and the days.

Hull then also commented within these permits when we give a lapse and a restart of these, when we give up to a one-year approval, if the applicant works for several weeks, and then stops work for several months, then when it gets close to the one year and suddenly more materials shows up to be processed, they may request an extension. He asked if the permit sunsets on its own while the operation is inactive, or does Weston designate that the pile is complete and the permit is over, where they would have to take out a new permit. Wehner stated this would be part of their operational plan, where they have to provide us the time period, and would receive the permit for that time period, and staff would place an expiration date on the permit. Hull feels that most would ask for the entire year, knowing that they can then ask for one more additional year. He stated we need to be very specific to time. Hull then asked if the permit is specific to the land or the applicant? Wehner confirmed it is specific to the applicant. Tatro stated that sometimes we do not know when a project ends, but we always know when it starts back up. There was discussion of what happened with the Camp Phillips Road project and the Guerndt/Jordan property.

Christiansen feels we should only allow for 6 months, not one year. Diesen agreed they should reapply if needing more than 6 months. White feels if someone is applying for a temporary permit, they should not need 1 year, let alone 2.

Wehner clarified that the way this draft ordinance (specifically #1) was written was meant to state if the applicant requests an extension beyond the first year, they can only do so through a conditional use. It was pointed out that the comma between "additional year" and "more by conditional use" needs to be removed.



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Hull discussed what happened when the area around the hospital was being developed, where blasting was also needed, and the general project needs changed, which made the operations take longer. He is concerned because if improvements do occur in that Camp Phillips Road area, with the amount of granite, crushing operation will occur.

Donner commented on the construction on the highway in Rothschild, where they do one side of row one year and the other side the next year. Donner feels they are project specific. Wehner stated anything over 1 year would go through conditional use. Johnson stated we could use 6 months instead, rather than 1 year.

Diesen and White closed this public hearing at 6:45 p.m.

6. **Discussion and Action by Joint Town & Village of Weston Extraterritorial Zoning Committee on Director's recommendation to approve the Zoning Ordinance Amendment 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.**
Schuster feels better to send back, but state specifically for Wehner the time and length of operation that we favor, and also to take into consideration Hulls comments. Schuster would like to limit to 6 months, before having to come back for conditional use. Wehner stated sometimes with private projects, if we push people through conditional use process, it gets harder to deal with the contractor. Diesen feels the 6 months would be a little more manageable.

Hoffman questioned how often we feel this would come through. It was stated it depends on how much development is coming in. Turner commented that tying the permit to a specific project (and phase) would be helpful. Christiansen commented on asphalt plants. With these, they need materials brought in to mix, which could mean a lot of truck traffic.

Johnson stated within this ordinance, he agrees with the stated hours of operation for crushing, etc. need a little clarity that our regular noise ordinance applies to maintenance operations, which is 6am-10pm. Wehner found in the noise ordinance, within residential districts, construction activities time period which is 6am – 8pm.

Motion to defer until the August Plan Commission Meeting, to consider the changes that have been brought up tonight. It was clarified to limit material processing activities to occur from 7am – 5pm, and all other (such as maintenance) from 6am – 8pm.

***Motion by Christiansen, second by Hull, to give staff time to revise and bring back for discussion and action the Zoning Ordinance Amendment Ordinance No. 16-032, based on this discussion and recommendations made tonight.***

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

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

7. **Discussion and Action by Village Plan Commission on Director's recommendation to approve the Zoning Ordinance Amendment 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.**

***Motion by Schuster, second by Johnson, to give staff time to revise and bring back for discussion and action the Zoning Ordinance Amendment Ordinance No. 16-032, based on this discussion and recommendations made tonight.***

Yes Vote: 7 No Votes: 0 Abstain: 0 Not Voting: 0 Result: PASS

| Member | Voting |
|---|---|
| Diesen, Dave | YES |
| Hoffman, Craig | YES |
| Johnson, Marty | YES |
| Kollmansberger, Tina | YES |
| Schuster, Fred | YES |



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| | |
|---|---|
| White, Loren | YES |
| Zeyghami, Hooshang | YES |

**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.**

None.

**D. CONSENT ITEMS – ETZ.**

**9. Approve previous meeting(s) minutes from the ETZ, May 9, 2016.**

***Motion by Kollmansberger, second by Hull, to approve previous meeting(s) minutes from the ETZ, May 9, 2016.***

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

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

**E. ADJOURN ETZ**

**10. Adjourn ETZ Committee.**

**Motion by Hull, second by Zeyghami, to adjourn at 7:03 p.m.**

**F. PUPBLIC 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.**

**White opened the hearing at 7:04 p.m.**

**Wehner stated the Village and Gary Guerndt are doing a land swap. Lot 2 is being acquired by Guerndt.**

**White closed the hearing at 7:05 p.m.**

***Motion by Johnson, second by Lawrence, 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 on to the Board of Trustees for their Consideration and Final Approval.***

Yes Vote: 7 No Votes: 0 Abstain: 0 Not Voting: 0 Result: PASS

| Member | Voting |
|---|---|
| Diesen, Dave | YES |
| Johnson, Marty | YES |



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| | |
|---|---|
| Hoffman, Craig | YES |
| Kollmansberger, Tina | YES |
| Schuster, Fred | YES |
| White, Loren | YES |
| Zeyghami, Hooshang | YES |

## 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.**

None.

## H. CONSENT ITEMS – PC

**13. Approve previous meeting(s) minutes from the Plan Commission June 13, 2016, regular meeting.**

***Motion by Schuster, second by Diesen, to approve the Plan Commission June 13, 2016 regular meeting minutes.***

Yes Vote: 7 No Votes: 0 Abstain: 0 Not Voting: 0 Result: PASS

| Member | Voting |
|---|---|
| Diesen, Dave | YES |
| Johnson, Marty | YES |
| Hoffman, Craig | YES |
| Kollmansberger, Tina | YES |
| Schuster, Fred | YES |
| White, Loren | YES |
| Zeyghami, Hooshang | YES |

## 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, per the Specifications, Conditions, and Limitations of the Submitted Staff Report and Forward to the Board of Trustees for their Consideration and Final Approval, per the specifications, conditions, and limitations of the submitted staff report and forward to the Board of Trustees for the consideration and final approval.**

**Motion by Schuster, second by Johnson, to approve Certified Survey Map and Weston Avenue Road Right-of-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, 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: 7 No Votes: 0 Abstain: 0 Not Voting: 0 Result: PASS

| Member | Voting |
|---|---|
| Diesen, Dave | YES |
| Johnson, Marty | YES |
| Hoffman, Craig | YES |
| Kollmansberger, Tina | YES |
| Schuster, Fred | YES |
| White, Loren | YES |
| Zeyghami, Hooshang | YES |

**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 the limitation of the submitted staff report.**

Scott Turner & Chris Zuleger were present.



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Turner stated he would like this building placed along the east side of his property by two other buildings. Will be difficult to see from Camp Phillips Road. This building will be used for tractor storage.

***Motion by Diesen, second by Johnson, 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 the Limitation of the Submitted Staff Report.***

Yes Vote: 7 No Votes: 0 Abstain: 0 Not Voting: 0 Result: PASS

| Member | Voting |
|---|---|
| Diesen, Dave | YES |
| Johnson, Marty | YES |
| Hoffman, Craig | YES |
| Kollmansberger, Tina | YES |
| Schuster, Fred | YES |
| White, Loren | YES |
| Zeyghami, Hooshang | YES |

**16. Discussion and Action by Plan Commission on Assistant Planner's Recommendation to allow Staff to move forward with (1) and 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.**

Wehner clarified this request is PC authorizing staff to start drafting proposed changes to come back before PC. We are not rezoning or changing the zoning code tonight.

***Motion by Schuster, second by Kollmansberger, to approve allowing staff to move forward with (1) and 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.***

Yes Vote: 7 No Votes: 0 Abstain: 0 Not Voting: 0 Result: PASS

| Member | Voting |
|---|---|
| Diesen, Dave | YES |
| Johnson, Marty | YES |
| Hoffman, Craig | YES |
| Kollmansberger, Tina | YES |
| Schuster, Fred | YES |
| White, Loren | YES |
| Zeyghami, Hooshang | YES |

## J. REPORTS FROM STAFF

**17. Report from Planning and Development Director.**
White pointed out Jen's report.

**18. Staff Report on staff-approved CSM's, Site Plans, Sign Permits, Commercial Zoning Permits, and Certificate of Occupancies issued since last reported of 06/01/2016.**

Donner commented an e-mail should have been sent to the Commissioners from Guild on documents related to the Camp Phillips Road Corridor Plan and Traffic Impact summary. These are just for review.

## K. REMARKS FROM COMMISSIONERS.

Zeyghami commented at last meeting, he asked for a copy of the traffic impact analysis, and have not received it yet. Donner will follow up with Guild to get Zeyghami what he is looking for.



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## L. DISCUSS ITEMS TO BE INCLUDED FOR NEXT AGENDA.

None.

## M. SET NEXT REGULAR MEETING DATE FOR MONDAY, AUGUST 8, 2016, AT 6:00 P.M.

## N. ADJOURN.

**13. Adjourn Plan Commission.**

**Motion by Diesen, second by Kollmansberger to adjourn at 7:14 p.m.**

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



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

| | |
|---|---|
| REQUEST FROM: | **DANIEL GUILD, VILLAGE ADMINISTRATOR**<br>**JENNIFER HIGGINS, DIRECTOR OF PLANNING AND DEVELOPMENT** |
| ITEM DESCRIPTION: | **CAMP PHILLIPS CORRIDOR – SOUTH NEIGHBORHOOD – SE QUADRANT GENERAL PLAN – FINAL DRAFT.** |
| DATE/MTG: | **AUGUST 8, 2016 – COMMUNITY DEVELOPMENT AUTHORITY & PLAN COMMISSION** |
| POLICY QUESTION: | Should the CDA/PC approve the Camp Phillips Corridor – South Neighborhood – SE Quadrant General Plan and forward it on to the Village Board for final approval. |
| RECOMMENDATION TO: | I make a motion to endorse approval, of the Plan and forward it on to the Village Board of Trustees for final approval and inclusion in the Camp Phillips Corridor Plan and Comprehensive Plan. |

LEGISLATIVE ACTION:

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

FISCAL IMPACT ANALYSIS:

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

STATUTORY / RULEMAKING / POLICY REFERENCES:

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

BACKGROUND: Staff has been working with MDRoffers for the last 3 years on the update to the Comprehensive Plan. As part of this process, the Village and MDRoffers are working on a Corridor Plan for Camp Phillips which will be included, when finished, in Volume 3 of the Comprehensive Plan. The Village's strategic planning approach to the Camp Phillips Corridor is organized around 3 distinct neighborhood planning areas. The North Neighborhood (centered around Weston Elementary School), the Central Neighborhood (the area between Schofield Ave and STH 29 and the South Neighborhood (the lands south of STH 29 interchange to Transport Way). The Village began working with JSD, on the specific Neighborhood Plan for the South Neighborhood in preparation for the economy to improve as this was an area we felt would emerge as the pre-eminent location for development as a regional economic center.



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Much of the information in the final draft of the Plan was presented to the CDA and PC at their June 13th meetings. Public input has been incorporated into the Plan via the comments received at the 2 Public Engagement Sessions held over the last year.

A draft Plan was provided to PC/CDA/Village Board members via email last month. Any comments received by staff or elected/appointed officials have been incorporated into the Final Draft of the Plan which is on the agenda for final approval on Monday night.

We will be asking CDA and PC members to recommend the Plan for approval so it can be adopted by the Board at their meeting on 8/15 and then sent to MDRoffers for inclusion in the final draft of the Camp Phillips Corridor Plan and ultimately as a component of Volume 3 of the Comprehensive Plan.

Staff recommends approval of the document as presented.

☒ Attachments



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# Village of Weston

## Camp Phillips Corridor - South Neighborhood

### SE Quadrant General Plan

www.JSDinc.com

Prepared for:

The Village of Weston
5500 Schofield Avenue
Weston, WI 54476

JSD Project No. 15-6918

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

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

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

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

## 3.1 EXECUTIVE SUMMARY

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

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

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

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

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

## 3.2 OVERVIEW

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

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

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



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

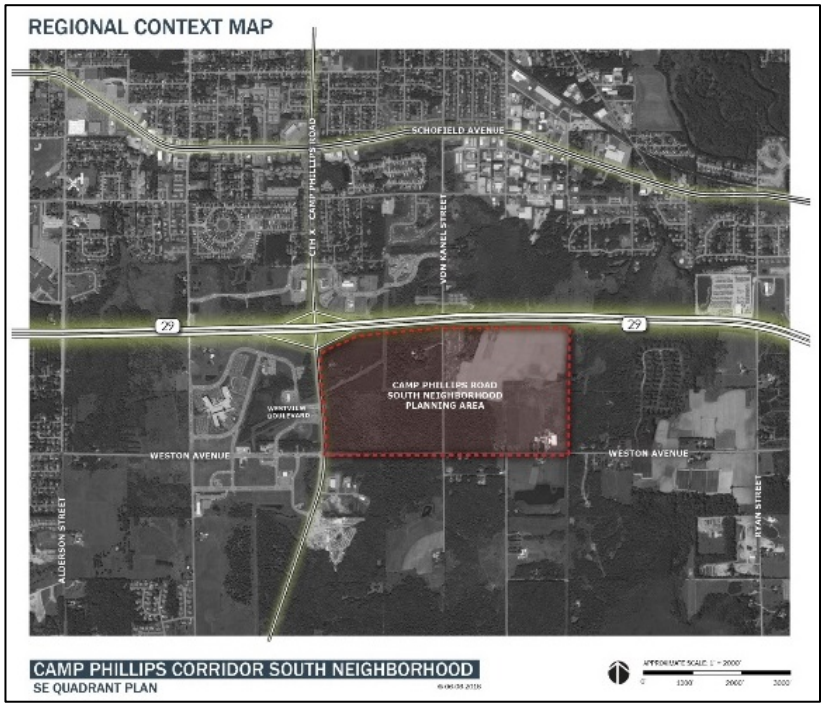
- **The Central Neighborhood** – focused on the segment of Camp Phillips Road between Schofield Avenue and State Highway 29. Schofield Avenue (the former County Road JJ/State Highway 29) was historically the primary east entrance route into the Wausau Metropolitan Area. With the completion of the new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

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

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

The Village's initiatives for this area are intended to focus public and private efforts to promote and support the general area, and especially the Southeast Quadrant of the Camp Phillips Road and State Highway 29 interchange, for development of viable, sustainable, large scale commercial activity.

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



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

### 3.2.1 GENERAL PROCESS AND COMMUNITY PARTICIPATION

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

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

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

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

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

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



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### 3.2.2 PERTINENT VILLAGE POLICIES AND INITIATIVES

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

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

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

***Economic***

Weston's overarching economic goal is to support business retention and development that adds jobs, products, services, and value to the Village to maintain its affordable tax rate and enhance its vitality. To do this, the Village is emphasizing business retention, and recruiting and expanding businesses in the basic economic sector of the economy – this means generating new economic activity serving customers beyond Weston, including health care and related businesses, tourism, and recreation, to bring new money into the community. The Village also works to expand economic opportunities in the non-basic sector (e.g. businesses serving West residents), by focusing on consumer retail and restaurant establishments in order to reduce "economic/market leakage". "Economic/market leakage" is a term describing the situation of Village residents purchasing goods and services at businesses located outside of the Village or metropolitan area, which indicates potential economic development opportunities for new or expanded businesses to locate in the Village.

**PLANNING CONSIDERATION**

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

***Land Use***

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

The Commercial area is envisioned to include lands for retail (including large-format retail), service, restaurants, office, wholesaling, and businesses with outdoor displays – all of which are complementary with a general community consensus that the Southeast Quadrant Planning Area is a superior location for future "big box" retail stores which would be the anchor stores of a commercial center serving the east side of the Wausau Metropolitan Area and a general potential trade area radiating out to include northeastern, eastern, and southeastern portions of Marathon County and adjacent territories.



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

***Housing***

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

***Transportation***

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

Key initiatives to accomplish this policy priority are:

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

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

Future arterial and collector streets within the Southeast Quadrant Planning Area are currently officially mapped to have 100-foot wide rights-of-way to accommodate anticipated traffic volumes and multi-modal travel opportunities. Recognizing the traffic function of Camp Phillips Road and Weston Avenue within the Village's street network, the Village has designated Camp Phillips Road and the segment of Weston Avenue between Alderson Street and Von Kanel Street as Arterial Streets with a minimum public street intersection spacing standard set at 1,320 feet. East from Von Kanel Street, Weston Avenue is classified as a Collector Street with a minimum intersection spacing of 750 feet. Though there are several existing private access drives connecting to Camp Phillips Road and Weston Avenue, future direct access will likely not be permitted and the Village will expect closure of private drives along these two arterial/collector routes as part of development and redevelopment proposals. Access and street improvements along Camp Phillips Road will be coordinated between the Village and the Marathon County Highway Department.

**PLANNING CONSIDERATION**

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

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

Given the location of the Southeast Quadrant Planning Area relative to elementary school locations in the DC Everest District, expanded areas of conventional single-family residential development aimed at households with children will likely result in continued and increased expense for student transportation services.



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

***Community and Neighborhood Character***

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

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

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

**PLANNING CONSIDERATION**

Based on the results of the Preliminary Traffic Impact Analysis (PTIA), consider an amendment in Chapter 9 to require minimum rights-of-way within the Camp Phillips Corridor South Neighborhood based on Traffic Impact Analysis (TIA) recommendations rather than a mandated 100-foot minimum width. This would allow potential non-traditional intersection design and/or wider than typical roadway sections, and desired bicycle-pedestrian accommodation.

**PLANNING CONSIDERATIONS**

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



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The Village's expectation is that future development in the Southeast Quadrant Planning Area will engage the public with similar attention to architectural design and building materials as are expressed in the Weston Regional Medical Center and Putnam Office Park development located in the westerly portion of the Camp Phillips Corridor South Neighborhood and other architecturally notable buildings within the Village.

***Recreation***

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

***Development Impact Management***

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

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

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

- Protection and management of ecological resources. Apply best management practices in environmental protection and restoration activities to optimize the functional quality of regionally important sensitive resources.



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The Village's policies and priorities for environmental protection seek to preserve natural amenities, with a primary focus on key waterways such as the Eau Claire River, which is a major yet underutilized recreational asset. Relevant to new development, Weston is a "Tree City USA" and "Green Tier Legacy Community," which means advancing sustainability through green building and other initiatives

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

## 3.3 CHARACTERISTICS OF THE CAMP PHILLIPS CORRIDOR SOUTH NEIGHBORHOOD

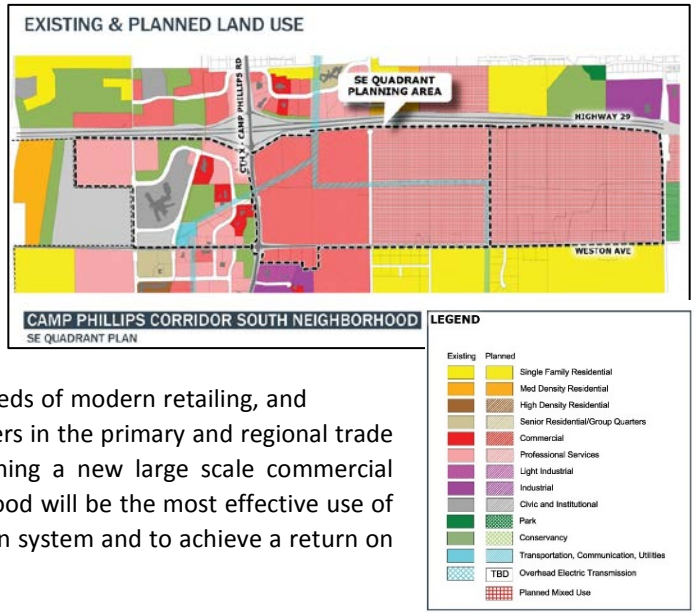
### 3.3.1 CURRENT DEVELOPMENT TRENDS

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

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

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

### 3.3.2 LAND USE




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

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



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## Camp Phillips Corridor South Neighborhood

## Generalized Existing Land Use Summary

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



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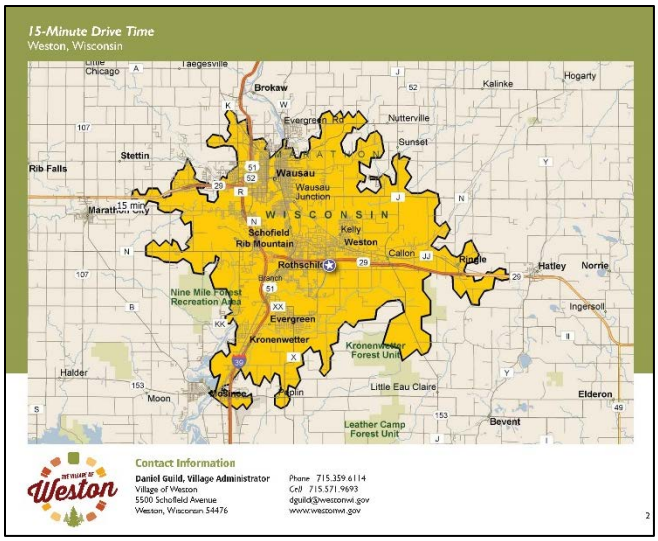
### 3.3.3 VILLAGE ECONOMY AND TAX BASE

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

### 3.3.4 TRADE AREA

Weston is part of the economically diverse Wausau Metropolitan Area. The Village has grown steadily since 2000 and is now home to a projected population of 15,276 (2015) living in 5,772 households. The primary trade area surrounding the Camp Philips Corridor South Neighborhood, defined by a 15 to 20-minute drive time.




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

### 3.3.5 STREETS AND TRAVEL

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

While a tremendous asset/opportunity supporting development in the Camp Phillips Corridor South Neighborhood, the Camp Phillips Road/State Highway 29 interchange is both a primary travel route for the community but



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also a significant constraint – especially to intra-regional travel from locations north of the State Highway 29 corridor (the east side of the City of Wausau and the existing residential neighborhoods in Weston. Secondary north-south travel routes include Alderson Street (1 mile west of the Southeast Quadrant planning area) and Ryan Street (3/4 mile to the east). Access from the east, south, and west is from Weston Avenue and Camp Phillips Road extended.

Current and Projected Traffic Volumes

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

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

**PLANNING CONSIDERATION**

To accommodate future base traffic volumes and projected impacts from development of the Southeast Quadrant planning area and other development in the community, additional widening of the Weston Avenue right-of-way will be required at the Camp Phillips Road intersection to accommodate intersection improvements for left turn lanes from Camp Phillips Road and right turn lanes from Weston Avenue to Camp Phillips Road. Consideration should also be given to widening Weston Avenue right-of-way east of Von Kanel Street to accommodate long-range traffic growth projections.

### 3.3.5.1 2015 Baseline Traffic and Initial Forecasts

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

**PLANNING CONSIDERATION**

Preliminary traffic impact analysis involving Scenarios A and B indicate that the projected scale of development will generate significant left turn movements from southbound Camp Phillips Road onto Westview Boulevard (extended) and Weston Avenue. In order to maintain a Level of Service C, these intersections, at a minimum, will require signalization and construction of dual left turn lanes initially. To sustain full build-out of the potential development, these intersections will likely require additional right-of-way and reconstruction to a non-traditional intersection design as either a 3-lane roundabout or an intersection design referred to as a Displaced Left Turn intersection.

Preliminary schematic engineering suggests that up to 75 feet of additional ROW along the easterly side of Camp Phillips Road will be necessary to accommodate a "Displaced Left Turn" intersection design that will maintain traffic function at or above desired level and would minimize land acquisition from the existing established businesses located on the westerly side of Camp Phillips Road.



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#### 3.3.5.2 Pedestrian and Bike Travel

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

**PLANNING CONSIDERATION**

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

### 3.3.6 RECREATION

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

### 3.3.7 SOUTHEAST QUADRANT PLANNING AREA

#### 3.3.7.1 Description of Planning Area

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

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

**PLANNING CONSIDERATION**

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

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

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

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

#### 3.3.7.2 Topography and General Surface Drainage

Generally, the Southeast Quadrant Planning Area is characterized by level to gently rolling topography. The highpoint elevation, approximately 1,278 feet above mean sea level (MSL) is located along Von Kanel Street approximately 400m



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north of Weston Avenue. Low elevations occur at three locations around the perimeter of the planning area: the southwest corner – 1,250 MSL, northwest corner – 1,260 MSL and the midpoint of the east boundary – 1,238 MSL.

Located immediately to the west of the northwest corner of the Southeast Quadrant planning area, the Camp Phillips Road – State Highway 29 overpass is at elevation 1,284 MSL.

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

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

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

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



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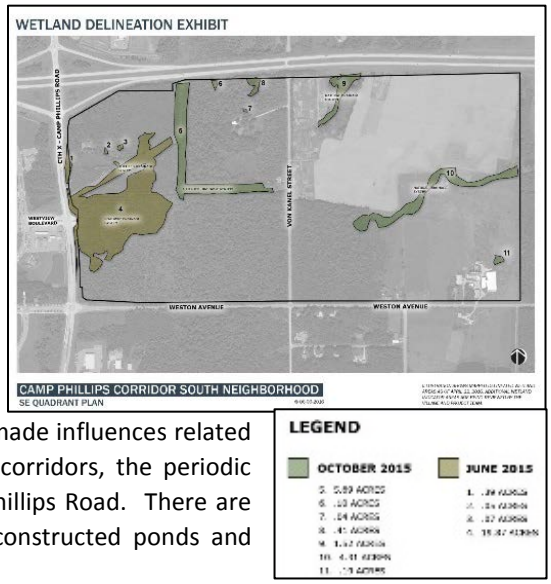
### 3.3.7.3 Wetlands




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

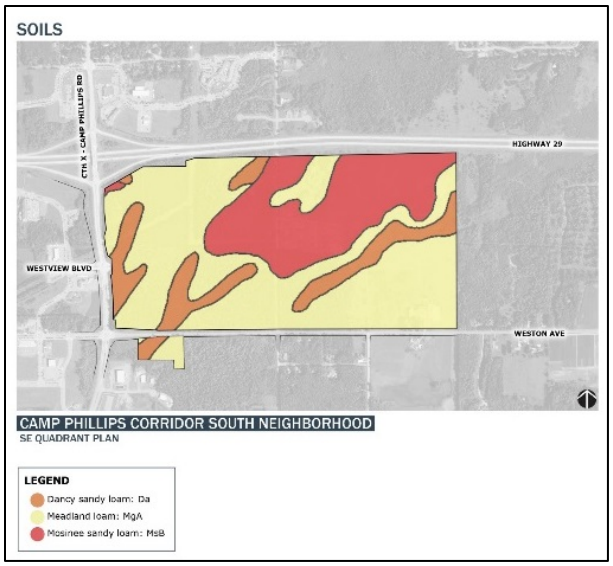
Within the east half of the Southeast Quadrant Planning Area, (east of Von Kanel Street) two (2) wetland features are naturally occurring based on terrain and historic natural drainage patterns.

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

**PLANNING CONSIDERATION**

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

### 3.3.7.4 Soils and Geologic Characteristics




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

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

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

The underlying geology in the area is primarily Lower Proterozoic granite and is encountered at various depths throughout the region. Within the Southeast Quadrant Planning Area, depth to bedrock ranges from 10 feet below ground surface (BGS) at Camp Phillips Road and Weston Avenue intersection, to 13 feet BGS at Von Kanel Street and Weston Avenue, to 10 feet BGS on Von Kanel Street approximately 1,300 feet north of Weston Avenue, to approximately 6 feet BGS along Von Kanel Street near the State Highway 29 right-of-way.



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#### 3.3.7.5 Endangered and Threatened Species and Habitats

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

#### 3.3.7.6 Water and Sanitary Sewer Infrastructure

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

This infrastructure consists of a 12-inch ductile iron water main along Von Kanel Street extending from north of State Highway 29 south to Weston Avenue and then west along Weston Avenue. The water main network is looped through Stone Ridge Drive and the Weston Regional Medical Center Campus with an extension back to the east side at the Camp Phillips Road and Westview intersection. This main is linked to the Camp Phillips Road water main and is looped through the Ministry St. Clare's Hospital Campus to Birch Street. To complement this backbone water distribution system, the Village has planned for a future water tower near the corner of Ministry Parkway and Weston Avenue – approximately one-quarter mile west of Camp Phillips Road. The Village also envisions extending a main from Birch Street to Alderson Street to create additional looping to support development in the Southeast Quadrant Planning Area.

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

#### 3.3.7.7 Energy

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

**PLANNING CONSIDERATION**

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

## 3.4 CONSENSUS NEIGHBORHOOD PLANNING CONCEPT

### 3.4.1 ALTERNATIVES DISCUSSED AND PLAN PRIORITIES

JSD has formulated generalized land use scenario(s) within the framework of the Village's Comprehensive Plan, and with consideration given for the existing constraints and opportunities discussed in the previous sections of this plan. These scenarios have also undergone a preliminary vetting by real estate professionals and their informal commentary has been incorporated into the general layouts. For purposes of preparing the traffic generation forecasts included in the Preliminary



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Traffic Impact Analysis (PTIA), an additional iteration of each of the scenarios was prepared which articulated a reasonable projection of detailed land uses and building sizes.

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

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

- Maximize private investment opportunities to increase the Village tax base;
- Efficiently and effectively utilize existing public investment in water and sanitary sewer infrastructure;
- To the extent practical, manage projected traffic impacts to achieve and maintain an acceptable Level of Service "C" or better along the Camp Phillips Road corridor; and
- Mitigate potential impacts to sensitive and high value environmental resources.

Summary of Development Scenarios
Southeast Quadrant Planning Area

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



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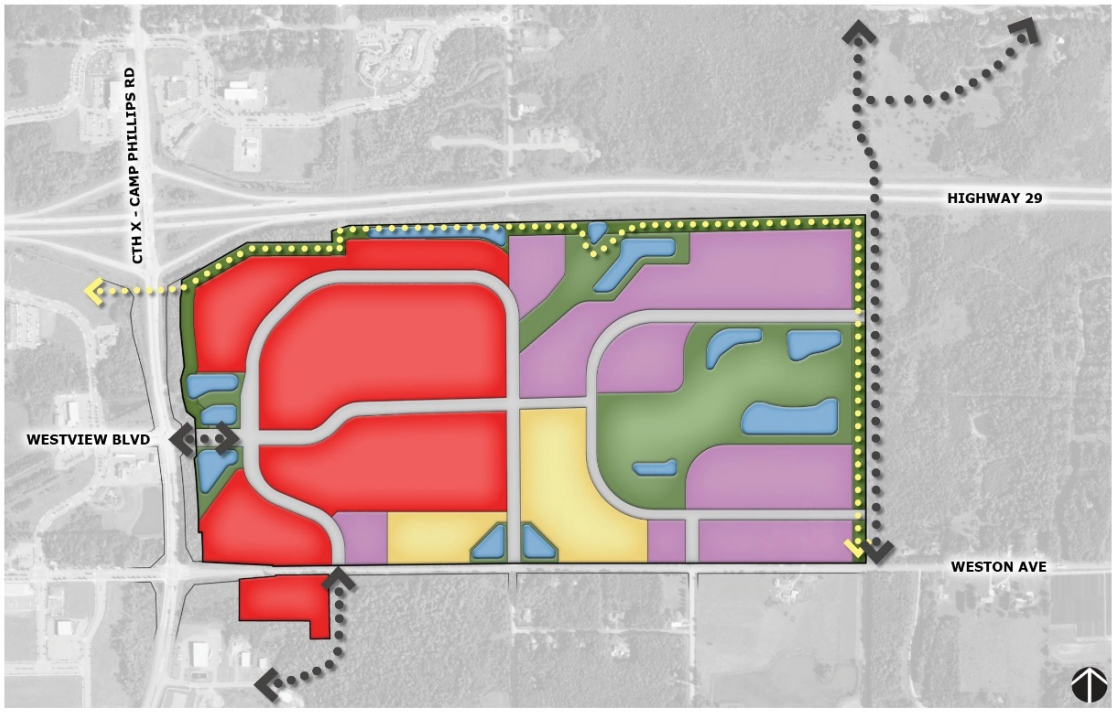
### 3.4.2 DETAILED DESCRIPTIONS OF SCENARIOS

## SCENARIO A




**CAMP PHILLIPS CORRIDOR SOUTH NEIGHBORHOOD**

SE QUADRANT PLAN

**LEGEND**

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

| Acres | Land Use |
|---|---|
| 102 | Commercial |
| 62 | Employment |
| 23 | Residential |
| 82 | Environmental Corridor/ Buffer/Stormwater/Wetlands |
| 32 | Internal Streets |
| 26 | Street ROW/Collector/Arterial Streets |
| **327** | **TOTAL** |

* All acreage calculations are approximate

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

Specifically, Scenario A is predicated on the extension of Westview Boulevard and the installation of appropriate lane and intersection improvements along Camp Phillips Road and Weston Avenue as determined by the Preliminary Traffic Impact Analysis (PTIA).

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



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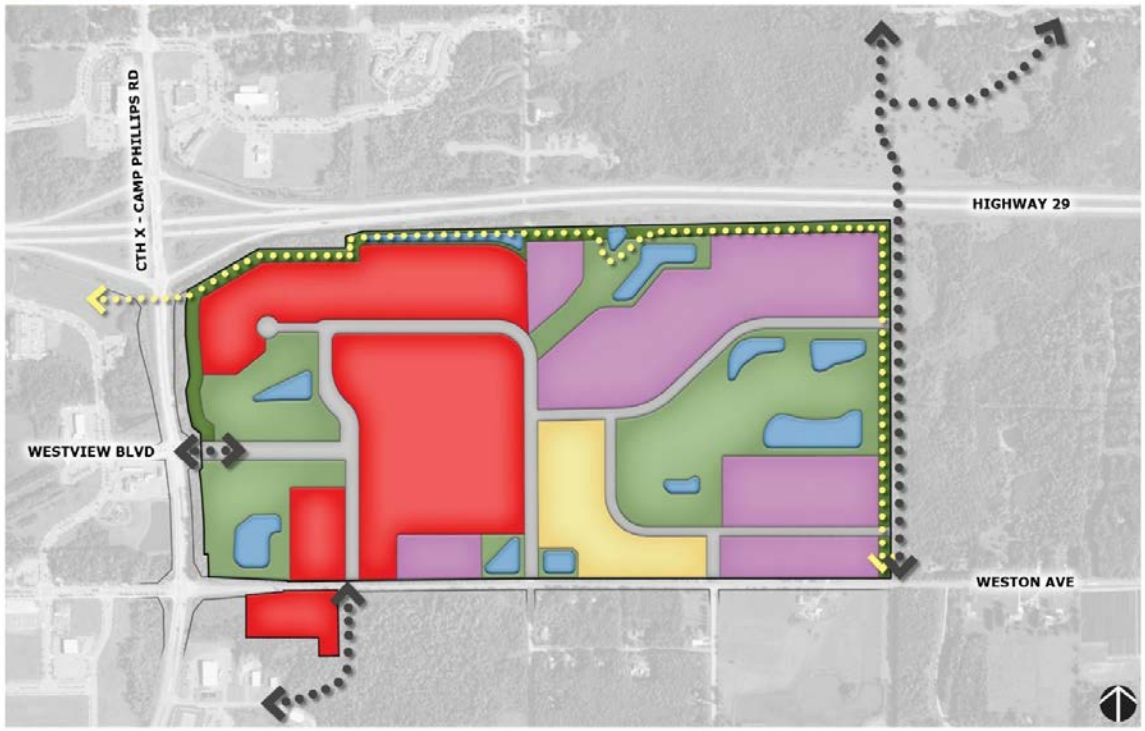
## SCENARIO B




**CAMP PHILLIPS CORRIDOR SOUTH NEIGHBORHOOD**

SE QUADRANT PLAN

**LEGEND**

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

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

* All acreage calculations are approximate

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

Similar to Scenario A, Scenario B is predicated on the extension of Westview Boulevard and the installation of appropriate intersection improvements as determined by the Preliminary Traffic Impact Analysis (PTIA).

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



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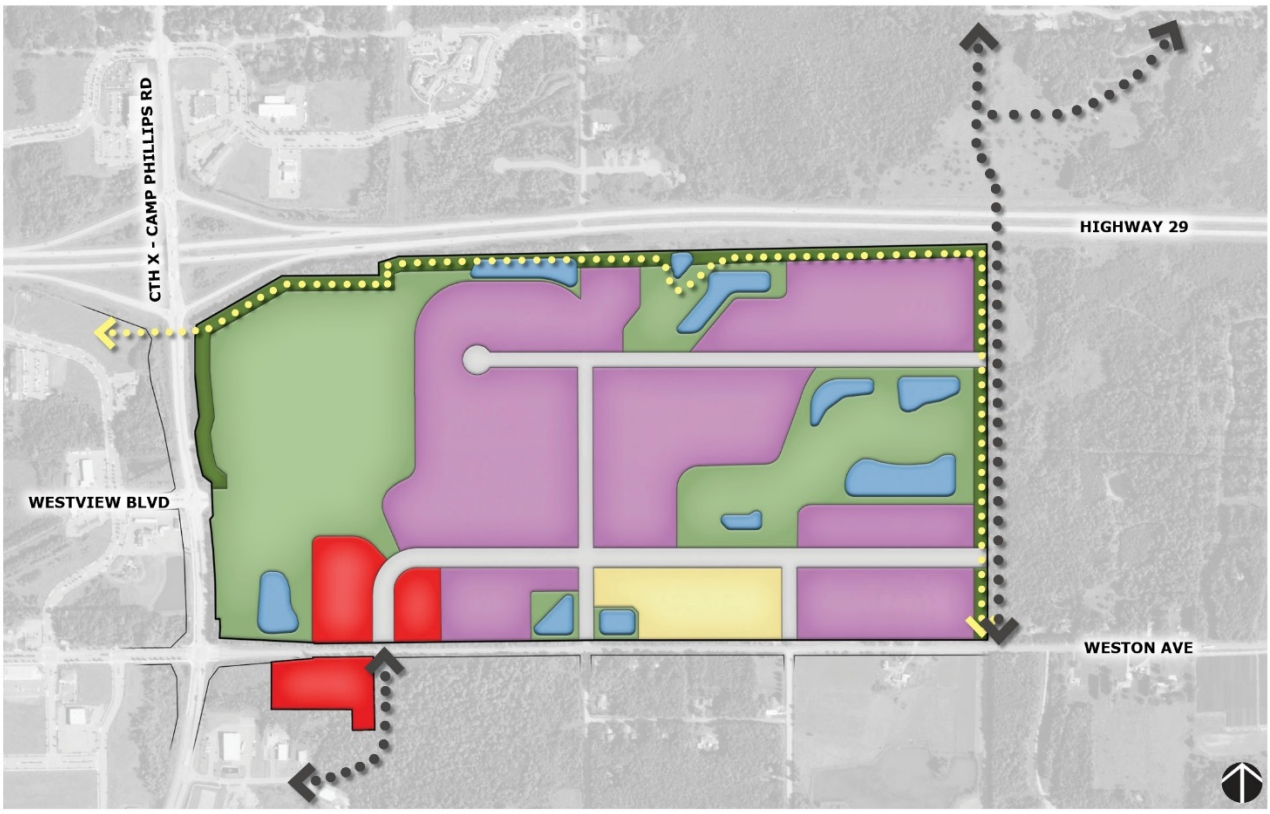
## SCENARIO C




### CAMP PHILLIPS CORRIDOR SOUTH NEIGHBORHOOD

SE QUADRANT PLAN

**LEGEND**

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

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

* All acreage calculations are approximate

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

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



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### 3.4.3 RECOMMENDED CAMP PHILLIPS CORRIDOR - SOUTH NEIGHBORHOOD DEVELOPMENT PLAN

***Description***

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

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

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

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### 3.4.4 IMPLEMENTATION STRATEGIES

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

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



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## Southeast Quadrant Recommended General Plan

| Potential Land Use * | Projected Acreage* | |
|---|---|---|
| **Commercial** | | 101 |
| Specialty Retail and Services (small shops, eating and drinking establishments, professional and consumer services) | *TBD* | |
| Large and Medium Format Retailers | *TBD* | |
| Entertainment | *TBD* | |
| Hospitality | *TBD* | |
| **Employment** | | 3 |
| Professional Office | 3 | |
| **Residential** | | 6 |
| Medium Density Multi-family, and upper level units in mixed use town center area | 6 | |
| | Subtotal Assessable Area | 110 |
| **Recreation and Conservancies** | | 5 |
| Dual use of the relocated Overhead Electric Transmission Line Corridors | 5 | |
| **Stormwater Management** | | 14 |
| **Street and Highway Rights of Way** | | 38 |
| Perimeter Arterial Streets | 22 | |
| Internal Streets | 16 | |
| | TOTAL | 167 |

* Conceptual arrangement and proportion of projected uses developed by JSD for conceptual descriptive purposes only and is not intended to depict final site development plans. Actual developed area and uses that may be constructed at this location are predicated by the establishment and installation of the easterly extension of Westview Boulevard, and subsequent commitments for private investment based on detailed supporting market analyses.



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Fax: 715-298-6326

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

| | |
|---|---|
| REQUEST FROM: | **JENNIFER HIGGINS, DIRECTOR OF PLANNING AND DEVELOPMENT** |
| ITEM DESCRIPTION: | **DRAFT CAMP PHILLIPS CORRIDOR PLAN.** |
| DATE/MTG: | **AUGUST 8, 2016 – PLAN COMMISSION** |
| POLICY QUESTION: | Item is on the agenda for discussion purposes only at this time. |
| RECOMMENDATION TO: | No action needed at this time. |

LEGISLATIVE ACTION:

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

FISCAL IMPACT ANALYSIS:

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

STATUTORY / RULEMAKING / POLICY REFERENCES:

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

BACKGROUND: The document referenced is still in draft form and is too large to be attached to the agenda with the other items. A SharePoint folder link was emailed to you last month so that you had adequate time to review. Please note that when asked for your user name and password to open the document link, it will be the same username & password you use to access your village email. The documents will not be made available to the public until they reach Final Draft form which we anticipate to after this meeting and PC discussion.

I am in the process of incorporating Chairman White's comments into the draft document online. Please contact me with any questions or changes you may want to make or please bring them to the meeting.

We are anticipating that we may want to schedule a separate meeting to do our final review and begin the adoption process as our current PC agenda loads are prohibitive of this right now. I would like to discuss this with you and possible dates on Monday night. Please bring your calendars.

☒ Attachments



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

| | |
|---|---|
| REQUEST FROM: | **JENNIFER HIGGINS, DIRECTOR OF PLANNING AND DEVELOPMENT** |
| ITEM DESCRIPTION: | **DRAFT COMPRHENSIVE PLAN – VOLUME 1 ISSUES AND CONDITIONS AND VOLUME 2 VISIONS AND DIRECTIONS.** |
| DATE/MTG: | **AUGUST 8, 2016 – PLAN COMMISSION** |
| POLICY QUESTION: | Item is on the agenda for discussion purposes only at this time. |
| RECOMMENDATION TO: | No action needed at this time. |

LEGISLATIVE ACTION:

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

FISCAL IMPACT ANALYSIS:

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

STATUTORY / RULEMAKING / POLICY REFERENCES:

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

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I have included Figure 11-1 from the Implementation Chapter as I would like to specifically go over this with you all on Monday night. You will need to access the large Volume 2 document read more details on each Priority Initiative. I will be asking you all if you agree with the priority rating that staff determined.

We are anticipating that we may want to schedule a separate meeting to do our final review and begin the adoption process as our current PC agenda loads are prohibitive of this right now. I would like to discuss this with you and possible dates on Monday night. Please bring your calendars.

☒ Attachments



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**Figure 11-1: Priority Initiatives from Volume 2 of Village of Weston Comprehensive Plan**

| **Priority Initiative** (click on link to learn more) | **Chapter Reference** | **Priority Rating** |
|---|---|---|
| Use the Future Land Use Map and Zoning Ordinance to Guide Land Use Decisions | Chapter 3: Land Use | Top |
| Promote Redevelopment and Infill in Smart Growth Areas | Chapter 3: Land Use | High |
| Attract Retailers in Targeted Sectors | Chapter 4: Economic Development | High |
| Adopt a Business Retention and Expansion Program | Chapter 4: Economic Development | High |
| Implement "It's Right Here" Marketing Effort | Chapter 4: Economic Development | Moderate |
| Emphasize Weston as a Place to Build and Buy Single-Family Homes | Chapter 5: Housing and Neighborhoods | Moderate |
| Prepare or Require Neighborhood Development Plans | Chapter 5: Housing and Neighborhoods | High |
| Encourage Higher Quality Manufactured Home, Multiple Family, and Rental Housing | Chapter 5: Housing and Neighborhoods | High |
| Increase the Visibility, Quality, and Use of the Eau Claire River | Chapter 6: Natural, Agricultural, and Cultural Resources | High |
| Create Memorable Places and Experiences | Chapter 6: Natural, Agricultural, and Cultural Resources | Moderate |
| Improve the Appearance and Function of Weston's Commercial Corridors | Chapter 6: Natural, Agricultural, and Cultural Resources | High |
| Improve Yellowbanks Park as a Nature-based Gathering Spot | Chapter 7: Parks and Recreation | High |
| Advance a Recreational Center on Weston's South Side | Chapter 7: Parks and Recreation | High |
| Improve Accessible Facilities in Village Parks | Chapter 7: Parks and Recreation | High |
| Develop and Maintain an All-season Multi-use Trail Network | Chapter 7: Parks and Recreation | High |
| Prioritize Improvements via a Capital Improvement Program | Chapter 8: Community Facilities and Utilities | Top |
| Maintain a Clean and Plentiful Water Supply | Chapter 8: Community Facilities and Utilities | High |
| Implement Master Plans for Municipal Facility Sites | Chapter 8: Community Facilities and Utilities | Top |
| Maintain the Function and Condition of the Village's Roadways | Chapter 9: Transportation | High |
| Strategically Prioritize Transportation Expansion Projects | Chapter 9: Transportation | Top |
| Design Village's Transportation Network for Different Users & Purposes | Chapter 9: Transportation | Moderate |
| Expand the Intergovernmental Relationship with the Town of Weston | Chapter 10: Intergovernmental Cooperation | Moderate |
| Collaborate on Economic Growth, Tourism, and Recreation | Chapter 10: Intergovernmental Cooperation | Moderate |



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**STAFF REPORT ON STAFF-APPROVED CSM'S, SITE PLANS, SIGN PERMITS, COMMERCIAL ZONING PERMITS, AND CERTIFICATE OF OCCUPANCIES ISSUED SINCE LAST REPORT OF 07/01/2016:**

CSIT-5-16-1584 Intercon Construction, 7209 Synergy Court – New Construction
CSIT-5-16-1587 Ministry Saint Clare's Hospital, 3400 Ministry Parkway – Hyperbaric Oxygen Therapy Renovation
CSIT-6-16-1595 Ministry Saint Clare's Hospital, 3400 Ministry Parkway – Bed Tower Addition

CO-1176 /ZONE-7-16-6865 Northern Trail Express, Inc. – Storage Location for Business
TCO-1179 Trig's, 6205 Business Highway 51 – Outdoor Produce Tent Sales

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July 28, 2016

**FOR EMAIL TRANSMISSION ONLY**

Jamie DeBruin
InterCon Construction
5512 State Road 19 & 113
Waunakee, WI 53597
jdebruin@intercon-const.com

**RE: Site Plan Review Approval for New Construction – InterCon Construction, 7209 Synergy Court, Weston (CSIT-5-16-1584/ZONE-5-16-6730)**

Dear DeBruin,

On behalf of the Village of Weston, I am pleased to inform you the Site Plan for this project is approved, subject to the following conditions:

1. The site shall be developed, operated and maintained according to the following plans, except where plan amendments are necessary to meet any subsequent approval condition, or as otherwise approved by the Village Planning and Development Department Staff or Village Plan Commission:

a. C2 – Existing Site Plan, rev. July 13, 2016
b. C3 – Site Plan, rev. July 13, 2016
c. C4 – Grading Plan, rev. July 13, 2016
d. C5 – Erosion Control Plan, rev. July 13, 2016
e. C6 – Erosion Control Details, rev. July 13, 2016
f. A2 – Elevations, rev. July 13, 2016
g. A4 – Floor Plan, rev. July 13, 2016
h. E1 – Photometric Plan, rev. July 13, 2016
i. LA1 – Landscape Concept Plan, rev. July 28, 2016

2. Per Section 94.16.09(9) **Construction Management.** Construction of all projects obtaining site plan approval shall be overseen by a professional construction manager or project manager, whose name and contact information shall be provided by the project owner to the Zoning Administrator upon request.

3. Per Section 94.16.09(11) **Sunset Clause**. All buildings on an approved site plan not fully developed within two years of final site plan approval shall expire, and no additional site development shall be permitted on undeveloped portions of the subject property. The appropriate site plan approval authority (Village Staff) may extend this period, if requested by the applicant, based on reasons beyond the reasonable control of the applicant.

4. Per Section 94.16.04(4) **Expiration of Zoning Permit.** The zoning permit shall become void unless visible on-site construction is commenced within six months from the date of issuance of the permit or if the building or work authorized by such permit is suspended at any time after work is commenced for a period of 60 days. The period of time may be extended by the Zoning Administrator if the delay was due to conditions beyond the control of the applicant. All permits granted under the terms of this section shall be valid for only 24 months, unless otherwise so regulated by the Wisconsin Administrative Code.

I have attached a copy of the approved Zoning Permit (ZONE-5-16-6730) along with this

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

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

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

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

Please be sure to contact the Property Inspector, Roman Maguire at the time you wish to receive final inspection for the project. He will issue the final project Completion Certificate following the final inspection. Mr. Maguire may be contacted directly at rmaguire@westonwi.gov or at (715) 241-2619. Again, you can reach a member of the Department via the email address of PlanDev@westonwi.gov or by calling the main Village phone line at (715) 359-6114.

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

Sincerely,

Jennifer L Higgins

Jennifer Higgins
Director of Planning and Development/Zoning Administrator

Cc: Planning and Development Staff
Plan Commission
Nick Bancuk, MTS (nick@mtsllc.net)
Randy Wanta, Wanta & Son, Inc. (wanta@wanta.com)
Dave Sether, Revi Design (dave@revi-design.com)

THE VILLAGE OF Weston

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

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# Permit

Permit NO. **ZONE-5-16-6730**
Permit Type: **Zoning**
Work Classification: **Commercial**
Permit Status: **Active**

**Issue Date:** 5/19/2016

**Expiration:** on Change of Use

| Project Address | Project Name | Applicant |
|---|---|---|
| 7209 Synergy Court<br>Weston, WI 54476 | <NONE> | InterCon Construction |

| Parcel Number | Subdivision | Block / Lot | Zoning |
|---|---|---|---|
| 19228082340991 | CSM #17324, Vol 82, Pg 122, Doc #1708912 | 0 / 0 | GI |

| Owner Information | Address | Phone | Cell |
|---|---|---|---|
| Westport Leasing, LLC | 5512 State Road 19 & 113<br>Waunakee, WI 53597 | (605)850-4820 | |

**Proposed Land Use:** 94.4.05(1) Office; 94.4.05(8) Outdoor and Vehicle Repair and Maintenance; 94.4.06(2) Outdoor Storage or Wholesaling; and 94.4.08(1) Light Industrial.

**ZONING:**

Base District: GI - General Industrial

Overlay District: -

Conditional Uses: N/A

**Description of Work: Office and Indoor Repair and Maintenance Facility for their utility construction division/fleet in teh Marathon County area.**

## 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 |
|---|---|---|
| $25.00 | $25.00 | $0.00 |

Payment Type: Check / Number: 1003

**Comments:** Proposed uses are all permitted within the GI Zoning District (94.2.02(3)(g).

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

Signature of Owner / Applicant / Contractor / Agent — Date: **July 28, 2016**

**Jared Wehner**
Issued By: Village of Weston, WI

Authorized Signature — Date: **July 28, 2016**

**Customer Copy**

# COMMERCIAL SITE PLAN STAFF REVIEW

**CSIT-5-16-1584**

Planning and Development Department

Submitted on: May 17, 2016

**Resubmitted on: July 25, 2016**

**Approved on: July 28. 2016**

PROJECT ADDRESS: 7209 SYNERGY COURT, WESTON, WI 54476

STAFF DETERMINATION (7/28): **Staff approves the proposed site plan with the following conditions:**

- **Upon expansion of the hard surface within the storage yard, an updated site plan shall be submitted with an update to the required landscaping at that time.**

STAFF DETERMINATION: The following shall be addressed prior to staff approval:

- The fence surrounding the outdoor storage yard needs to show a screening mechanism associated with it, such as a fabric or dog-eared fence;
- 35 parking spaces are required for the size of the building;
- The storage yard cannot intrude into the principal building front yard and street side yard setbacks, which is 40 feet from both Synergy Ct and Venture Circle parcel boundaries. Please see the attached site plan with staff comments regarding setbacks;
- Loading and unloading activity areas are not permitted in the front of the building;
- The wood design element does not continue throughout the rest of the building elevations, stops at the office area. Does not need to be incorporated at same extent. The north elevation is exempt, as it is an expansion area;
- A new landscaping plan shall be submitted. The current one does not meet the point requirements of 18 street trees, 4,110 points for hard surfaces, 860 points for the building foundation and 6,222 points for the general yard;
- Driveway approaches do not accommodate a driveway should sidewalk be installed in the future;
- Tracking pads should be installed on the inside of the storage yard at all entrances/exits;
- Signage should be installed indicating truck parking/entrances and standard parking;
- Loading bays are not permitted on the front façade of the building;
- Southern portion of parking lot is not lit;
- Lighting specifications not provided; and
- An interior plumbing plan shall be provided.

APPROVAL EXPIRATION DATE: July 28, 2018

RELATED CASES: CCSM-2-16-1567 (CSM 17324 VOL 82 PG 122 DOC 1708912)
ZONE-5-16-6730

| GENERAL | | | |
|---|---|---|---|
| **Applicant/Company:** | Jamie DeBruin / InterCon Construction | | |
| Address: | 5512 State Road 19 & 113, Waunakee, WI 53597 | | |
| Phone: | (608) 850-4820 | Email: | jdebruin@intercon-const.com |
| **Site Owner:** | Jamie DeBruin / Westport Leasing, LLC | | |
| Address: | 5512 State Road 19 & 113, Waunakee, WI 53597 | | |
| Phone: | (608) 850-4820 | Email: | jdebruin@intercon-const.com |
| **Engineer/Company:** | Nick Bancuk / Marathon Technical Services | | |
| Address: | 404 Franklin Street, Wausau, WI 54403 | | |
| Phone: | (715) 843-7292 | Email: | nick@mtsllc.net |
| **General Contractor:** | Randy Wanta / Wanta & Son, Inc. | | |
| Address: | 6405 County Road C, Hatley, WI 54440 | | |
| Phone: | (715) 573-6681 | Email: | wanta@wanta.com |
| **Landscape Architect:** | Dave Sether / Revi Design | | |
| Address: | 4701 County Road Z, Wausau, WI 54403 | | |
| Phone: | (715) 355-7384 | Email: | dave@revi-design.com |
| Existing Zoning: | GI – General Industrial | | |
| Adjacent Zoning: | NORTH: | GI – General Industrial | |
| | SOUTH: | BP – Business Park | |
| | EAST: | LI – Limited Industrial | |

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| | | |
|---|---|---|
| | WEST: | GI – General Industrial |
| Existing Land Use: | Vacant | |
| Adjacent Land Use: | NORTH: | Light Industrial |
| | SOUTH: | Indoor Commercial Entertainment |
| | EAST: | Light Industrial |
| | WEST: | Light Industrial |
| Future Land Use: | Future Industrial | |

**LEGAL DESCRIPTION OF SUBJECT PROPERTY:**
Lot 2 of Certified Survey Map Number 17324 recorded with the Register of Deed of Marathon County, Wisconsin in Volume 82 Page 122 (Document No. 1708912) part of the north ½ of the southeast ¼ of Section 23, T28N R8E, Village of Weston, Marathon County; more commonly known as 7209 Synergy Court.

**GENERAL DESCRIPTION OF PROJECT:**
Construction of a new 10,500 square foot building on a newly created 5.713-acre parcel of land.

**CONSISTENCY WITH THE COMPREHENSIVE PLAN:**
**Future Industrial:** Industrial, storage, office, and other compatible businesses and support uses, all served by public sewer system. Certain areas may be appropriate for a broader range of manufacturing, assembling, fabrication and processing, bulk handling, storage, warehousing, trucking, and utility uses with significant off-site impacts such as heavy truck traffic, noise, and odors. Served by a public sewer system.

Zoning District Implementation: LI Limited Industrial (where narrower range of industry/impacts preferred). GI General Industrial (where wider range of industry/impacts acceptable). B-3 General Business (for mix of light industrial and commercial uses).

Density: Minimum new lot size of 30,000 square feet (LI) or 40,000 square feet (GI). Encourage site selection and building placement that facilitates future on-site building expansion as business grows.

Development Policies:

1) Require performance standards as necessary to avoid placing excessive demand on municipal utilities and roads, or creating environmental hazards or unwanted neighborhood impacts.
2) Meet design requirements in the zoning ordinance.
3) Encourage relocation of older industrial uses that have outgrown their sites or that are located in residential areas to a modern industrial area.

**STAFF ANALYSIS PROVIDED BY:**
**S.A.F.E.R. DISTRICT** (Inspector Christiansen), **EVEREST METRO POLICE DEPARTMENT** (Chief Sparks), **DEPARTMENT OF PUBLIC WORKS** (Keith Donner, Director of Public Works and Michael Wodalski, Deputy Director of Public Works), DEPARTMENT OF **PARKS, RECREATION AND URBAN FORESTRY** (Shawn Osterbrink), **DEPARTMENT OF PLANNING AND DEVELOPMENT** (Jennifer Higgins, Director of Planning & Development; Scott Tatro, Building Inspector; and Jared Wehner, Assistant Planner).

**STAFF MEETING HELD ON <<INSERT DATE>> TO DISCUSS THE SITE PLAN PROPOSAL. COMMENTS HAVE BEEN INCORPERATED BELOW.**

| SITE PLAN SPECIFICATIONS | REQUIRED | PROPOSED |
|---|---|---|
| Minimum Lot Size: | 40,000 sq. ft. | 248,884 sq. ft. / 5.1736 acres |
| Minimum Lot Width: | 100 ft. | 355 ft. |
| Minimum Street Frontage: | 50’ | 1,020 ft. |
| Minimum Landscape Surface Ratio: | 10% | 36.7% |
| Maximum Floor Area Ratio: | 1.0 | 0.04 |
| **SETBACKS** | **REQUIRED** | **PROPOSED** |
| Front yard: | 40 ft. | 136.7 ft. **Rev. 95.7 ft.** |
| Street Side yard: | 40 ft. | 359.4 ft. (Venture Circle) / 172.7 ft. (STH 29) |
| Rear yard: | 30 ft. | 144.5 ft. **Rev. 179.5 ft.** |
| Hard Surface Front/Street Side yard: | 10 ft. **(40 ft. for storage yard)** | ~~27.5 ft~~. **Rev. 27.5 ft.** |
| Hard Surface Interior/Rear yard: | 5 ft. | ~~27.5 ft.~~ **Rev. 15 ft.** |
| Principal Structure Height: | 4/60 | |

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| LAND USE STANDARDS: Section 94.4.05 | PROPOSED |
|---|---|
| **(1) Office.**<br>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.<br><br>Performance Standards:<br>1. Minimum Required Off-Street Parking: one space per 300 square feet of Gross Floor Area.<br><br>**(8) Outdoor and Vehicle Repair and Maintenance.**<br>Includes all land uses, except those that are separately listed in this Section, that perform maintenance services (including repair) and have all, or any portion (beyond simply loading) of their operations located outside of an enclosed building. Also includes all businesses that repair or maintain motor vehicles designed for road use and brought in from off-site.<br><br>Performance Standards:<br>1. All outdoor activity areas shall be completely enclosed by an opaque fence, wall, or building section for each Outdoor and Vehicle Repair and Maintenance use no later than January 1, 2017. Such enclosure shall be located a minimum of 50 feet from any residentially zoned property.<br>2. Outdoor storage of vehicle parts and abandoned, unlicensed, and inoperable vehicles is prohibited, except that each inoperable vehicle being serviced may be kept outdoors for a period not exceeding 30 days.<br>3. A bufferyard meeting the requirements of Section 94.11.02(3)(d) shall be provided along all property borders abutting residentially zoned property.<br>4. Minimum Required Off-Street Parking: one space per 300 square feet of Gross Floor Area, or one space per each employee on the largest shift, whichever is less. | (1)1. 1,500 sq. ft. of office space proposed. 5 spaces proposed, 17 shown.<br><br>(8)1. A fence is proposed around the storage yard, no screening mechanism is proposed.<br><br>(8)2. Meets requirements.<br><br>(8)3. No required.<br><br>(8)4. 9,000 sq. ft. of gross floor area (warehouse) proposed. ~~**30 parking stalls required.**~~ **Rev. 31 parking stalls shown.** |
| **LAND USE STANDARDS: Section 94.4.06** | **PROPOSED** |
| **(2) Outdoor Storage or Wholesaling.**<br>Uses primarily oriented to the receiving, holding, and shipping of packaged materials for a single business or a single group of businesses, and where any activity beyond loading and parking is located outdoors. Examples of include contractors' outdoor storage yards, equipment yards, lumber yards, coal yards, landscaping materials yards, construction materials yards, and shipping materials yards. Such land uses do not include the storage of inoperative vehicles or equipment, or other materials typically associated with a "Junkyard or Salvage Yard" use, which is separately listed and regulated.<br><br>Performance Standards:<br>1. All outdoor storage areas shall be located no closer to a residentially zoned property than the required minimum setback for buildings on the subject property.<br>2. A bufferyard meeting the requirements of Section 94.11.02(3)(d) shall be provided along all property borders abutting residentially zoned property.<br>3. All outdoor storage areas shall be completely enclosed by any permitted combination of buildings, structures, walls, and/or | (2)1. Not applicable.<br><br>(2)2. Not applicable.<br><br>(2)3. A chain link fence is proposed, ~~but no screening mechanism is shown on the plans.~~ ~~**A complete screening mechanism shall be required.**~~ **Rev. Screening fabric is proposed to be installed on the chain link fence.**<br><br>(2)4. ~~**The storage yard shall meet the principal building setbacks in the Front and Street Side yards.**~~ **Rev. All building setbacks have been satisfied.** |

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|---|---|
| fencing. Such walls or fencing shall be designed to completely screen all stored materials from view from non-industrially zoned areas and public rights-of-way, up to the maximum fence heights allowed under Section 94.9.03.<br>4. The storage of items shall not be permitted in the minimum required front yard.<br>5. Minimum Required Off-Street Parking: one space for every 10,000 square feet of Gross Storage Area, plus one space per each employee on the largest work shift. | |
| **LAND USE STANDARDS: Section 94.4.08** | **PROPOSED** |
| **(1) Light Industrial.**<br>Industrial facilities, manufacturing operations, and contractor shops at which all operations are conducted entirely within an enclosed building, with the exception of fully screened outdoor storage and loading operations. Light industrial facilities are those which are not associated with nuisances such as odor, noise, heat, vibration, and radiation detectable at the property line and which do not pose a significant safety hazard such as danger of explosion. A "Light Industrial" land use may conduct retail sales activity as an accessory use in accordance with the requirements of Section 94.4.09(13). Landscape contractors and indoor aquaculture uses, which include the farming of aquatic organisms (plants and animals) under controlled conditions that are located entirely within an enclosed building and utilize recirculating (closed) system technology (including aquaponics), are considered "Light Industrial" uses. Primary food processing activities involving the processing of cabbage, fish and fish products, and meat products shall be considered and regulated as "Heavy Industrial" land uses. Breweries, distilleries, wineries, and coffee roasters that exceed one or more limitations of the "Microbeverage Production Facility" land use are considered "Light Industrial" uses. Crematoriums shall be considered "Heavy Industrial" uses, except where accessory to a funeral home and where serving only customers of the funeral home.<br><br><u>Performance Standards:</u><br>1. All activities shall be conducted entirely within the confines of a building, except for parking, circulation, loading and unloading, and fully screened outdoor storage.<br>2. All outdoor storage areas shall be completely enclosed by any permitted combination of buildings, structures, walls, and/or fencing. Such walls or fencing shall be designed to completely screen all stored materials from view from all adjacent properties and rights-of-way, up to the maximum fence heights allowed under Section 94.12.03.<br>3. No loading, unloading, or storage shall be permitted in the minimum required front yard.<br>4. A bufferyard meeting the requirements of Section 94.11.02(3)(d) shall be provided along all property borders abutting residentially zoned property.<br>5. The use shall comply with all of the performance standards in Article 12.<br>6. For indoor aquaculture uses, the following additional performance standards shall apply:<br>a. Indoor aquaculture operations shall be connected to the municipal water and sanitary sewer system and all wastewater shall be discharged to the municipal sanitary sewer system. | (1)1. ~~**Outdoor storage yard shall be completely screened. No screening mechanism is shown on the property**~~. **Rev. Chain link fence with fabric screening.**<br><br>(1)2. ~~**Outdoor storage yard shall be completely screened. No screening mechanism is shown on the property.**~~ **Rev. Chain link fence with fabric screening.**<br><br>(1)3. Meets requirements.<br><br>(1)4. No applicable.<br><br>(1)5. See Article 12<br><br>(1)6. Not applicable.<br><br>(1)7. Not applicable.<br><br>(1)8. 6 employees at the business |

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|---|---|
| b. Applicants wishing to establish indoor aquaculture operations shall prepare and submit a report outlining the estimated average daily water usage and quantity of wastewater discharge.<br>c. On-site processing of seafood is permitted, provided the activity is conducted entirely within an enclosed building and no odors are detectable from the property line.<br>d. The on-site retail sale of seafood or vegetables shall be considered an "Indoor Sales Incidental to Storage or Light Industrial Land Use" subject to the provisions of Section 94.4.09(13).<br>e. On-site composting shall be permitted, provided compost areas are fully screened on all four sides and comply with all county, state, and federal rules, regulations, and permitting requirements.<br>7. New development within the AR Zoning District shall be served by public sanitary sewer and water services.<br>8. Minimum Required Off-Street Parking: One space per each employee on the largest work shift. | |

| DESIGN STANDARDS: Section 94.10.03 | PROPOSED |
|---|---|
| (1) **Applicability**. All new multi-family (3+ unit) residential principal buildings and non-residential principal buildings shall meet the design requirements in this Section, with the exception of farm structures such as barns, silos, and grain elevators. Expansion and exterior remodeling (exceeding 50 percent of the equalized assessed value of the structure at the time of the proposed project) of existing multi-family (3+ unit) residential principal buildings and non-residential principal buildings shall meet the design requirements in this Section to the extent determined practical by the applicable site plan approval authority. All Detached Accessory Structures serving multi-family residential principal buildings shall meet applicable design requirements in Section 94.4.09(2). All Detached Accessory Structures serving non-residential principal buildings shall meet applicable design requirements in Section 94.4.09(1). | (1) This section is applicable to all new construction. |
| (3) **Licensed Architect Required.** All proposed new construction and building additions shall require building elevations stamped by an architect licensed in the State of Wisconsin, unless otherwise approved by the Plan Commission. All such elevations shall demonstrate compliance with Section 94 by showing the calculated percentages of all proposed exterior materials. | (3) Ryan Wanta of Wanta and Sons |
| (4) **Building Size and Mass**. The size and mass of buildings and structures shall be designed with consideration of the buildings, public ways, and places to which they are visually related (see Figure 10.03(1) for examples). The relative proportion of a building to its neighboring existing buildings, to pedestrians, or to other existing buildings shall be maintained or enhanced when new buildings are built or when existing buildings are altered. | (4) Meets requirements, the front of the building is facing State Highway 29. This is not the front, but the proposed building orientation is preferred by staff. The proposed elevations enhance the aesthetics of the business park. |
| (5) **Building Facade Continuity.** Changes in building material, color, and texture shall occur at points related to the massing and overall design concept for the building. Each building shall be visually compatible with the buildings, public ways, and places to which it is visually related in its directional character, whether this is vertical character, horizontal character, or non-directional character. Building facades and appurtenances such as walls, fences, and landscape masses shall, when it is a | (5) Meets requirements. |

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| characteristic of the area, form cohesive walls of enclosures along a street to ensure a favorable relationship with the buildings, public ways, and places to which such elements are visually related (see Figure 10.03(2) for examples in an urban setting). | |
| (6) **Building Design Proportions**.<br>(a) The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related. | (a) Meets requirements. |
| (b) The relationship of the width to height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related. | (b) Meets requirements. |
| (c) The relationship of solids to voids in the front façade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related. | (c) Meets requirements. |
| (d) The relationship of the building to the open space between it and adjoining buildings shall be visually compatible with the buildings, public ways, and places to which it is visually related. | (d) Meets requirements. |
| (e) The relationship of entrances and other projections to sidewalks shall be visually compatible with the buildings, public ways, and places to which it is visually related. | (e) Does not meet, but is acceptable due to the orientation of the building facing STH 29. |
| (7) **Approved Materials.** Material selection shall relate to the prevailing material already used on recently constructed buildings in the area, or to a different character if identified in the Village's Comprehensive Plan, the examples in Figures 10.03(3) and (4), or unique requirements associated with any D Design overlay district applicable to the site. In addition:<br>(a) All new construction shall have a façade that consists of 60 percent of brick, native stone, tinted and/or textured concrete masonry units, glass, copper panels, stainless steel, brushed nickel, stained natural woods (as provided in subsection (c)) or other comparable material as approved by the site plan approval authority, except as provided below:<br>1. On all new commercial construction, for non-public facing façades, the requirement in subsection (a) shall remain, but at 40 percent. | (a) Split block masonry, natural wood siding and windows/doors equals 64.6%<br>2. Meets requirements. |
| **2. On all new industrial construction, 60 percent of all non-expansion facades abutting a public right-of-way and the extension of 20 feet or 10 percent of the length of the side, whichever is greater, on either side shall meet the requirements of subsection (a). The remaining sides shall be matching masonry brick, store or concrete panel for the first 4 feet from the finished floor elevation where abutting an all-weather surface and/or not screened by landscaping.** | (b) "Architectural" Metal panels are being utilized, but are not counted towards the 60% |
| ~~3. On all new industrial construction, the site plan approval authority may reduce the requirement in subsection (a) to 40 percent so long as the property is not (i) abutting Schofield Avenue, Camp Phillips Road, Weston Avenue, Ross Avenue and/or State Highway 29 or (ii) within the Weston Business and Technology Park or any additions thereto.~~ **(Not applicable).**<br>(b) Vinyl, Dryvit, Exterior Insulation Finishing Systems (EIFS), plaster products, and metal panels shall not be counted | (c) Natural Wood is being used, the finish is unknown.<br><br>(d) Building length does not exceed 200' |

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| towards the 60 percent requirement in subsection (a), except for architecturally finished and decorative versions of such materials if approved by the site plan approval authority.<br>(c) Natural wood, including treated wood, shall be painted or stained. The site plan approval authority may authorize the use of cedar, redwood, or other naturally weather resistant wood species to be untreated.<br>(d) Facades with an uninterrupted length of 200 feet or more shall include the use of two or more colors or employ the use of protruding or intruding exterior walls in a way that breaks and reduces the monotony.<br>~~(e) Multifamily dwellings are required to have architectural and trim details such as frieze board, vertical corner trim, drip caps, gable vents, shingles and shakes.~~<br>~~(f) Commercial buildings are required to be designed to provide human scale, interest, and variety, which shall be accomplished by incorporating at least two of the following techniques:~~<br>~~1. Variation in building form, such as recessed or projecting bays, shifts in massing or distinct roof shapes.~~<br>~~2. Emphasis on building entries through projecting or recessing forms (e.g., cover entries or columns), details or material differences.~~<br>~~3. Variation in materials, material modules, express joints and details, surface relief, and/or texture to break up building forms and walls.~~<br>(g) Where concrete block or masonry is used on industrial buildings, such material shall be painted with no less than two coats of paint, stain, or shall be a decorative pattern or treatment as approved by the site plan approval authority. | ~~(e)~~<br><br>~~(f)~~<br><br>(g) Concrete block used is split-faced. |
| (8) **Materials—Use of Metal and Other Non-decorative Materials.** No exposed façade shall be faced with a material that presents an unfinished appearance to the public and surrounding properties. The following exterior construction materials shall not be exposed along front or street side yard facing building facades: non-decorative concrete block, cinder block, or concrete foundation walls (except for the first two feet above grade), non-decorative plywood, chipboard, T1-11, asphaltic siding, vinyl siding less than 0.044 inches of thickness, any material using exposed fastener systems, metal sheets, panels or other similarly inferior materials as determined by the site plan approval authority. No façade of any principal building intended for a residential, institutional, or commercial use as listed in Figure 3.04 shall be sided with metal sheets or panels. Any accessory non-residential building sided with metal sheets or panels shall be fully screened from the public rights-of-way. Pole buildings shall be prohibited in any residential, commercial, and industrial zoning district. | (8) Meets requirements. |
| (9) **Colors.** Building colors shall be selected to enhance or maintain general harmony with the existing area or neighborhood buildings, without creating a monotonous street appearance. See examples of appropriate color combinations in Figures 10.03(3) and 10.03(4). | (9) Meets requirements. |
| (10) **Design.** Building design features, materials and articulations shall be continued in all sides. | (10) Meets requirements. |
| (11) **Roofing.** Exposed roofing materials shall be variegated in color and texture in a manner that is complimentary to the color and texture of the façade. | (11) Meets requirements. |

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| (12) **Corner Lot Buildings.** Buildings on corner lots shall continue the major front elevation design elements around the corner elevation. | (12) ~~**Design elements are continued on the office portion of the building, but not the rest of the building.**~~ **Design is staff approved.** |
| (13) **Vents and Mechanical Units.** All chimney and fireplace vents shall be enclosed in a case constructed of materials similar to those materials used on the building elevations. Metal housings designed by the vent manufacturer to enclose the chimney vents are acceptable. All heating, ventilating, and air-conditioning equipment shall be designed to be integral with the building architecture and site design and screened from view from public rights-of-way. | (13) No rooftop units shown on elevation. |
| (14) **Building Orientation.** All buildings shall be sited to present their most desirable façade(s) to adjacent public rights-of-way. Garages and loading docks shall be designed as integral elements to the building and site, and shall not be the dominant visual element from public rights-of-way unless pre-existing site or building conditions would not allow this. All new loading docks shall be screened from public view to the extent practical. No truck canopies with visible wall hangers are permitted. | (14) Building is orientated towards STH 29 – Staff approved. |
| (15) **Outdoor Waste/Recycling Containers.** Solid waste/recycling containers (dumpsters) stored outdoors shall be subject to applicable standards in Section 94.12.06(2) and Chapter 66 of the Municipal Code. | (15) All containers are proposed to be stored within the screened outdoor storage yard. |
| (16) **Waiver or Modification of Standards.** The applicable site plan approval authority under Section 94.16.09 may waive or modify any of the standards in this Section if at least one of the following circumstances is present:<br>(a) Supplemental design elements or improvements that exceed normal standards are incorporated into the project.<br>(b) Restricted building materials are used as limited decorative elements on a building façade that contributes to its architectural design.<br>(c) Undesirable site or building conditions will not be visible from the public right-of-way and/or adjoining properties. | (16) No waiver has been proposed at this time. |

| LANDSCAPING: Section 94.11.02 | Proposed | Required Points | Proposed Points |
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| (a) **Street Frontages.** Street trees shall be planted in accordance with the following standards (see also example in Figure 11.02(1)):<br>1. The total number of street trees shall be equal to or exceed the ratio of one for each 50 feet of street frontage.<br>2. Trees shall be planted in the right-of-way along all streets no closer than ten feet from driveways, street signs, fire hydrants, and other above-ground utilities, and 50 feet from the corner of an intersection, as measured from the right-of-way lines extended.<br>3. When conditions are such that the required spacing cannot be satisfied in the right-of-way or, if in the opinion of the Zoning Administrator the right-of-way is not wide enough to support tree growth, street trees under this subsection shall be planted within the first ten feet inside the sidewalk line. | 1. **900 feet of street frontage** | **18 Trees** | ~~**7 Trees**~~<br>**19 Trees** |
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| 4. The unpaved portion of a public right-of-way abutting a parcel shall be sodded with a salt tolerant grass equivalent to a mixture containing 30 percent alkali grass.<br>5. Tree or shrub planting in any public right-of-way or on any public land in the Village shall be governed by Chapter 70 of the Code. | 5. | | |
| (b) **Hard and Gravel Surfaced Areas.** Within industrial zoning districts, 100 points of landscaping shall be planted for each 2,500 square feet of hard and gravel surfaced area, not including rooftops. Within all other zoning districts, 100 points of landscaping shall be planted for each 1,500 square feet of hard or gravel surfaced area, not including rooftops. Plants required under this subsection shall be installed within landscaped islands within the hard or gravel surfaced area or within 15 feet of its edges, and shall include large deciduous trees unless otherwise approved by the appropriate site plan approval authority. See example in Figure 11.02(2). | (b) **102,760 sq. ft. of hard surface** | **4,110 pts** | **~~822.8 pts~~**<br><br>**4,250 pts** |
| (c) **Building Foundations.** Within industrial zoning districts, 100 points of landscaping shall be planted for each 50 lineal feet of exterior building wall that is visible from a public right-of-way or residentially zoned property. Within all other zoning districts, 100 points of landscaping shall be planted for each 75 lineal feet of exterior building wall. Plants required under this subsection must be installed within 20 feet of the building foundation, and shall not include large deciduous shade trees. See example in Figure 11.02(3). | (c) **430 ft. of building foundation** | **860 pts** | **~~220 pts~~**<br><br>**910 pts** |
| (e) **General Yard Areas.** Within industrial zoning districts, 100 points of landscaping shall be planted for each 4,000 square feet of total lot area, excluding those areas under a rooftop, hard or gravel surfaced area, required bufferyard, or being reserved for a future phase of development. Within all other zoning districts, 100 points of landscaping shall be planted for each 2,500 square feet of total lot area, excluding those areas under a rooftop, hard or gravel surfaced area, required bufferyard, or being reserved for a future phase of development. Landscaping required by this standard shall be placed where appropriate on the site to maximize visual impact of landscaping, such as in a front or street side yard or adjacent to other uses. | (e) **248,884 sq. ft. of general yard.**<br><br>**Rev. Does not meet, but all other sections of the landscape code have been exceeded. The total overall point value of the site exceeds the required overall point value by code.** | **3,274 pts** | **~~2000 pts~~**<br><br>**3000 pts** |
| (f) **Landscaping Points and Minimum Installation Sizes.** Most of the above landscaping requirements are expressed in terms of landscape points. Each plant type, below, is worth a certain number of landscape points that can be used to fulfill the landscaping requirements. Minimum permitted installation sizes for each plant category are provided to ensure that landscaping provides its aesthetic and screening functions at the time of installation and to improve survival rates. The schedule of landscaping points and minimum permitted installation sizes is as presented in Figure 11.02(7). | (f) | | |

| **GENERAL PERFORMANCE STANDARDS: Section 94.12**<br>**94.12.03: Fences, Landscape Walls and Hedges.** | **PROPOSED** |
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| (a) **Traffic Visibility.** All fences, walls, and hedges must comply with the vision clearance requirements of Section 94.12.08(12).<br>(b) **Access.** No fence shall be considered a hardship to access a rear yard, for purposes of storage of vehicles or other purposes in this Chapter. | (a) No fences are proposed within vision triangle. |

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| (d) Fences within all Non-residential Zoning Districts, Except for Residential Fences Located There<br>1. Fences, walls, and continuous hedges not exceeding ten feet in height are permitted. Such fence, wall, or continuous hedge shall be set back a minimum of two feet from any front or street side property line.<br>2. Fences, walls, or continuous hedges may be required for screening particular land uses per Article 4 and Section 94.11.02(3)(d). | (b) Meets requirements. |
| (g) **Permanent Fence Appearance.** For each permanent fence with a more finished or a more decorative (non-structural) side, such side shall face toward the adjoining property or right-of-way. Residential fences in a front or street side yard shall be of semi-open designs, such as vertical picket, weaved lattice, or wrought iron bars. Each permanent fence shall be of consistent design and color, and color shall be compatible with the predominant color of the principal building on the same lot. | (d) Meets requirements. |
| | (g) Chain link fence is proposed – meets requirements. |
| (h) **Construction and Maintenance.** All fences, landscape walls, or decorative posts shall be constructed and maintained in a structurally sound and attractive manner per manufacturer's instructions. Living hedges must be trimmed so that all limbs remain entirely within the property. Each fence shall be built and maintained with a single material and a single color for its full length. | (h) |

| **94.12.06(2): Exterior Storage Standards.** | | |
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| (a) 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:<br>1. Subject to accessory structure setback requirements included in Figures 5.01(2) and 5.02(2).<br>2. Must be at least 10 feet from any combustible walls, openings, or combustible roof eave lines, as per NFPA 1 (most recent addition).<br>3. Not placed in any minimum required front or street side yard. | (a) | 1. Meets requirements – will be provided within the storage yard. |
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| 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.<br>5. Must be a minimum of 30-feet long by 10-feet wide.<br>6. Must be 8-feet tall.<br>7. Placed on a permanent hard surface.<br>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.<br>9. This fence shall be constructed in such a manner so as to prevent paper, debris, and other refuse material from being blown through the fence.<br>10. The Village's Refuse and Recycling Site Application must be submitted and approved by the Village prior to installation. 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.<br>(b) 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.<br>(c) The exterior storage of non-recyclable and recyclable material, and associated containers and enclosures, which are not in compliance with this subsection as of March 18, 2015, shall have one year from such date to comply. | (b) a 4-yard refuse, 2 yard cardboard and 96-gallon recycling container are proposed on site.<br><br>(c) Not applicable. |
| (3) **Motor Vehicle Storage.** Except in agricultural zoning districts, storage of operable and licensed motor vehicles shall be allowed in accordance with the hard or gravel surface setback requirements of Article 5 and landscaped in accordance with Article 11. Storage or parking of semi-trailers, busses, and heavy duty trucks on property zoned or used for residential purposes is prohibited. | (3) ALL motorized vehicles shall be stored on a hard surface. A portion of the storage yard is shown as not being a hard surface. |
| (4) **Inoperable Vehicles and Junk.** The outside storage of inoperable or unlicensed vehicles, appliances, and other junk or trash shall be prohibited, except for within. "Junkyard or Salvage Yard" land uses approved in accordance with the requirements of this Chapter. Storage of inoperable vehicles is also subject to the regulations set forth in Section 50.105 of the Code. | (4) |
| **94.12.08: Access and Driveway Standards.** | |
| (10) **Provision for Sidewalk.** Where the Village has planned for or approved sidewalks, driveways shall accommodate a concrete sidewalk section within the public right-of-way, built to Village sidewalk standards, to maintain connection with existing sidewalks or to allow for the connection of future sidewalks on either side of the driveway. | (10) **Driveway approaches do not accommodate a sidewalk. Rev. Sidewalks are shown on revised plans.** |

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| (11) **Maintenance.** All driveways shall be maintained so as to prevent the transport of gravel, dirt, or other material from the property into the public right-of-way. | (11) **Track pads should also be installed at the entrances of the yard to prevent gravel from traveling into the public right-of-way.**<br><br>**Rev. Track pads are shown within the gravel yard.** |
| (12) **Vision Clearance Triangles.** Within vision clearance triangles, no signs, structures, earthwork, vegetation, or other obstructions between 18 inches and ten feet in height shall be permitted, except for tree trunks and sign poles. The vision clearance triangle shall apply where public streets intersect, and where private driveways and alleys intersect with public streets, per the following standards (as also represented in Figure 12.08). | (12) Meets requirements. |
| **94.12.09: Off-Street Parking and Traffic Circulation Standards.** | |
| (3) **Use of Off-Street Parking Areas; Snow Storage**. Except as otherwise allowed below, the use of all off-street parking areas shall be limited to the parking of licensed and operable vehicles not for lease, rent, or sale. Within residentially zoned property, only licensed and operable cars and trucks with a rated gross vehicle weight of 26,000 pounds or less shall be parked or kept in parking areas or any other exterior location. The use of parking spaces and their circulation areas for purposes such as seasonal sales and snow storage shall be permitted only if sufficient parking spaces remain available to meet the parking requirements of this chapter and normal traffic and pedestrian movement and safety is not impeded. | (3) Snow storage not shown. |
| (4) **Traffic Circulation and Traffic Control.** Site circulation shall be designed to provide for the safe and efficient movement of all traffic entering, exiting, and on the site. Circulation shall be provided to meet the individual needs of the site with specific mixing of access and through movements, and where required, shall be depicted on the required site plan. Circulation patterns and traffic control measures shall conform to the general rules of the road and the requirements of the Manual of Uniform Traffic Control Devices. | (4) **Signage indicating truck traffic and standard vehicle parking should be installed on the site.**<br><br>**Rev. Signage is shown on plan.** |
| (6) **Off-Street Parking and Traffic Circulation Design Standards.**<br>(a) Surfacing. All off-street parking, driveway, and traffic circulation areas constructed after March 18, 2015, including residential driveways, shall be surfaced and continuously maintained with a hard surface as defined in Section 94.17.04, except that gravel, crushed stone, or a similar material is permitted for:<br>**4. Lightly traveled service drives for non-residential uses where included as part of an approved site plan under Section 94.16.09, and where in the Village at least the first 50 feet connecting to a public street is hard surfaced.**<br>**In cases where gravel or crushed stone is permitted under one of the above exceptions, the portion of the driveway within the public street right-of-way shall be hard surfaced, except where serving agricultural uses, where the intersecting public road is gravel surfaced, or for uses** | (a) For parking and loading areas asphalt is proposed. The storage yard is proposed as gravel. A 40' asphalt approach is proposed. **A track pad should also be installed within the yard at the entrances. Rev. Meets requirements.**<br><br>(b) Meets requirements. |

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| **outside of non-residential and mixed use zoning districts in the ETZ area. Where any gravel or crushed stone driveway exists, the Village Public Works Director may require a hard surface tracking pad adjacent to the public street right-of-way, or other remedial action, if he or she determines that gravel or stone is being tracked into the public street**.<br>(b) Marking. All hard-surfaced areas intended for six or more parking stalls shall be striped in a manner that clearly indicates the boundaries of required parking spaces. | (c) Meets requirements. |
| (c) Curbing. For developments that require site plan approval under this Chapter, construction of curb and gutter shall be required around all parking, driveway, and other vehicular access areas and landscaped islands and peninsulas. The site plan approval authority may modify this standard to facilitate a unique stormwater management approach or condition, for lightly traveled service drives, at the edges of a phase of development of a parking area, for material or snow storage areas, or for approved gravel surfaced areas. | (d) **On-building lighting shown only. Southern portion of parking lot is not lit.**<br><br>**Rev. New lighting plan meets requirements.** |
| (d) Lighting. All off-street parking and traffic circulation areas serving six or more cars shall be lit so as to ensure the safe and efficient use of said areas during the hours of use, with said illumination level shall not exceed the standards of Section 94.12.11. | (e) Meets requirements. |
| (e) Access. Each required off-street parking space shall open directly upon an aisle or driveway that is wide enough and designed to provide a safe and efficient means of vehicular access to the parking space without directly backing or maneuvering a vehicle into a public right-of-way. All off-street parking and traffic circulation facilities shall be designed with an appropriate means of vehicular access to a street or alley, in a manner that least interferes with traffic movements. Off-street parking spaces for residential uses may be stacked or in front of one-another for the same dwelling unit. Parking spaces located behind an enclosed garage and located directly off a through aisle shall be a minimum of 30 feet deep. | (f) **No signage proposed. Rev. Meets requirements.** |
| (f) Signage. All signage located within, or related to, required off-street parking or traffic circulation areas shall comply with the requirements of Article 13.<br>(g) Handicapped Parking Spaces. Parking for the handicapped shall be provided at a size, number, location, and with signage as specified by State and Federal regulations. | (g) Meets requirements. |
| (h) Parking Space Design Standards. Other than parking required to serve the handicapped, the minimum required length of parking spaces shall be 18 feet and the minimum required width is 10 feet (8½ feet for end spaces). All parking spaces shall have a minimum vertical clearance of 8 feet.<br>(i) Parking Lot Design Standards. Horizontal widths for driveways serving parking spaces shall be no less than 24 feet for two-way driveways and 12 feet for one-way driveways, | (h) Meets requirements. 10’ x 20’ shown. |

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| except that wider driveways may be required for loading and service routes. Parking lot landscaping shall comply with the requirements of the hard and gravel surface area landscaping requirements in Section 94.11.02(3)(b). | (i) Meets requirements – 24' shown. |
| (7) **Calculation of Minimum Required Parking Spaces.** The minimum number of required parking spaces is stated for each land use in Article 4. | (7) **A total of 30 parking spaces are required.**<br>**Rev. Meets requirements. 31 are shown.** |
| (8) **Potential Reduction in Automobile Parking Spaces.** The site plan approval authority may approve a decrease in the required number of off-street automobile parking spaces for each land use in Article 4 by up to 25 percent of the normal requirement. Such a reduction must be supported by technical documentation furnished by the applicant that indicates that actual off-street parking demand for that particular use is less than the normally required minimum. | (8) A minimum of 25 parking spots may be shown with supporting documents. |
| (10) **Limit on the Maximum Number of Required Parking Spaces.** No site plan may be approved for a multi-family residential or non-residential use that contains more than 150 percent of the use's minimum number of required parking spaces under Article 4, except by conditional use permit. | (10) 52 maximum parking spaces permitted. |
| (12**) Locational Prohibitions for Off-Street Parking Areas.** Off-street parking shall not be located between the principal structure on a residential lot and a street right-of-way, except within residential driveways and parking lots designated on any approved site plan. No private parking shall occur on street terraces, driveways, or any other areas located within a public right-of-way, except by conditional use permit. See also Section 94.12.07(9) and Figures 5.01(2) and 5.02(2). | (12) Meets requirements. |
| (13) **Minimum Permitted Throat Length.** All uses requiring site plan approval shall have a minimum permitted throat length of access drives serving parking lots of 20 feet from the nearest street right-of-way, except as modified by the site plan approval authority based on unique site conditions or suitable assurance that traffic will not back up into public rights-of-way. | (13) Meets requirements. |
| (14) **Bicycle Parking.** A number of off-street bicycle parking spaces shall be provided equal to five percent of the automobile parking space requirement, with no fewer than two bicycle parking spaces provided for all uses requiring 20 or more vehicular parking spaces. Each "Inverted-U" or similar type rack counts as two bicycle parking spaces. All bicycle parking shall be on a hard-surfaced area in a location accessible to building entrances. | (14) **None provided.**<br>**Rev. Meets requirements.** |
| **94.12.10: Off-Street Loading Standards** | |
| (2) **Applicability.** Any new building that has a gross floor area of 10,000 square feet or more and that requires regular deliveries, or makes regular shipments from semi-trucks and trailers, shall provide off-street loading facilities in accordance with the regulations of this Section, except for agricultural uses. | (2) Meets requirements. |
| (3) **Location.**<br>(a) All loading berths shall be at least 25 feet from the intersection of two street right-of-way lines. | (a) Meets requirements. |

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| (b) In commercial and institutional zoning districts, loading berths shall not be located along any front façade or street side façade of any building. In all other districts, loading berths shall not be located within any minimum required front yard or street side yard.<br>(c) All loading and vehicle maneuvering areas shall be located on the private lot and shall not be located within, or so as to interfere with, any public right-of-way or minimum required hard and gravel surface setback in Figures 5.01(2) and 5.02(2). | (b) ~~**Loading docks may not be located on the front façade.**~~<br>**Meets requirements.**<br><br>(c) Meets requirements. |
| (4) **Size of Loading Area.** The first required loading berth shall be designed in accordance with Figure 12.10. All remaining required loading berths shall be a minimum of 50 feet in length and 10 feet in width. All required loading berths shall have a minimum vertical clearance of 14 feet. | (4) Meets requirements. |
| (5) **Access to Loading Area.** Each loading area shall be located so as to facilitate access to a public street or alley, shall not interfere with other vehicular or pedestrian traffic, and shall not interfere with the function of parking areas. Loading areas shall not rely on backing movements into public rights-of-way, except where building or site conditions established before March 18, 2015 require such movements. | (5) Meets requirements. |
| (6) **Surfacing and Marking.** All required loading areas shall be hard surfaced as defined in Section 94.17.04. Said surface shall be marked in a manner that clearly indicates required loading areas. | (6) **No marking shown on plan.**<br>**Rev. Meets requirements.** |
| (9) **Calculation of Required Loading Spaces.**<br>(a) Indoor Institutional and Recreational Land Uses. One loading berth shall be required for each building with a gross floor area of 10,000 to 29,999 square feet. For such uses located in buildings having a gross floor area of 30,000 square feet or greater, two loading berths shall be required.<br>(b) Commercial (except Offices), Storage/Disposal, Transportation, and Industrial Land Uses. One loading berth shall be required for each building having a gross floor area of 10,000 to 29,999 square feet. For such uses located in buildings having a gross floor area of 30,000 square feet or greater, an additional loading berth shall be required for any portion of each 50,000 square feet of gross floor area in addition to the original 29,999 square feet.<br>(c) Office Land Uses. One loading berth shall be required for each building having a gross floor area of 10,000 to 99,999 square feet. For such uses located in buildings having a gross floor area of 100,000 square feet or greater, an additional loading berth shall be required for any portion of each 100,000 square feet of gross floor area in addition to the original 99,999 square feet. | (9) Meets requirements. |
| **Section 94.12.11: Exterior Lighting Standards** | |
| (4) **Orientation of Fixture.** In no instance shall an exterior lighting fixture be oriented so that the lighting element (or a clear shield) is visible from a residentially zoned property or allowed to direct light skyward. Shielded luminaries and careful fixture placement shall be used to ensure that exterior lighting prevents direct lighting above a horizontal plane, except that architectural lighting that focuses all light below the roof line may exceed the horizontal plane. Search lights are prohibited except for any search light deemed necessary by the FAA. | (4) **Fixture not shown.**<br>**Rev. Meets requirements.** |

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| (5) **Intensity of Illumination.** The amount of illumination attributable to exterior lighting, as measured at the property line, shall not exceed 1.0 footcandle above ambient lighting conditions on a cloudless night. The maximum average lighting within any lit area shall not exceed 5.0 footcandles, except where the Zoning Administrator determines that greater illumination is necessary for public safety. | (5) Meets requirements. |
| (6**) Fixture Heights.** The maximum height from the base of the pole or its support to the fixture shall be 20 feet in residential, rural, and open space zoning districts, and 35 feet in all other districts. | (6) **Heights not shown.**<br>**Rev. Meets requirements – 25'** |
| (7) **Location.** Light fixtures shall not be located within any required bufferyard under this Chapter, or closer than three feet from a property line. | (7) Meets requirements.<br>**Rev. Meets requirements.** |
| (8) **Flashing, Flickering and other Distracting Lighting.** Flashing, flickering, moving (such as search spot or search lights), and/or other lighting that may distract motorists is prohibited. | (8) Meets requirements. |
| (9) **Qualitative Requirements.** Design and color of light fixtures and poles shall be compatible with building design and color on the same lot. Street intersections, driveway intersections, and pedestrian access routes shall be illuminated with lights of appropriate scale to the function, without providing an obviously uneven illumination pattern across the site. | (9) **Unknown**<br>**Rev. Meets requirements.** |

| **STREET ACCESS CONTROL: Chapter 71**<br>**Section 71.5.01: Access Design Standards** | **PROPOSED** |
|---|---|
| Width at Property Line: 24 – 40 feet | D1: 40 Ft.; D2: 40 Ft.; and D3: 24 Ft. – Meets Requirements. |
| Width at Street: Based on vehicle used to access. | Meets Requirements. |
| (2) Grade. The maximum acceptable grade shall not exceed 10%. Under certain circumstances, which must be defined and presented to the Village Board by the Director of Public Works or Zoning Administrator prior to the meeting/hearing on the proposal, the Village may require that the access point grade shall not exceed 6%. | Meets Requirements. |
| (3) Clearance. All driveways shall provide a driveway corridor at least 12 feet wide with no tree branches or brush extending into the driveway corridor to a height of 15 feet. | Meets Requirements. |
| ~~(4) Bridges. All driveways that utilize bridges shall construct all bridges to support a gross vehicle weight of 50,000 pounds with a minimum twelve-foot wide clear travel surface.~~ | Not applicable. |
| (5) Driveway approach construction standards.<br>(a) Standards for gravel. Require a minimum six inches of three-quarter-inch crushed aggregate base course.<br>(b) Standards for asphalt. Minimum of two-and-one-half-inch compacted depth of surface mix over six-inch compacted three-quarter-inch crushed aggregate base course; no pea gravel allowed.<br>(c) Standards for concrete.<br>1. Forms in the approach are to be a minimum of six inches in depth.<br>2. Concrete to be a minimum six-bag mix.<br>3. Expansion joints six inches by 1/2 inch required between curb and driveway approach, or as directed.<br>4. Concrete approaches are required where there is existing curb and gutter and sidewalk or where sidewalk is proposed in the future.<br>5. Driveway approaches require a minimum concrete thickness of six inches and four-inch compacted three- | Meets Requirements.<br><br>**Most northern driveway access to be removed and replaces with curb.** |

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| quarter-inch crushed aggregate base course (no pea gravel allowed).<br>6. In the absence of curb and gutter, concrete approaches are prohibited. | |
| ~~(6) Brick pavers and decorative concrete in driveway approach.~~<br>~~(a) If the driveway constructed in the public right-of-way is of brick paver/decorative concrete/embossed or colored asphalt it will be the owner's sole responsibility to maintain, repair, and replace if necessary, due to any damage by the Village or other public agencies, or due to normal wear.~~ | Not applicable. |
| (7) Alignment. All driveways shall be constructed within 10° of perpendicular to the accessed street center line for the first 20 feet of the access.<br>(a) Where possible, driveways should align on opposite sides of the street.<br>(b) A variance is required for unique or site-specific limitations that may exist which restrict the applicant from complying with these dimensional requirements. A variance may not be granted for any driveway that intersects the street at less than 60° under any circumstances. | D1 and D2 do not meet, but DPW has approved this. D3 meets requirements. |
| (8) Vision triangle. No visual obstruction shall be located within a vision triangle, or the space formed by two existing or proposed right-of-way lines and/or a right-of-way to a private driveway. No structure or sign may be placed in the clear area of a vision triangle. The clear area extends from 18 inches to 10 feet above from the average height of the right-of-way elevation of the adjoining streets and/or an existing or proposed access/driveway. These constraints are depicted by Figure 71.5.01A. | Meets requirements. |
| (9) Sight distance. Permits shall not be issued for access that allows any turning movement where the sight distance is not sufficient to provide for the safe and efficient traffic flow entering or exiting a street, or encountering the access while upon the street. | Meets requirements. |
| (10) Corner clearance.<br>(a) Functional area. The intersection of two streets contains a functional area beyond the physical intersection that contains decision and maneuvering distance. To reduce conflict and promote safety, driveways must be located outside of this functional intersection area. Locate all driveways and access points as far as practical from the intersection of two intersecting rights-of-way. Driveway access is restricted in turning lanes, which are also located in the functional area of an intersection.<br><br>Signalized, Local: 75’ | (a) Meets Requirements. |

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| Signalized, Collector: 150'<br>Signalized, Arterial: 200'<br>Non-signalized, Local: 90'<br>Non-signalized, Collector: 200'<br>Non-signalized, Arterial: 300'<br><br>(b) Sight distance. Intersection sight distance, as determined by the Director of Public Works, using the vision triangle shall be required in conjunction with intersection setbacks to ensure safety and functionality on streets. The intersection sight distance figures are defined for both uncontrolled intersections along with those where vehicles approach the intersection from a stop or yield. | (b) |
| ~~(11) Common driveways. Common driveways are an effective way to control the number of access points on to collector and arterial streets. When a common driveway is utilized the following apply:~~<br>~~(a) A common driveway easement of at least 30 feet in width shall be located on the common boundary between the two lots.~~<br>~~(b) If located off a paved street in the AR, or Rural Residential Zoning districts and not required to be completely paved, the owner must meet the requirements for surfacing defined in Sec. 94.12.09(6)(a) of the Zoning Ordinance.~~ | Not applicable. |

| **UTILITIES: Chapter 86**<br>**Section 86.117: Cross Connections** | **PROPOSED** |
|---|---|
| (c) Control and maintenance of connections. No person shall establish or permit to be established or maintain or permit to be maintained any cross connection. No interconnection shall be established whereby potable water from a private, auxiliary or emergency water supply other than the regular public water supply of the water utility may enter the supply or distribution system of the village unless such private, auxiliary or emergency water supply and the method of connection and use of such supply shall have been approved by the water utility and by the department of natural resources in accordance with Wisconsin Administrative Code NR § 811.09(2). | |
| **Section 86.136: Meter Installation** | |
| Meters will be furnished and placed by the water utility and are not to be disconnected or interfered with by the consumer. All meters shall be so located that they shall be preserved from obstructions and allow easy access for reading and inspection, such location to be designated by the utility. All piping within the building must be supplied by the consumer. If additional meters are desired by the consumer, he shall pay for all piping in an amount sufficient to cover the cost of maintenance and depreciation as set by the board. | |
| **Section 86.307 Post Construction Storm water Management Performance Standards** | |
| (3) The plan required under sub. (2) shall include the following:<br>(a) BMPs shall be designed, installed and maintained to control total suspended solids carried in runoff from the post-construction site as follows: | (a) New Construction: TSS removal is calculated at 90.6% → Meets Requirement of 80% |

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| New Development → 80% TSS Reduction<br>In-fill development → 80% TSS Reduction<br>Redevelopment → 40% TSS Reduction of load from parking areas and roads.<br>(b) By design, BMPs shall be employed to maintain or reduce the 1-year, 2-year, 10-year and 100-year 24-hour, post construction peak runoff discharge rates to pre-development rates for the respective storms, or to the maximum extent practicable.<br>(c) BMPs shall be designed, installed and maintained to infiltrate runoff in accordance with 86.307(3)(c) or to the maximum extent practicable.<br>(d) Protective areas shall be included on site plans (see this section of the ordinance for the respective distances for protective areas)<br>(e) Fueling and vehicle maintenance areas shall have BMPs designed, installed and maintained to reduce petroleum runoff so that the runoff that enters waters of the state contains no visible petroleum sheen, or to the maximum extent practicable. | (b) Relies on regional pond system which was built assuming 90% impervious area for a site, full buildout of proposed site is estimated to be 62% of full site. No additional requirements for peak flow.<br><br>(c) Infiltration requirement is 60%, through the use of grass swales, the site is estimated to infiltrate 91.4% of the average annual rainfall.<br><br>(d) N/A<br><br>(e) N/A |
| **Section 86.309 Storm water Management Plan** | |
| **(1) PLAN REQUIREMENTS**. The storm water management plan required under Sec. 86.308 (2) shall contain at a minimum the following information:<br>(a) Name, address, and telephone number for the following or their designees: landowner; developer; project engineer for practice design and certification; person(s) responsible for installation of storm water management practices; and person(s) responsible for maintenance of storm water management practices prior to the transfer, if any, of maintenance responsibility to another party.<br>(b) A proper legal description of the property proposed to be developed, referenced to the U.S. Public Land Survey system or to block and lot numbers within a recorded land subdivision plat.<br>(c) Pre-development site conditions, including:<br>1. One or more site maps at a scale of not less than 1 inch equals 20 feet. The site maps shall show the following: site location and legal property description; predominant soil types and hydrologic soil groups; existing cover type and condition; topographic contours of the site at a scale not to exceed 10 feet; topography and drainage network including enough of the contiguous properties to show runoff patterns onto, through, and from the site; watercourses that may affect or be affected by runoff from the site; flow path and direction for all storm water conveyance sections; watershed boundaries used in hydrology determinations to show compliance with performance standards; lakes, streams, wetlands, channels, ditches, and other watercourses on and immediately adjacent to the site; limits of the 100 year floodplain; location of wells and wellhead protection areas covering the project area and delineated pursuant to Wisconsin Department of Natural Resources, Wisconsin Administrative Code § NR § 811.16.<br>2. Hydrology and pollutant loading computations as needed to show compliance with performance | Meets Requirements |

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| standards. All major assumptions used in developing input parameters shall be clearly stated. The geographic areas used in making the calculations shall be clearly cross-referenced to the required map(s).<br>(d) Post-development site conditions, including:<br>1. Explanation of the provisions to preserve and use natural topography and land cover features to minimize changes in peak flow runoff rates and volumes to surface waters and wetlands.<br>2. Explanation of any restrictions on storm water management measures in the development area imposed by wellhead protection plans and ordinances.<br>3. One or more site maps at a scale of not less than 1 inch equals 20 feet showing the following: post-construction pervious areas including vegetative cover type and condition; impervious surfaces including all buildings, structures, and pavement; post-construction topographic contours of the site at a scale not to exceed 10 feet; post-construction drainage network including enough of the contiguous properties to show runoff patterns onto, through, and from the site; locations and dimensions of drainage easements; locations of maintenance easements specified in the maintenance agreement; flow path and direction for all storm water conveyance sections; location and type of all storm water management conveyance and treatment practices, including the on-site and off-site tributary drainage area; location and type of conveyance system that will carry runoff from the drainage and treatment practices to the nearest adequate outlet such as a curbed street, storm drain, or natural drainage way; watershed boundaries used in hydrology and pollutant loading calculations and any changes to lakes, streams, wetlands, channels, ditches, and other watercourses on and immediately adjacent to the site.<br>4. Hydrology and pollutant loading computations as needed to show compliance with performance standards. The computations shall be made for each discharge point in the development, and the geographic areas used in making the calculations shall be clearly cross-referenced to the required map(s).<br>5. Results of investigations of soils and groundwater required for the placement and design of storm water management measures. Detailed drawings including cross-sections and profiles of all permanent storm water conveyance and treatment practices.<br>(e) A description and installation schedule for the storm water management practices needed to meet the performance standards in Sec. 86.307.<br>(f) A maintenance plan developed for the life of each storm water management practice including the required maintenance activities and maintenance activity schedule.<br>(g) Cost estimates for the construction, operation, and maintenance of each storm water management practice.<br>(h) Other information requested in writing by the Director of Public Works, or the designee, to determine compliance of the proposed storm water management measures with the provisions of this ordinance. | |

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| (i) All site investigations, plans, designs, computations, and drawings shall be certified by a licensed professional engineer to be prepared in accordance with accepted engineering practice and requirements of this ordinance. | |
| (2) **ALTERNATE REQUIREMENTS.** The Director of Public Works, or the designee, may prescribe alternative submittal requirements for applicants seeking an exemption to on-site storm water management performance standards under Sec. 86.307 (5). | |
| **Section 86.310 Maintenance Agreement** | |
| (1) The maintenance agreement for storm water management practices shall be an agreement between the Village of Weston and the responsible party to provide for maintenance of storm water practices beyond the duration period of the permit. Maintenance agreements shall be filed with the County Register of Deeds as a property deed restriction that is binding upon all subsequent owners served by the storm water management practices. | Maintenance Agreement has Loren White listed as Village President, should be Barbara Ermeling |
| (2) AGREEMENT PROVISIONS. The maintenance agreement shall contain the following information and provisions and be consistent with the maintenance plan required by Sec. 86.309(1)(f):<br>(a) Identification of the storm water facilities and designation of the drainage area served by the facilities.<br>(b) A schedule for regular maintenance of each aspect of the storm water management system consistent with the storm water management plan required under Sec. 86.308 (2).<br>(c) Identification of the responsible party(s), organization or city, county, town or village responsible for long term maintenance of the storm water management practices identified in the storm water management plan required under Sec. 86.308 (2).<br>(d) Requirement that the responsible party(s), organization, or city, county, town or village shall maintain storm water management practices in accordance with the schedule included in par. (b).<br>(e) Authorization for the Director of Public Works, or the designee, to access the property to conduct inspections of storm water management practices as necessary to ascertain that the practices are being maintained and operated in accordance with the agreement.<br>(f) A requirement on the Director of Public Works, or the designee, to maintain public records of the results of the site inspections, to inform the responsible party responsible for maintenance of the inspection results, and to specifically indicate any corrective actions required to bring the storm water management practice into proper working condition.<br>(g) Agreement that the party designated under par. (c), as responsible for long term maintenance of the storm water management practices, shall be notified by the Director of Public Works, or the designee, of maintenance problems which require correction. The specified corrective actions shall be undertaken within a reasonable time frame as set by the Director of Public Works, or the designee.<br>(h) Authorization of the Director of Public Works, or the designee, to perform the corrected actions identified in the | (a)<br>(b)<br>(c)<br>(d)<br>(e)<br>(f)<br>(g) |

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| inspection report if the responsible party designated under par. (c) does not make the required corrections in the specified time period. The Director of Public Works, or the designee, shall enter the amount due on the tax rolls and collect the money as a special charge against the property pursuant to Wis. Stats. Chapter 66 Subchapter VII. | (h) |
| **Section 86.404 Construction Site Erosion** | |
| Applicability:<br>1. Construction sites for which the Wisconsin Department of Natural Resources received a notice of intent in accordance with Wisconsin Administrative Code NR 216 Subchapter III on or after January 20, 2014; or<br>2. Construction sites for which a bid has been advertised or construction contract signed for which no bid was advertised, on or after January 20, 2014. | |
| **Section 86.407 Performance Standards < 1 Acres** | |
| (1) RESPONSIBLE PARTY. The landowner of the construction site or other person contracted or obligated by other agreement with the landowner to implement and maintain construction site BMPs is the responsible party and shall comply with this section. | |
| (2) EROSION AND SEDIMENT CONTROL PRACTICES. Erosion and sediment control practices at each site where land disturbing construction activity is to occur shall be used to prevent or reduce all of the following:<br>1. The deposition of soil from being tracked onto streets by vehicles.<br>2. The discharge of sediment from disturbed areas into on-site storm water inlets.<br>3. The discharge of sediment from disturbed areas into adjacent waters of the state.<br>4. The discharge of sediment from drainage ways that flow off the site.<br>5. The discharge of sediment by dewatering activities.<br>6. The discharge of sediment eroding from soil stockpiles existing for more than 7 days.<br>7. The discharge of sediment from erosive flows at outlets and in downstream channels.<br>8. The transport by runoff into waters of the state of chemicals, cement, and other building compounds and materials on the construction site during the construction period. However, projects that require the placement of these materials in waters of the state, such as constructing bridge footings or BMP installations, are not prohibited by this subdivision. | |
| **Section 86.408 Performance Standards > 1 Acre** | |
| (1) RESPONSIBLE PARTY. The responsible party shall implement an erosion and sediment control plan, developed in accordance with Sec. 86.410 that incorporates the requirements of this section. | |
| (2) PLAN. A written plan shall be developed in accordance with Sec. 86.410 and implemented for each construction site. | |
| (3) EROSION AND SEDIMENT CONTROL PRACTICES. Erosion and sediment control practices at each site where land disturbing construction activity is to occur shall be used to prevent or reduce all of the following:<br>1. The deposition of soil from being tracked onto streets by vehicles. | - Inlet protection is not shown for inlet located north of asphalt drive and south of tracking pad.<br>- Silt fence should be installed around low areas of the site until ditches are established. |

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| 2. The discharge of sediment from disturbed areas into on-site storm water inlets.<br>3. The discharge of sediment from disturbed areas into adjacent waters of the state.<br>4. The discharge of sediment from drainage ways that flow off the site.<br>5. The discharge of sediment by dewatering activities.<br>6. The discharge of sediment eroding from soil stockpiles existing for more than 7 days.<br>7. The discharge of sediment from erosive flows at outlets and in downstream channels.<br>8. The transport by runoff into waters of the state of chemicals, cement, and other building compounds and materials on the construction site during the construction period. However, projects that require the placement of these materials in waters of the state, such as constructing bridge footings or BMP installations, are not prohibited by this subdivision.<br>9. The transport by runoff into waters of the state of untreated wash water from vehicle and wheel washing. | |
| (b) SEDIMENT PERFORMANCE STANDARDS. In addition to the erosion and sediment control practices under par. (a), the following erosion and sediment control practices shall be employed:<br>1. BMPs that, by design, discharge no more than 5 tons per acre per year, or to the maximum extent practicable, of the sediment load carried in runoff from initial grading to final stabilization.<br>2. No person shall be required to employ more BMPs than are needed to meet a performance standard in order to comply with maximum extent practicable. Erosion and sediment control BMPs may be combined to meet the requirements of this paragraph. Credit may be given toward meeting the sediment performance standard of this paragraph for limiting the duration or area, or both, of land disturbing construction activity, or for other appropriate mechanisms.<br>3. Notwithstanding subd. 1., if BMPs cannot be designed and implemented to meet the sediment performance standard, the plan shall include a written, site-specific explanation of why the sediment performance standard cannot be met and how the sediment load will be reduced to the maximum extent practicable. | |
| (c) PREVENTIVE MEASURES. The plan shall incorporate all of the following:<br>1. Maintenance of existing vegetation, especially adjacent to surface waters whenever possible.<br>2. Minimization of soil compaction and preservation of topsoil.<br>3. Minimization of land disturbing construction activity on slopes of 20% or more.<br>4. Development of spill prevention and response procedures. | |
| (5) ALTERNATE REQUIREMENTS. The Director of Public Works, or the designee, may establish storm water management requirements more stringent than those set forth in this section if the Director of Public Works, or the designee, determines that an added level of protection is needed for sensitive resources. | |

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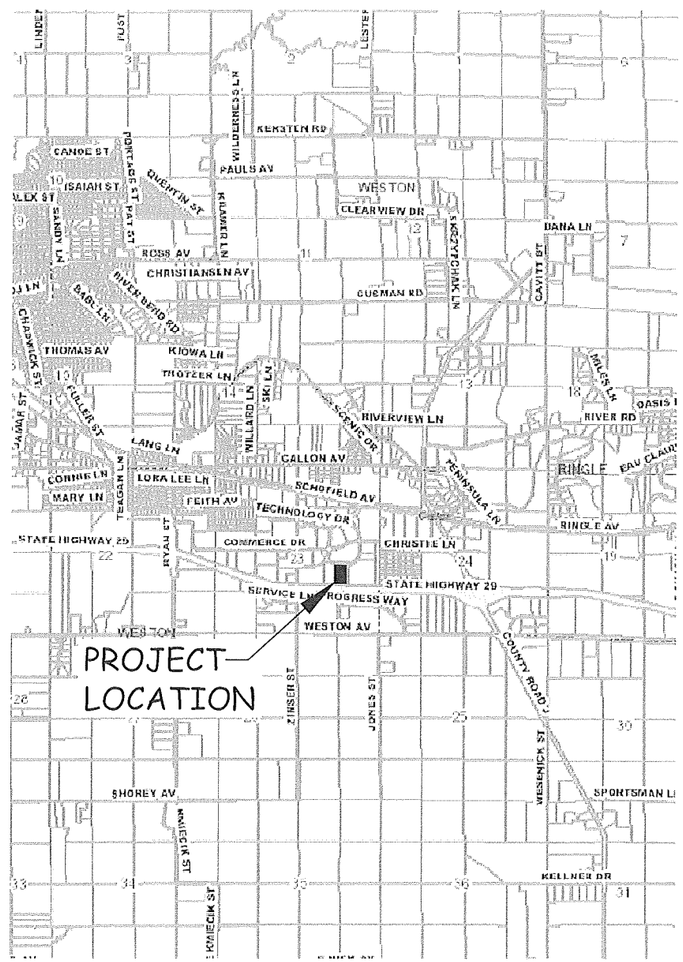
PLANS FOR

# WESTPORT LEASING LLC

OF PARCEL 1 OF CSM NUMBER 12706 IN VOLUME 55 ON PAGE 24 LOCATED IN PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN




LOCATION MAP

| | |
|---|---|
| SHEET C2 | EXISTING SITE PLAN |
| SHEET C3 | SITE PLAN |
| SHEET C4 | GRADING PLAN |
| SHEET C5 | EROSION CONTROL PLAN |
| SHEET C6 | EROSION CONTROL DETAILS |
| SHEET A2 | ELEVATIONS |
| SHEET A4 | FLOOR PLAN |
| SHEET E1 | PHOTOMETRIC PLAN |
| SHHET LA1 | LANDSCAPE CONCEPT PLAN |

WISCONSIN
NICHOLAS S. BANCUK
E-37418
MOSINEE, WIS.
PROFESSIONAL ENGINEER

7-18-16


MARATHON TECHNICAL SERVICES LLC
CONSULTING ENGINEERS
404 FRANKLIN ST - WAUSAU, WI 54403
PHONE & FAX - (715)843-7292
WWW.MTSLLC.NET


| REVISION DATE |
|---|
| 06/22/2016 |
| 07/13/2016 |

SURVEYED: VREELAND
DESIGNED: MTS
DRAWN BY: NSB
APPROVED: MWT

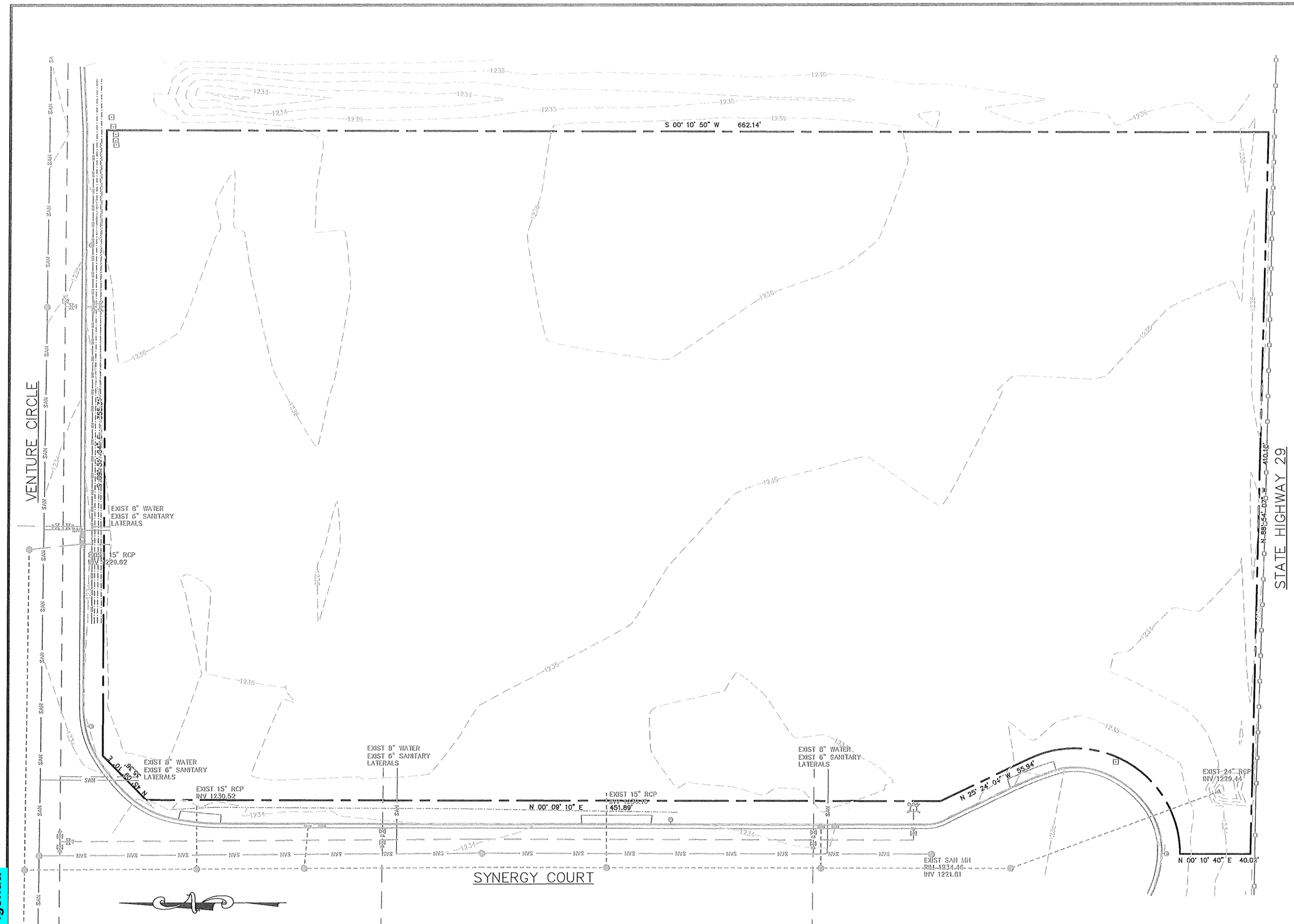
COVER SHEET

WESTPORT LEASING LLC, 7209 SYNERGY COURT
VILLAGE OF WESTON, MARATHON CO.

SCALE: NO SCALE

SHEET NO. 1 OF 10 SHEETS

to Agenda

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| REVISION DATE |
|---|
| 06/22/2016 |

SURVEYED: VREELAND
DESIGNED: MTS
DRAWN BY: NSB
APPROVED: MWT

# EXISTING SITE

WESTPORT LEASING LLC, 7209 SYNERGY COURT
VILLAGE OF WESTON, MARATHON CO.

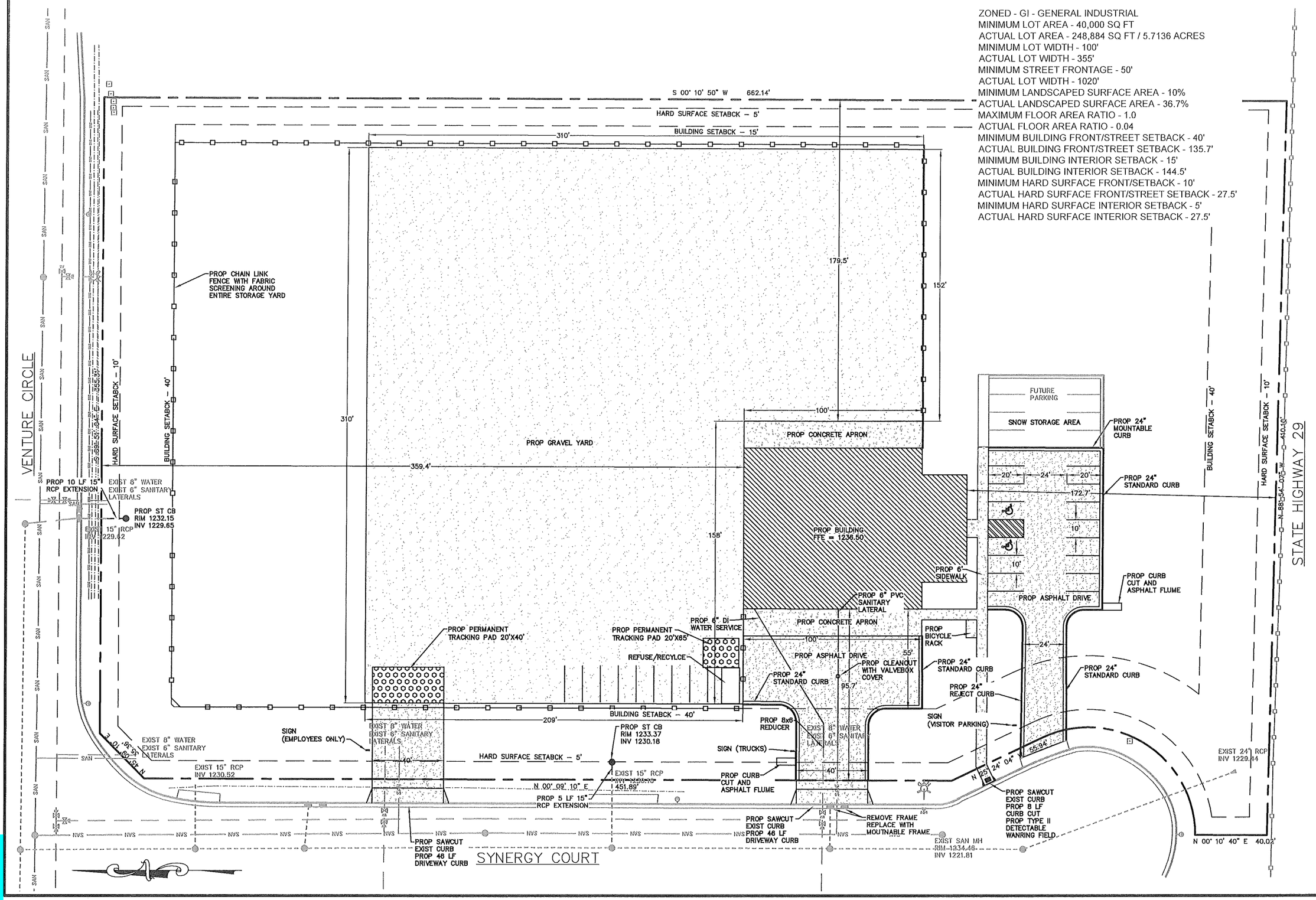
SCALE
1" = 50'

SHEET NO.
C2
OF 10 SHEETS

to Agenda

## SITE INFORMATION

ZONED - GI - GENERAL INDUSTRIAL
MINIMUM LOT AREA - 40,000 SQ FT
ACTUAL LOT AREA - 248,884 SQ FT / 5.7136 ACRES
MINIMUM LOT WIDTH - 100'
ACTUAL LOT WIDTH - 355'
MINIMUM STREET FRONTAGE - 50'
ACTUAL LOT WIDTH - 1020'
MINIMUM LANDSCAPED SURFACE AREA - 10%
ACTUAL LANDSCAPED SURFACE AREA - 36.7%
MAXIMUM FLOOR AREA RATIO - 1.0
ACTUAL FLOOR AREA RATIO - 0.04
MINIMUM BUILDING FRONT/STREET SETBACK - 40'
ACTUAL BUILDING FRONT/STREET SETBACK - 135.7'
MINIMUM BUILDING INTERIOR SETBACK - 15'
ACTUAL BUILDING INTERIOR SETBACK - 144.5'
MINIMUM HARD SURFACE FRONT/SETBACK - 10'
ACTUAL HARD SURFACE FRONT/STREET SETBACK - 27.5'
MINIMUM HARD SURFACE INTERIOR SETBACK - 5'
ACTUAL HARD SURFACE INTERIOR SETBACK - 27.5'





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| REVISION DATE |
|---|
| 06/22/2016 |
| 07/11/2016 |
| 07/13/2016 |

SURVEYED: VREELAND
DESIGNED: MTS
DRAWN BY: NSB
APPROVED: MWT

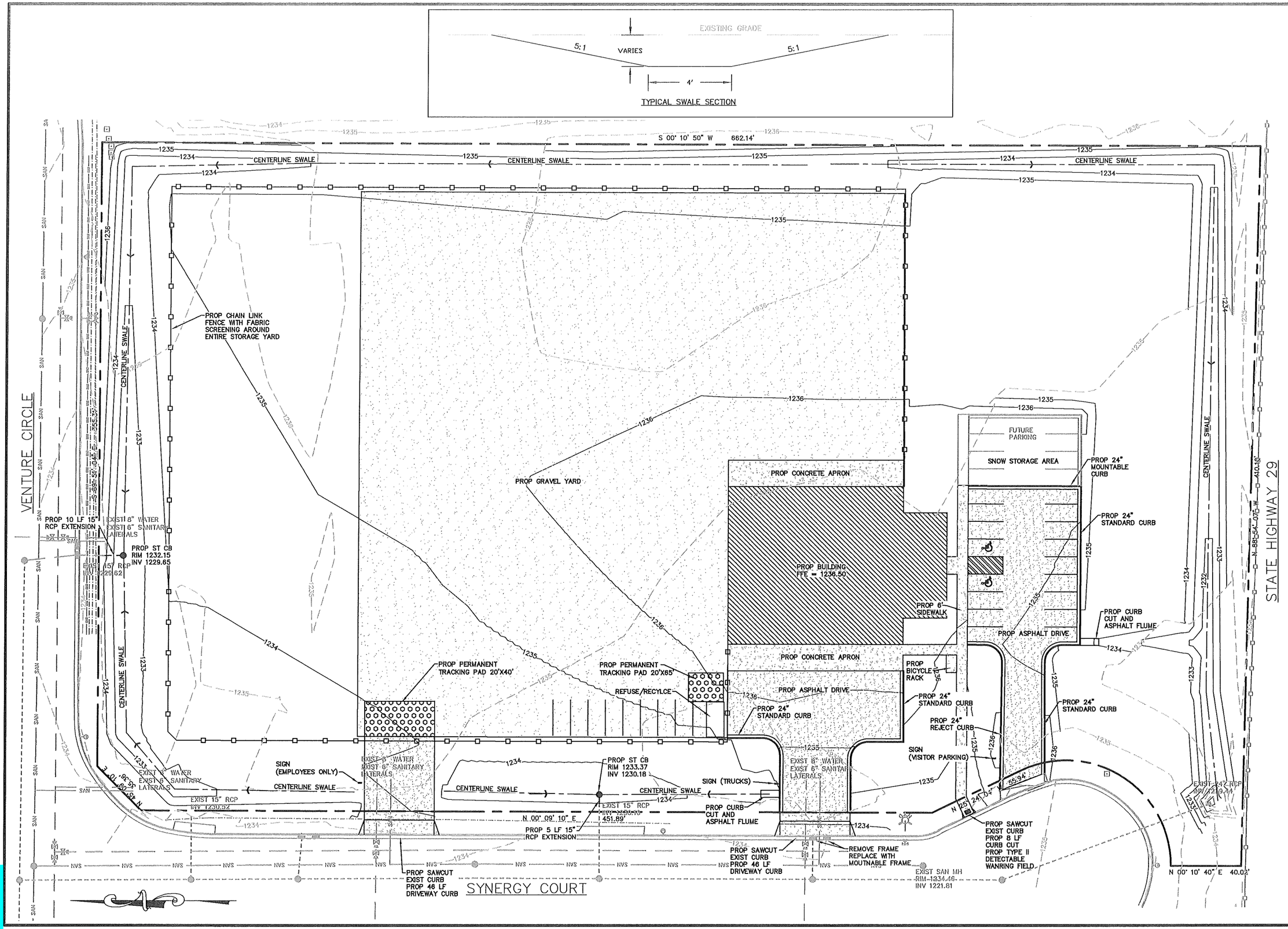
# SITE PLAN

WESTPORT LEASING LLC, 7209 SYNERGY COURT
VILLAGE OF WESTON, MARATHON CO.

SCALE
1" = 50'

SHEET NO.
C3
OF 10 SHEETS

to Agenda

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| REVISION DATE |
|---|
| 06/22/2016 |
| 07/13/2016 |

SURVEYED: VREELAND
DESIGNED: MTS
DRAWN BY: NSB
APPROVED: MWT

# GRADING PLAN

WESTPORT LEASING LLC, 7209 SYNERGY COURT
VILLAGE OF WESTON, MARATHON CO.

SCALE
1" = 50'

SHEET NO.
C4
OF 10 SHEETS

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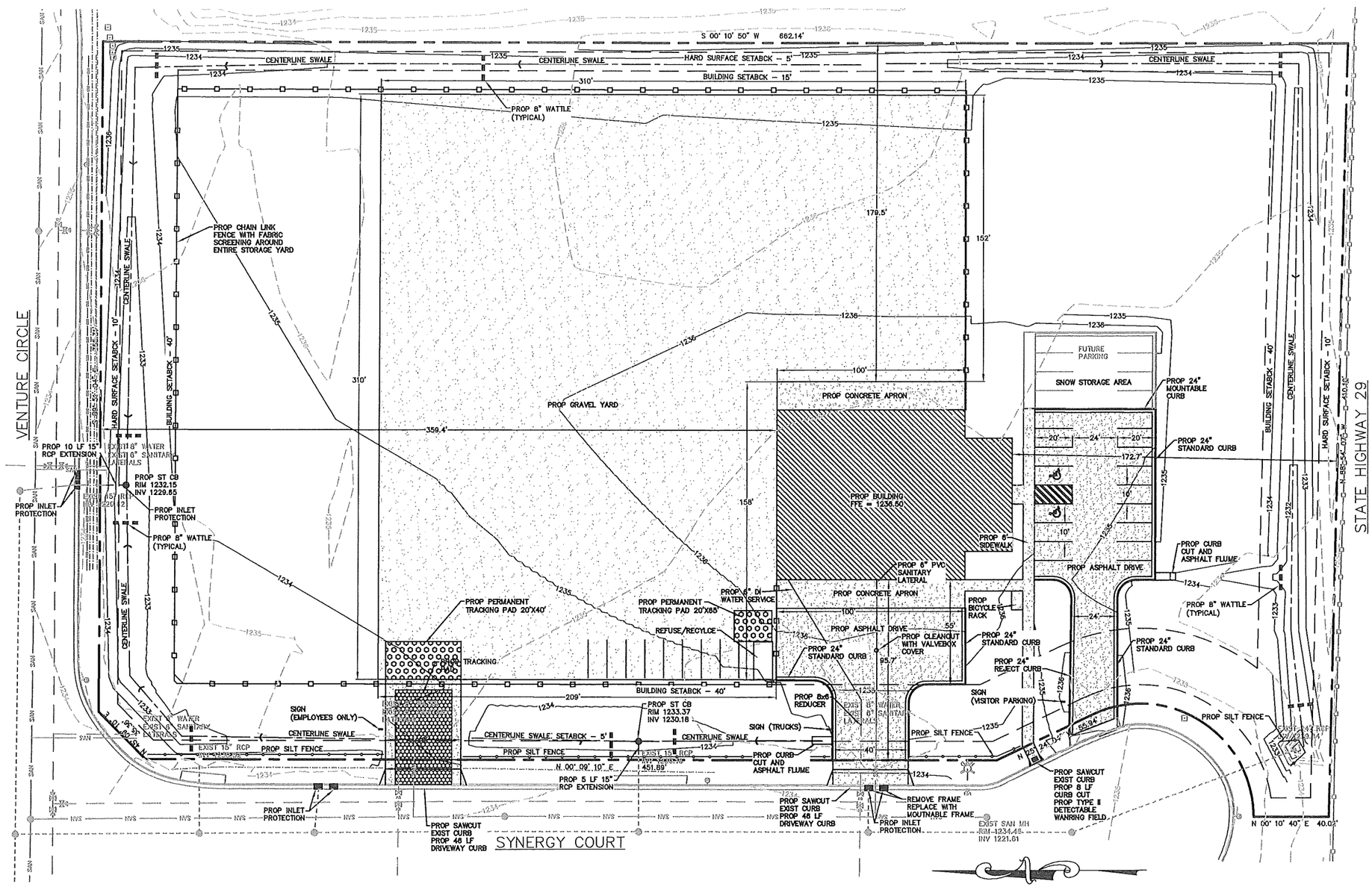
## PROPOSED EROSION CONTROL AND CONSTRUCTION SCHEDULE

*WEEKLY EROSION CONTROL LOGS ARE THE RESPONSIBILITY OF THE CONTRACTOR. INSPECT EROSION CONTROL PRACTICES WEEKLY AND AFTER RAINFALL EVENTS. MAKE ANY REPAIRS IMMEDIATELY.

-MARK THE WORK LIMITS AND AREAS TO REMAIN UNDISTURBED.
-INSTALL INLET PROTECTION WHERE SHOWN.
-INSTALL TEMPORARY TRACKING PADS WHERE SHOWN FOR CONSTRUCTION ENTRANCE AND EXIT.
-STRIP TOPSOIL AND STOCKPILE IN LOCATION APPROVED BY ENGINEER AND OWNER.
-INSTALL SILT FENCE AROUND THE PERIMETER OF TOPSOIL STOCKPILE. SEED WITH ANNUAL RYE AFTER COMPLETION OF STOCKPILING OR IF LEFT UNDISTURBED FOR MORE THAN 14 DAYS.
-INSTALL UNDERGROUND UTILITIES.
-CONSTRUCT FOUNDATION AND BACKFILL.
-ROUGH GRADE SITE AND PROPOSED SWALES.
-STABILIZE PROPOSED PAVEMENT AREAS WITH CRUSHED AGGREGATE BASE COURSE.
-FINAL GRADE SITE AND PLACE REQUIRED TOPSOIL.
-SEED FERTILIZE AND MULCH.
-INSTALL EROSION CONTROL MAT ON ANY SLOPES GREATER THAN 1:4.
-INSTALL EROSION CONTROL LOG WATTLES IN DITCHES.
-REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SITE IS STABILIZED.
-REMOVE EXCESS MATERIALS OFFSITE.
-INSTALL ALL EROSION CONTROL MEASURES IN ACCORDANCE WITH WDNR CONSERVATION PRACTICE STANDARDS.





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| REVISION DATE |
|---|
| 06/22/2016 |
| 07/13/2016 |

SURVEYED: VREELAND
DESIGNED: MTS
DRAWN BY: NSB
APPROVED: MWT

# EROSION CONTROL PLAN

WESTPORT LEASING LLC, 7209 SYNERGY COURT
VILLAGE OF WESTON, MARATHON CO.

SCALE
1" = 60'

SHEET NO.
C5
OF 10 SHEETS

to Agenda

## GENERAL NOTES:

DETAIL OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STARDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.

WHEN POSSIBLE THE SILT FENCE SHOULD BE CONSTRUCTED IN AN ARC OR HORSESHOE SHAPE, WITH THE ENDS POINTING UPSLOPE TO MAXIMIZE BOTH STRENGTH AND EFFECTIVENESS.

ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOIL CONDITIONS.

ALTERNATES "A" & "B" ARE EQUAL AND EITHER MAY BE USED.

ATTACH THE FABRIC TO THE POSTS WITH WIRE STAPLES OR WOODEN LATH AND NAILS.

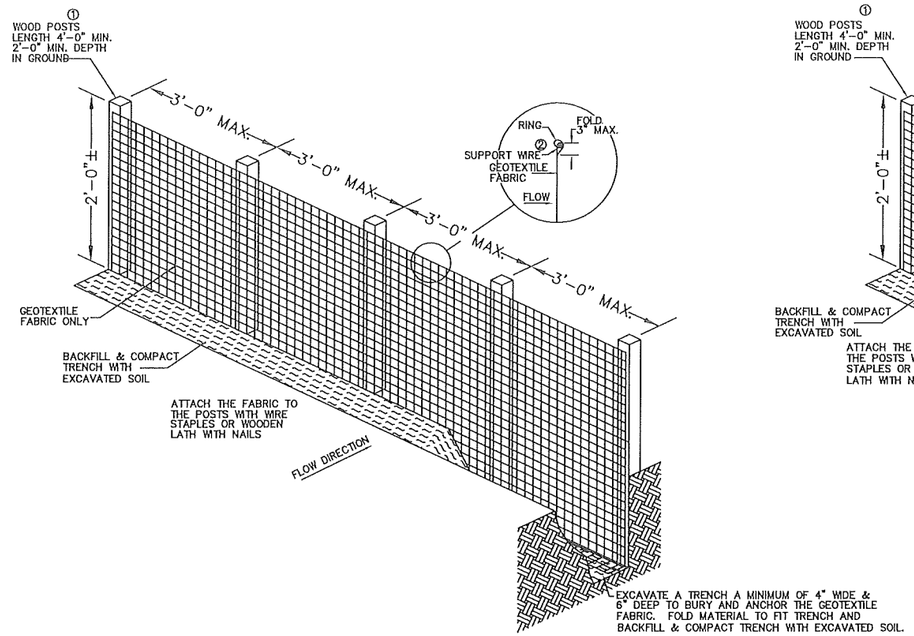
① STEEL POSTS SHALL BE A STUDDED "TEE" OR "U" TYPE WITH A MINIMUM WEIGHT OF 1.28 LBS/LINEAL FOOT (WITHOUT ANCHOR). FIN ANCHORS SUFFICIENT TO RESIST POST MOVEMENT ARE REQUIRED. WOOD POSTS SHALL BE A MINIMUM SIZE OF 4" DIA. OR 1 1/2" X 3 1/2" EXCEPT WOOD POSTS FOR GEOTEXTILE FABRIC REINFORCED WITH NETTING SHALL BE MINIMUM SIZE OF 1 1/8" X 1 1/8" OAK OR HICKORY.

② MINIMUM 14 GAGE WIRE REQUIRED, FOLD FABRIC 3" OVER THE WIRE AND STAPLE OR PLACE WIRE RINGS ON 12" C-C.

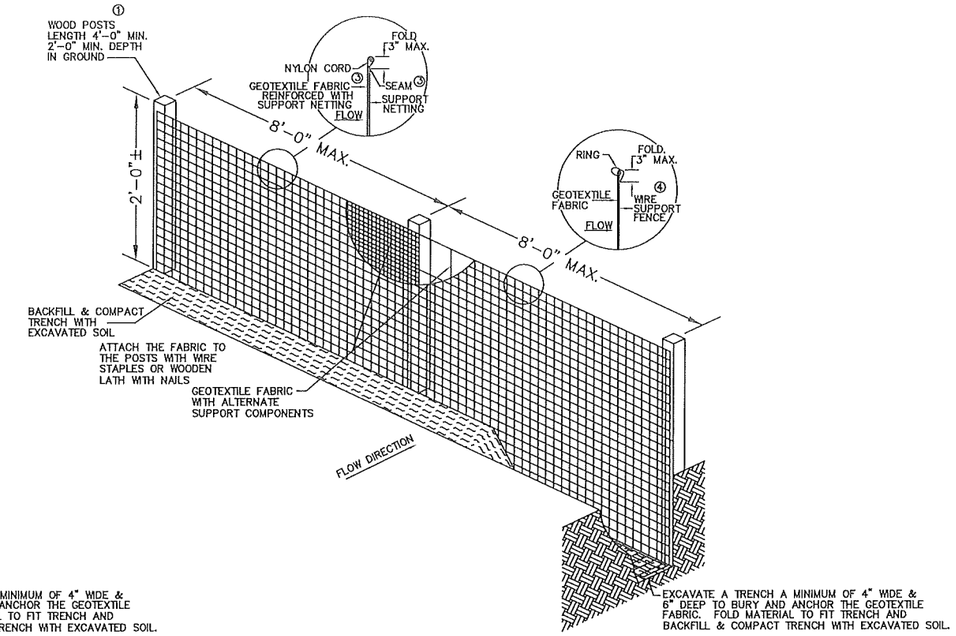
③ GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLYPROPYLENE NETTING WITH A MAXIMUM MESH SPACING OF 3/4" OR EQUAL. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED.

④ WIRE SUPPORT FENCE SHALL BE 14 GAGE MINIMUM WOVEN WIRE WITH A MAXIMUM MESH SPACING OF 6". SECURE TOP OF GEOTEXTILE FABRIC TO TOP OF FENCE WITH STAPLES OR WIRE RINGS AT 12" C-C.

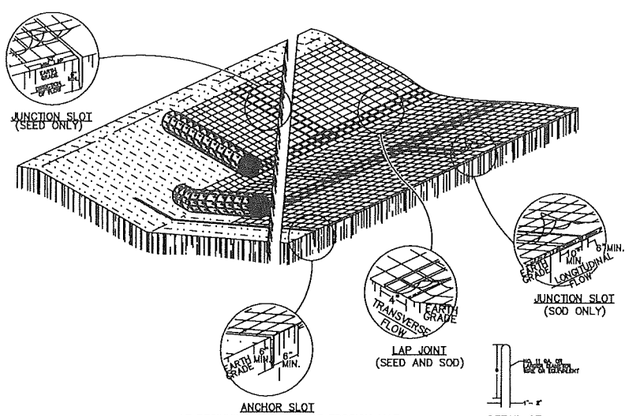
⑤ LENGTH NOT LESS THAN THE CIRCUMFERENCE OF THE LARGEST TIRE ON THE CONSTRUCTION EQUIPMENT, PLUS 5 FEET.




SILT FENCE ALTERNATE "A"




SILT FENCE ALTERNATE "B"




6" MIN. FOR FIRM SOILS
8" MIN. WHERE BOTH SOD AND MATS ARE BEING USED.
12" MIN. FOR LOOSE SOILS

SOIL REINFORCEMENT MATTING

GENERAL NOTES

VARIATIONS IN THE DIMENSIONS OR MATERIALS SHOWN HEREON SHALL BE PERMITTED IF THEY PROVIDE EQUIVALENT PROTECTION AND MATERIAL STRENGTH AND IF PRIOR APPROVAL OF THE ENGINEER IS OBTAINED.

LAP JOINTS SHALL NOT BE PLACED IN THE BOTTOM OF V-SHAPED DITCHES.

JUNCTION SLOTS ON ADJACENT STRIPS OF MATTING SHALL BE STAGGERED A MINIMUM OF 4 FEET APART.

EDGES OF THE EROSION MAT SHALL BE IMPRESSED IN THE SOIL.

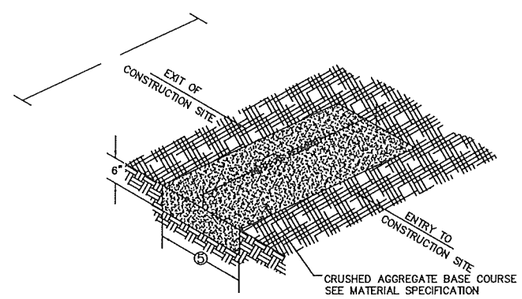
EROSION MAT SHALL BE MEASURED AND PAYED FOR IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.

EROSION MAT OVER SOD

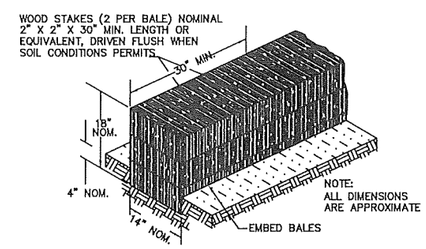
A. ONLY JUTE FABRIC WILL BE PERMITTED OVER SOD.
B. WOOD STAKES FOR SOD MAY BE OMITTED BY THE ENGINEER IF THE EXISTING SLOPE AND SOIL CONDITIONS SO WARRANT.
C. THE WIDTH OF THE EROSION MAT SHALL ALWAYS EQUAL THE SOD WIDTH.
D. SOD STRIPS MAY BE PLACED EITHER LONGITUDINALLY OR TRANSVERSELY TO THE FLOW LINE OF THE DITCH.

EROSION MAT OVER SEEDING

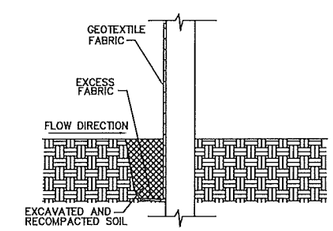
JUNCTION OR ANCHOR SLOTS SHALL BE AT MINIMUM INTERVALS OF 100 FEET ON GRADES UP TO AND INCLUDING 3%, AND 50 FEET ON GRADES EXCEEDING 3%.



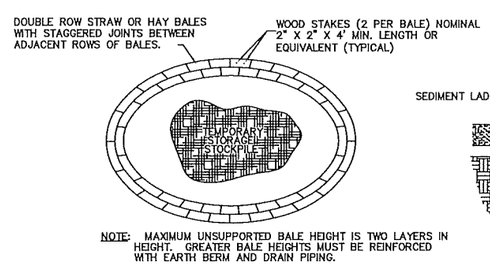

TYPICAL GRAVEL MAT DETAIL




ENTRENCHMENT OF STRAW BALE FENCE

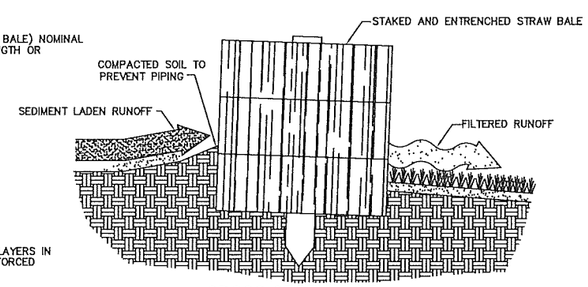



TRENCH DETAIL

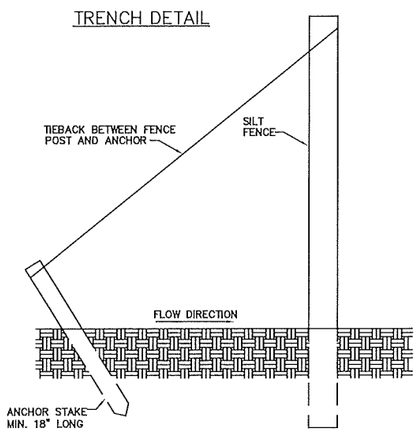



NOTE: MAXIMUM UNSUPPORTED BALE HEIGHT IS TWO LAYERS IN HEIGHT. GREATER BALE HEIGHTS MUST BE REINFORCED WITH EARTH BERM AND DRAIN PIPING.

SEDIMENTATION BASIN DETAIL




CROSS SECTION OF STRAW BALE INSTALLATION




SILT FENCE TIE BACK
(WHEN REQUIRED BY THE ENGINEER)

NOTE: NOT TO SCALE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REVISION DATE

SURVEYED: VREELAND
DESIGNED: MTS
DRAWN BY: NSB
APPROVED: MWT

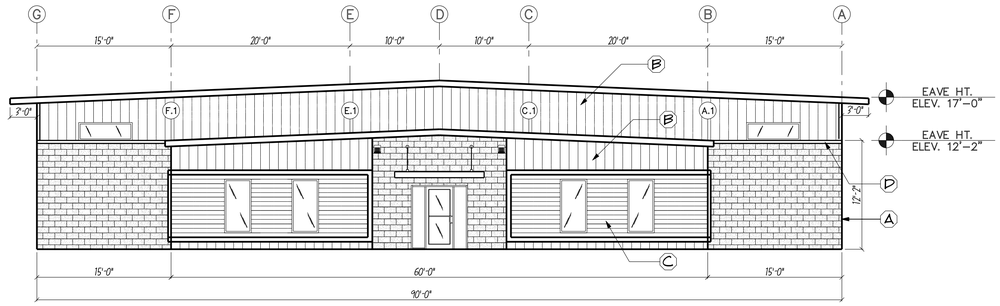
EROSION CONTROL DETIALS

WESTPORT LEASING LLC, 7209 SYNERGY COURT
VILLAGE OF WESTON, MARATHON CO.

SCALE
NO SCALE

SHEET NO.
C6
OF 10 SHEETS

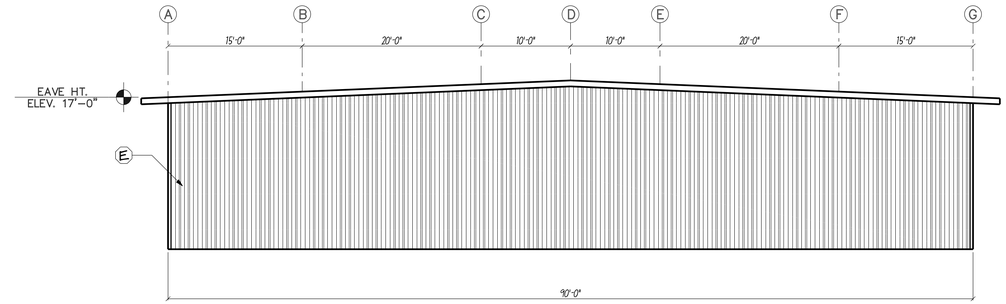
to Agenda




## PROPOSED SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

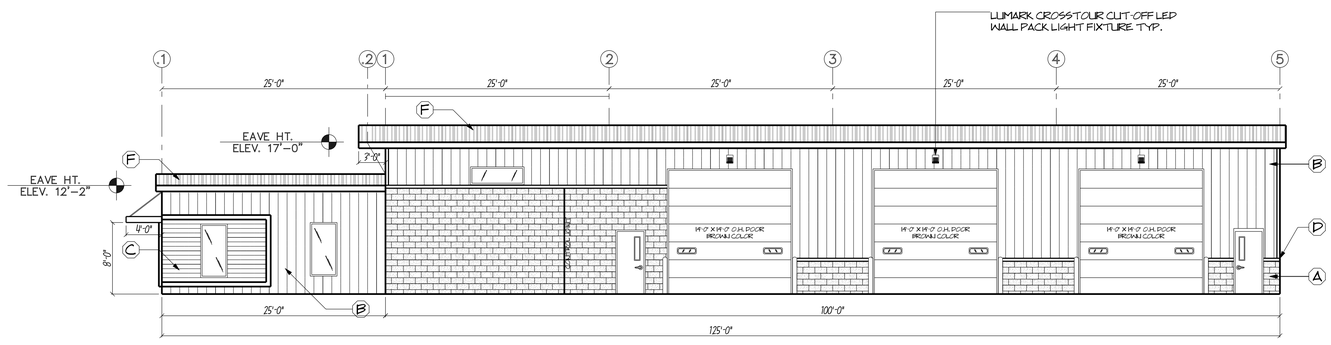
GROSS WALL AREA 1,554 SQ. FT.
MASONRY AREA 555 SQ. FT.
METAL PANELS 550 SQ. FT.
WOOD SIDING 308
WINDOWS & DOORS 141 SQ. FT.




## PROPOSED NORTH ELEVATION

SCALE: 1/8" = 1'-0"

GROSS WALL AREA 1,554 SQ. FT.




## PROPOSED EAST ELEVATION

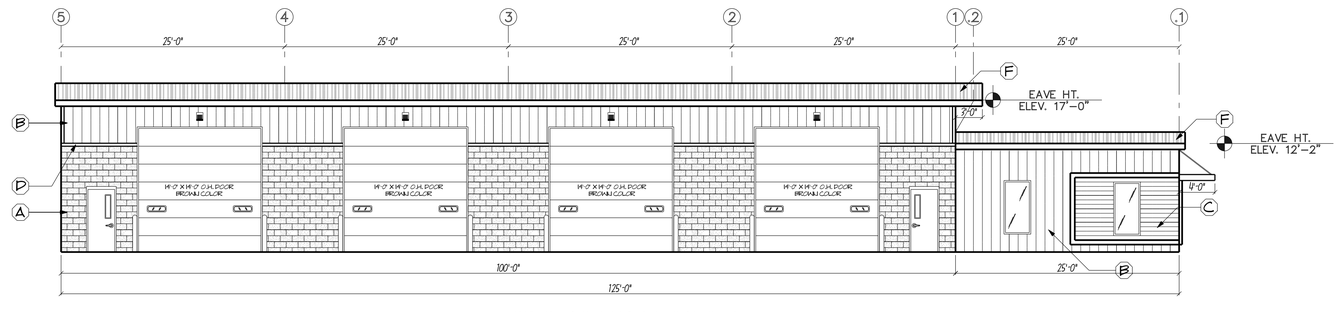
SCALE: 1/8" = 1'-0"

GROSS WALL AREA 1,917 SQ. FT.
O.H. DOORS & WALK DOORS 630 SQ. FT.
MASONRY AREA 476 SQ. FT.
METAL PANELS 681 SQ. FT.
WOOD PANELS 82 SQ. FT.
WINDOWS 48 SQ. FT.

## KEY TO EXTERIOR FINISHES

- (A) = COUNTY MATERIALS 4" SPLIT FACE C.M.U. NATURAL COLOR
- (B) = MBCI PAN 120 CONCEALED FASTENER ARCHITECTURAL PANEL SLATE GRAY
- (C) = 1 X 6 TONGUE & GROOVE WOOD SIDING (LAKE STATES LUMBER)
- (D) = FLASHING MED BRONZE COLOR
- (E) = STAR AVP SEMI-CONCEALED FASTENER PANEL SLATE GRAY
- (F) = 24 GAGE STANDING SEAM DOUBLE-LOK ROOF PANELS ALUM ZINC FINISH

*ALL SOFFIT & TRIMS 26 GAGE METAL SLATE GRAY




## PROPOSED WEST ELEVATION

SCALE: 1/8" = 1'-0"

GROSS WALL AREA 1,917 SQ. FT.
O.H. DOORS & WALK DOORS 826 SQ. FT.
MASONRY AREA 494 SQ. FT.
METAL PANELS 479 SQ. FT.
WOOD PANELS 82 SQ. FT.
WINDOWS 36 SQ. FT.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| REVISION DATE |
|---|
| 02/10/2016 |
| 02/29/2016 |
| 03/11/2016 |

SURVEYED: OTHERS
DESIGNED: T.J.V.
DRAWN BY: P.J.V.
APPROVED: N.S.B.

# OVERALL ELEVATIONS

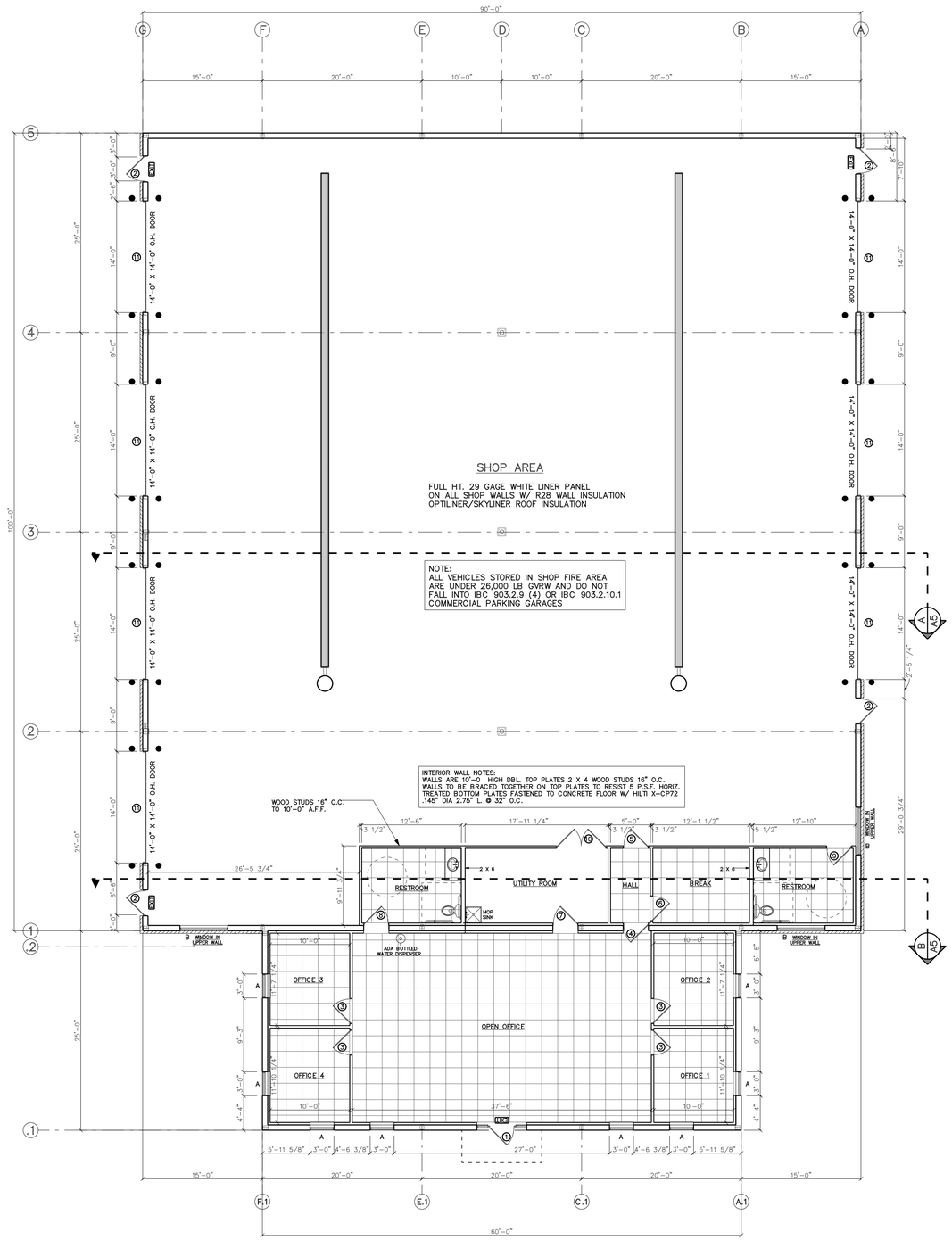
WESTPORT LEASING LLC
7209 SYNERGY CT.
WESTON, WI 54476

1/8" = 1'- 0"
(24 X 36)

SHEET NO.
A2

Back to Agenda

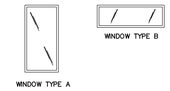
Back to Agenda




PROVIDE FIRE EXTINGUISHERS I.A.W. NFPA 72
AND LOCAL FIRE DEPARTMENT DIRECTIVE

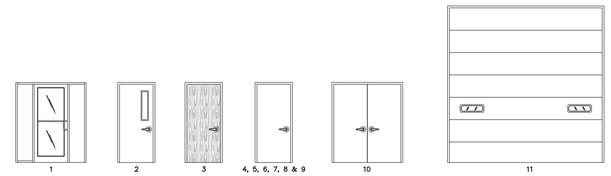
N

PROPOSED FLOOR PLAN 10,500 SQ. FT.
SCALE: 1/8" = 1'-0"




## WINDOW SCHEDULE

| ITEM | SIZE | QUANT. | TYPE | FRAME CONST. | GLAZING | DESCRIPTION |
|---|---|---|---|---|---|---|
| A | 6'-0" X 3'-0" | 8 | FIXED | ALUM | LOW E | LOW E FIXED GLASS WINDOW UNIT |
| B | 6'-0" X 2'-0" | 3 | FIXED | ALUM | LOW E | LOW E FIXED GLASS WINDOW UNIT |



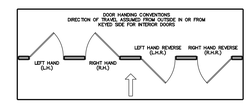

## DOOR SCHEDULE

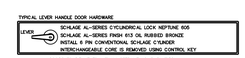
| ITEM | SIZE | TYPE | FRAME CONST. | DOOR CONST. | HARDWARE GROUP | DESCRIPTION |
|---|---|---|---|---|---|---|
| 1 | 3'-0" X 7'-0" | EXT. DOOR | ALUM | ALUM | SEE DESCRIPTION | KAWNEER OR EQUAL MEDIUM STILE STOREFRONT ENTRY DOOR WITH INSULATED GLASS, C09 PULL HANDLE, CP11 PUSH BAR, ADAMS RITE THUMBTURN LOCK, LCN OR EQUAL CLOSER, W/ 18" SIDELIGHTS |
| 2 | 3'-0" X 7'-0" | EXT. DOOR | STEEL | STEEL | GROUP 4 | INSULATED STEEL FLUSH PANEL DOOR WITH 6" X 30" INSUL. GLASS LITES, STEEL FRAMES, ALUMINUM ADA THRESHOLD AND WEATHERSTRIPPING |
| 3 | 3'-0" X 7'-0" | INT. DOOR | STEEL | WOOD | GROUP 5 | INTERIOR FLUSH WOOD DOOR |
| 4 | 3'-0" X 7'-0" | INT. DOOR | STEEL | STEEL | GROUP 3 | FLUSH STEEL DOOR AND STEEL FRAME |
| 5 | 3'-0" X 7'-0" | INT. DOOR | STEEL | STEEL | GROUP 3 | FLUSH STEEL DOOR AND STEEL FRAME |
| 6 | 3'-0" X 7'-0" | INT. DOOR | STEEL | STEEL | GROUP 3 | FLUSH STEEL DOOR AND STEEL FRAME |
| 7 | 3'-0" X 7'-0" | INT. DOOR | STEEL | STEEL | GROUP 1 | FLUSH STEEL DOOR AND STEEL FRAME |
| 8 | 3'-0" X 7'-0" | INT. DOOR | STEEL | STEEL | GROUP 2 | FLUSH STEEL DOOR AND STEEL FRAME |
| 9 | 3'-0" X 7'-0" | INT. DOOR | STEEL | STEEL | GROUP 2 | FLUSH STEEL DOOR AND STEEL FRAME |
| 10 | 6'-0" X 7'-0" | INT. DOOR | STEEL | STEEL | GROUP 4 | FLUSH STEEL DOUBLE DOOR AND FRAME WITH FLUSH BOLTS ON INACTIVE LEAF |
| 11 | 14'-0" X 14'-0" | EXT. DOOR | STEEL | STEEL | SEE DESCRIPTION | R17.54) INSULATED STEEL OVERHEAD DOOR W/ 1 ROW OF WINDOWS, ONE ELECTRIC OPERATOR WITH PUSH BUTTON CONTROL MOUNTED ON WALL |

*ALL DOORS REQUIRE ADA APPROVED HARDWARE AND 1/2" THRESHOLD
ALL HARDWARE (CLOSERS, WALL BUMPERS ETC.) PER AGREEMENT WITH OWNER
VERIFY UNDERCUT OR AIRFLOW GRILLE REQUIRMENTS FOR RESTROOM DOOR WITH HVAC DESIGN

KEY TO HARDWARE GROUPS:

GROUP 1 = STOREROOM LOCK
GROUP 2 = PRIVACY LOCK, HINGES
GROUP 3 = PASSAGE LOCK, HINGES
GROUP 4 = ENTRANCE LOCK, HINGES
GROUP 5 = ENTRANCE/OFFICE, HINGES




## FINISH SCHEDULE

| ROOM | FLOOR | BASE | WALLS | CEILING | CEILING HEIGHT | NOTES |
|---|---|---|---|---|---|---|
| OPEN OFFICE | CARPET | VINYL | D.W. #1 | S.C.T. #2 | 9'-0" | 4" JOHNSONITE OR EQUAL VINYL COVE WALL BASE |
| OFFICES | CARPET | VINYL | D.W. #2 | S.C.T. #2 | 9'-0" | 4" JOHNSONITE OR EQUAL VINYL COVE WALL BASE |
| RESTROOMS | CERAMIC | CERAMIC | D.W. #1 | S.C.T. #1 | 8'-0" | CERAMIC TILE 5'-0" HIGH ON WALLS ADJACENT AND BEHIND TOILET |
| BREAK ROOM | CONCRETE | VINYL | D.W. #1 | S.C.T. #2 | 10'-0" | 4" JOHNSONITE OR EQUAL VINYL COVE WALL BASE |
| UTILITY ROOM | CONCRETE | VINYL | D.W. #1 | D.W. # 3 | 10'-0" | 4" JOHNSONITE OR EQUAL VINYL COVE WALL BASE |
| HALL | CONCRETE | VINYL | D.W. #1 | S.C.T. #2 | 8'-0" | 4" JOHNSONITE OR EQUAL VINYL COVE WALL BASE |

FLOOR

CONCRETE – SEALED CONCRETE
CARPET – CARPET SQUARES
CERAMIC = 12 X 12 CERAMIC TILE

WALLS

D.W. #1 – 1/2" GYPSUM BOARD, TAPED JOINTS TEXTURED, PAINTED
D.W. #2 – 1/2" WATER RESIST. GYPSUM BOARD, TAPED JOINTS TEXTURED, PAINTED
D.W. #3 – 1/2" GYPSUM BOARD, TAPED JOINTS NO PAINT

CEILING

D.W. #3 – 5/8" GYPSUM BOARD, TEXTURED, PAINTED
D.W. #4 – 5/8" GYPSUM BOARD, NO TEXTURE & NO PAINT
S.C.T. #1 = USG SHEETROCK BRAND 2 X 2, WHITE, DX/DXL (SQ) 15/16" GRID WHITE STANDARD M7 WALL ANGLE SEE CEILING NOTE
S.C.T. # 2 = USG SANDRIFT CLIMA PLUS WHITE FL 2 X 2, CENTRICITEE (FL) 9/16 WHITE GRID M9 WALL ANGLE SEE CEILING NOTE

WALL TEXTURE KNOCKDOWN, CEILING TEXTURE ORANGE PEEL
PRIMER AND 2 COATS OF PAINT IF REQUIRED FOR COVER
AMICO AMCB-125 OR EQ. CORNER BEADS

*NOTES
– ALL REQUIRED BLOCKING & BRACING FOR TOILET ACCESSORIES, ELECTRICAL, H.V.A.C. BY G.C.
COORDINATE WITH TRADES FOR LOCATION & DIMENSIONS
– GRAB BARS INSTALLED PER ANSI A117.1 STANDARDS
– TOILET ACCESSORIES (PAPER & SOAP DISPENSERS, MIRRORS BY OWNER)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REVISION DATE
06/07/2016

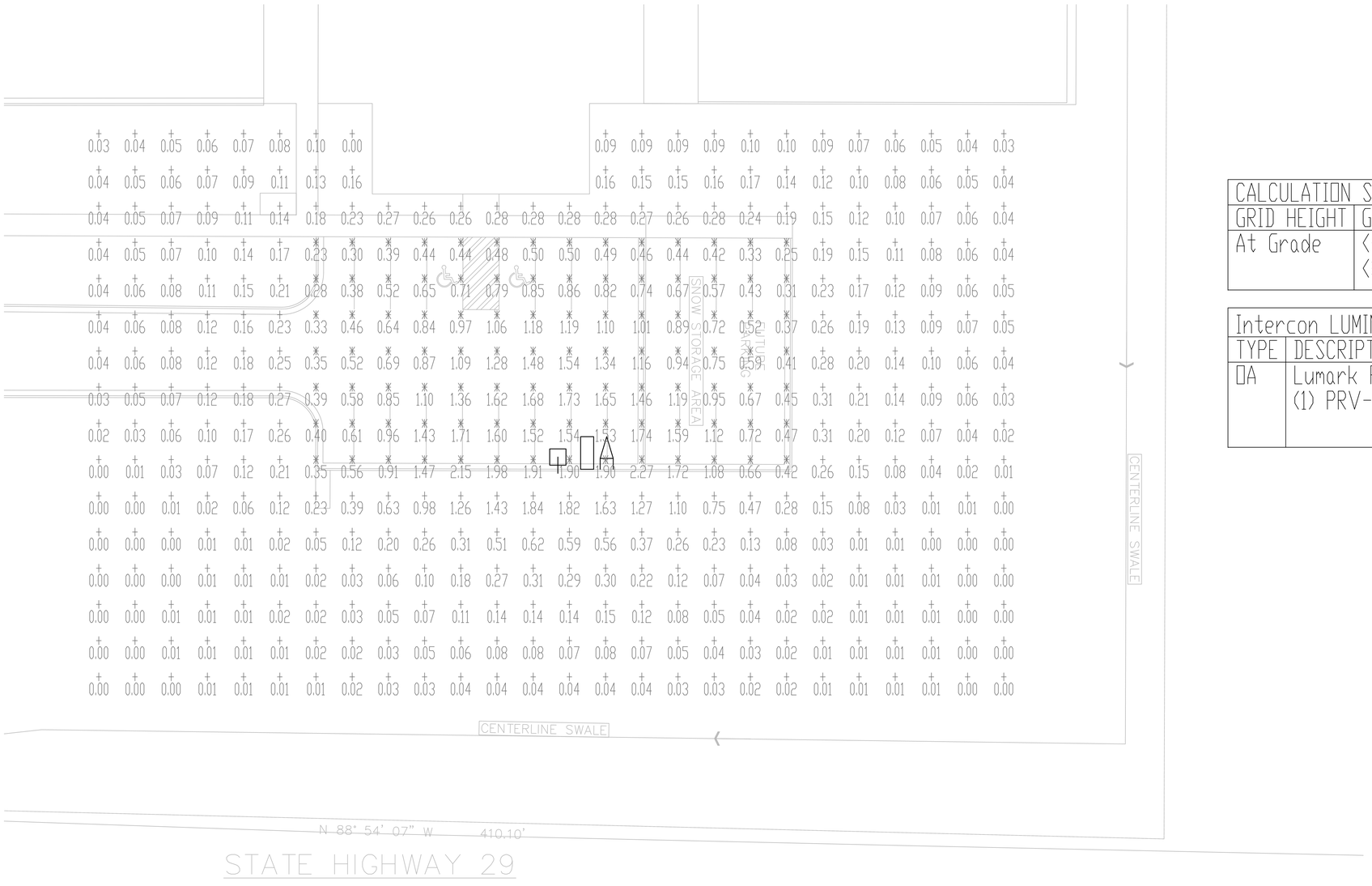
SURVEYED: OTHERS
DESIGNED: P.J.V.
DRAWN BY: P.J.V.
APPROVED: N.S.B.

# OVERALL FLOOR PLAN

WESTPORT LEASING LLC
7209 SYNERGY CT.
WESTON, WI 54476

1/8" = 1'- 0"
(24 X 36)

SHEET NO.
A4




| CALCULATION SUMMARY | | | | | | |
|---|---|---|---|---|---|---|
| GRID HEIGHT | GROUP | AVE | MAX | MIN | MAX/MIN | AVE/MIN |
| At Grade | <+> MISC | 0.13 | 1.84 | 0.00 | N/A | N/A |
| | <*> PARKING | 0.92 | 2.27 | 0.23 | 10.03 | 4.09 |

| Intercon LUMINAIRE SCHEDULE | | | | | |
|---|---|---|---|---|---|
| TYPE | DESCRIPTION | LAMP | MOUNTING | LLF | QTY |
| OA | Lumark Prevail (1) PRV-A40-D-UNV-T4-SA-BZ | 143w LED | 25' POLE 2' BASE | 0.95 | 1 |

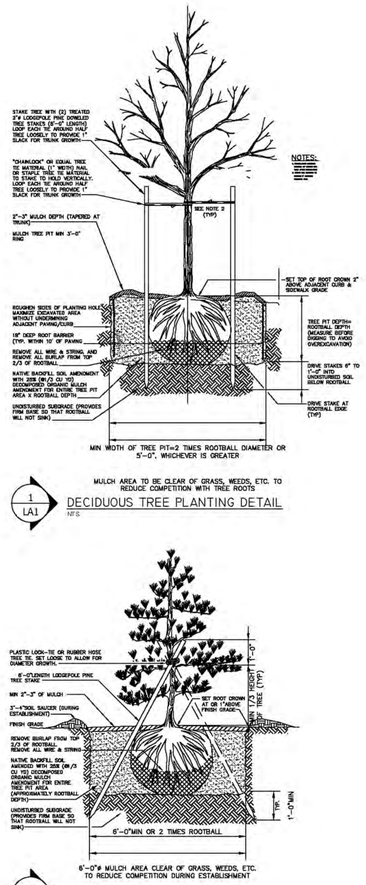
Back to Agenda

# GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LANDSCAPE AREAS. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SPECIFIED PLANTING SOIL DEPTH IS PRESENT PRIOR TO PLANTING.
3. HYDROSEED/FERTILIZE/CRIMP HAY MULCH ALL GENERAL LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION.
4. ALL AREAS CALLED OUT FOR "NO MOW-LOW GROW" TURF SHALL BE PROVIDED AND INSTALLED PER SPEC FROM PRAIRIE NURSERY INC.
5. ALL PLANT MATERIALS LISTED SHALL MEET THE STANDARDS OF THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION FOR THE SIZES GIVEN.
6. ALL TREES SHALL BE STAKED WITH A MINIMUM OF TWO STAKES.
7. 2"-4" SIZE RANGE FOR DECORATIVE-FRACTURED LANDSCAPE BOULDERS AS NOTED PER PLAN LOCATIONS. FINAL SIZE AND COLOR TO BE CHOSEN BY OWNER.
8. 4"-6" DEPTH OF DECORATIVE-FRACTURED RIP RAP BE PLACED IN SPECIFIED LANDSCAPE PLANTING BEDS. FINAL SIZE AND COLOR TO BE CHOSEN BY OWNER.
9. 3" DEPTH OF DOUBLE SHREDDED HARDWOOD MULCH FOR ALL LANDSCAPE PLANTING BEDS/TURF-TREE MULCH RINGS.
10. FILTER FABRIC SHALL BE PLACED BENEATH ALL LANDSCAPE STONE.
11. 1/8" X 4" ALUMINUM EDGING-BRONZE FINISH FOR ALL LANDSCAPE PLANTING BEDS/TURF-TREE RINGS.
12. COORDINATE ALL LANDSCAPE WORK WITH GAS, ELECTRIC, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES FOR THE INSTALLATION OF SAID UTILITIES.

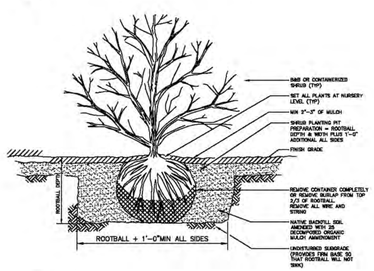
# PLANT SCHEDULE:

| TYPE | QUANTITY | SIZE | BOTANICAL NAME | COMMON NAME |
|---|---|---|---|---|
| DECIDUOUS TREE | 6 | 2.5" CAL | ACER X FREEMANII 'JEFFERSRED' | 'SIENNA GLEN' MAPLE |
| DECIDUOUS TREE | 15 | 2.5" CAL | GLEDITSIA TRIACANTHOS VAR. INERMIS | 'NORTHERN ACCLAIM' HONEYLOCUST |
| DECIDUOUS TREE | 8 | 2.5" CAL | QUERCUS X BIMUNDORUM 'MIDWEST' | 'PRAIRIE STATURE' OAK |
| DECIDUOUS TREE | 21 | 2.5" CAL | SYRINGA RETICULATA | JAPANESE TREE LILAC |
| EVERGREEN TREE | 27 | 6' B&B | THUJA OCCIDENTALIS 'DARK GREEN' | 'DARK GREEN' ARBORVITAE |
| EVERGREEN SHRUB | 12 | 4' B&B | THUJA OCCIDENTALIS 'TECHNY' | 'TECHNY' ARBORVITAE |
| DECIDUOUS SHRUB | 8 | 3 GAL | SALIX PURPUREA 'NANA' | DWARF ARCTIC BLUE WILLOW |
| ORNAMENTAL GRASS | 15 | 1 GAL | SPOROBOLUS HETEROLEPSIS | PRAIRIE DROPSEED |

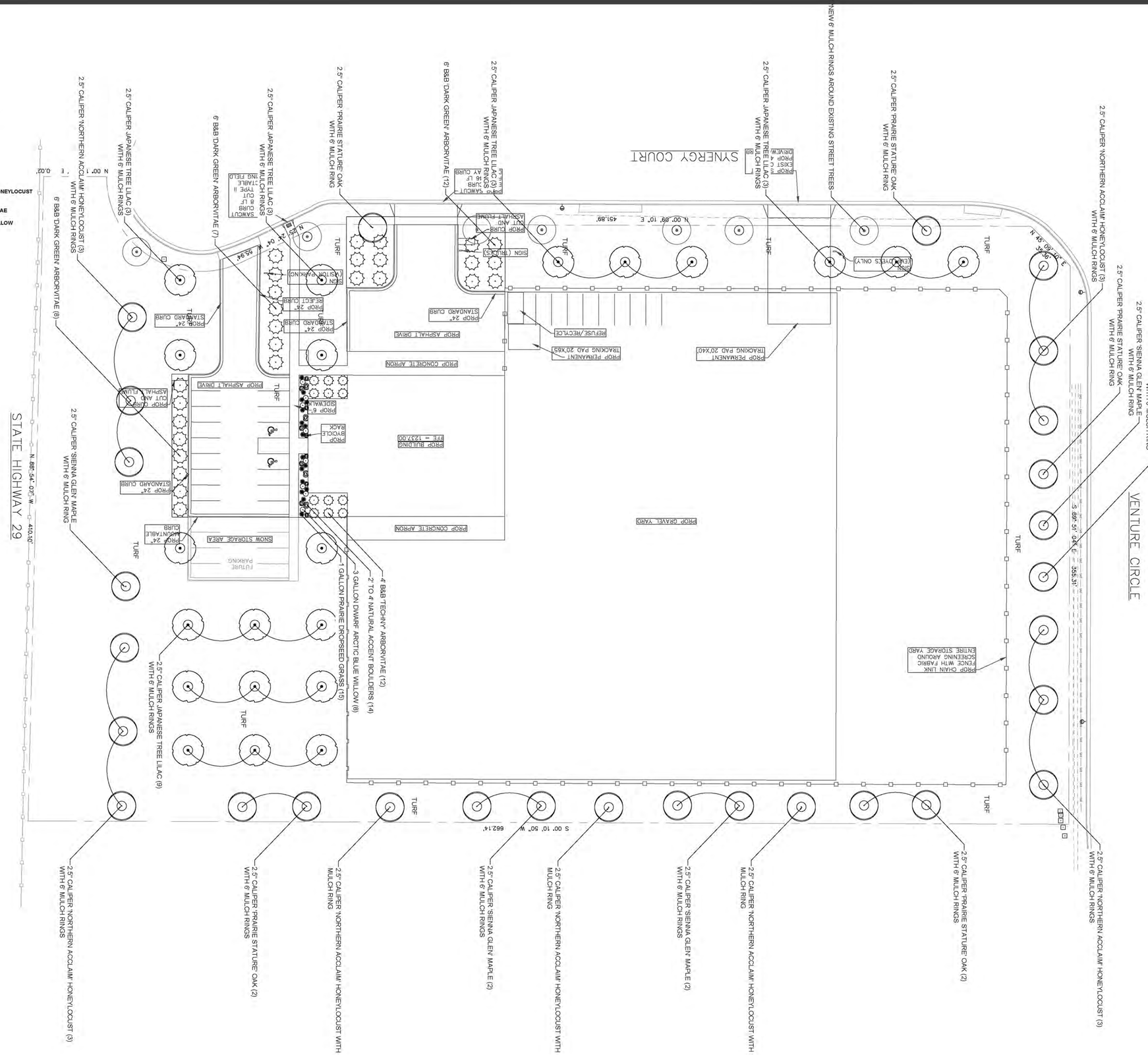



1 LA1 DECIDUOUS TREE PLANTING DETAIL
NTS

2 LA1 EVERGREEN PLANTING DETAIL
NTS




3 LA1 SHRUB PLANTING DETAIL
NTS





THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN IS AN INSTRUMENT OF PROFESSIONAL SERVICE AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF revi DESIGN.



re•vi DESIGN

revi DESIGN, LLC.
design | build | maintain
4701 county road z
wausau| wi | 54403
715.355.REVI(7384)
www.revi-design.com


project date
july 28th, 2016

project name
intercon location landscape FINAL

project address
weston, WI

project scale
one inch = thirty feet
0 30

LANDSCAPE CONCEPT

1
LA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# Village of Weston - Landscape Calculation Worksheet

**This work sheet shall accompany all INDUSTRIAL site plans that require landscaping**

*Please fill in all the orange cells with the required information, if applicable. This worksheet will automatically calculate the required points and idicated at the end of each section if the proposal meets the requirements of Article 11.* ***All plantings are only counted once per category requirement.*** *All plants shall be listed on individual lines. Submit this .xlsx workbook with the associated commercial site plan application via email.DO NOT PRINT THIS WORKSHEET. DO NOT CONVERT THIS WORKSHEET TO A .PDF DOCUMENT, IT WILL NOT BE ACCEPTED.*

## STREET TREES 94.11.02(3)(a)

*Street Trees are required at a minimum of 1 per 50 linear feet of street frontage.*

| | | | Required | |
|---|---|---|---|---|
| **Linear street frontage:** | 900 | / 50 ft = | 18 | **Trees** |

| Proposed Tree Name (Common) | Caliper (in) | Mature Ht | Type | Points | Quantity | Total |
|---|---|---|---|---|---|---|
| 'Prairie Stature' Oak | 2.50 | | LG TREE | Null | 5 | Null |
| 'Sienna Glen' Maple | 2.50 | | LG TREE | Null | 5 | Null |
| 'Northern Acclaim' Honeylocust | 2.50 | | LG TREE | Null | 9 | Null |

| | | Meets? |
|---|---|---|
| Proposed number of trees: | 19 | YES |

## HARD SURFACE 94.11.02(3)(b)

*All landscaping for hard surfaces shall be planted within 15 feet of all new hard surfaces.*

| | | | Required | |
|---|---|---|---|---|
| **Square footage of hard surface:** | 102760 | / 2,500 $ft^2$ | 4110.4 | **Points** |

| Proposed Plant Name (Common) | Install Size | Mature Ht | Type | Points | Quantity | Total |
|---|---|---|---|---|---|---|
| Japanese Tree Lilac | 2.5" DIA | | LG TREE | 125 | 6 | 750 |
| 'Dark Green' Arborvitae | 6' | | LG TREE | 125 | 27 | 3,375 |
| 'Prairie Stature' Oak | 2.5" DIA | | LG TREE | 125 | 1 | 125 |
| 4. | | | NONE | 0 | | 0 |
| 5. | | | NONE | 0 | | 0 |
| 6. | | | NONE | 0 | | 0 |
| 7. | | | NONE | 0 | | 0 |
| 8. | | | NONE | 0 | | 0 |
| 9. | | | NONE | 0 | | 0 |
| 10. | | | NONE | 0 | | 0 |
| 11. | | | NONE | 0 | | 0 |
| 12. | | | NONE | 0 | | 0 |
| 13. | | | NONE | 0 | | 0 |
| 14. | | | NONE | 0 | | 0 |
| 15. | | | NONE | 0 | | 0 |
| 16. | | | NONE | 0 | | 0 |
| 17. | | | NONE | 0 | | 0 |
| 18. | | | NONE | 0 | | 0 |
| 19. | | | NONE | 0 | | 0 |
| 20. | | | NONE | 0 | | 0 |

| | | Meets? |
|---|---|---|
| Proposed number of points: | 4,250 | YES |

## BUILDING FOUNDATION 94.11.02(3)(c)

*All landscaping for the building foundation shall be planted within 20 feet of all new foundations.*

Required

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**Linear feet of foundation:** 430 / 50 ft = 860 **Points**

| Proposed Plant Name (Common) | Install Size | Mature Ht | Type | Points | Quantity | Total |
|---|---|---|---|---|---|---|
| 'Techny' Arborvitae | 4' | | EVERGRN | 50 | 12 | 600 |
| Dwarf Arctic Blue Willow | 3 GAL | | LG SHRUB | 20 | 8 | 160 |
| Prairie Dropseed Grass | 1 GAL | | SM SHRUB | 10 | 15 | 150 |
| 4. | | | NONE | 0 | | 0 |
| 5. | | | NONE | 0 | | 0 |
| 6. | | | NONE | 0 | | 0 |
| 7. | | | NONE | 0 | | 0 |
| 8. | | | NONE | 0 | | 0 |
| 9. | | | NONE | 0 | | 0 |
| 10. | | | NONE | 0 | | 0 |
| 11. | | | NONE | 0 | | 0 |
| 12. | | | NONE | 0 | | 0 |
| 13 | | | NONE | 0 | | 0 |
| 14. | | | NONE | 0 | | 0 |
| 15. | | | NONE | 0 | | 0 |
| 16. | | | NONE | 0 | | 0 |
| 17. | | | NONE | 0 | | 0 |
| 18. | | | NONE | 0 | | 0 |
| 19. | | | NONE | 0 | | 0 |
| 20. | | | NONE | 0 | | 0 |

Meets?

Proposed number of points: 910 YES

## BUFFERYARDS 94.11.02(d)

*If a bufferyard is required per Article 4, please review 94.11.02(d) for all requirements.*

## GENERAL YARD 94.11.02

*All landscaping that is not within the designated hard surface or foundation areas shall be counted towards this requirement.*

Required

**Square footage of entire lot:** 130958 / 4,000 $ft^2$ 3273.95 **Points**

| Proposed Plant Name (Common) | Install Size | Mature Ht | Type | Points | Quantity | Total |
|---|---|---|---|---|---|---|
| Japanese Tree Lilac | 2.5" DIA | | LG TREE | 125 | 15 | 1,875 |
| 'Northern Acclaim' Honeylocust | 2.5" DIA | | LG TREE | 125 | 6 | 750 |
| 'Sienna Glen' Maple | 2.5" DIA | | LG TREE | 125 | 1 | 125 |
| 'Prairie Stature' Oak | 2.5" DIA | | LG TREE | 125 | 2 | 250 |
| | | | NONE | 0 | | 0 |
| | | | NONE | 0 | | 0 |
| | | | NONE | 0 | | 0 |
| | | | NONE | 0 | | 0 |
| | | | NONE | 0 | | 0 |
| | | | NONE | 0 | | 0 |
| | | | NONE | 0 | | 0 |
| | | | NONE | 0 | | 0 |
| | | | NONE | 0 | | 0 |
| | | | NONE | 0 | | 0 |
| | | | NONE | 0 | | 0 |

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| | | | | | | |
|---|---|---|---|---|---|---|
| | | | NONE | 0 | | 0 |
| | | | NONE | 0 | | 0 |
| | | | NONE | 0 | | 0 |
| | | | NONE | 0 | | 0 |
| | | | NONE | 0 | | 0 |

Meets?

Proposed number of points: 3,000 NO

**REFERENCE TABLE FIGURE 11.02(7)**

*The following chart is a reference to the types of landscaping, points and examples.*

| Type | Category | Expected Mature Height | Minimum Permitted Installation Size | Landscape Points per Plant | Examples of Appropriate Species |
|---|---|---|---|---|---|
| LG TREE | Large Tree | Greater Than 25 feet | 2" Diameter / 1.5" for Street Trees | 125 pts | Yellowwood, Hackberry2, Basswood or Linden[2], Larch, Disease resistant Elm, Kentucky Coffeetree, Freemand or Sugar Maple[2], London Planetree |
| SM TREE | Small Tree | 25 fee or less | 1.5" Diameter or 8' in height | 60 pts | Callery Pear, Flowering Crab, Ironwood, Japanese Tree Lilac, Hornbean/Hophornbeam[3], Amur Corktree, Pagoda Dogwood[3], Winter King Hawthorne[3], Korean Mountainash, Ornamental Crabapple (persistent or sterile)[3], Newport Plum[3], Scarlet Hawthorne[2] |
| EVERGRN | Evergreen | Greater than 10 feet | 4' | 50 pts | Spruce, Hemlock, Cedar, Fir, Pine |
| LG SHRUB | Large Shrub | 4 to 10 feet | 2' or 2 gal | 20 pts | Lilac, Viburnum, Hedge Cotoneaster, Forsythia, Yew, Hazelnut, Ninebark, Arborvitae |
| SM SHRUB | Small Shrub | 4 feet or less | 1' or 1 gal | 10 pts | Gro-low Sumac, Weigela, Barberry, Hydrangea, Dwarf-Bush Honeysuckle, Potentilla, Rose, Juniper, Dwarf Ninebark, Azalea, Rhodedendron, Spirea |
| BED | Annual/ Perenial Bed | Varies | Varies | 1pt/ft$^2$ with a max of 300 pts per lot | Black-eyed Susan, Catmint, Coneflower, Lily, Daylily, Hosta, Ornamental grasses, Lady's Mantle, Columbine, Aster, Astilbe, Indigo, Brunnera, Cimicifuga, Liatris, Peony, Pachysandra, Sedum, others that are native to |

*Notes:*

*1.Species listed are examples only. Other species such as non-invasive (not aggressive spreaders) and native plant species are also encouraged, except for those prohibited species listed below. Consider salt and snow tolerance when making plant selections.*

*2. Appropriate trees in street terrace area, where no overhead power lines are present. Shall be balled and burlapped at time of installation.*

*3. Appropriate trees in street terrace area, where overhead power lines are present. Shall be balled and burlapped.*

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July 19, 2016

Erik Hansen, P.E.
Associate Vice President, Civil Engineer
HGA Architects and Engineers
420 North 5th Street, Suite 100
Minneapolis, MN 55401
EHansen@hga.com

**RE: Ascension Health Saint Clare's Hospital – Hyperbaric Oxygen Therapy Renovation, 3400 Ministry Parkway, Weston (CSIT-5-16-1587)**

Dear Erik,

On behalf of the Village of Weston, I am pleased to inform you the building addition for this project is approved, subject to the following conditions:

1. The site shall be developed, operated and maintained according to the following plans, except where plan amendments are necessary to meet any subsequent approval condition, or as otherwise approved by the Village Plan Commission:
   a. C000 – REI Sheet No. 7312 – Topographic Survey
   b. C100 – Overall Site Plan
   c. C200 – Erosion Control & Site Demolition Plan
   d. C300 – Layout, Grading, Utility & Surfacing Plan
   e. C400 – Site Details
   f. A200-201 – Floor Plans
   g. A400-401 – Exterior Elevations
2. Per Section 94.16.09(9) **Construction Management.** Construction of all projects obtaining site plan approval shall be overseen by a professional construction manager or project manager, whose name and contact information shall be provided by the project owner to the Zoning Administrator upon request.
3. Per Section 94.16.09(11) **Sunset Clause**. All buildings on an approved site plan not fully developed within two years of final site plan approval shall expire, and no additional site development shall be permitted on undeveloped portions of the subject property. The appropriate site plan approval authority may extend this period, if requested by the applicant, based on reasons beyond the reasonable control of the applicant.
4. Per Section 94.16.04(4) **Expiration of Zoning Permit.** The zoning permit shall become void unless visible on-site construction is commenced within six months from the date of issuance of the permit or if the building or work authorized by such permit is suspended at any time after work is commenced for a period of 60 days. The period of time may be extended by the Zoning Administrator if the delay was due to conditions beyond the control of the applicant. All permits granted under the terms of this section shall be valid for only 24 months, unless otherwise so regulated by the Wisconsin Administrative Code.

Please contact Village Building Inspector, Scott Tatro, at (715) 359-6114 or statro@westonwi.gov to schedule a time to obtain the subcontracted building permits for this project (i.e. electrical, plumbing and HVAC). The general building permit (CBLD-7-16-6860) has already been approved. His office hours are from 8am to 9am and 3:30pm to 4:30pm, Monday through Thursday, or by appointment only.

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

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

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If you have questions or are uncertain which forms may be necessary, please feel free to contact myself or a member of my staff. The Department can be reached via the email address PlanDev@westonwi.gov. Please make sure you have a copy of your State-Approved Interior Building Plans with you at the time you meet with Mr. Tatro to obtain the building permits. These plans and the State approval letter can also be directly emailed to Mr. Tatro at statro@westonwi.gov.

Please be sure to contact the Property Inspector, Roman Maguire at the time you wish to receive final inspection for the project. He will issue the final project Completion Certificate following the final inspection. Mr. Maguire may be contacted directly at rmaguire@westonwi.gov or at (715) 241-2619. Again, you can reach a member of the Department via the email address of PlanDev@westonwi.gov or by calling the main Village phone line at (715) 359-6114.

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

Sincerely,

Jennifer L Higgins

Jennifer Higgins
Director of Planning and Development

Cc: File
Planning and Development Staff
Plan Commission
Layton Anderson, St. Clare's Hospital, Layton.anderson@ministryhealth.org
Ed Radtke, Manager Facilities, Edward.radtke@ministryhealth.org
Mark Weseloh, HGA Architects, mweseloh@hga.com
Brett Kuhn, Mortenson Construction, brett.kuhn@mortenson.com

THE VILLAGE OF Weston

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

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

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# COMMERCIAL SITE PLAN STAFF REVIEW

**CSIT-5-16-1587**

Planning and Development Department

Submitted on: May 20, 2016
Revised on:
Approved on: July 19, 2016

PROJECT ADDRESS: 3400 MINISTRY PARKWAY, WESTON, WI 54476

STAFF DETERMINATION: The following items need to be addressed prior to staff approval:

- None

APPROVAL EXPIRATION DATE: July 19, 2018

RELATED CASES: 04/12/2004 – Conditional Use Permit (Modification to CU Granted in August, 2002)

| GENERAL | | | |
|---|---|---|---|
| **Applicant/Company:** | Layton Anderson / Saint Clare's Hospital | | |
| Address: | 3400 Ministry Parkway, Weston, WI 54476 | | |
| Phone: | 715-383-6605 | Email: | Layton.anderson@ministryhealth.org |
| **Site Owner:** | Layton Anderson / Saint Clare's Hospital | | |
| Address: | 3400 Ministry Parkway, Weston, WI 54476 | | |
| Phone: | 715-383-6605 | Email: | Layton.anderson@ministryhealth.org |
| **Engineer/Company:** | Erik Hansen / HGA | | |
| Address: | 420 North 5th Street, Minneapolis, MN 55401 | | |
| Phone: | 612-758-4275 | Email: | ehansen@hga.com |
| **General Contractor:** | Kurt Theune / M.A. Mortenson | | |
| Address: | 17975 W Sarah Lane, Brookfield, WI 53045 | | |
| Phone: | 262-879-2573 | Email: | Kurt.theune@mortenson.com |
| **Architect:** | Scott Lindvall / HGA | | |
| Address: | 333 E Erie Street, Milwaukee, WI 53202 | | |
| Phone: | 414-278-3419 | Email: | slindvall@hga.com |
| Existing Zoning: | INT (Institutional) & D-CC (Commercial Corridor Overlay) | | |
| Adjacent Zoning: | NORTH: | B2 - Highway Business | |
| | SOUTH: | B2 - Highway Business | |
| | EAST: | INT - Institutional | |
| | WEST: | N/A – Village of Rothschild property | |
| Existing Land Use: | Institutional | | |
| Adjacent Land Use: | NORTH: | Vacant | |
| | SOUTH: | Vacant | |
| | EAST: | Wetland Preserve | |
| | WEST: | Vacant | |
| Future Land Use: | Institutional | | |

**LEGAL DESCRIPTION OF SUBJECT PROPERTY:**
Part of the southeast ¼ - Lot 1 of CSM #13691, Vol 60, Pg 68, Doc #1397138

**GENERAL DESCRIPTION OF PROJECT:**
Ascension Health Saint Clare's Hospital-Hyperbaric Oxygen Therapy Renovation. This project will consist of a 2,023 sq. ft. addition, and the height will be 32'2". Total disturbed area will be 4,600 sq. ft.

**CONSISTENCY WITH THE COMPREHENSIVE PLAN:**
**Institutional:** A range of public, semi-public, educational, religious, and other "gathering" type uses generally intended for non-commercial purposes, generally served by a public sanitary sewer system.

Zoning District Implementation: INT Institutional – For institutional uses that are smaller scale or nestled in other non-residential areas, other zoning districts may be appropriate.

Density: Minimum new lot size of 30,000 square feet, though larger scale institutional uses may require considerably more area.

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Development Policies: 1) Meet associated non-residential building and site design standards per zoning ordinance. 2) Require developments to address off-site traffic, environmental, and neighborhood impacts.

**STAFF ANALYSIS PROVIDED BY:**
**S.A.F.E.R. DISTRICT** (Inspector Christiansen), **EVEREST METRO POLICE DEPARTMENT** (Chief Sparks), **DEPARTMENT OF PUBLIC WORKS** (Keith Donner, Director of Public Works and Michael Wodalski, Deputy Director of Public Works), DEPARTMENT OF **PARKS, RECREATION AND URBAN FORESTRY** (Shawn Osterbrink), **DEPARTMENT OF PLANNING AND DEVELOPMENT** (Jennifer Higgins, Director of Planning & Development; Scott Tatro, Building Inspector; and Jared Wehner, Assistant Planner).

**STAFF COMMENTS HAVE BEEN INCORPERATED BELOW.**

| SETBACKS | REQUIRED | PROPOSED |
|---|---|---|
| Front yard: | 20 ft. | **UNKNOWN (Exceeds)** |
| Street Side yard: | 20 ft. | **UNKNOWN (Exceeds)** |
| Interior yard: | 8 ft. | **UNKNOWN (Exceeds)** |
| Rear yard: | 20 ft. | **UNKNOWN (Exceeds)** |
| Principal Structure Height: | 3 stories / 45 ft. | 32’2” |

| LAND USE STANDARDS: Section 94.4.XX | PROPOSED |
|---|---|
| **(4) Indoor Institutional—Intensive.**<br>Indoor facilities that generally serve the community and (a) include over 20,000 square feet of indoor Gross Floor Area, including gyms, public or commercial swimming pools, libraries, museums, community centers, schools, churches, funeral homes, non-profit clubs, non-profit fraternal organizations that exceed this size threshold, and (b) all arenas, convention centers, hospitals, jails, prisons, and similar uses of a size and character that typically serve the needs of the whole community and region.<br><br>Performance Standards:<br>1. Shall provide a deliberately designed area exclusively for drop-offs and pick-ups of persons that is outside of the public right-of-way.<br>2. A bufferyard meeting the requirements of Section 94.11.02(3)(d) shall be provided along all property borders abutting residentially zoned property.<br>3. Minimum Required Off-Street Parking: Per Figure 4.04(1).<br>*Hospital*: One space per two hospital beds, plus one space per staff doctor, and one space per two staff on the largest work shift | (4)1. Meets requirements<br><br>(4)2. Not applicable<br><br>(4)3. N/A |

| DESIGN STANDARDS: Section 94.10.03 | PROPOSED |
|---|---|
| (1) **Applicability**. All new multi-family (3+ unit) residential principal buildings and non-residential principal buildings shall meet the design requirements in this Section, with the exception of farm structures such as barns, silos, and grain elevators. Expansion and exterior remodeling (exceeding 50 percent of the equalized assessed value of the structure at the time of the proposed project) of existing multi-family (3+ unit) residential principal buildings and non-residential principal buildings shall meet the design requirements in this Section to the extent determined practical by the applicable site plan approval authority. All Detached Accessory Structures serving multi-family residential principal buildings shall meet applicable design requirements in Section 94.4.09(2). All Detached Accessory Structures serving non-residential principal buildings shall meet applicable design requirements in Section 94.4.09(1). | (1) The building is under the 50% requirement to meet this section. The building addition will look like the existing building, which meets the design requirements. |

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| LANDSCAPING: Section 94.11.02 | | | |
|---|---|---|---|
| There is no landscaping plan provided as all disturbed pervious area will be restored to match existing conditions as noted in sheet C300. | | | |

| UTILITIES: Chapter 86<br>Section 86.117: Cross Connections | PROPOSED |
|---|---|
| (c) Control and maintenance of connections. No person shall establish or permit to be established or maintain or permit to be maintained any cross connection. No interconnection shall be established whereby potable water from a private, auxiliary or emergency water supply other than the regular public water supply of the water utility may enter the supply or distribution system of the village unless such private, auxiliary or emergency water supply and the method of connection and use of such supply shall have been approved by the water utility and by the department of natural resources in accordance with Wisconsin Administrative Code NR § 811.09(2). | **Interior utility plans shall be provided prior to approval.** |

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# TOPOGRAPHIC SURVEY

OF PART OF LOT ONE (1) OF CERTIFIED SURVEY MAP NO. 13691 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR MARATHON COUNTY, WISCONSIN, IN VOLUME 60 OF CERTIFIED SURVEY MAPS ON PAGE 68, AS DOCUMENT NO. 1397138; BEING PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4); PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4); AND PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4), ALL IN SECTION TWENTY (20), TOWNSHIP TWENTY-EIGHT (28) NORTH, RANGE EIGHT (8) EAST, IN THE VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN; SUBJECT TO EASEMENTS OF RECORD.

**UTILITY CONTACTS:**

**VERIZON:**
**(TELEPHONE)**
521 FOURTH STREET
WAUSAU, WI 54403-4869
(231) 727-1527
ATTN: STEVE ACKERSON

**WISCONSIN PUBLIC SERVICE CORPORATION:**
**(GAS & ELECTRIC)**
700 NORTH ADAMS STREET
PO BOX 19001
GREEN BAY, WI 54307-9001
(920) 433-1703
ATTN: MS. LORI BUTRY

**FIELD CONTACTS**
**(GAS)**
MIKE BOSI
(715) 848-7471

**(ELECTRIC)**
KEITH MARKSTROM
(715) 848-7314

**CHARTER COMMUNICATIONS:**
**(CABLE TV)**
853 MCINTOSH STREET
PO BOX 1818
WAUSAU, WI 54403-1818
(715) 845-4223
ATTN: JEFF KULAF

**OWNER:**
**SAINT CLARE'S HOSPITAL OF WESTON, INC.**

**SURVEYOR:**
**REI ENGINEERING, INC.**
4080 N. 20TH AVENUE
WAUSAU, WI 54401
715-675-9784

**APPROVING AUTHORITIES:**
VILLAGE OF WESTON

SURVEY NOTES:
1. FIELDWORK PERFORMED BY REI ON 4/28/2016.
2. A MODIFIED LETTER REPORT DEPICTING EASEMENTS, RESTRICTIONS AND RIGHT-OF-WAYS WAS PREPARED FOR THE PROJECT PROPERTY BY RUNKEL ABSTRACT AND TITLE COMPANY.
3. PUBLIC UTILITIES - THE SOURCE INFORMATION FROM PLANS AND MARKINGS PROVIDED BY OTHERS WAS COMBINED WITH OBSERVED SURFACE EVIDENCE OF UTILITIES TO DEVELOP THE APPROXIMATED LOCATION OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF ALL UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY OR RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR PARTIALLY RESPONDED TO. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. THE DIGGER'S TICKET NUMBER FOR THIS PROJECT IS 20161708018.
4. PRIVATE UTILITIES WERE MARKED BY AA PRIVATE LINES INC. AND ARE SHOWN ON THIS SURVEY.
5. ALL UTILITIES LINES AS SHOWN ON MAP ARE BASED ON LINES MARKED IN THE FIELD BY OTHERS.
6. ELEVATIONS AS SHOWN ON THE MAP ARE BASED ON THE NAVD 88 DATUM AND ESTABLISHED BY THE WISCORS NETWORK AND CORRESPOND TO THE VILLAGE'S DATUM.
7. ALL MEASUREMENTS ARE US SURVEY FEET.
8. THE COORDINATE PAIRINGS FOR THE CONTROL POINTS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM, NAD 83(2011) DATUM.
9. ALL TREES AND BUSHES NOT WITHIN LANDSCAPED AREAS HAVE AN APPROXIMATE 4 FOOT CIRCLE OF LANDSCAPING SURROUNDING THEM.

SURVEYOR'S CERTIFICATE
I, JOSHUA W. PRENTICE, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2852, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF: THAT I HAVE SURVEYED AND MAPPED THE AREAS AS SHOWN ON THIS MAP.

THAT I HAVE MADE THIS SURVEY, DIVISION AND MAP THEREOF AT THE DIRECTION OF INTERTEC, AGENT OF SAID PROPERTY.

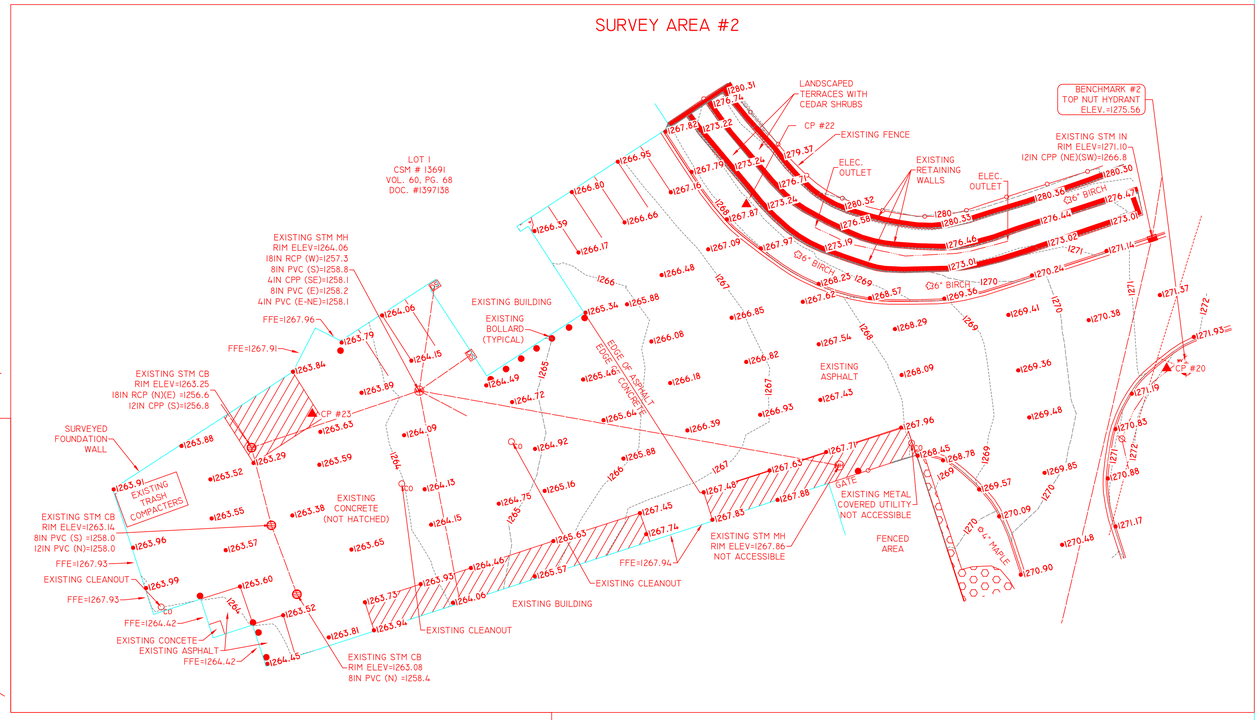
THAT SUBJECT PROPERTY IS SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHT-OF-WAYS OF RECORD.

THAT THIS MAP IS A CORRECT AND ACCURATE REPRESENTATION OF THE EXISTING CONDITIONS AS SHOWN ON THIS MAP.

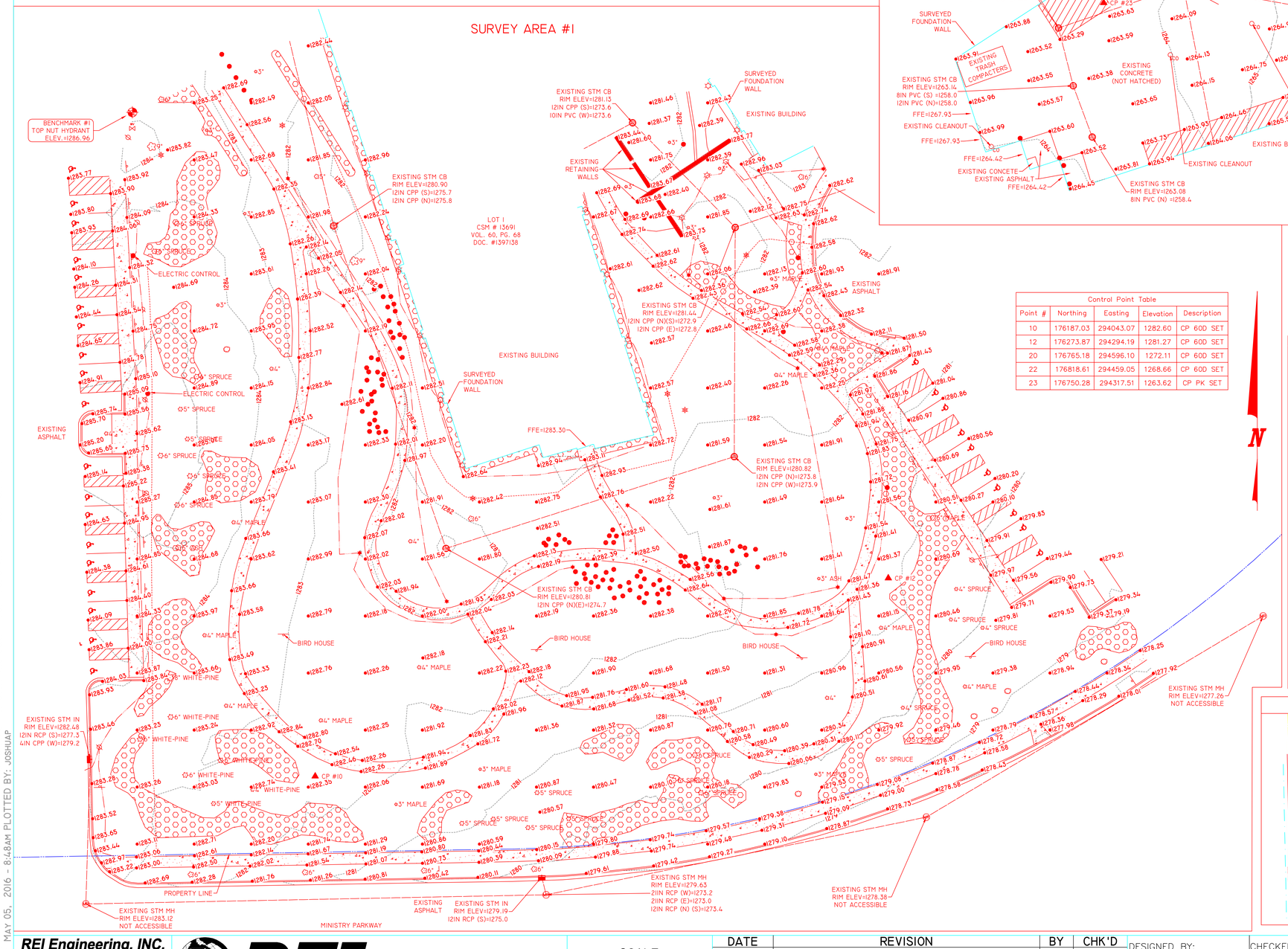
DATED THIS_____DAY
OF_____

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

## SURVEY AREA #2




## SURVEY AREA #1



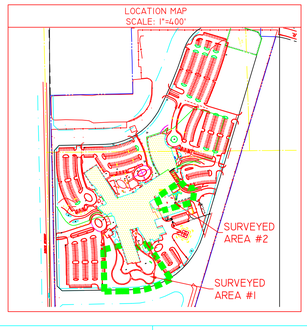

Control Point Table

| Point # | Northing | Easting | Elevation | Description |
|---|---|---|---|---|
| 10 | 176187.03 | 294043.07 | 1282.60 | CP 60D SET |
| 12 | 176273.87 | 294294.19 | 1281.27 | CP 60D SET |
| 20 | 176765.18 | 294596.10 | 1272.11 | CP 60D SET |
| 22 | 176818.61 | 294459.05 | 1268.66 | CP 60D SET |
| 23 | 176750.28 | 294317.51 | 1263.62 | CP PK SET |

LEGEND

- BENCHMARK
- EXISTING CURB INLET
- EXISTING CATCH BASIN
- EXISTING MANHOLE
- EXISTING STORM SEWER MANHOLE
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING IRRIGATION CONTROL VALVE/BOX
- EXISTING LIGHT POLE
- EXISTING BOLLARD LIGHT
- EXISTING GROUND LIGHT
- EXISTING CLEANOUT
- EXISTING SHRUB
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- EXISTING SIGN UNLESS NOTED
- EXISTING BOLLARD
- EXISTING UTILITY PEDESTAL
- EXISTING ROCK
- SURVEY CONTROL POINT
- EXISTING UNDERGROUND ELECTRIC
- EXISTING WATER LINE
- EXISTING PROPERTY LINE
- EXISTING CURB & GUTTER
- 1178 EXISTING MINOR CONTOUR (INTERVAL=1 FT.)
- 1180 EXISTING MAJOR CONTOUR (INTERVAL=1 FT.)
- 1281.55 EXISTING SPOT ELEVATION
- EXISTING HANDICAP PARKING
- EXISTING LANDSCAPING
- EXISTING CONCRETE

LOCATION MAP
SCALE: 1"=400'




Received on 06/22/2016

*LETTER REPORT NUMBER 53583*
*(SURVEYOR'S COMMENTS IN ITALICS)*

LEGAL DESCRIPTION
LOT ONE (1) OF CERTIFIED SURVEY MAP NO. 13691 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR MARATHON COUNTY, WISCONSIN, IN VOLUME 60 OF CERTIFIED SURVEY MAPS ON PAGE 68, AS DOCUMENT NO. 1397138; BEING PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4); PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4); AND PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4), ALL IN SECTION TWENTY (20), TOWNSHIP TWENTY-EIGHT (28) NORTH, RANGE EIGHT (8) EAST, IN THE VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN; SUBJECT TO EASEMENTS OF RECORD.

RESTRICTIONS:
1. AGREEMENT AND NOTICE OF DEVELOPMENT AND USE RESTRICTIONS DATED AUGUST 30, 2002 AND RECORDED IN SAID REGISTER'S OFFICE ON SEPTEMBER 17, 2002, AS DOCUMENT NO. 1289299.
2. DECLARATION OF COVENANTS, RESERVATIONS AND RESTRICTIONS DATED MARCH 29, 2004 AND RECORDED IN SAID REGISTER'S OFFICE ON MARCH 31, 2004, AS DOCUMENT NO. 1368105.
3. DECLARATION OF COVENANTS, RESERVATIONS AND RESTRICTIONS DATED DECEMBER 1, 2003 AND RECORDED IN SAID REGISTER'S OFFICE ON JULY 19, 2004, AS DOCUMENT NO. 1381067. AMENDMENT TO DECLARATION OF COVENANTS, RESERVATIONS AND RESTRICTIONS DATED DECEMBER 29, 2004 AND RECORDED IN SAID REGISTER'S OFFICE ON DECEMBER 30, 2004, AS DOCUMENT NO. 1397724.

EASEMENTS:
1. TRANSMISSION LINE EASEMENT (H-FRAME STRUCTURES-TWO LINES) DATED AUGUST 31, 1961 AND RECORDED IN SAID REGISTER'S OFFICE ON NOVEMBER 2, 1962 IN DEED BOOK 479 ON PAGE 44, AS DOCUMENT NO. 537440. *BLANKET EASEMENT DESCRIBED AS SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, T28N, R8E. EXISTING LINE AREA SOUTH AND EAST OF SURVEYED LIMITS.*
2. EASEMENT ASSIGNMENT DATED JANUARY 1, 2001 AND RECORDED IN SAID REGISTER'S OFFICE ON JANUARY 2, 2001, AS DOCUMENT NO. 1222944. *SEE ITEM 1 OF EASEMENTS.*
3. CONVEYANCE OF RIGHTS IN LAND DATED MARCH 25, 2004 AND RECORDED IN SAID REGISTER'S OFFICE ON APRIL 13, 2004, AS DOCUMENT NO. 1369423. *AREA IS SOUTH OF SURVEYED LIMITS*
4. RIGHT OF WAY GRANT DATED FEBRUARY 20, 1969 AND RECORDED IN SAID REGISTER'S OFFICE ON MARCH 19, 1969 IN RECORD BOOK 59 ON PAGE 543, AS DOCUMENT NO. 600796. *BLANKET EASEMENT BEING SOUTH AND EAST OF SURVEY LIMITS.*
5. RIGHT-OF-WAY AUTHORIZATION DATED AUGUST 16, 1969 AND RECORDED IN SAID REGISTER'S OFFICE ON SEPTEMBER 10, 1969 IN RECORD BOOK 73 ON PAGE 614, AS DOCUMENT NO. 607484. *BLANKET EASEMENT BEING 5 FEET IN WIDTH OVER THE FIRST LINE BURIED. NOT ABLE TO ASCERTAIN A DEFINED LOCATION.*
6. SIGN EASEMENT AGREEMENT DATED MAY 24, 2002 AND RECORDED IN SAID REGISTER'S OFFICE ON OCTOBER 22, 2003, AS DOCUMENT NO. 1352364. *EASEMENT IS NOT WITHIN THE SURVEY LIMITS.*
7. RECIPROCAL EASEMENT AGREEMENT DATED DECEMBER 1, 2003 AND RECORDED IN SAID REGISTER'S OFFICE ON JULY 19, 2004, AS DOCUMENT NO. 1381068. AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT DATED DECEMBER 29, 2004 AND RECORDED IN SAID REGISTER'S OFFICE ON DECEMBER 30, 2004, AS DOCUMENT NO. 1397725. *GENERAL EASEMENT FOR IMPROVING THE SUBJECT PROPERTY.*
8. UTILITY EASEMENT DATED JULY 22, 2003 AND RECORDED IN SAID REGISTER'S OFFICE ON JULY 28, 2003, AS DOCUMENT NO. 1337352. *EASEMENTS ARE WEST OF SURVEY LIMITS*
9. EASEMENT AGREEMENT DATED DECEMBER 29, 2004 AND RECORDED IN SAID REGISTER'S OFFICE ON JANUARY 28, 2005, AS DOCUMENT NO. 1400287. *APPEARS TO GRANT RIGHTS TO "COMMON ELEMENTS" WITHIN THE CONSERVATION EASEMENTS AREA BEING EAST OF SURVEYED AREAS.*
10. SIGN EASEMENT AGREEMENT DATED SEPTEMBER 1, 2005 AND RECORDED IN SAID REGISTER'S OFFICE ON SEPTEMBER 7, 2006, AS DOCUMENT NO. 1456028. *SIGN EASEMENTS ARE NOT LOCATED WITHIN THE SURVEYED AREA.*

MEMORANDUM OF LEASES:
1. MEMORANDUM OF LEASE AGREEMENT DATED JULY 15, 2005 AND RECORDED IN SAID REGISTER'S OFFICE ON OCTOBER 26, 2005, AS DOCUMENT NO. 1427011. *NOT A SURVEY MATTER.*
2. MEMORANDUM OF JOINT OPERATING AGREEMENT AND RIGHT OF FIRST OFFER DATED DECEMBER 29, 2004 AND RECORDED IN SAID REGISTER'S OFFICE ON OCTOBER 26, 2005, AS DOCUMENT NO. 1427012. *NOT A SURVEY MATTER.*
3. MEMORANDUM OF LICENSE DATED DECEMBER 17, 2009 AND RECORDED IN SAID REGISTER'S OFFICE ON JANUARY 5, 2010, AS DOCUMENT NO. 1560476. *NOT AS SURVEY MATTER.*

Back to Agenda

DRAWING FILE: P:\7300-7399\7312 - INTERTEK - ST CLARES - WESTON\DWG\SURVEY\7312 TOPO.DWG LAYOUT: SHEET 1
PLOTTED: MAY 05, 2016 - 8:48AM PLOTTED BY: JOSHUAP


**REI Engineering, INC.**
4080 N. 20TH AVENUE
WAUSAU, WISCONSIN 54401
PHONE: 715.675.9784 FAX: 715.675.4060
EMAIL: MAIL@REIENGINEERING.COM


**REI** CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE
0 20 40

| DATE | REVISION | BY | CHK'D |
|---|---|---|---|
| | | | |
| | | | |
| | | | |

DESIGNED BY: | CHECKED BY: JLR
SURVEYED BY: JLR | APPROVED BY: JWP
DRAWN BY: JWP | DATE: 5-5-2016

TOPOGRAPIC SURVEY
MINISTRY SAINT CLARE'S HOSPITAL
3400 MINISTRY PARKWAY
WESTON, WISCONSIN 54476

REI
REI No. 7312
SHEET 1 OF 1

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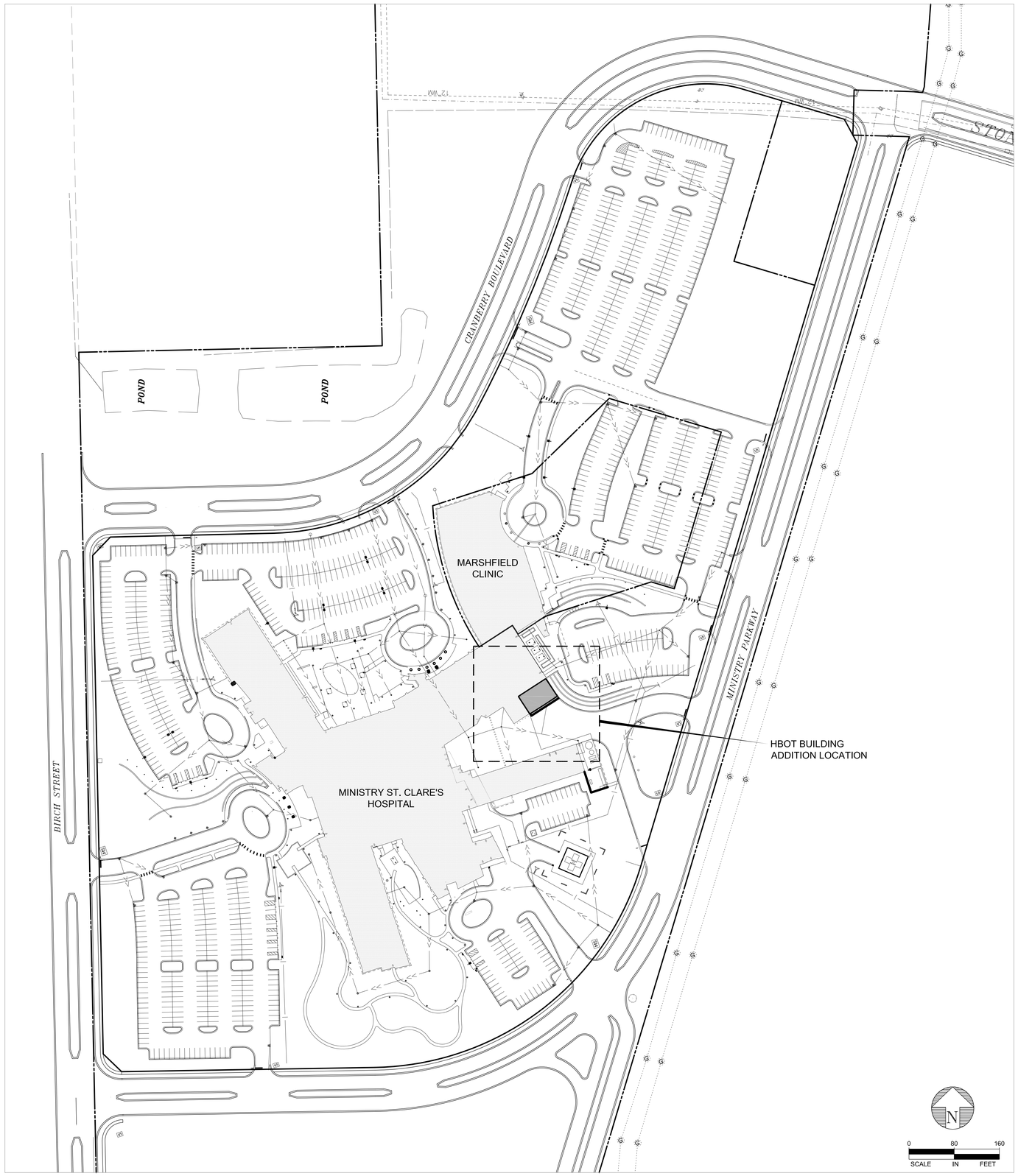



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Milwaukee, Wisconsin 53202
Telephone 414.278.8200


ASCENSION HEALTH

MINISTRY HEALTH CARE

**MINISTRY ST. CLARE'S HOSPITAL**

HYPERBARIC OXYGEN THERAPY PROGRAM

3400 MINISTRY PKWY
WESTON, WI 54476

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN.

NOT FOR CONSTRUCTION

NAME: [illegible] HANSEN
DATE: [illegible] 2016
REGISTRATION NUMBER: 41942

| NO | DESCRIPTION | DATE |
|---|---|---|
| | | |

ISSUANCE HISTORY - THIS SHEET

HGA NO: 1095-040-00

ASCENSION
PROJ. NO: WIAPP 14069-HGA

OVERALL SITE PLAN

DATE: MAY 20, 2016

**VILLAGE SUBMITTAL**

C100

VILLAGE SUBMITTAL

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Milwaukee, Wisconsin 53202
Telephone 414.278.8200

Received on 06/22/2016

ASCENSION HEALTH

MINISTRY HEALTH CARE

**MINISTRY SAINT CLARE'S HOSPITAL**
BED TOWER EXPANSION

3400 MINISTRY PKWY
WESTON, WI 54476

| NO | DESCRIPTION | DATE |
|---|---|---|

ISSUANCE HISTORY - THIS SHEET

HGA NO: 1095-046-00
ASCENSION PROJ. NO: WIAPP 14072-HGA

# OVERALL PROJECT PLAN

DATE: JUNE 17, 2016

**DNR SUBMITTAL**

# C110

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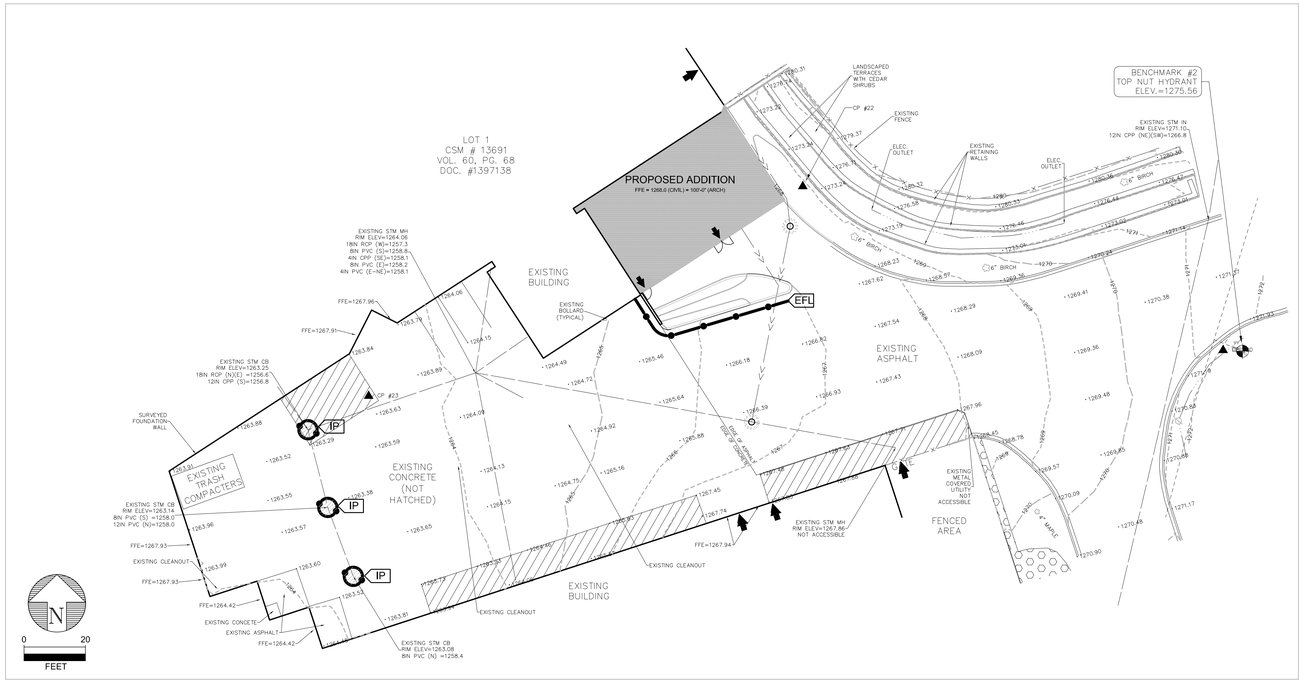
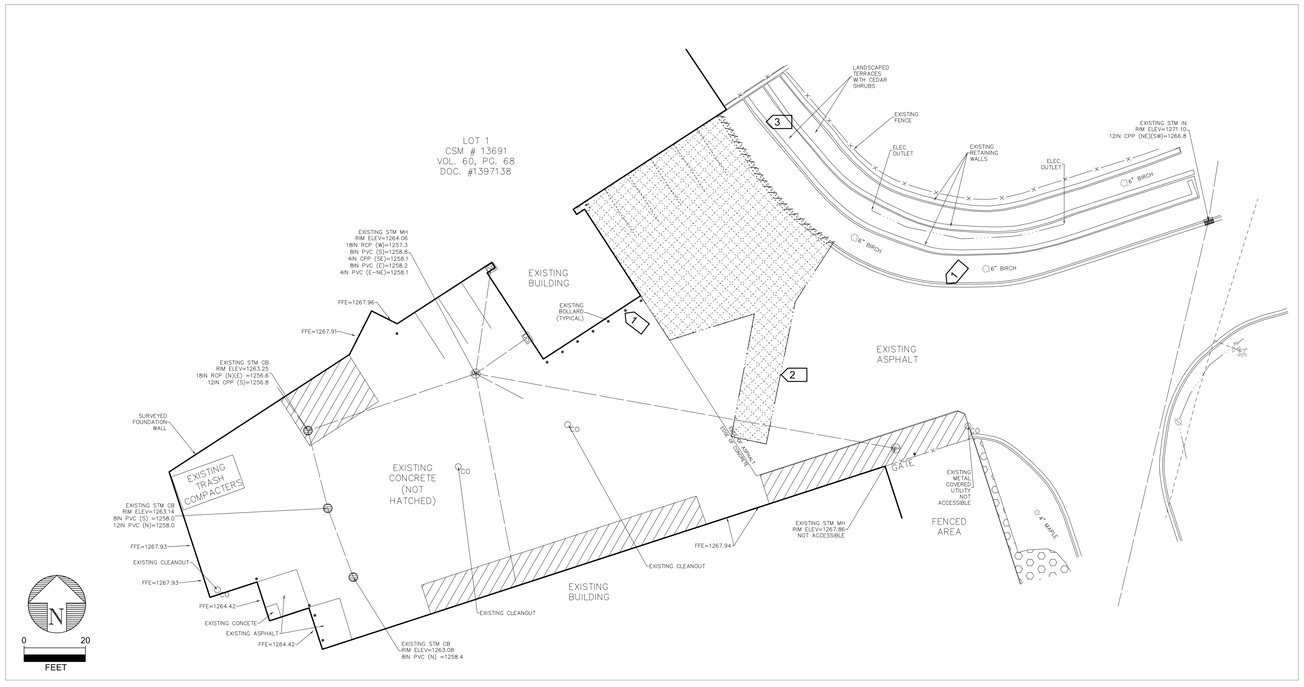



1 EROSION CONTROL PLAN




2 DEMOLITION PLAN

## STORM WATER POLLUTION PREVENTION NOTES:

1. THE CONTRACTOR MUST PLAN AND IMPLEMENT SUITABLE CONSTRUCTION PHASING AND OTHER PRACTICES THAT MINIMIZE EROSION THROUGHOUT CONSTRUCTION.
2. SEDIMENT CONTROL PRACTICES MUST BE USED TO MINIMIZE SEDIMENT ENTERING SURFACE WATERS OR ADJACENT PROPERTY. ESTABLISH SEDIMENT CONTROL PRACTICES AT ALL DOWN GRADIENT PERIMETERS BEFORE LAND DISTURBING ACTIVITIES BEGIN. ALL STORM INLETS MUST BE PROTECTED WITH SUITABLE BMPs DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ESTABLISHED.
3. TEMPORARY SOIL STOCKPILES MUST HAVE PERIMETER SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS.
4. SEDIMENT FROM PROJECT SITE TRACKED BY VEHICLES ON ADJACENT ROADWAY MUST BE CLEANED DAILY WITH A STREET SWEEPER.
5. CONTROL DUST BY APPLYING WATER AS OFTEN AS REQUIRED BY SOIL AND WEATHER CONDITIONS.
6. CONTRACTOR MUST ROUTINELY INSPECT THE PROJECT SITE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24-HOURS AFTER EACH RAINFALL EVENT THAT EXCEEDS 0.5-INCHES. ALL INSPECTIONS MUST BE PROPERLY DOCUMENTED.
7. ALL NONFUNCTIONAL BMPS MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMPS WITHIN 24-HOURS.
8. ALL CONSTRUCTION WASTE MATERIALS MUST BE PROPERLY DISPOSED OF OFF-SITE IN A PERMITTED DISPOSAL FACILITY.
9. CONTRACTOR MUST ENSURE FINAL STABILIZATION OF THE PROJECT SITE. IF PERMANENT STABILIZATION CANNOT OCCUR WITHIN 14 DAYS OF COMPLETING GRADING ACTIVITY (7 DAYS IF WITHIN 1 MILE OF AN IMPAIRED OR SPECIAL WATER), ESTABLISH TEMPORARY VEGETATIVE COVER WITH OATS AND TYPE 3 MULCH.
10. ALL SLOPES STEEPER THAN 4:1 MUST BE STABILIZED WITH EROSION CONTROL BLANKET.
11. REMOVE TEMPORARY EROSION & SEDIMENT CONTROL MEASURES AFTER SITE HAS BEEN PERMANENTLY STABILIZED. AT LEAST 75% OF SITE MUST HAVE EMERGENT VEGETATION, SOD OR EROSION BLANKETS.

## EROSION CONTROL KEY NOTES:

IP INLET PROTECTION

EFL EROSION FIBER LOG

## ANTICIPATED CONSTRUCTION SEQUENCING:

1. INSTALL EROSION FIBER LOG.
2. INSTALL INLET PROTECTION.
3. REMOVE EXISTING PAVEMENT.
4. EXCAVATE FOR BUILDING.
5. MAINTAIN ALL TEMP. EROSION CONTROLS.
6. CONSTRUCT BUILDING AND SITEWORK.
7. COMPLETE SITE GRADING.
8. TOP DRESS TURF AREAS.
9. STABILIZE SITE.
10. REMOVE ACCUMULATED SEDIMENT FROM SEDIMENT & EROSION CONTROLS PRACTICES.
11. REMOVE TEMPORARY EROSION CONTROLS.

## DEMOLITION NOTES:

1. UTILIZE THE WISCONSIN DIGGERS HOTLINE INC. CALL SYSTEM AT 1-800-242-8511, 48 HOURS PRIOR TO PERFORMING ANY EXCAVATION.
2. EXISTING UNDERGROUND UTILITIES ARE SHOWN AT APPROXIMATE LOCATIONS. ALL EXISTING UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION FIELD VERIFY LOCATION OF UTILITIES THAT MAY BE IMPACTED BY CONSTRUCTION.
3. COORDINATE DISRUPTION OF VEHICULAR TRAFFIC WITH OWNER.
4. COORDINATE DISRUPTION OF UTILITY SERVICES WITH OWNER. LIMIT SERVICE DISRUPTION TO TIMES APPROVED BY OWNER.
5. CARE MUST BE TAKEN DURING CONSTRUCTION TO PROTECT SURVEY MONUMENTS AND PROPERTY IRONS.
6. PROTECT ALL TREES NOT SPECIFICALLY DESIGNATED FOR REMOVAL.
7. SAWCUT PAVEMENT THAT REMAINS AT REMOVAL LIMITS.
8. RESTORE OR REPAIR DAMAGED ROADS, WALKS, CURBS, UTILITIES, OR PLANT MATERIALS TO CONDITION EQUAL TO OR BETTER THAN PRE-CCNSTRUCTION CONDITION AND AS REQUIRED BY OWNER.

## DEMOLITION KEY NOTES

1 PROTECT EXISTING FEATURE

2 SAWCUT PAVEMENT

3 REMOVE AND REPLACE RETAINING WALL AND LANDSCAPING AS REQUIRED FOR BUILDING CONSTRUCTION.

## PLAN LEGEND

(SEE SURVEY FOR EXISTING FEATURES LEGEND)

EXISTING INDEX CONTOUR
EXISTING CONTOUR
EXISTING CONTOUR DISTURBED
PROPOSED CONTOUR (1116)
SPOT ELEVATION (+18.9)
DRAINAGE ARROW
DRAINAGE DIVIDE
INLET PROTECTION
EROSION FIBER LOG
REMOVE CURB
REMOVE PAVEMENT/WALK
SAWCUT LINE


HGA
333 East Erie Street
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HYPERBARIC OXYGEN THERAPY PROGRAM

3400 MINISTRY PKWY
WESTON, WI 54476


Received on 06/22/2016


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NOT FOR CONSTRUCTION

NAME: JOHN A. JENSEN
DATE: MAY 20, 2016
REGISTRATION NUMBER: 41942

| NO | DESCRIPTION | DATE |
|---|---|---|
| | | |

ISSUANCE HISTORY - THIS SHEET

HGA NO: 1095-040-00
ASCENSION
PROJ. NO: WIAPP 14069-HGA

EROSION CONTROL & SITE DEMOLITION PLAN

DATE: MAY 20, 2016

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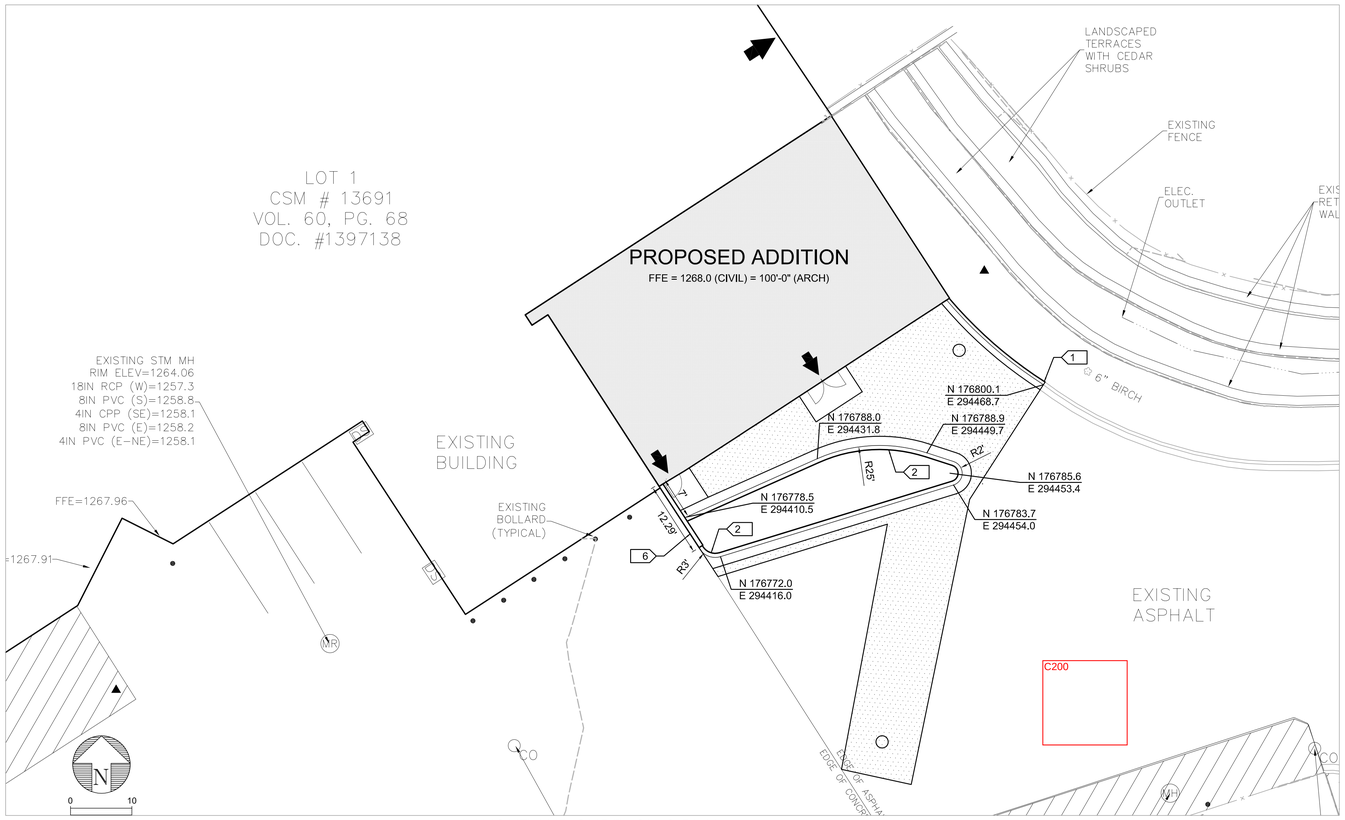
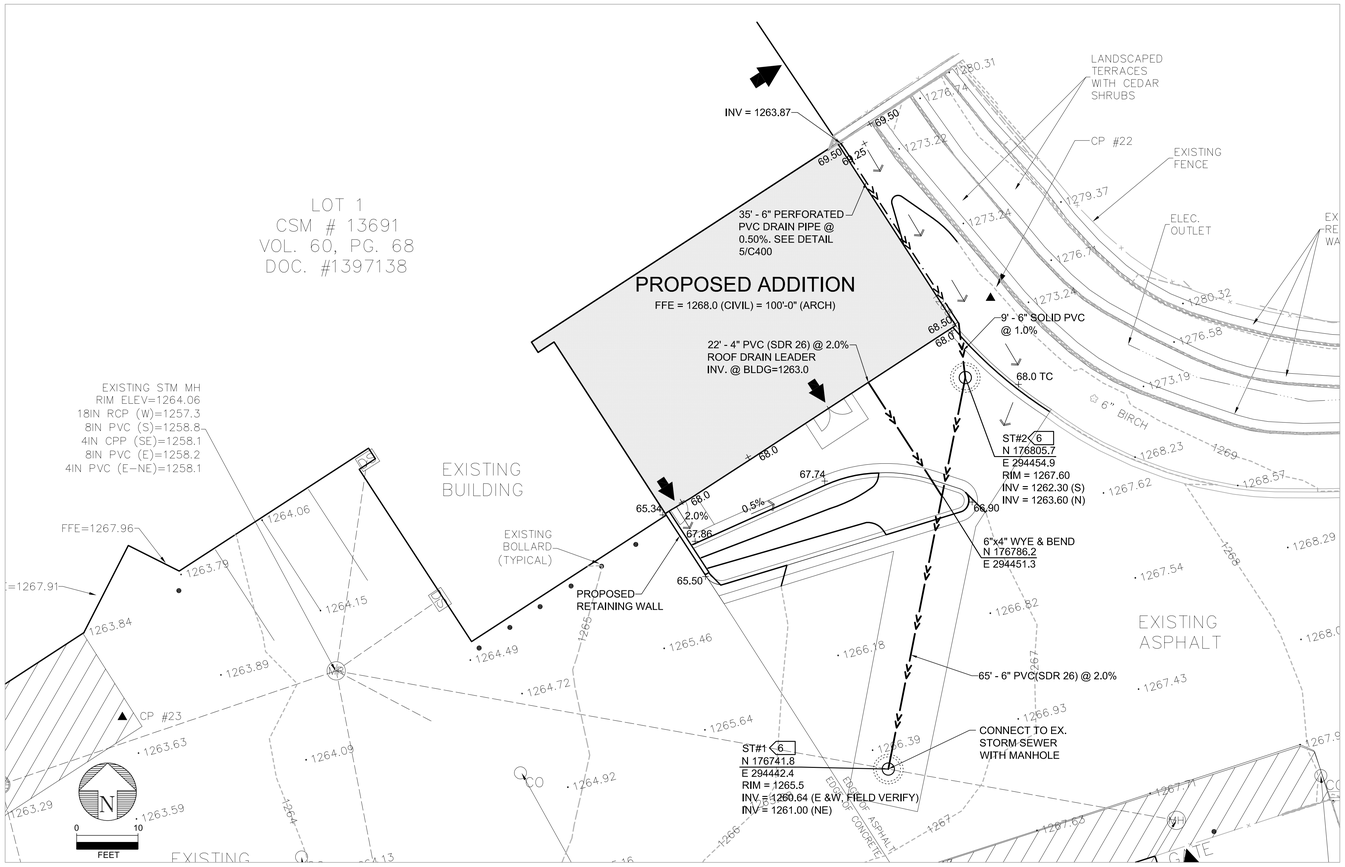



1 LAYOUT AND SURFACING PLAN




2 GRADING AND UTILITY PLAN

## GENERAL NOTES:

1. ALL DIMENSIONS TO CURBS AND CURB/GUTTER ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. BACK OF CURB IS TYPICALLY 8-INCHES BEHIND THE FACE OF CURB.

2. GUIDELINES FOR CONSTRUCTION OF NEW CONCRETE SURFACING:
a. MATCH EXISTING SPACING OF CONTROL JOINTS IN DISTURBED CONCRETE AREAS.
b. SEE 8/C400 FOR JOINTING DETAILS.

## KEY NOTES

1. MATCH EXISTING CURB AND GUTTER
2. CONCRETE CURB AND GUTTER, SEE DETAIL 9/C400
3. BOLLARD, SEE DETAIL 7/C400
4. INSTALL NEW MANHOLE OVER EXISTING STORM SEWER PIPE. FIELD VERIFY ELEVATION OF EXISTING STORM SEWER PRIOR TO CONSTRUCTION.
5. STORM MANHOLE, SEE DETAIL 6/C400
6. RETAINING WALL, SEE STRUCTURAL PLANS

## SURFACING LEGEND:

HEAVY DUTY BITUMINOUS
- 2" BITUMINOUS WEAR COURSE
- 2" BITUMINOUS NON-WEAR COURSE
- 12" AGGREGATE BASE
- T.A. APPROVED SUBGRADE

CONCRETE PAVEMENT
- 8" CONCRETE PAVEMENT
- 12" AGGREGATE BASE
- MACRO-FIBER REINFORCING
- T.A. APPROVED SUBGRADE

## SITE INFORMATION

ZONING - INDUSTRIAL
TOTAL SITE AREA - 1,144,278 S.F.(26.27 AC.)
TOTAL AREA OF BUILDING ADDITION = 2,023 S.F.(0.05 AC.)
TOTAL DISTURBED AREA = 4,600 S.F.(0.11 AC.)
TOTAL HEIGHT OF BUILDING = 32'-2"

## EARTHWORK & UTILITY NOTES:

1. UTILIZE THE WISCONSIN DIGGERS HOTLINE INC. CALL SYSTEM AT 1-800-242-8511, 48 HOURS PRIOR TO PERFORMING ANY EXCAVATION.
2. SEE SPECIFICATION SECTIONS: 310000 EARTHWORK, 333500 SEWERAGE & 334600 FOUNDATION DRAINAGE FOR ADDITIONAL INFORMATION.
3. EXISTING UNDERGROUND UTILITIES ARE SHOWN AT APPROXIMATE LOCATIONS. ALL EXISTING UTILITIES MAY NOT BE SHOWN. VERIFY LOCATION AND ELEVATION OF UTILITIES IMPACTED BY CONSTRUCTION, PRIOR TO PLACING NEW PIPE OR UTILITY STRUCTURES.
4. SEE SITE SURVEY FOR BENCHMARKS.
5. SPOT ELEVATIONS ARE TYPICALLY GIVEN AT FINISHED SURFACE. AT TOP OF CURB, ELEVATIONS ARE NOTED WITH A "TC".
6. PRIOR TO CONSTRUCTION FIELD VERIFY EXISTING BUILDING FLOOR ELEVATION(S) TO CONFIRM MATCH WITH NEW FLOOR ELEVATIONS.
4. VERIFY BUILDING STORM DRAIN LOCATION AND ELEVATION WITH PLUMBING CONTRACTOR, PRIOR TO CONSTRUCTION OF SERVICE LINE.
5. ALL STORM DRAIN CONSTRUCTION MUST COMPLY WITH VILLAGE OF WESTON REQUIREMENTS.
6. ADJUST ALL CASTINGS TO BE 1/4-INCH BELOW FINISHED SURFACE.

## PLAN LEGEND

- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- EXISTING CONTOUR DISTURBED
- PROPOSED CONTOUR (1116)
- SPOT ELEVATION (18.9)
- DRAINAGE ARROW
- DRAINAGE DIVIDE
- EXISTING STORM SEWER
- NEW STORM SEWER
- DOOR / EXIT
- NEW MANHOLE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NOT FOR CONSTRUCTION

NAME: [illegible] JENSEN
DATE OF EXAM: [illegible] 2016
REGISTRATION NUMBER: 41942

| NO | DESCRIPTION | DATE |
|---|---|---|
| | | |

ISSUANCE HISTORY - THIS SHEET

HGA NO: 1095-040-00
ASCENSION
PROJ. NO: WIAPP 14069-HGA

LAYOUT, GRADING, UTILITY & SURFACING PLAN

DATE: MAY 20, 2016

VILLAGE SUBMITTAL

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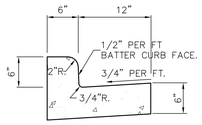
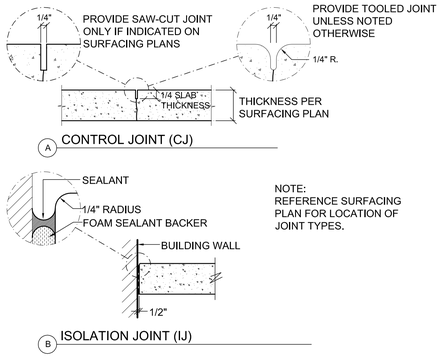
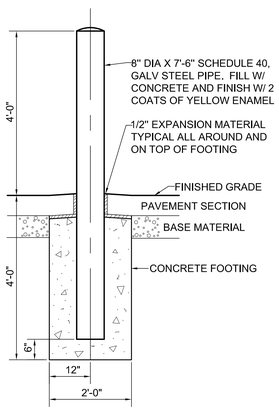


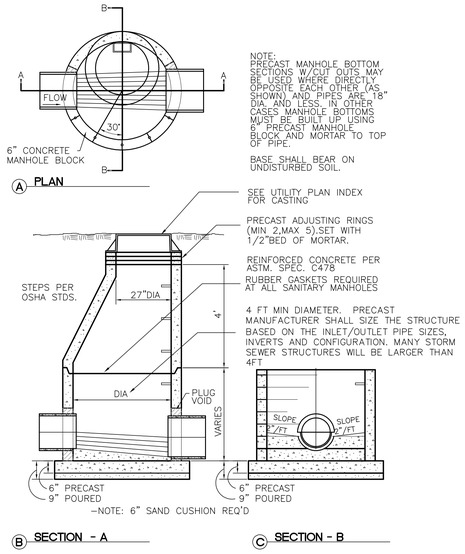

9 CONCRETE CURB AND GUTTER, 18"



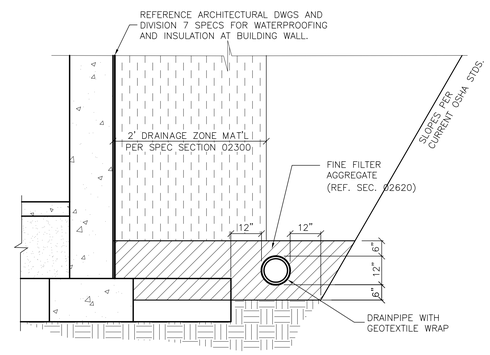

8 JOINT DETAILS



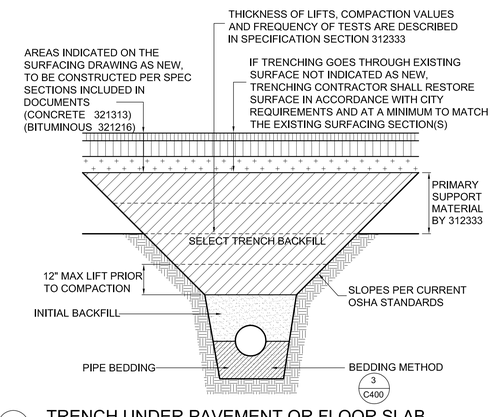

7 TRAFFIC BOLLARD



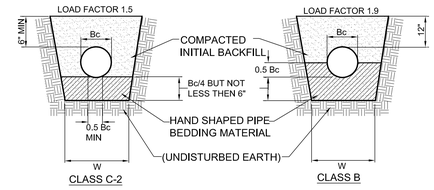

6 STORM MANHOLE




5 FOUNDATION DRAINPIPE

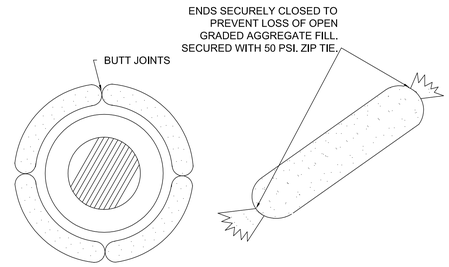



4 TRENCH UNDER PAVEMENT OR FLOOR SLAB



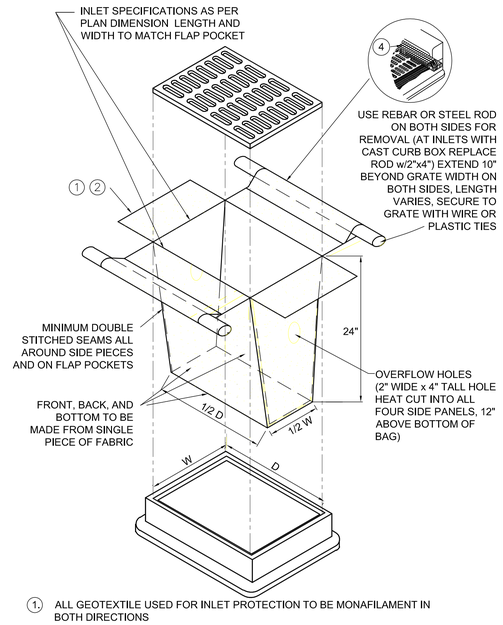

GENERAL NOTES:
1. SEE SPECIFICATION SECTION 312333
2. FOR PRESSURE PIPE INSTALLATIONS USE CLASS C-2 BEDDING
3. FOR GRAVITY PIPE INSTALLATIONS USE CLASS B BEDDING
4. W=Bc + 8"(MIN), Bc+24" (MAX) UNLESS NOTED OTHERWISE.
5. WHERE UNSTABLE SOFT OR LOOSE SOIL CONDITIONS OCCUR AT TRENCH BOTTOM, SUBCUT TRENCH BOTTOM 18" AND REPLACE WITH STABILIZATION AGGREGATE OVER TYPE 5 (STABILIZATION) GEOTEXTILE AS DIRECTED BY TESTING AGENCY OR ENGINEER.

3 BEDDING METHODS




GEOTEXTILE SOCK 4 - 10 FEET LONG AND 4 - 6 INCH DIAMETER. SEAM TO BE JOINED BY TWO ROWS OF STITCHING WITH A PLASTIC MESH BACKING OR PROVIDE A HEAT BONDED SEAM (OR APPROVED EQUIVALENT). FILL ROCK LOG WITH OPEN GRADED AGGREGATE CONSISTING OF SOUND DURABLE PARTICLES OF COARSE AGGREGATE

2 INLET PROTECTION - ROCK LOG/COMPOST LOG




1. ALL GEOTEXTILE USED FOR INLET PROTECTION TO BE MONAFILAMENT IN BOTH DIRECTIONS
2. FINISHED SIZE INCLUDING POCKETS WHERE REQUIRED SHALL EXTEND A MINIMUM OF 10 INCHES AROUND PERIMETER TO FACILITATE MAINTENANCE AND REMOVAL
3. DO NOT PLACE FILTER BAG INSERT IN INLETS SHALLOWER THAN 30 INCHES, MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE. THE PLACED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE OF 3 INCHES BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES. WHERE NECESSARY THE CONTRACTOR SHALL CLINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3 INCH SIDE CLEARANCE.
4. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" x 4", OR USE A ROCK SOCK OR SAND BAGS IN PLACE OF FLAP POCKETS

CAN BE INSTALLED IN ANY INLET TYPE WITH OR WITHOUT A CURB BOX

1 INLET PROTECTION - FILTER BAG INSERT


333 East Erie Street
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WESTON, WI 54476

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

NAME: ERIK A. HANSEN
DATE: MAY 11, 2016
REGISTRATION NUMBER: 41942

| NO | DESCRIPTION | DATE |
|---|---|---|
| | | |

ISSUANCE HISTORY - THIS SHEET

HGA NO: 1095-040-00
ASCENSION
PROJ. NO: WIAPP 14069-HGA

SITE DETAILS

DATE: MAY 20, 2016

VILLAGE SUBMITTAL

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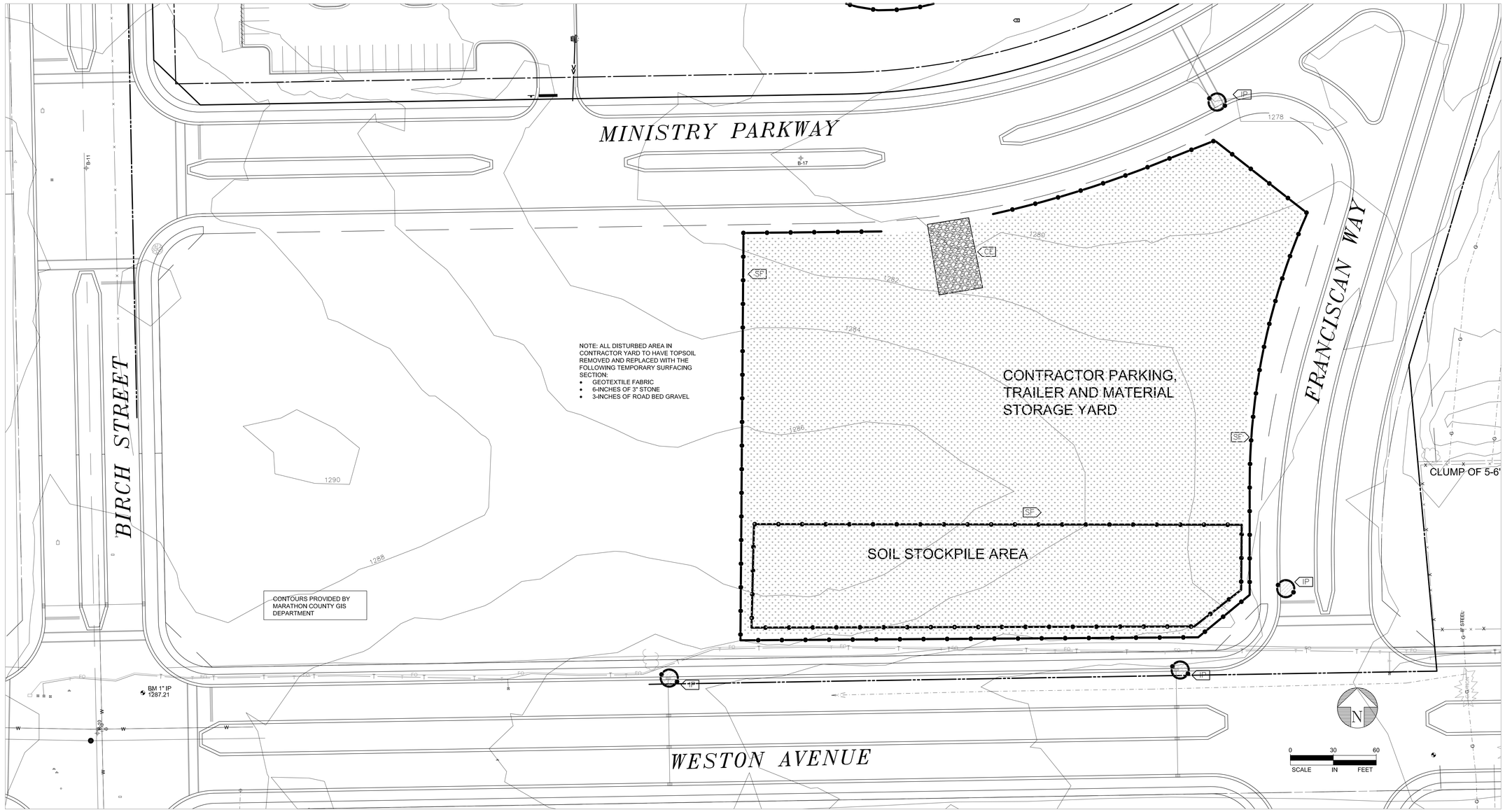


## GENERAL SWPPP NOTES FOR CONSTRUCTION ACTIVITY

1. THE CONTRACTOR WILL DEVELOP A CHAIN OF COMMAND WITH ALL OPERATORS ON THE SITE TO ENSURE THAT THE SWPPP WILL BE IMPLEMENTED AND STAY IN EFFECT UNTIL THE CONSTRUCTION PROJECT IS COMPLETE, HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION (N.O.T.) HAS BEEN SUBMITTED TO THE DNR.
2. THE CONTRACTOR WILL PREPARE WEEKLY AND EVENT-DRIVEN EROSION INSPECTION REPORTS AS NOTED IN THE PERMIT.
3. THE CONTRACTOR WILL COMPLY WITH THE REQUIREMENTS OF THE PERMIT REGARDING POLLUTION PREVENTION MANAGEMENT DURING CONSTRUCTION, WHICH INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING:
   - 3.1. CONCRETE WASHOUT AREAS. LOCATION OF WASHOUT AREAS MUST BE IDENTIFIED BY SIGNAGE AND MUST UTILIZE A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER THAT PREVENTS RUNOFF FROM DISCHARGING ONTO ADJACENT SOILS.
   - 3.2. SOLID WASTE COLLECTION AND REMOVAL
   - 3.3. SECONDARY CONTAINMENT
   - 3.4. SECURED HAZARDOUS WASTE STORAGE CONTAINERS
   - 3.5. CHEMICAL SPILL KITS
   - 3.6. PORTABLE RESTROOM FACILITIES THAT ARE ANCHORED TO PREVENT TIPPING
4. CHEMICALS MUST BE KEPT IN A SECURE STORAGE AREA WHEN NOT IN USE. CHEMICAL STORAGE CONTAINERS MUST HAVE SECONDARY CONTAINMENT WHEN BEING USED OR STORED ONT HE PROJECT SITE. CHEMICAL SPILLS OF ANY KIND (OIL, FUEL, FERTILIZER, ETC.) MUST BE CLEANED UP AND REMOVED FROM THE SITE IMMEDIATELY. THE CONTRACTOR MUST HAVE A SPILL KIT ON SITE AT ALL TIMES.
5. THE EROSION PREVENTION AND SEDIMENT CONTROL BMPs SHALL BE INSTALLED AS NECESSARY TO MINIMIZE EROSION FROM DISTURBED SURFACES AND CAPTURE SEDIMENT ON SITE. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO ANY REMOVAL WORK AND/OR GROUND DISTURBING ACTIVITIES COMMENCE AND SHALL BE MAINTAINED UNTIL THE POTENTIAL FOR EROSION HAS BEEN ELIMINATED.
6. SEDIMENT CONTROL DEVICES MUST BE ESTABLISHED ON ALL DOWN-GRADIENT PERIMETERS BEFORE ANY UP-GRADIENT LAND DISTURBING ACTIVITIES BEGIN. SEDIMENT CONTROL DEVICES INCLUDE, BUT ARE NOT LIMITED TO:
   - 6.1. PERIMETER CONTROL SHALL BE LOCATED ON THE CONTOUR TO CAPTURE OVERLAND LOW-VELOCITY SHEET FLOWS DOWN-GRADIENT OF ALL EXPOSED SOILS AND PRIOR TO DISCHARGING TO SURFACE WATERS.
   - 6.2. DITCH CHECKS WILL BE PLACED AS INDICATED ON THE PLANS DURING ALL PHASES OF CONSTRUCTION.
   - 6.3. SEDIMENT DAMAGE FROM STOCKPILES WILL BE MINIMIZED BY PLACING A ROW OF SILT FENCE A MINIMUM OF 5 FEET FROM THE TOE OF THE SLOPE OF THE STOCKPILE.
7. STORM SEWER INLETS WILL BE PROTECTED AT ALL TIMES WITH THE APPROPRIATE INLET PROTECTION DEVICE FOR EACH SPECIFIC PHASE OF CONSTRUCTION. INLET PROTECTION DEVICES MAY NEED TO BE REPLACED MULTIPLE TIMES IN THE SAME LOCATION OVER THE LIFE OF THE PROJECT. ALL STORM SEWER INLET PROTECTION DEVICES WILL BE KEPT IN GOOD FUNCTIONAL CONDITION AT ALL TIMES.
8. THE CONTRACTOR WILL PLACE CONSTRUCTION EXITS AS NECESSARY TO PREVENT TRACKING OF SEDIMENT ONTO PAVED SURFACES AND IN COMPLIANCE WITH PART IV OF THE NPDES PERMIT. CONSTRUCTION EXITS WILL BE SUFFICIENTLY SIZED AND MAINTAINED TO PREVENT TRACK OUT.
9. THE CONTRACTOR SHALL CLEAN ALL TRACKED MATERIALS ON ADJACENT ROADWAYS ON A DAILY BASIS OR AS REQUIRED BY THE CITY AND/OR WATERSHED DISTRICT.
10. THE CONTRACTOR MUST USE METHODS AND OPERATIONAL PROCEDURES THAT PREVENT RUNOFF WITH CONCRETE DUST, PARTICLES, SAW-CUT SLURRY, AND PLANT WASTE FROM ENTERING STORMWATER CONVEYANCE SYSTEMS, INCLUDING INLETS AND CURB FLOW LINES.
11. ALL EXPOSED SOIL AREAS MUST BE TEMPORARILY AND PERMANENTLY STABILIZED NO MORE THAN 7 DAYS AFTER CONSTRUCTION ACTIVITY ON THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
12. THE CONTRACTOR SHALL COMPLY WITH THE FOLLOWING INSPECTION AND MAINTENANCE REQUIREMENTS:
   - 12.1. SILT FENCE MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WHEN IT BECOMES NON-FUNCTIONAL OR SEDIMENT REACHES 1/3 THE HEIGHT OF THE SILT FENCE. REPAIRS MUST BE MADE WITHIN 24 HOURS OF DISCOVERY.
   - 12.2. INLET PROTECTION DEVICES SHOULD BE REPAIRED WHEN THEY BECOME NON-FUNCTIONAL OR SEDIMENT REACHES 1/3 THE HEIGHT OR DEPTH OF THE DEVICE.
   - 12.3. ALL OTHER NON-FUNCTIONAL BMPs MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WITHIN 24 HOURS OF DISCOVERY.
   - 12.4. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL BMPs UNTIL WORK HAS BEEN COMPLETED, THE SITE HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION (N.O.T.) HAS BEEN SUBMITTED TO THE DNR IN ACCORDANCE WITH THE CONDITIONS OF THE NPDES PERMIT.
13. TEMPORARY DEWATERING ACTIVITIES MAY BE REQUIRED FOR THIS PROJECT. ALL TEMPORARY DEWATERING SHALL BE DISCHARGED TO AN APPROVED LOCATION FOR TREATMENT PRIOR TO DISCHARGE TO THE RECEIVING WATER.
14. IF A SPILL OCCURS, OBSERVE THE SAFETY PRECAUTIONS ASSOCIATED WITH THE SPILLED MATERIAL. STOP THE SOURCE OF THE SPILL, IF POSSIBLE. CALL THE LOCAL FIRE AND/OR POLICE DEPARTMENTS IF FIRE OR PUBLIC SAFETY HAZARDS ARE CREATED. CONTAIN THE SPILLED MATERIAL. TOPSOIL, SAND OR ANY SEMI-IMPERMEABLE MATERIAL MAY BE USED TO CREATE A TEMPORARY CONTAINMENT STRUCTURE TO PREVENT THE SPILLED MATERIAL FROM FLOWING. REPORT THE SPILL TO THE DNR. CLEAN UP THE SPILLED MATERIAL AND DISPOSE OF THE WASTES PROPERLY.
15. TRASH AND CONSTRUCTION DEBRIS SHALL BE DISPOSED OF PROPERLY. PROPER MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO KEEP DEBRIS FROM SURFACE WATERS.
16. SEED & MULCH ALL DISTURBED AREAS AT THE CONCLUSION OF SITE CONSTRUCTION ACTIVITIES.

## KEY NOTES:

- SF — SILT FENCE
- IP — INLET PROTECTION
- CE — ROCK CONSTRUCTION EXIT

## SURFACING LEGEND:

SEED & MULCH — PER DNR TECHNICAL STANDARDS 1058 & 1059

## PLAN LEGEND

- DOOR / EXIT
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- EXISTING CONTOUR DISTURBED
- PROPOSED CONTOUR (1116)
- SPOT ELEVATION (18.9)
- DRAINAGE ARROW
- DRAINAGE DIVIDE
- EXISTING STORM SEWER
- NEW STORM SEWER
- NEW MANHOLE
- SOIL BORING (B-1)
- CONSTRUCTION LIMITS
- SILT FENCE
- INLET PROTECTION


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NOT FOR CONSTRUCTION

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ISSUANCE HISTORY - THIS SHEET

HGA NO: 1095-046-00
ASCENSION
PROJ. NO: WIAPP 14072-HGA

# CONTRACTOR YARD EROSION CONTROL PLAN

DATE: JUNE 17, 2016

**DNR SUBMITTAL**

C410


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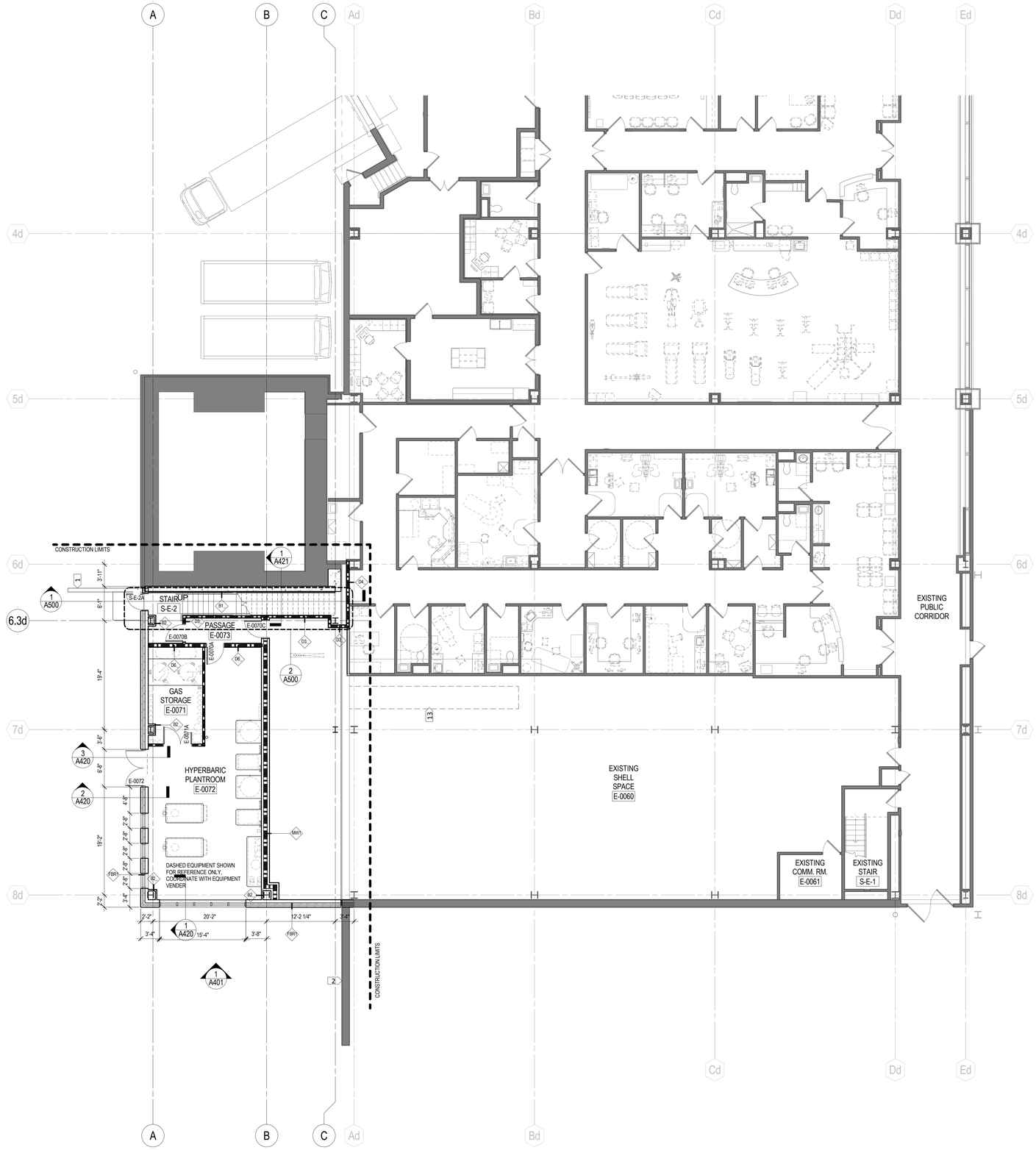


FLOOR PLAN - LEVEL 00
1/8" = 1'-0"

## GENERAL NOTES - CONSTRUCTION PLAN

A. ALL INTERIOR PARTITIONS SHALL BE **"A3a"** UNLESS NOTED OTHERWISE.
B. PLAN DIMENSIONS ARE FROM FACE OF FINISH WHERE "HOLD" OR "CLEAR" ARE INDICATED. ALL OTHER PLAN DIMENSIONS ARE FROM FACE OF PARTITION TYPE AND DO NOT INCLUDE APPLIED FINISHES.
C. ENSURE FINISH SURFACES ARE FLUSH AND SEAMLESS WHERE PARTITIONS AND/OR FURRING ARE COPLANAR.
D. ALL PIPING, CONDUITS AND RELATED MECHANICAL AND ELECTRICAL ITEMS SHALL BE CONCEALED WITHIN PARTITION/WALL ASSEMBLY IN FINISHED AREAS UNLESS NOTED OTHERWISE.
E. PROVIDE BACKING/BLOCKING TO SUPPORT ALL WALL-MOUNTED ITEMS.
F. ALL MECHANICAL EQUIPMENT PADS TO BE 4" HIGH MINIMUM, UNLESS NOTED OTHERWISE. SIZE OF PADS TO BE VERIFIED BY CONTRACTOR
G. REFER TO SHEET A080 FOR DETAIL OF TYPICAL DOOR JAMB AT ABUTTING WALLS OR PARTITIONS.
H. ALL OFFICES, TREATMENT ROOMS, CONSULTATION ROOMS, AND RECOVERY ROOMS TO HAVE A SINGLE COAT HOOK <CH-1> MOUNTED ON THE DOOR (ROOM SIDE) UNLESS NOTED OTHERWISE. PATCH ALL HOLES IN EXISTING SURFACES WHERE EQUIPMENT HAS BEEN REMOVED OR DEMOLITION HAS OCCURRED. PREPARE SURFACES AS REQUIRED FOR NEW FINISHES. PATCH TO MATCH ADJACENT SURFACE IF NOT SCHEDULED.
I. ALL EXISTING FLOOR OPENINGS AND DEPRESSIONS IN THE WORK SHALL BE FILLED OR CLOSED, UNLESS NOTED OTHERWISE, WITH MATERIALS TO MATCH ADJACENT SURFACES, FINISHES AND FIRE RATINGS.

Received 05/20/2016

## KEYNOTES - FLOOR PLAN

| # | DESCRIPTION |
|---|---|
| 1 | CONCRETE RETAINING WALL. REFER TO CIVIL DRAWINGS |
| 2 | EXISTING CONCRETE RETAINING WALL |
| 3 | 3'-0" x 3'-0" ROOF HATCH ABOVE WITH WALL-MOUNTED LADDER BY OTHERS |
| 13 | PATCH EXISTING CONCRETE SLAB ON GRADE |


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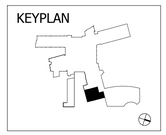
WESTON, WI 54476

KEYPLAN



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| 1 | SI | 5/27/16 |

ISSUANCE HISTORY - THIS SHEET

HGA NO: 1095-040-00
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PROJ. NO: WIAPP 14069-HGA

**LEVEL 00 FLOOR PLAN**

DATE: MAY 20, 2016

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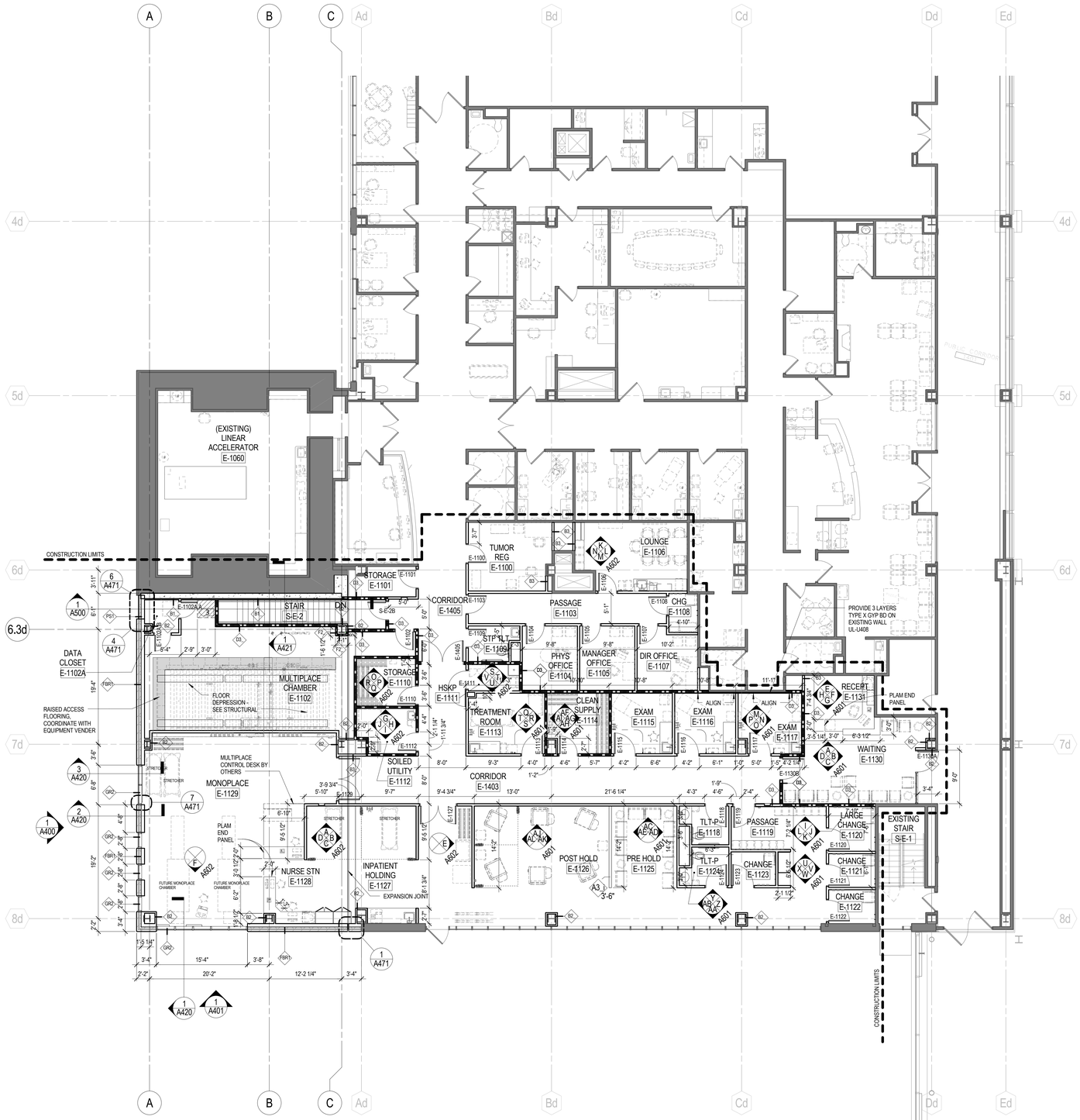


1 FLOOR PLAN - LEVEL 01
1/8" = 1'-0"

## GENERAL NOTES - CONSTRUCTION PLAN

A. ALL INTERIOR PARTITIONS SHALL BE "A3a" UNLESS NOTED OTHERWISE.
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G. REFER TO SHEET A080 FOR DETAIL OF TYPICAL DOOR JAMB AT ABUTTING WALLS OR PARTITIONS.
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I. ALL EXISTING FLOOR OPENINGS AND DEPRESSIONS IN THE WORK SHALL BE FILLED OR CLOSED, UNLESS NOTED OTHERWISE, WITH MATERIALS TO MATCH ADJACENT SURFACES, FINISHES AND FIRE RATINGS.

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## KEYNOTES - FLOOR PLAN

| # | DESCRIPTION |
|---|---|
| 1 | CONCRETE RETAINING WALL. REFER TO CIVIL DRAWINGS |
| 2 | EXISTING CONCRETE RETAINING WALL |
| 3 | 3'-0" x 3'-0" ROOF HATCH ABOVE WITH WALL-MOUNTED LADDER BY OTHERS |
| 13 | PATCH EXISTING CONCRETE SLAB ON GRADE |


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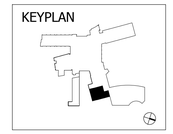

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HGA NO: 1095-040-00
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**LEVEL 01 FLOOR PLAN**

DATE: MAY 20, 2016

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## GENERAL NOTES - EXTERIOR ELEVATIONS

A. ELEVATIONS OF EXISTING FLOORS ARE BASED ON SURVEY INFORMATION AND/OR AS-BUILT DRAWINGS PROVIDED BY THE OWNER. THE SURVEY DATA MAY NOT BE COMPLETE AND THE ACTUAL EXISTING ELEVATIONS MAY VARY IN DIFFERENT PORTIONS OF THE EXISTING BUILDING. ALL INFORMATION MUST BE FIELD VERIFIED AND COORDINATED BETWEEN NEW AND EXISTING CONSTRUCTION TO PROVIDE MATCHING FLOOR ELEVATIONS WHERE REQUIRED.

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## KEYNOTES - EXTERIOR ELEVATION

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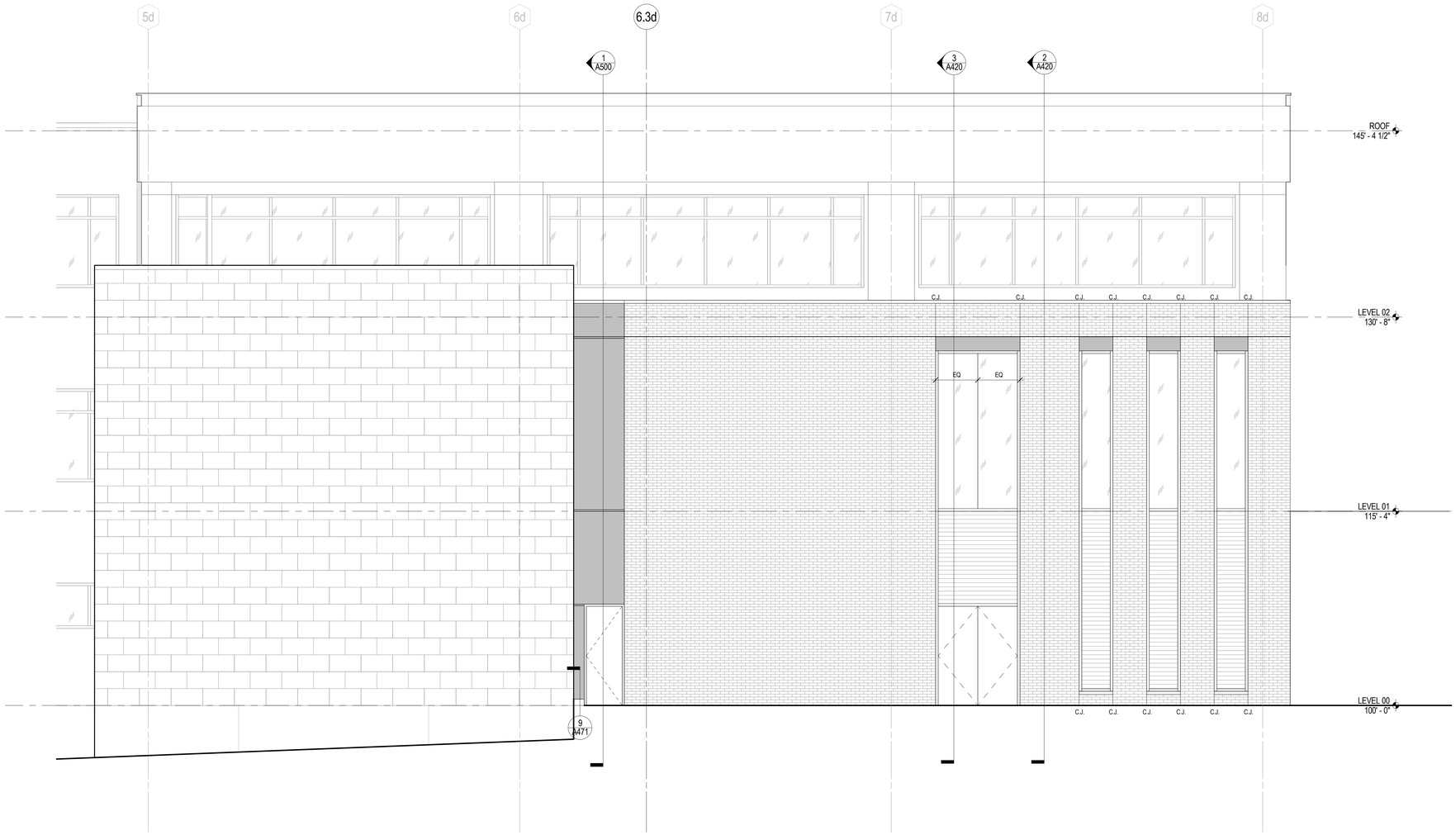


1 SOUTH ELEVATION
1/4" = 1'-0"


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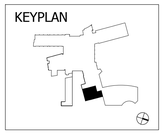
KEYPLAN



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| 1 | SI | 5/27/16 |

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**EXTERIOR ELEVATIONS**

DATE: MAY 20, 2016

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## GENERAL NOTES - EXTERIOR ELEVATIONS

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## KEYNOTES - EXTERIOR ELEVATION

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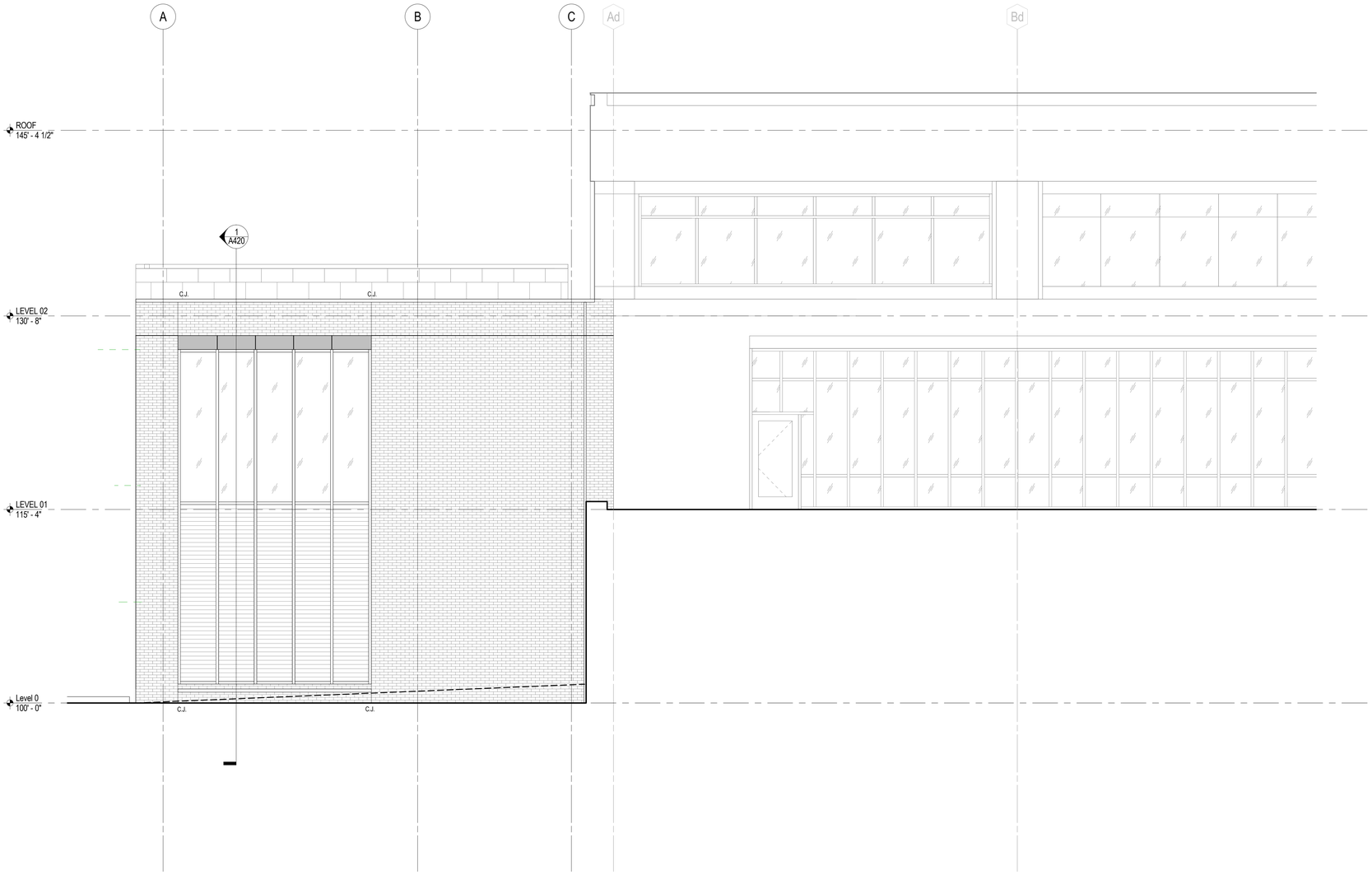


1 EAST ELEVATION
1/4" = 1'-0"

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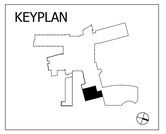

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|---|---|---|
| 1 | SI | 5/27/16 |

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ASCENSION
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1 **EXTERIOR ELEVATIONS**

DATE: MAY 20, 2016

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July 19, 2016

Erik Hansen, P.E.
Associate Vice President, Civil Engineer
HGA Architects and Engineers
420 North 5th Street, Suite 100
Minneapolis, MN 55401
EHansen@hga.com

**RE: Ascension Health Saint Clare's Hospital – Bed Tower Addition, 3400 Ministry Parkway, Weston (CSIT-6-16-1595)**

Dear Erik,

On behalf of the Village of Weston, I am pleased to inform you the building addition for this project is approved, subject to the following conditions:

1. The site shall be developed, operated and maintained according to the following plans, except where plan amendments are necessary to meet any subsequent approval condition, or as otherwise approved by the Village Plan Commission:
   a. C000 – REI Sheet No. 7312 – Topographic Survey
   b. C100 – Overall Site Plan
   c. C200 – Site Demolition Plan
   d. C300 – Layout & Surfacing Plan
   e. C400 – Grading and Erosion Control Plan
   f. C401 – Site Details
   g. C410 – Erosion Control Plan for Contractor Yard
   h. A200-204 – Floor Plans
   i. A400 – Exterior Elevations
   j. L100 – Landscape Plan
2. Per Section 94.16.09(9) **Construction Management.** Construction of all projects obtaining site plan approval shall be overseen by a professional construction manager or project manager, whose name and contact information shall be provided by the project owner to the Zoning Administrator upon request.
3. Per Section 94.16.09(11) **Sunset Clause**. All buildings on an approved site plan not fully developed within two years of final site plan approval shall expire, and no additional site development shall be permitted on undeveloped portions of the subject property. The appropriate site plan approval authority may extend this period, if requested by the applicant, based on reasons beyond the reasonable control of the applicant.
4. Per Section 94.16.04(4) **Expiration of Zoning Permit.** The zoning permit shall become void unless visible on-site construction is commenced within six months from the date of issuance of the permit or if the building or work authorized by such permit is suspended at any time after work is commenced for a period of 60 days. The period of time may be extended by the Zoning Administrator if the delay was due to conditions beyond the control of the applicant. All permits granted under the terms of this section shall be valid for only 24 months, unless otherwise so regulated by the Wisconsin Administrative Code.

Please contact Village Building Inspector, Scott Tatro, at (715) 359-6114 or statro@westonwi.gov to schedule a time to obtain the building permits required for this project. His office hours are from 8am to 9am and 3:30pm to 4:30pm, Monday through

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

5500 Schofield Avenue
Weston, WI 54476
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Thursday, or by appointment only. Here is the link to the Commercial Building Packet, if you or your contractor have yet to fill this out.

If you have questions or are uncertain which forms may be necessary, please feel free to contact myself or a member of my staff. The Department can be reached via the email address PlanDev@westonwi.gov. Please make sure you have a copy of your State-Approved Interior Building Plans with you at the time you meet with Mr. Tatro to obtain the building permits. These plans and the State approval letter can also be directly emailed to Mr. Tatro at statro@westonwi.gov.

Please be sure to contact the Property Inspector, Roman Maguire at the time you wish to receive final inspection for the project. He will issue the final project Completion Certificate following the final inspection. Mr. Maguire may be contacted directly at rmaguire@westonwi.gov or at (715) 241-2619. Again, you can reach a member of the Department via the email address of PlanDev@westonwi.gov or by calling the main Village phone line at (715) 359-6114.

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

Sincerely,

Jennifer L Higgins

Jennifer Higgins
Director of Planning and Development

Cc: File
Planning and Development Staff
Plan Commission
Layton Anderson, St. Clare's Hospital, Layton.anderson@ministryhealth.org
Ed Radtke, Manager Facilities, Edward.radtke@ministryhealth.org
Mark Weseloh, HGA Architects, mweseloh@hga.com
Brett Kuhn, Mortenson Construction, brett.kuhn@mortenson.com

THE VILLAGE OF Weston

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# COMMERCIAL SITE PLAN STAFF REVIEW

**CSIT-6-16-1595**

Planning and Development Department

Submitted on: June 8, 2016
Revised on: June 17, 2016
Approved on: July 19, 2016

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| PROJECT ADDRESS: | 3400 MINISTRY PARKWAY, WESTON, WI 54476 |
| STAFF DETERMINATION: | Approved |
| APPROVAL EXPIRATION DATE: | July 19, 2018 |
| RELATED CASES: | 04/12/2004 – Conditional Use Permit (Modification to CU Granted in August, 2002 |

| GENERAL | | | |
|---|---|---|---|
| **Applicant/Company:** | Layton Anderson / Saint Clare's Hospital | | |
| Address: | 3400 Ministry Parkway, Weston, WI 54476 | | |
| Phone: | 715-383-6605 | Email: | Layton.anderson@ministryhealth.org |
| **Site Owner:** | Layton Anderson / Saint Clare's Hospital | | |
| Address: | 3400 Ministry Parkway, Weston, WI 54476 | | |
| Phone: | 715-383-6605 | Email: | Layton.anderson@ministryhealth.org |
| **Engineer/Company:** | Erik Hansen / HGA | | |
| Address: | 420 North 5th Street, Minneapolis, MN 55401 | | |
| Phone: | 612-758-4275 | Email: | ehansen@hga.com |
| **General Contractor:** | Kurt Theune / M.A. Mortenson | | |
| Address: | 17975 W Sarah Lane, Brookfield, WI 53045 | | |
| Phone: | 262-879-2573 | Email: | Kurt.theune@mortenson.com |
| **Architect:** | Scott Lindvall / HGA | | |
| Address: | 333 E Erie Street, Milwaukee, WI 53202 | | |
| Phone: | 414-278-3419 | Email: | slindvall@hga.com |
| **Landscape Architect:** | Theodore Lee | | |
| Address: | 420 N 5th Street, Minneapolis, MN 55401 | | |
| Phone: | 612-758-4306 | Email: | tlee@hga.com |
| Existing Zoning: | INT (Institutional) & D-CC (Commercial Corridor Overlay) | | |
| Adjacent Zoning: | NORTH: | Highway Business | |
| | SOUTH: | Highway Business | |
| | EAST: | Institutional | |
| | WEST: | N/A – Village of Rothschild property | |
| Existing Land Use: | Institutional | | |
| Adjacent Land Use: | NORTH: | Vacant | |
| | SOUTH: | Vacant | |
| | EAST: | Vacant | |
| | WEST: | Vacant - Wetland | |
| Future Land Use: | Institutional | | |

**LEGAL DESCRIPTION OF SUBJECT PROPERTY:**
Part of the southeast ¼ - Lot 1 of CSM #13691, Vol 60, Pg 68, Doc #1397138

**GENERAL DESCRIPTION OF PROJECT:**
Ascension Health Saint Clare's Hospital-Bed Tower Expansion. This project will consist of a 4,059 sq. ft. addition, and the height will be 63'6". Total disturbed area will be 20,000 sq. ft.

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**CONSISTENCY WITH THE COMPREHENSIVE PLAN:**

**Institutional:** A range of public, semi-public, educational, religious, and other "gathering" type uses generally intended for non-commercial purposes, generally served by a public sanitary sewer system.

Zoning District Implementation: INT Institutional – For institutional uses that are smaller scale or nestled in other non-residential areas, other zoning districts may be appropriate.

Density: Minimum new lot size of 30,000 square feet, though larger scale institutional uses may require considerably more area.

Development Policies: 1) Meet associated non-residential building and site design standards per zoning ordinance. 2) Require developments to address off-site traffic, environmental, and neighborhood impacts.

**STAFF ANALYSIS PROVIDED BY:**

**S.A.F.E.R. DISTRICT** (Inspector Christiansen), **EVEREST METRO POLICE DEPARTMENT** (Chief Sparks), **DEPARTMENT OF PUBLIC WORKS** (Keith Donner, Director of Public Works and Michael Wodalski, Deputy Director of Public Works), DEPARTMENT OF **PARKS, RECREATION AND URBAN FORESTRY** (Shawn Osterbrink), **DEPARTMENT OF PLANNING AND DEVELOPMENT** (Jennifer Higgins, Director of Planning & Development; Scott Tatro, Building Inspector; and Jared Wehner, Assistant Planner).

**STAFF MEETING HELD ON <<INSERT DATE>> TO DISCUSS THE SITE PLAN PROPOSAL. COMMENTS HAVE BEEN INCORPERATED BELOW.**

| SITE PLAN SPECIFICATIONS | REQUIRED | PROPOSED |
|---|---|---|
| Minimum Landscape Surface Ratio: | 20% | |
| Maximum Floor Area Ratio: | 0.5 | |
| **SETBACKS** | **REQUIRED** | **PROPOSED** |
| Front yard: | 20 ft. | Not given (see letter) |
| Street Side yard: | 20 ft. | Not given (see letter) |
| Interior yard: | 8 ft. | Not given (see letter) |
| Rear yard: | 20 ft. | Not given (see letter) |
| Hard Surface Front yard: | 15 ft. | Not given (see letter) |
| Hard Surface Interior yard: | 10 ft. | Not given (see letter) |
| Principal Structure Height: | 3 stories / 45 ft. | 63'6" |

| LAND USE STANDARDS: Section 94.4.XX | PROPOSED |
|---|---|
| **(4) Indoor Institutional—Intensive.**<br>Indoor facilities that generally serve the community and (a) include over 20,000 square feet of indoor Gross Floor Area, including gyms, public or commercial swimming pools, libraries, museums, community centers, schools, churches, funeral homes, non-profit clubs, non-profit fraternal organizations that exceed this size threshold, and (b) all arenas, convention centers, hospitals, jails, prisons, and similar uses of a size and character that typically serve the needs of the whole community and region.<br><br>Performance Standards:<br>1. Shall provide a deliberately designed area exclusively for drop-offs and pick-ups of persons that is outside of the public right-of-way.<br>2. A bufferyard meeting the requirements of Section 94.11.02(3)(d) shall be provided along all property borders abutting residentially zoned property.<br>3. Minimum Required Off-Street Parking: Per Figure 4.04(1).<br>*Hospital*: One space per two hospital beds, plus one space per staff doctor, and one space per two staff on the largest work shift | 1) Meets Requirements<br><br>2) N/A<br><br>3) 603 parking stalls are required, 964 are provided. |

| OVERLAY ZONING STANDARDS: Section 94.6.XX | PROPOSED |
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| DESIGN STANDARDS: Section 94.10.03 | PROPOSED |
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| (1) **Applicability**. All new multi-family (3+ unit) residential principal buildings and non-residential principal buildings shall meet the design requirements in this Section, with the exception of farm structures such as barns, silos, and grain elevators. Expansion and exterior remodeling (exceeding 50 percent of the equalized assessed value of the structure at the time of the proposed project) of existing multi-family (3+ unit) residential principal buildings and non-residential principal buildings shall meet the design requirements in this Section to the extent determined practical by the applicable site plan approval authority. All Detached Accessory Structures serving multi-family residential principal buildings shall meet applicable design requirements in Section 94.4.09(2). All Detached Accessory Structures serving non-residential principal buildings shall meet applicable design requirements in Section 94.4.09(1). | (1) |
| (5) **Building Facade Continuity.** Changes in building material, color, and texture shall occur at points related to the massing and overall design concept for the building. Each building shall be visually compatible with the buildings, public ways, and places to which it is visually related in its directional character, whether this is vertical character, horizontal character, or non-directional character. Building facades and appurtenances such as walls, fences, and landscape masses shall, when it is a characteristic of the area, form cohesive walls of enclosures along a street to ensure a favorable relationship with the buildings, public ways, and places to which such elements are visually related (see Figure 10.03(2) for examples in an urban setting). | (5) Meets requirements. Building addition is proposed to match the existing building. |
| (7) **Approved Materials.** Material selection shall relate to the prevailing material already used on recently constructed buildings in the area, or to a different character if identified in the Village's Comprehensive Plan, the examples in Figures 10.03(3) and (4), or unique requirements associated with any D Design overlay district applicable to the site. In addition:<br>(a) All new construction shall have a façade that consists of 60 percent of brick, native stone, tinted and/or textured concrete masonry units, glass, copper panels, stainless steel, brushed nickel, stained natural woods (as provided in subsection (c)) or other comparable material as approved by the site plan approval authority, except as provided below:<br>1. On all new commercial construction, for non-public facing façades, the requirement in subsection (a) shall remain, but at 40 percent.<br>2. On all new industrial construction, 60 percent of all non-expansion facades abutting a public right-of-way and the extension of 20 feet or 10 percent of the length of the side, whichever is greater, on either side shall meet the requirements of subsection (a). The remaining sides shall be matching masonry brick, store or concrete panel for the first 4 feet from the finished floor elevation where abutting an all-weather surface and/or not screened by landscaping.<br>3. On all new industrial construction, the site plan approval authority may reduce the requirement in subsection (a) to | (a) Meets requirements.<br><br>~~(b)~~<br><br>~~(c)~~ |

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| 40 percent so long as the property is not (i) abutting Schofield Avenue, Camp Phillips Road, Weston Avenue, Ross Avenue and/or State Highway 29 or (ii) within the Weston Business and Technology Park or any additions thereto.<br>~~(b) Vinyl, Dryvit, Exterior Insulation Finishing Systems (EIFS), plaster products, and metal panels shall not be counted towards the 60 percent requirement in subsection (a), except for architecturally finished and decorative versions of such materials if approved by the site plan approval authority.~~ | (d) Meets requirements. |
| ~~(c) Natural wood, including treated wood, shall be painted or stained. The site plan approval authority may authorize the use of cedar, redwood, or other naturally weather resistant wood species to be untreated.~~<br>(d) Facades with an uninterrupted length of 200 feet or more shall include the use of two or more colors or employ the use of protruding or intruding exterior walls in a way that breaks and reduces the monotony. | ~~(e)~~ |
| ~~(e) Multifamily dwellings are required to have architectural and trim details such as frieze board, vertical corner trim, drip caps, gable vents, shingles and shakes.~~<br>(f) Commercial buildings are required to be designed to provide human scale, interest, and variety, which shall be accomplished by incorporating at least two of the following techniques:<br>1. Variation in building form, such as recessed or projecting bays, shifts in massing or distinct roof shapes. | (f) Meets requirements. |
| 2. Emphasis on building entries through projecting or recessing forms (e.g., cover entries or columns), details or material differences.<br>3. Variation in materials, material modules, express joints and details, surface relief, and/or texture to break up building forms and walls.<br>(g) Where concrete block or masonry is used on industrial buildings, such material shall be painted with no less than two coats of paint, stain, or shall be a decorative pattern or treatment as approved by the site plan approval authority. | (g) Meets requirements. |
| (8) **Materials—Use of Metal and Other Non-decorative Materials.** No exposed façade shall be faced with a material that presents an unfinished appearance to the public and surrounding properties. The following exterior construction materials shall not be exposed along front or street side yard facing building facades: non-decorative concrete block, cinder block, or concrete foundation walls (except for the first two feet above grade), non-decorative plywood, chipboard, T1-11, asphaltic siding, vinyl siding less than 0.044 inches of thickness, any material using exposed fastener systems, metal sheets, panels or other similarly inferior materials as determined by the site plan approval authority. No façade of any principal building intended for a residential, institutional, or commercial use as listed in Figure 3.04 shall be sided with metal sheets or panels. Any accessory non-residential building sided with metal sheets or panels shall be fully screened from the public rights-of-way. Pole buildings shall be prohibited in any residential, commercial, and industrial zoning district. | (8) Meets requirements. |

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| (9) **Colors.** Building colors shall be selected to enhance or maintain general harmony with the existing area or neighborhood buildings, without creating a monotonous street appearance. See examples of appropriate color combinations in Figures 10.03(3) and 10.03(4). | (9) Meets requirements. |
| (10) **Design.** Building design features, materials and articulations shall be continued in all sides. | (10) Meets requirements. |
| (11) **Roofing.** Exposed roofing materials shall be variegated in color and texture in a manner that is complimentary to the color and texture of the façade. | (11) Meets requirements. |
| (12) **Corner Lot Buildings.** Buildings on corner lots shall continue the major front elevation design elements around the corner elevation. | (12) Meets requirements. |
| (13) **Vents and Mechanical Units.** All chimney and fireplace vents shall be enclosed in a case constructed of materials similar to those materials used on the building elevations. Metal housings designed by the vent manufacturer to enclose the chimney vents are acceptable. All heating, ventilating, and air-conditioning equipment shall be designed to be integral with the building architecture and site design and screened from view from public rights-of-way. | (13) Meets requirements. |
| (14) **Building Orientation.** All buildings shall be sited to present their most desirable façade(s) to adjacent public rights-of-way. Garages and loading docks shall be designed as integral elements to the building and site, and shall not be the dominant visual element from public rights-of-way unless pre-existing site or building conditions would not allow this. All new loading docks shall be screened from public view to the extent practical. No truck canopies with visible wall hangers are permitted. | (14) Meets requirements. |
| (15) **Outdoor Waste/Recycling Containers.** Solid waste/recycling containers (dumpsters) stored outdoors shall be subject to applicable standards in Section 94.12.06(2) and Chapter 66 of the Municipal Code. | (15) Meets requirements. |

| LANDSCAPING: Section 94.11.02 | Proposed | Required Points | Proposed Points |
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| (c) **Building Foundations.** Within industrial zoning districts, 100 points of landscaping shall be planted for each 50 lineal feet of exterior building wall that is visible from a public right-of-way or residentially zoned property. Within all other zoning districts, 100 points of landscaping shall be planted for each 75 lineal feet of exterior building wall. Plants required under this subsection must be installed within 20 feet of the building foundation, and shall not include large deciduous shade trees. See example in Figure 11.02(3). | (c) Meets requirements. Additional 500 points proposed. | | 500 pts |
| (f) **Landscaping Points and Minimum Installation Sizes.** Most of the above landscaping requirements are expressed in terms of landscape points. Each plant type, below, is worth a certain number of landscape points that can be used to fulfill the landscaping requirements. Minimum permitted installation sizes for each plant category are provided to ensure that landscaping provides its aesthetic and screening functions at the time of installation and to improve survival rates. The schedule of landscaping points and minimum permitted installation sizes is as presented in Figure 11.02(7). | (f) | | |

| UTILITIES: Chapter 86<br>Section 86.117: Cross Connections | PROPOSED |
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| (c) Control and maintenance of connections. No person shall establish or permit to be established or maintain or permit to be maintained any cross connection. No interconnection shall be established whereby potable water from a private, auxiliary or emergency water supply other than the regular public water supply of the water utility may enter the supply or distribution system of the village unless such private, auxiliary or emergency water supply and the method of connection and use of such supply shall have been approved by the water utility and by the department of natural resources in accordance with Wisconsin Administrative Code NR § 811.09(2). | |
| **Section 86.136: Meter Installation** | |
| Meters will be furnished and placed by the water utility and are not to be disconnected or interfered with by the consumer. All meters shall be so located that they shall be preserved from obstructions and allow easy access for reading and inspection, such location to be designated by the utility. All piping within the building must be supplied by the consumer. If additional meters are desired by the consumer, he shall pay for all piping in an amount sufficient to cover the cost of maintenance and depreciation as set by the board. | |
| **Section 86.307 Post Construction Storm water Management Performance Standards** | |
| (3) The plan required under sub. (2) shall include the following:<br>(a) BMPs shall be designed, installed and maintained to control total suspended solids carried in runoff from the post-construction site as follows:<br>New Development → 80% TSS Reduction<br>In-fill development → 80% TSS Reduction<br>Redevelopment → 40% TSS Reduction of load from parking areas and roads.<br>(b) By design, BMPs shall be employed to maintain or reduce the 1-year, 2-year, 10-year and 100-year 24-hour, post construction peak runoff discharge rates to pre-development rates for the respective storms, or to the maximum extent practicable.<br>(c) BMPs shall be designed, installed and maintained to infiltrate runoff in accordance with 86.307(3)(c) or to the maximum extent practicable.<br>(d) Protective areas shall be included on site plans (see this section of the ordinance for the respective distances for protective areas)<br>(e) Fueling and vehicle maintenance areas shall have BMPs designed, installed and maintained to reduce petroleum runoff so that the runoff that enters waters of the state contains no visible petroleum sheen, or to the maximum extent practicable. | (a) Part of regional system, new impervious is under 1 acre when completed, meets all requirements per discussions with Melissa Yarrington of WDNR.<br>(b)<br>(c)<br>(d)<br>(e) |
| **Section 86.309 Storm water Management Plan** | |
| **(1) PLAN REQUIREMENTS**. The storm water management plan required under Sec. 86.308 (2) shall contain at a minimum the following information:<br>(a) Name, address, and telephone number for the following or their designees: landowner; developer; project engineer for practice design and certification; person(s) responsible for installation of storm water management practices; and person(s) responsible for maintenance of storm water management practices prior to the transfer, if any, of maintenance responsibility to another party. | Meets Requirements |

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| (b) A proper legal description of the property proposed to be developed, referenced to the U.S. Public Land Survey system or to block and lot numbers within a recorded land subdivision plat.<br>(c) Pre-development site conditions, including:<br>1. One or more site maps at a scale of not less than 1 inch equals 20 feet. The site maps shall show the following: site location and legal property description; predominant soil types and hydrologic soil groups; existing cover type and condition; topographic contours of the site at a scale not to exceed 10 feet; topography and drainage network including enough of the contiguous properties to show runoff patterns onto, through, and from the site; watercourses that may affect or be affected by runoff from the site; flow path and direction for all storm water conveyance sections; watershed boundaries used in hydrology determinations to show compliance with performance standards; lakes, streams, wetlands, channels, ditches, and other watercourses on and immediately adjacent to the site; limits of the 100 year floodplain; location of wells and wellhead protection areas covering the project area and delineated pursuant to Wisconsin Department of Natural Resources, Wisconsin Administrative Code § NR § 811.16.<br>2. Hydrology and pollutant loading computations as needed to show compliance with performance standards. All major assumptions used in developing input parameters shall be clearly stated. The geographic areas used in making the calculations shall be clearly cross-referenced to the required map(s).<br>(d) Post-development site conditions, including:<br>1. Explanation of the provisions to preserve and use natural topography and land cover features to minimize changes in peak flow runoff rates and volumes to surface waters and wetlands.<br>2. Explanation of any restrictions on storm water management measures in the development area imposed by wellhead protection plans and ordinances.<br>3. One or more site maps at a scale of not less than 1 inch equals 20 feet showing the following: post-construction pervious areas including vegetative cover type and condition; impervious surfaces including all buildings, structures, and pavement; post-construction topographic contours of the site at a scale not to exceed 10 feet; post-construction drainage network including enough of the contiguous properties to show runoff patterns onto, through, and from the site; locations and dimensions of drainage easements; locations of maintenance easements specified in the maintenance agreement; flow path and direction for all storm water conveyance sections; location and type of all storm water management conveyance and treatment practices, including the on-site and off-site tributary drainage area; location and type of conveyance system that will carry runoff from the drainage and treatment practices to the nearest adequate outlet such as a curbed street, storm drain, or natural drainage way; watershed boundaries | |

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| used in hydrology and pollutant loading calculations and any changes to lakes, streams, wetlands, channels, ditches, and other watercourses on and immediately adjacent to the site.<br>4. Hydrology and pollutant loading computations as needed to show compliance with performance standards. The computations shall be made for each discharge point in the development, and the geographic areas used in making the calculations shall be clearly cross-referenced to the required map(s).<br>5. Results of investigations of soils and groundwater required for the placement and design of storm water management measures. Detailed drawings including cross-sections and profiles of all permanent storm water conveyance and treatment practices.<br>(e) A description and installation schedule for the storm water management practices needed to meet the performance standards in Sec. 86.307.<br>(f) A maintenance plan developed for the life of each storm water management practice including the required maintenance activities and maintenance activity schedule.<br>(g) Cost estimates for the construction, operation, and maintenance of each storm water management practice.<br>(h) Other information requested in writing by the Director of Public Works, or the designee, to determine compliance of the proposed storm water management measures with the provisions of this ordinance.<br>(i) All site investigations, plans, designs, computations, and drawings shall be certified by a licensed professional engineer to be prepared in accordance with accepted engineering practice and requirements of this ordinance. | |
| (2) **ALTERNATE REQUIREMENTS.** The Director of Public Works, or the designee, may prescribe alternative submittal requirements for applicants seeking an exemption to on-site storm water management performance standards under Sec. 86.307 (5). | |
| **Section 86.310 Maintenance Agreement** | |
| (1) The maintenance agreement for storm water management practices shall be an agreement between the Village of Weston and the responsible party to provide for maintenance of storm water practices beyond the duration period of the permit. Maintenance agreements shall be filed with the County Register of Deeds as a property deed restriction that is binding upon all subsequent owners served by the storm water management practices. | Already in place from previous projects. |
| (2) AGREEMENT PROVISIONS. The maintenance agreement shall contain the following information and provisions and be consistent with the maintenance plan required by Sec. 86.309(1)(f):<br>(a) Identification of the storm water facilities and designation of the drainage area served by the facilities.<br>(b) A schedule for regular maintenance of each aspect of the storm water management system consistent with the storm water management plan required under Sec. 86.308 (2). | (a)<br><br>(b) |

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| (c) Identification of the responsible party(s), organization or city, county, town or village responsible for long term maintenance of the storm water management practices identified in the storm water management plan required under Sec. 86.308 (2). | (c) |
| (d) Requirement that the responsible party(s), organization, or city, county, town or village shall maintain storm water management practices in accordance with the schedule included in par. (b). | (d) |
| (e) Authorization for the Director of Public Works, or the designee, to access the property to conduct inspections of storm water management practices as necessary to ascertain that the practices are being maintained and operated in accordance with the agreement. | (e) |
| (f) A requirement on the Director of Public Works, or the designee, to maintain public records of the results of the site inspections, to inform the responsible party responsible for maintenance of the inspection results, and to specifically indicate any corrective actions required to bring the storm water management practice into proper working condition. | (f) |
| (g) Agreement that the party designated under par. (c), as responsible for long term maintenance of the storm water management practices, shall be notified by the Director of Public Works, or the designee, of maintenance problems which require correction. The specified corrective actions shall be undertaken within a reasonable time frame as set by the Director of Public Works, or the designee. | (g) |
| (h) Authorization of the Director of Public Works, or the designee, to perform the corrected actions identified in the inspection report if the responsible party designated under par. (c) does not make the required corrections in the specified time period. The Director of Public Works, or the designee, shall enter the amount due on the tax rolls and collect the money as a special charge against the property pursuant to Wis. Stats. Chapter 66 Subchapter VII. | (h) |
| **Section 86.404 Construction Site Erosion** | |
| Applicability:<br>1. Construction sites for which the Wisconsin Department of Natural Resources received a notice of intent in accordance with Wisconsin Administrative Code NR 216 Subchapter III on or after January 20, 2014; or<br>2. Construction sites for which a bid has been advertised or construction contract signed for which no bid was advertised, on or after January 20, 2014. | Meets Requirements |
| **Section 86.407 Performance Standards < 1 Acres** | |
| (1) RESPONSIBLE PARTY. The landowner of the construction site or other person contracted or obligated by other agreement with the landowner to implement and maintain construction site BMPs is the responsible party and shall comply with this section. | |
| (2) EROSION AND SEDIMENT CONTROL PRACTICES. Erosion and sediment control practices at each site where land disturbing construction activity is to occur shall be used to prevent or reduce all of the following:<br>1. The deposition of soil from being tracked onto streets by vehicles.<br>2. The discharge of sediment from disturbed areas into on-site storm water inlets. | |

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| 3. The discharge of sediment from disturbed areas into adjacent waters of the state.<br>4. The discharge of sediment from drainage ways that flow off the site.<br>5. The discharge of sediment by dewatering activities.<br>6. The discharge of sediment eroding from soil stockpiles existing for more than 7 days.<br>7. The discharge of sediment from erosive flows at outlets and in downstream channels.<br>8. The transport by runoff into waters of the state of chemicals, cement, and other building compounds and materials on the construction site during the construction period. However, projects that require the placement of these materials in waters of the state, such as constructing bridge footings or BMP installations, are not prohibited by this subdivision. | |
| **Section 86.408 Performance Standards > 1 Acre** | |
| (1) RESPONSIBLE PARTY. The responsible party shall implement an erosion and sediment control plan, developed in accordance with Sec. 86.410 that incorporates the requirements of this section. | |
| (2) PLAN. A written plan shall be developed in accordance with Sec. 86.410 and implemented for each construction site. | |
| (3) EROSION AND SEDIMENT CONTROL PRACTICES. Erosion and sediment control practices at each site where land disturbing construction activity is to occur shall be used to prevent or reduce all of the following:<br>1. The deposition of soil from being tracked onto streets by vehicles.<br>2. The discharge of sediment from disturbed areas into on-site storm water inlets.<br>3. The discharge of sediment from disturbed areas into adjacent waters of the state.<br>4. The discharge of sediment from drainage ways that flow off the site.<br>5. The discharge of sediment by dewatering activities.<br>6. The discharge of sediment eroding from soil stockpiles existing for more than 7 days.<br>7. The discharge of sediment from erosive flows at outlets and in downstream channels.<br>8. The transport by runoff into waters of the state of chemicals, cement, and other building compounds and materials on the construction site during the construction period. However, projects that require the placement of these materials in waters of the state, such as constructing bridge footings or BMP installations, are not prohibited by this subdivision.<br>9. The transport by runoff into waters of the state of untreated wash water from vehicle and wheel washing. | |
| (b) SEDIMENT PERFORMANCE STANDARDS. In addition to the erosion and sediment control practices under par. (a), the following erosion and sediment control practices shall be employed:<br>1. BMPs that, by design, discharge no more than 5 tons per acre per year, or to the maximum extent practicable, of the sediment load carried in runoff from initial grading to final stabilization. | |

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| | |
|---|---|
| 2. No person shall be required to employ more BMPs than are needed to meet a performance standard in order to comply with maximum extent practicable. Erosion and sediment control BMPs may be combined to meet the requirements of this paragraph. Credit may be given toward meeting the sediment performance standard of this paragraph for limiting the duration or area, or both, of land disturbing construction activity, or for other appropriate mechanisms.<br>3. Notwithstanding subd. 1., if BMPs cannot be designed and implemented to meet the sediment performance standard, the plan shall include a written, site-specific explanation of why the sediment performance standard cannot be met and how the sediment load will be reduced to the maximum extent practicable. | |
| (c) PREVENTIVE MEASURES. The plan shall incorporate all of the following:<br>1. Maintenance of existing vegetation, especially adjacent to surface waters whenever possible.<br>2. Minimization of soil compaction and preservation of topsoil.<br>3. Minimization of land disturbing construction activity on slopes of 20% or more.<br>4. Development of spill prevention and response procedures. | |
| (5) ALTERNATE REQUIREMENTS. The Director of Public Works, or the designee, may establish storm water management requirements more stringent than those set forth in this section if the Director of Public Works, or the designee, determines that an added level of protection is needed for sensitive resources. | |

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# TOPOGRAPHIC SURVEY

OF PART OF LOT ONE (1) OF CERTIFIED SURVEY MAP NO. 13691 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR MARATHON COUNTY, WISCONSIN, IN VOLUME 60 OF CERTIFIED SURVEY MAPS ON PAGE 68, AS DOCUMENT NO. 1397138; BEING PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4); PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4); AND PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4), ALL IN SECTION TWENTY (20), TOWNSHIP TWENTY-EIGHT (28) NORTH, RANGE EIGHT (8) EAST, IN THE VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN; SUBJECT TO EASEMENTS OF RECORD.

**UTILITY CONTACTS:**

**VERIZON:**
**(TELEPHONE)**
521 FOURTH STREET
WAUSAU, WI 54403-4869
(231) 727-1527
ATTN: STEVE ACKERSON

**WISCONSIN PUBLIC SERVICE CORPORATION:**
**(GAS & ELECTRIC)**
700 NORTH ADAMS STREET
PO BOX 19001
GREEN BAY, WI 54307-9001
(920) 433-1703
ATTN: MS. LORI BUTRY

**FIELD CONTACTS**
**(GAS)**
MIKE BOSI
(715) 848-7471

**(ELECTRIC)**
KEITH MARKSTROM
(715) 848-7314

**CHARTER COMMUNICATIONS:**
**(CABLE TV)**
853 MCINTOSH STREET
PO BOX 1818
WAUSAU, WI 54403-1818
(715) 845-4223
ATTN: JEFF KULAF

**OWNER:**
**SAINT CLARE'S HOSPITAL OF WESTON, INC.**

**SURVEYOR:**
**REI ENGINEERING, INC.**
4080 N. 20TH AVENUE
WAUSAU, WI 54401
715-675-9784

**APPROVING AUTHORITIES:**
VILLAGE OF WESTON

SURVEY NOTES:
1. FIELDWORK PERFORMED BY REI ON 4/28/2016.
2. A MODIFIED LETTER REPORT DEPICTING EASEMENTS, RESTRICTIONS AND RIGHT-OF-WAYS WAS PREPARED FOR THE PROJECT PROPERTY BY RUNKEL ABSTRACT AND TITLE COMPANY.
3. PUBLIC UTILITIES - THE SOURCE INFORMATION FROM PLANS AND MARKINGS PROVIDED BY OTHERS WAS COMBINED WITH OBSERVED SURFACE EVIDENCE OF UTILITIES TO DEVELOP THE APPROXIMATED LOCATION OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF ALL UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY OR RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR PARTIALLY RESPONDED TO. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. THE DIGGER'S TICKET NUMBER FOR THIS PROJECT IS 20161708018.
4. PRIVATE UTILITIES WERE MARKED BY AA PRIVATE LINES INC. AND ARE SHOWN ON THIS SURVEY.
5. ALL UTILITIES LINES AS SHOWN ON MAP ARE BASED ON LINES MARKED IN THE FIELD BY OTHERS.
6. ELEVATIONS AS SHOWN ON THE MAP ARE BASED ON THE NAVD 88 DATUM AND ESTABLISHED BY THE WISCORS NETWORK AND CORRESPOND TO THE VILLAGE'S DATUM.
7. ALL MEASUREMENTS ARE US SURVEY FEET.
8. THE COORDINATE PAIRINGS FOR THE CONTROL POINTS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM, NAD 83(2011) DATUM.
9. ALL TREES AND BUSHES NOT WITHIN LANDSCAPED AREAS HAVE AN APPROXIMATE 4 FOOT CIRCLE OF LANDSCAPING SURROUNDING THEM.

SURVEYOR'S CERTIFICATE
I, JOSHUA W. PRENTICE, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2852, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF: THAT I HAVE SURVEYED AND MAPPED THE AREAS AS SHOWN ON THIS MAP.

THAT I HAVE MADE THIS SURVEY, DIVISION AND MAP THEREOF AT THE DIRECTION OF INTERTEC, AGENT OF SAID PROPERTY.

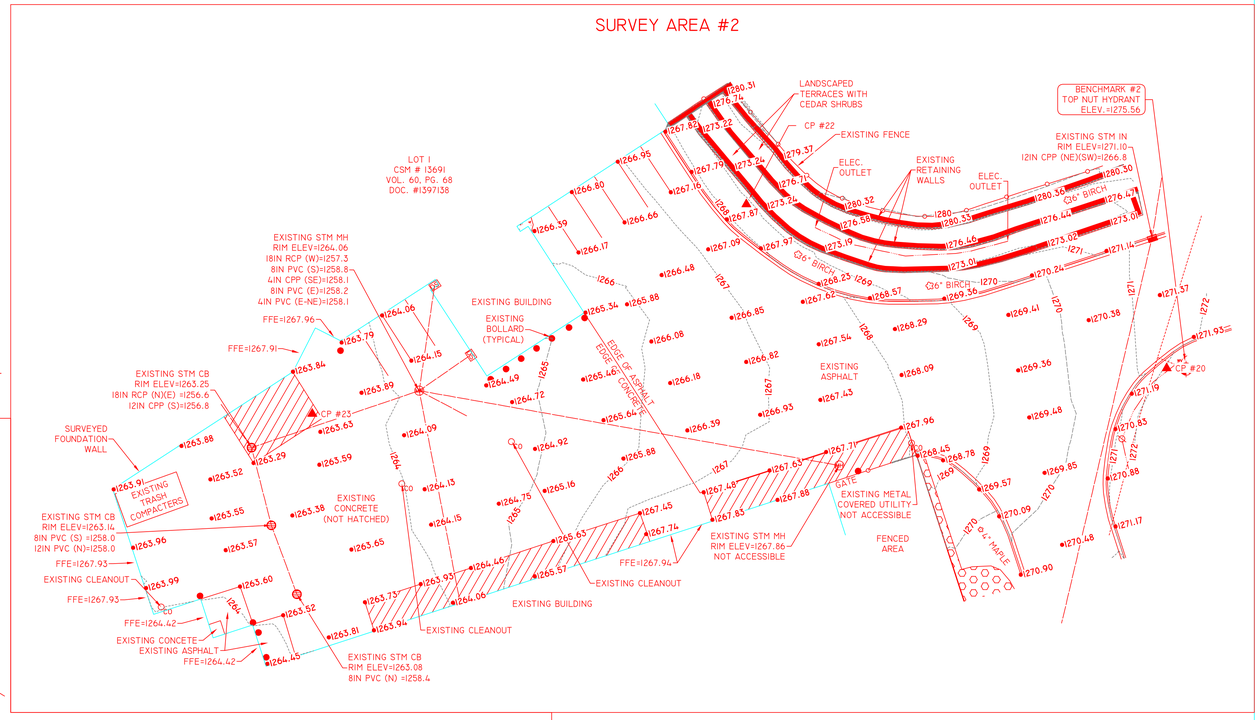
THAT SUBJECT PROPERTY IS SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHT-OF-WAYS OF RECORD.

THAT THIS MAP IS A CORRECT AND ACCURATE REPRESENTATION OF THE EXISTING CONDITIONS AS SHOWN ON THIS MAP.

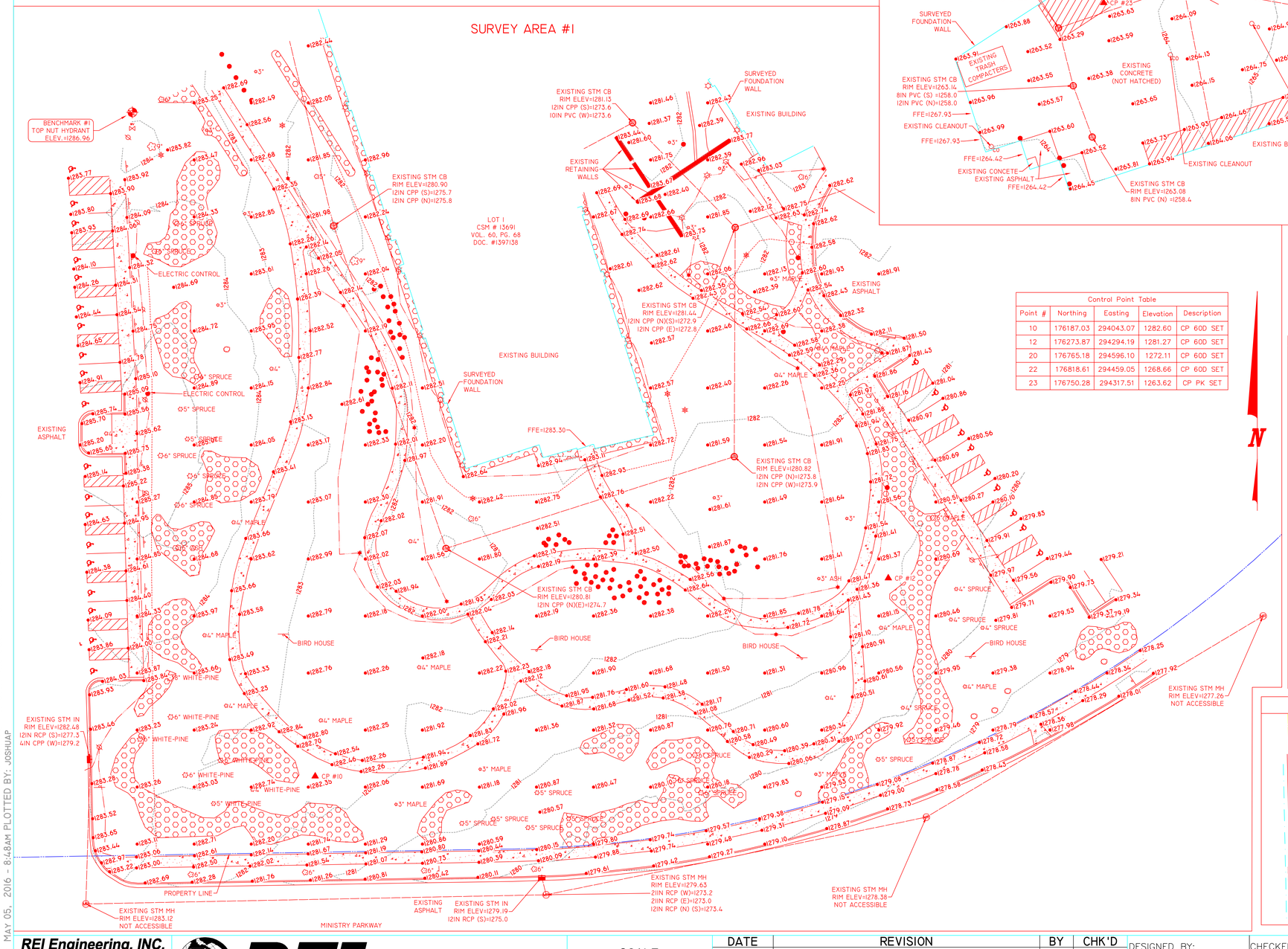
DATED THIS_____DAY
OF_____

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

## SURVEY AREA #2




## SURVEY AREA #1



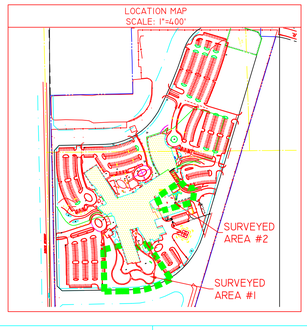

Control Point Table

| Point # | Northing | Easting | Elevation | Description |
|---|---|---|---|---|
| 10 | 176187.03 | 294043.07 | 1282.60 | CP 60D SET |
| 12 | 176273.87 | 294294.19 | 1281.27 | CP 60D SET |
| 20 | 176765.18 | 294596.10 | 1272.11 | CP 60D SET |
| 22 | 176818.61 | 294459.05 | 1268.66 | CP 60D SET |
| 23 | 176750.28 | 294317.51 | 1263.62 | CP PK SET |

LEGEND

- BENCHMARK
- EXISTING CURB INLET
- EXISTING CATCH BASIN
- EXISTING MANHOLE
- EXISTING STORM SEWER MANHOLE
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING IRRIGATION CONTROL VALVE/BOX
- EXISTING LIGHT POLE
- EXISTING BOLLARD LIGHT
- EXISTING GROUND LIGHT
- EXISTING CLEANOUT
- EXISTING SHRUB
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- EXISTING SIGN UNLESS NOTED
- EXISTING BOLLARD
- EXISTING UTILITY PEDESTAL
- EXISTING ROCK
- SURVEY CONTROL POINT
- EXISTING UNDERGROUND ELECTRIC
- EXISTING WATER LINE
- EXISTING PROPERTY LINE
- EXISTING CURB & GUTTER
- 1178 EXISTING MINOR CONTOUR (INTERVAL=1 FT.)
- 1180 EXISTING MAJOR CONTOUR (INTERVAL=1 FT.)
- 1281.55 EXISTING SPOT ELEVATION
- EXISTING HANDICAP PARKING
- EXISTING LANDSCAPING
- EXISTING CONCRETE

LOCATION MAP
SCALE: 1"=400'




Received on 06/22/2016

*LETTER REPORT NUMBER 53583*
*(SURVEYOR'S COMMENTS IN ITALICS)*

LEGAL DESCRIPTION
LOT ONE (1) OF CERTIFIED SURVEY MAP NO. 13691 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR MARATHON COUNTY, WISCONSIN, IN VOLUME 60 OF CERTIFIED SURVEY MAPS ON PAGE 68, AS DOCUMENT NO. 1397138; BEING PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4); PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4); AND PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4), ALL IN SECTION TWENTY (20), TOWNSHIP TWENTY-EIGHT (28) NORTH, RANGE EIGHT (8) EAST, IN THE VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN; SUBJECT TO EASEMENTS OF RECORD.

RESTRICTIONS:
1. AGREEMENT AND NOTICE OF DEVELOPMENT AND USE RESTRICTIONS DATED AUGUST 30, 2002 AND RECORDED IN SAID REGISTER'S OFFICE ON SEPTEMBER 17, 2002, AS DOCUMENT NO. 1289299.
2. DECLARATION OF COVENANTS, RESERVATIONS AND RESTRICTIONS DATED MARCH 29, 2004 AND RECORDED IN SAID REGISTER'S OFFICE ON MARCH 31, 2004, AS DOCUMENT NO. 1368105.
3. DECLARATION OF COVENANTS, RESERVATIONS AND RESTRICTIONS DATED DECEMBER 1, 2003 AND RECORDED IN SAID REGISTER'S OFFICE ON JULY 19, 2004, AS DOCUMENT NO. 1381067. AMENDMENT TO DECLARATION OF COVENANTS, RESERVATIONS AND RESTRICTIONS DATED DECEMBER 29, 2004 AND RECORDED IN SAID REGISTER'S OFFICE ON DECEMBER 30, 2004, AS DOCUMENT NO. 1397724.

EASEMENTS:
1. TRANSMISSION LINE EASEMENT (H-FRAME STRUCTURES-TWO LINES) DATED AUGUST 31, 1961 AND RECORDED IN SAID REGISTER'S OFFICE ON NOVEMBER 2, 1962 IN DEED BOOK 479 ON PAGE 44, AS DOCUMENT NO. 537440. *BLANKET EASEMENT DESCRIBED AS SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, T28N, R8E. EXISTING LINE AREA SOUTH AND EAST OF SURVEYED LIMITS.*
2. EASEMENT ASSIGNMENT DATED JANUARY 1, 2001 AND RECORDED IN SAID REGISTER'S OFFICE ON JANUARY 2, 2001, AS DOCUMENT NO. 1222944. *SEE ITEM 1 OF EASEMENTS.*
3. CONVEYANCE OF RIGHTS IN LAND DATED MARCH 25, 2004 AND RECORDED IN SAID REGISTER'S OFFICE ON APRIL 13, 2004, AS DOCUMENT NO. 1369423. *AREA IS SOUTH OF SURVEYED LIMITS*
4. RIGHT OF WAY GRANT DATED FEBRUARY 20, 1969 AND RECORDED IN SAID REGISTER'S OFFICE ON MARCH 19, 1969 IN RECORD BOOK 59 ON PAGE 543, AS DOCUMENT NO. 600796. *BLANKET EASEMENT BEING SOUTH AND EAST OF SURVEY LIMITS.*
5. RIGHT-OF-WAY AUTHORIZATION DATED AUGUST 16, 1969 AND RECORDED IN SAID REGISTER'S OFFICE ON SEPTEMBER 10, 1969 IN RECORD BOOK 73 ON PAGE 614, AS DOCUMENT NO. 607484. *BLANKET EASEMENT BEING 5 FEET IN WIDTH OVER THE FIRST LINE BURIED. NOT ABLE TO ASCERTAIN A DEFINED LOCATION.*
6. SIGN EASEMENT AGREEMENT DATED MAY 24, 2002 AND RECORDED IN SAID REGISTER'S OFFICE ON OCTOBER 22, 2003, AS DOCUMENT NO. 1352364. *EASEMENT IS NOT WITHIN THE SURVEY LIMITS.*
7. RECIPROCAL EASEMENT AGREEMENT DATED DECEMBER 1, 2003 AND RECORDED IN SAID REGISTER'S OFFICE ON JULY 19, 2004, AS DOCUMENT NO. 1381068. AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT DATED DECEMBER 29, 2004 AND RECORDED IN SAID REGISTER'S OFFICE ON DECEMBER 30, 2004, AS DOCUMENT NO. 1397725. *GENERAL EASEMENT FOR IMPROVING THE SUBJECT PROPERTY.*
8. UTILITY EASEMENT DATED JULY 22, 2003 AND RECORDED IN SAID REGISTER'S OFFICE ON JULY 28, 2003, AS DOCUMENT NO. 1337352. *EASEMENTS ARE WEST OF SURVEY LIMITS*
9. EASEMENT AGREEMENT DATED DECEMBER 29, 2004 AND RECORDED IN SAID REGISTER'S OFFICE ON JANUARY 28, 2005, AS DOCUMENT NO. 1400287. *APPEARS TO GRANT RIGHTS TO "COMMON ELEMENTS" WITHIN THE CONSERVATION EASEMENTS AREA BEING EAST OF SURVEYED AREAS.*
10. SIGN EASEMENT AGREEMENT DATED SEPTEMBER 1, 2005 AND RECORDED IN SAID REGISTER'S OFFICE ON SEPTEMBER 7, 2006, AS DOCUMENT NO. 1456028. *SIGN EASEMENTS ARE NOT LOCATED WITHIN THE SURVEYED AREA.*

MEMORANDUM OF LEASES:
1. MEMORANDUM OF LEASE AGREEMENT DATED JULY 15, 2005 AND RECORDED IN SAID REGISTER'S OFFICE ON OCTOBER 26, 2005, AS DOCUMENT NO. 1427011. *NOT A SURVEY MATTER.*
2. MEMORANDUM OF JOINT OPERATING AGREEMENT AND RIGHT OF FIRST OFFER DATED DECEMBER 29, 2004 AND RECORDED IN SAID REGISTER'S OFFICE ON OCTOBER 26, 2005, AS DOCUMENT NO. 1427012. *NOT A SURVEY MATTER.*
3. MEMORANDUM OF LICENSE DATED DECEMBER 17, 2009 AND RECORDED IN SAID REGISTER'S OFFICE ON JANUARY 5, 2010, AS DOCUMENT NO. 1560476. *NOT AS SURVEY MATTER.*

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DRAWING FILE: P:\7300-7399\7312 - INTERTEK - ST CLARES - WESTON\DWG\SURVEY\7312 TOPO.DWG LAYOUT: SHEET 1
PLOTTED: MAY 05, 2016 - 8:48AM PLOTTED BY: JOSHUAP


**REI Engineering, INC.**
4080 N. 20TH AVENUE
WAUSAU, WISCONSIN 54401
PHONE: 715.675.9784 FAX: 715.675.4060
EMAIL: MAIL@REIENGINEERING.COM


**REI** CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE
0 20 40

| DATE | REVISION | BY | CHK'D |
|---|---|---|---|
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| | | | |

DESIGNED BY: | CHECKED BY: JLR
SURVEYED BY: JLR | APPROVED BY: JWP
DRAWN BY: JWP | DATE: 5-5-2016

TOPOGRAPIC SURVEY
MINISTRY SAINT CLARE'S HOSPITAL
3400 MINISTRY PARKWAY
WESTON, WISCONSIN 54476

REI
REI No. 7312
SHEET 1 OF 1

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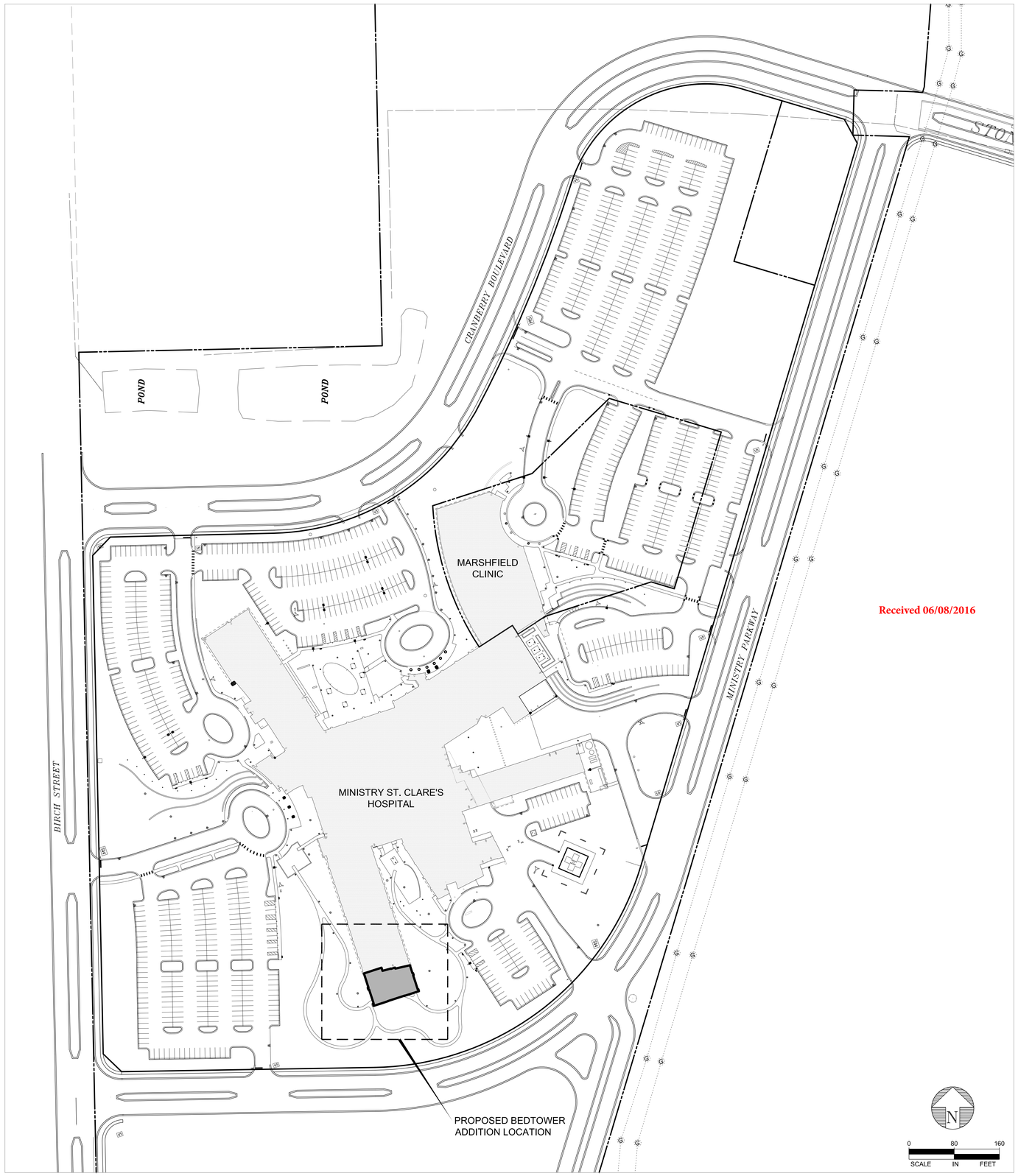


Received 06/08/2016


333 East Erie Street
Milwaukee, Wisconsin 53202
Telephone 414.278.8200


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**MINISTRY SAINT CLARE'S HOSPITAL**
BED TOWER EXPANSION

3400 MINISTRY PKWY
WESTON, WI 54476

NOT FOR CONSTRUCTION

| NO | DESCRIPTION | DATE |
|---|---|---|

ISSUANCE HISTORY - THIS SHEET

HGA NO: 1095-046-00
ASCENSION PROJ. NO: WIAPP 14072-HGA

OVERALL SITE PLAN

DATE: JUNE 3, 2016

**VILLAGE SUBMITTAL**

C100

VILLAGE SUBMITTAL

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Telephone 414.278.8200

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WESTON, WI 54476

| NO | DESCRIPTION | DATE |
|---|---|---|

ISSUANCE HISTORY - THIS SHEET

HGA NO: 1095-046-00
ASCENSION PROJ. NO: WIAPP 14072-HGA

# OVERALL PROJECT PLAN

DATE: JUNE 17, 2016

**DNR SUBMITTAL**

# C110

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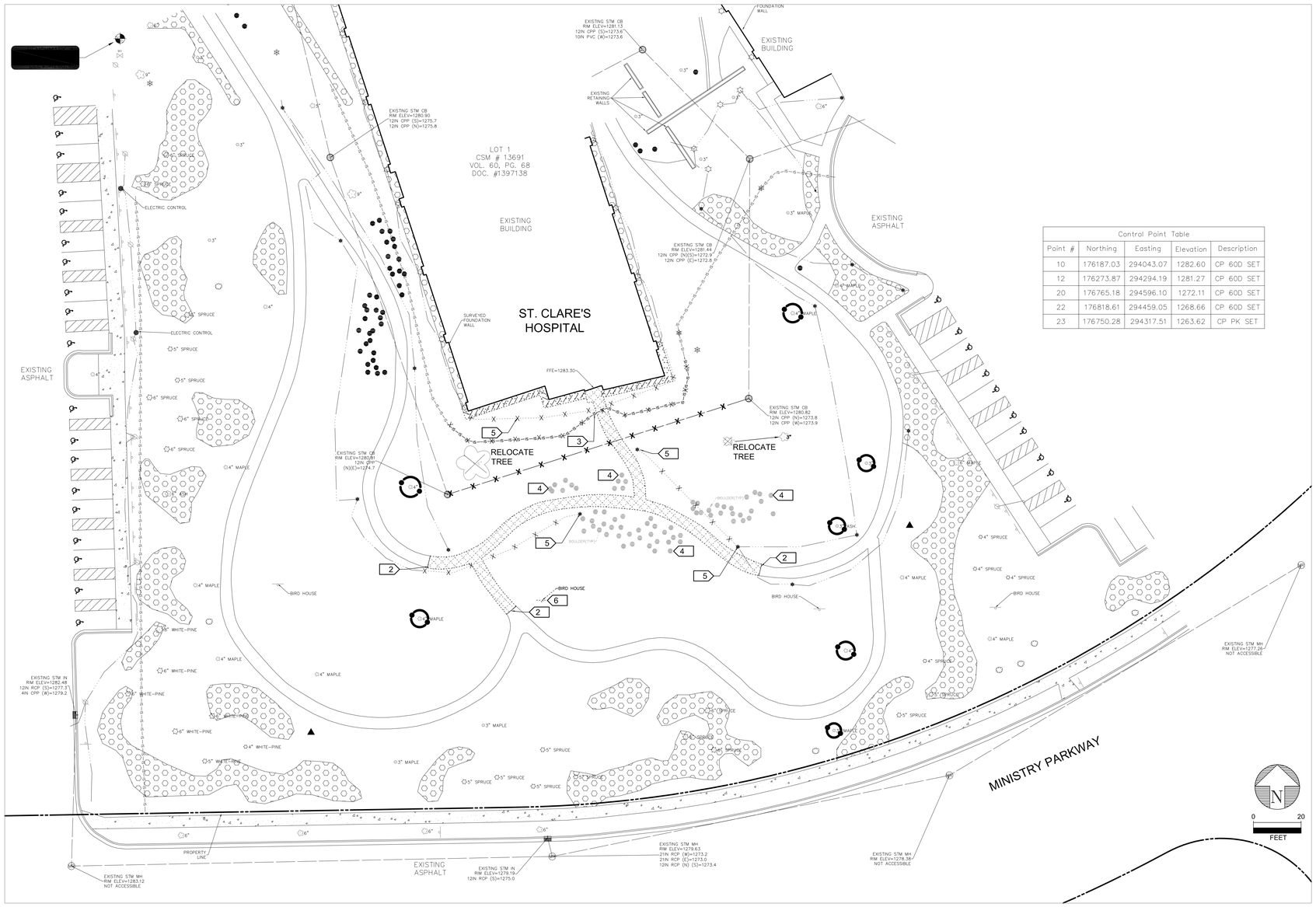


| Control Point Table | | | | |
|---|---|---|---|---|
| Point # | Northing | Easting | Elevation | Description |
| 10 | 176187.03 | 294043.07 | 1282.60 | CP 60D SET |
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| 22 | 176818.61 | 294459.05 | 1268.66 | CP 60D SET |
| 23 | 176750.28 | 294317.51 | 1263.62 | CP PK SET |

## DEMOLITION NOTES:

1. UTILIZE THE DIGGERS HOTLINE, INC. @ 1-800-242-8511, 48 HOURS PRIOR TO PERFORMING ANY EXCAVATION.
2. EXISTING UNDERGROUND UTILITIES ARE SHOWN AT APPROXIMATE LOCATIONS. ALL EXISTING UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION FIELD VERIFY LOCATION OF UTILITIES THAT MAY BE IMPACTED BY CONSTRUCTION.
3. PROVIDE TEMPORARY ROCK CONSTRUCTION EXIT AT ALL LOCATIONS WHERE CONSTRUCTION TRAFFIC ENTERS PUBLIC ROADWAY, AND PROTECT STORM SEWER INLETS WITH SILT FENCE OR OTHER EQUIVALENT METHODS UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
4. PROVIDE TRAFFIC CONTROL IN ACCORDANCE WITH THE WISCONSIN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION, AT ALL TIMES THAT CONSTRUCTION ACTIVITY DISRUPTS TRAFFIC ON PUBLIC ROADWAYS.
5. COORDINATE DISRUPTION OF VEHICULAR TRAFFIC WITH OWNER.
6. COORDINATE DISRUPTION OF UTILITY SERVICES WITH OWNER. LIMIT SERVICE DISRUPTION TO TIMES APPROVED BY OWNER.
7. CARE MUST BE TAKEN DURING CONSTRUCTION TO PROTECT SURVEY MONUMENTS AND PROPERTY IRONS.
8. PROTECT ALL TREES NOT SPECIFICALLY DESIGNATED FOR REMOVAL.
9. SAWCUT PAVEMENT THAT REMAINS AT REMOVAL LIMITS.
10. RESTORE OR REPAIR DAMAGED ROADS, WALKS, CURBS, UTILITIES, OR PLANT MATERIALS TO CONDITION EQUAL TO OR BETTER THAN PRE-CCNSTRUCTION CONDITION AND AS REQUIRED BY OWNER.
11. INSTALL ALL DOWN-GRADIENT EROSION CONTROL MEASURES PRIOR TO COMMENCEMENT OF LAND DISTURBING ACTIVITIES. SEE SHEET C400 FOR EROSION CONTROL INFORMATION.

## KEY NOTES

1. PROTECT EXISTING FEATURE
2. REMOVE CONCRETE TO NEAREST JOINT
3. REMOVE AND RELOCATE IRRIGATION SYSTEM
4. SALVAGE BOULDERS & STOCKPILE ON SITE.
5. REMOVE AND RELOCATE SITE LIGHTING, SEE SHEET C300.
6. REMOVE BIRDHOUSE AND RELOCATE AS DIRECTED BY OWNER.

Received 06/08/2016

## PLAN LEGEND

(SEE SURVEY FOR EXISTING FEATURES)

- REMOVE TREE/SHRUB
- REMOVE LANDSCAPE
- REMOVE UNDERGROUND UTILITY
- ABANDON UTILITY IN-PLACE
- REMOVE PAVEMENT/WALK
- SAWCUT LINE
- TREE PROTECTION

HGA
333 East Erie Street
Milwaukee, Wisconsin 53202
Telephone 414.278.8200

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**MINISTRY SAINT CLARE'S HOSPITAL**
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3400 MINISTRY PKWY
WESTON, WI 54476

NOT FOR CONSTRUCTION

| NO | DESCRIPTION | DATE |
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ISSUANCE HISTORY - THIS SHEET

HGA NO: 1095-046-00
ASCENSION
PROJ. NO: WIAPP 14072-HGA

# SITE DEMOLITION PLAN

DATE: JUNE 3, 2016

VILLAGE SUBMITTAL

C200

VILLAGE SUBMITTAL

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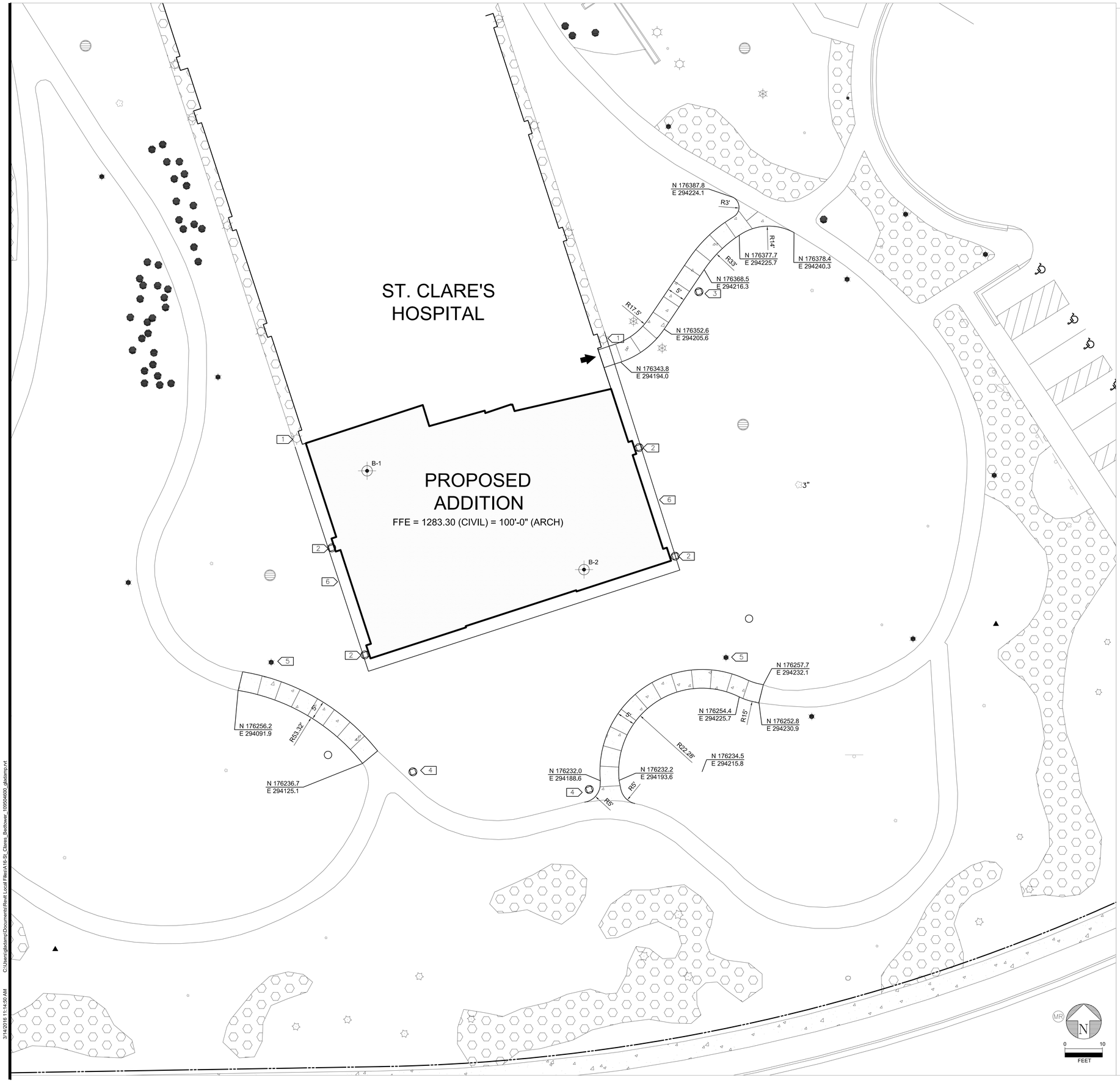


## GENERAL NOTES FOR LAYOUT:

1. ALL DIMENSIONS TO CURBS AND CURB/GUTTER ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. BACK OF CURB IS TYPICALLY 8-INCHES BEHIND THE FACE OF CURB.

2. GUIDELINES FOR CONSTRUCTION OF NEW CONCRETE SURFACING:
   a. MAXIMUM SPACING OF CONTROL JOINTS IN WALKS TO BE 8-FEET, BUT GENERALLY MATCH THE WALK WIDTH.
   b. MAXIMUM SPACING OF CONTROL JOINTS IN CONCRETE TRAFFIC SLABS TO BE 12-FEET.
   c. ALIGN JOINTS WITH WALK CORNERS, HORIZONTAL DEFLECTIONS, BUILDING CORNERS, ETC. AND USE EQUAL PANEL SIZES.
   d. SEE 9/C401 FOR JOINTING DETAILS.

3. COORDINATES GIVEN AT CONNECTION TO EXISTING WALK LOCATIONS ARE APPROXIMATE. REMOVAL OF EXISTING WALK SHALL BE TO NEAREST JOINT AND LAYOUT OF NEW WALK SHALL MATCH THAT SHOWN TO THE EXTENT POSSIBLE.

Received 06/08/2016

## SURFACING LEGEND:

CONCRETE WALK — 4" CONCRETE WALK; 4" AGGREGATE BASE; REINFORCING - NONE; T.A. APPROVED SUBGRADE

## SITE INFORMATION

ZONING - INDUSTRIAL
TOTAL SITE AREA - 1,144,234 S.F. (26.27 AC.)
TOTAL AREA OF BUILDING ADDITION = 4,509 S.F. (0.10 AC.)
TOTAL DISTURBED AREA = 20,000 S.F. (0.46 AC.)
TOTAL HEIGHT OF BUILDING = 63'-6"

## KEYNOTES

1. REMOVE AND REPLACE SITE LIGHTING AS REQUIRED FOR BUILDING CONSTRUCTION
2. INSTALL NEW BUILDING LIGHTING TO MATCH EXISTING. SEE LIGHTING CUT SHEET YH6.
3. INSTALL NEW SITE LIGHTING TO MATCH EXISTING. SEE LIGHTING CUT SHEET YH3
4. RELOCATE EXISTING SITE LIGHTING. SEE LIGHTING CUT SHEET YH3.
5. ADJUST LOCATION OF EXISTING SITE LIGHTING TO MAINTAIN TYPICAL DISTANCE FROM SIDEWALK.
6. MAINTENANCE EDGE. SEE LANDSCAPE PLANS.

## PLAN LEGEND

DOOR / EXIT
NEW MANHOLE
EXISTING SITE LIGHTING
NEW SITE LIGHTING
EXPANSION JOINT


HGA
333 East Erie Street
Milwaukee, Wisconsin 53202
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| NO | DESCRIPTION | DATE |
|---|---|---|
| | | |

ISSUANCE HISTORY - THIS SHEET

HGA NO: 1095-046-00
ASCENSION
PROJ. NO: WIAPP 14072-HGA

# SITE LAYOUT & SURFACING PLAN

DATE: JUNE 3, 2016

**VILLAGE SUBMITTAL**

# C300

VILLAGE SUBMITTAL

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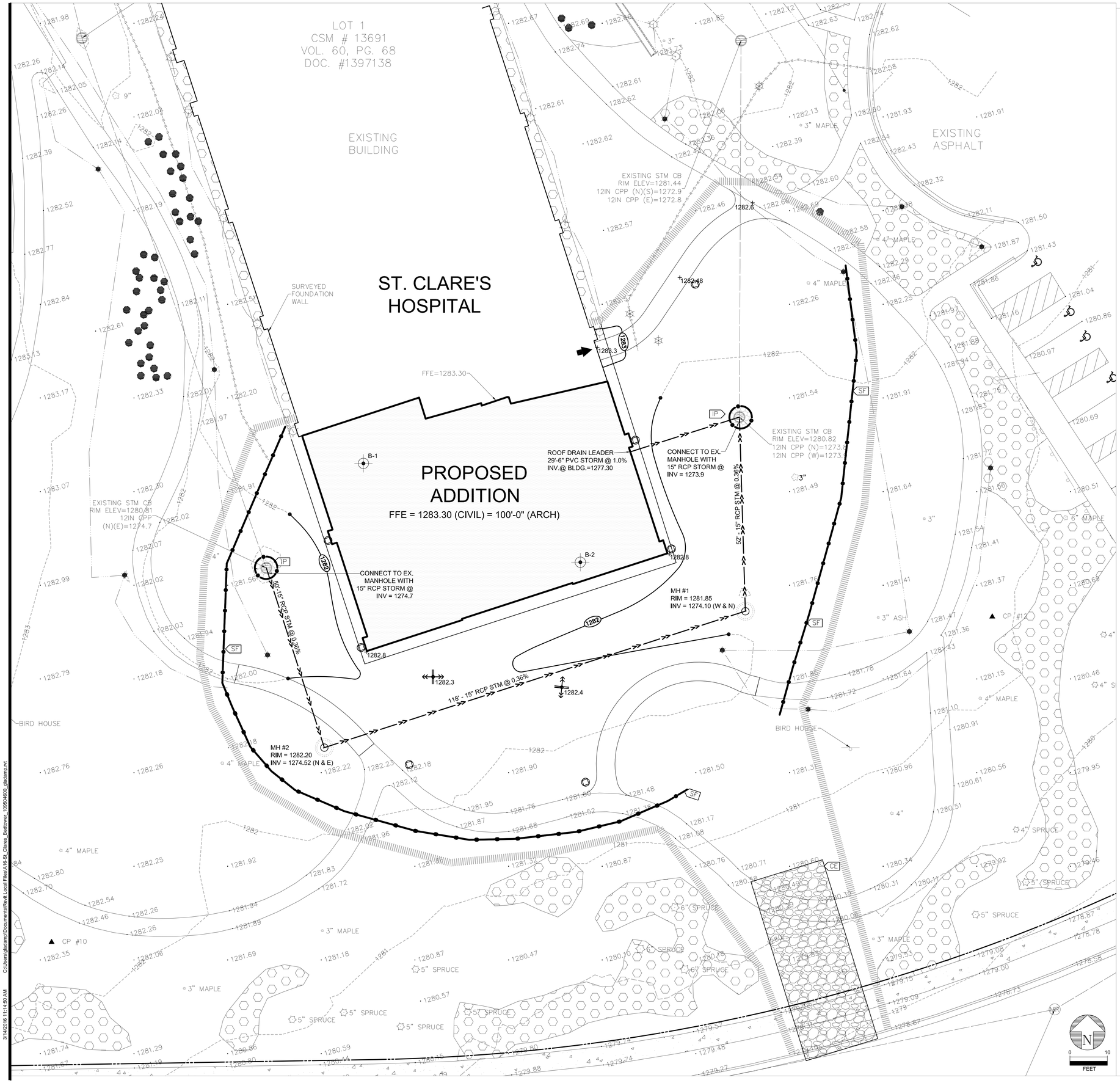


## EARTHWORK & UTILITY NOTES:

1. SEE SPECIFICATION SECTION 310000 EARTHWORK.
2. UTILIZE THE WISCONSIN DIGGERS HOTLINE INC. CALL SYSTEM AT 1-800-242-8511, 48 HOURS PRIOR TO PERFORMING ANY EXCAVATION.
3. FIELD VERIFY UTILITY LOCATIONS PRIOR TO CONSTRUCTION. UNDERGROUND UTILITIES ARE SHOWN AT APPROXIMATE LOCATIONS.
4. SEE SITE SURVEY FOR BENCHMARKS.
5. SPOT ELEVATIONS ARE TYPICALLY GIVEN AT FINISHED SURFACE. AT TOP OF CURB, ELEVATIONS ARE NOTED WITH A "TC".
6. PRIOR TO CONSTRUCTION FIELD VERIFY EXISTING BUILDING FLOOR ELEVATION(S) TO CONFIRM MATCH WITH NEW FLOOR ELEVATIONS.
7. EXISTING UNDERGROUND UTILITIES ARE SHOWN AT APPROXIMATE LOCATIONS. ALL EXISTING UTILITIES MAY NOT BE SHOWN. VERIFY LOCATION AND ELEVATION OF UTILITIES IMPACTED BY CONSTRUCTION, PRIOR TO PLACING NEW PIPE OR UTILITY STRUCTURES.
8. VERIFY BUILDING STORM SERVICE LOCATIONS AND ELEVATIONS WITH PLUMBING CONTRACTOR, PRIOR TO CONSTRUCTION OF SERVICE LINES.
9. STORM SEWER CONSTRUCTION MUST COMPLY WITH CITY REQUIREMENTS.
10. COORDINATE CONNECTIONS TO EXISTING UTILITY SYSTEMS WITH UTILITY OWNER.
11. SEE DETAIL 9/C401 FOR EROSION CONTROL NOTES.
12. ADJUST ALL CASTINGS TO ELEVATION 1/4-INCH BELOW FINISHED SURFACE.

Received on 06/22/2016

## KEY NOTES:

SEE SHEET C401 FOR EROSION AND SEDIMENT CONTROL DETAILS

- SF — SILT FENCE
- IP — INLET PROTECTION
- CE — ROCK CONSTRUCTION EXIT

## PLAN LEGEND

- DOOR / EXIT
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- EXISTING CONTOUR DISTURBED
- PROPOSED CONTOUR (1116)
- SPOT ELEVATION (18.9)
- DRAINAGE ARROW
- DRAINAGE DIVIDE
- EXISTING STORM SEWER
- NEW STORM SEWER
- NEW MANHOLE
- SOIL BORING (B-1)
- CONSTRUCTION LIMITS
- SILT FENCE
- INLET PROTECTION


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ISSUANCE HISTORY - THIS SHEET

HGA NO: 1095-046-00
ASCENSION PROJ. NO: WIAPP 14072-HGA

# SITE GRADING, EROSION CONTROL & UTILITY PLAN

DATE: JUNE 3, 2016

**VILLAGE SUBMITTAL**

C400

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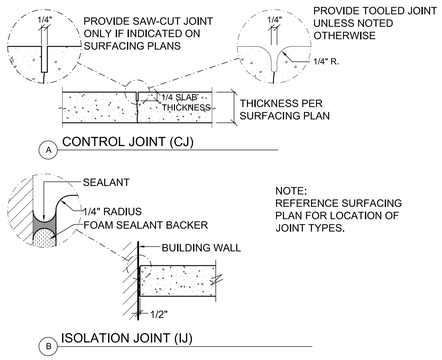
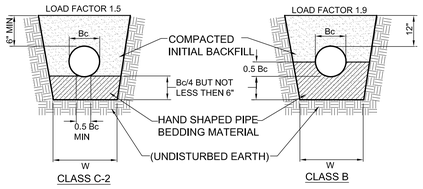
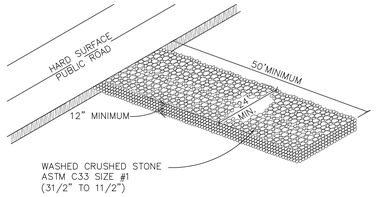



8 JOINT DETAILS

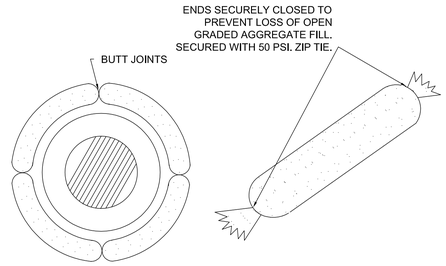



GENERAL NOTES:
1. SEE SPECIFICATION SECTION 312333
2. FOR PRESSURE PIPE INSTALLATIONS USE CLASS C-2 BEDDING
3. FOR GRAVITY PIPE INSTALLATIONS USE CLASS B BEDDING
4. W=Bc + 8"(MIN), Bc+24" (MAX) UNLESS NOTED OTHERWISE.
5. WHERE UNSTABLE SOFT OR LOOSE SOIL CONDITIONS OCCUR AT TRENCH BOTTOM, SUBCUT TRENCH BOTTOM 18" AND REPLACE WITH STABILIZATION AGGREGATE OVER TYPE 5 (STABILIZATION) GEOTEXTILE AS DIRECTED BY TESTING AGENCY OR ENGINEER.

5 BEDDING METHODS

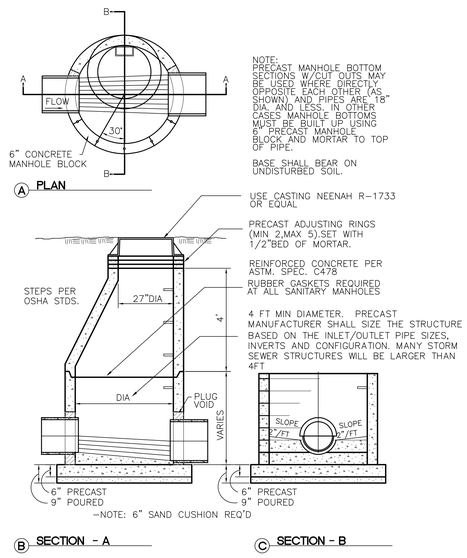



3 ROCK CONSTRUCTION ENTRANCE
ISOMETERIC VIEW, NO SCALE

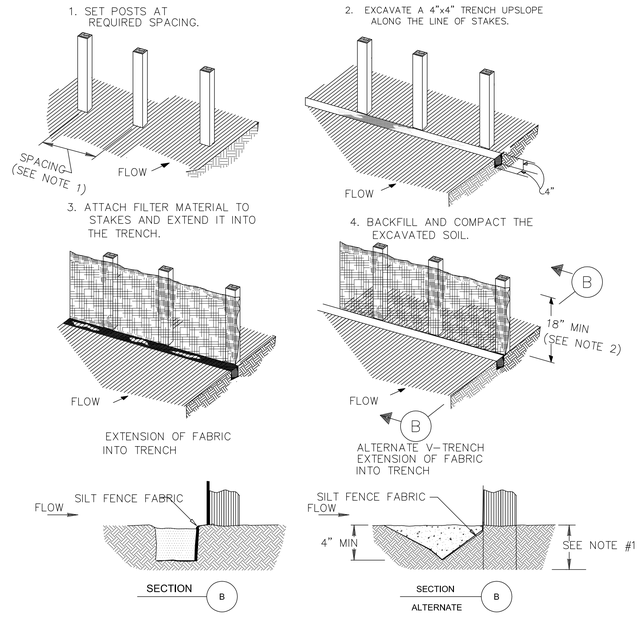



GEOTEXTILE SOCK 4 - 10 FEET LONG AND 4 - 6 INCH DIAMETER. SEAM TO BE JOINED BY TWO ROWS OF STITCHING WITH A PLASTIC MESH BACKING OR PROVIDE A HEAT BONDED SEAM (OR APPROVED EQUIVALENT). FILL ROCK LOG WITH OPEN GRADED AGGREGATE CONSISTING OF SOUND DURABLE PARTICLES OF COARSE AGGREGATE

2 INLET PROTECTION - ROCK LOG/COMPOST LOG



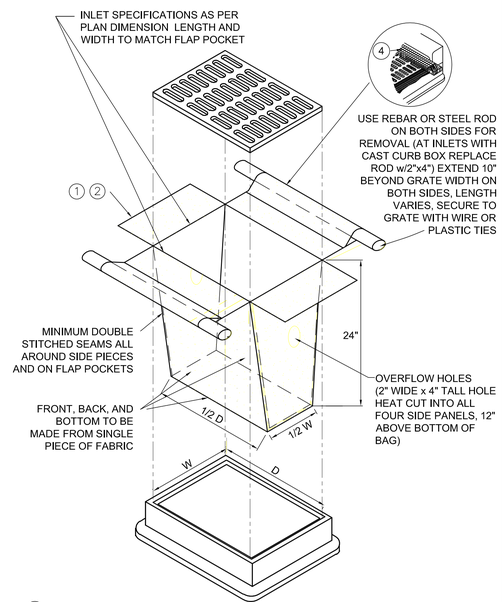

7 STORM MANHOLE




CORRESPONDING NOTES

1. 2 INCH THICK BY 2 INCH WOODEN STAKES TO BE SET AT MAX SPACING OF 3 FEET AND EMBEDDED A MIN OF 12 INCHES.
2. ATTACH FILTER FABRIC TO WOODEN STAKES. FILTER FABRIC FENCE SHALL HAVE A MIN HEIGHT OF 18 INCHES AND MAX HEIGHT OF 36 INCHES ABOVE NATURAL GROUND.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHOULD BE OVERLAPPED 6 INCHES AT THE POSTS, AND FOLDED.
4. SILT FENCE FABRIC SHALL BE MIRAFI CO. "SILT FENCE STRUCTURE" OR APPROVED EQUAL

4 SILT FENCE
ISOMETERIC VIEW, NO SCALE




1. ALL GEOTEXTILE USED FOR INLET PROTECTION TO BE MONAFILAMENT IN BOTH DIRECTIONS
2. FINISHED SIZE INCLUDING POCKETS WHERE REQUIRED SHALL EXTEND A MINIMUM OF 10 INCHES AROUND PERIMETER TO FACILITATE MAINTENANCE AND REMOVAL
3. DO NOT PLACE FILTER BAG INSERT IN INLETS SHALLOWER THAN 30 INCHES, MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE. THE PLACED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE OF 3 INCHES BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES. WHERE NECESSARY THE CONTRACTOR SHALL CLINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3 INCH SIDE CLEARANCE.
4. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" x 4", OR USE A ROCK SOCK OR SAND BAGS IN PLACE OF FLAP POCKETS

CAN BE INSTALLED IN ANY INLET TYPE WITH OR WITHOUT A CURB BOX

1 INLET PROTECTION - FILTER BAG INSERT

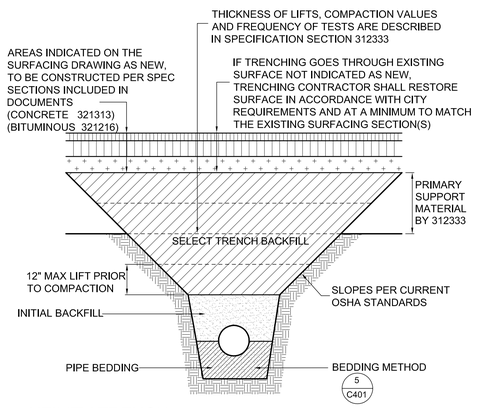
STORM WATER POLLUTION PREVENTION NOTES:

1. THE CONTRACTOR MUST PLAN AND IMPLEMENT SUITABLE CONSTRUCTION PHASING, VEGETATIVE BUFFER STRIPS, AND OTHER PRACTICES THAT MINIMIZE EROSION.
2. SEDIMENT CONTROL PRACTICES MUST BE USED TO MINIMIZE SEDIMENT ENTERING SURFACE WATERS OR ADJACENT PROPERTY. ESTABLISH SEDIMENT CONTROL PRACTICES AT ALL DOWN GRADIENT PERIMETERS BEFORE LAND DISTURBING ACTIVITIES BEGIN. ALL STORM INLETS MUST BE PROTECTED WITH SUITABLE BMPs DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ESTABLISHED.
3. TEMPORARY SOIL STOCKPILES MUST HAVE PERIMETER SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS.
4. SEDIMENT FROM PROJECT SITE TRACKED BY VEHICLES ON ADJACENT ROADWAY MUST BE CLEANED DAILY WITH A STREET SWEEPER.
5. CONTROL DUST BY APPLYING WATER AS OFTEN AS REQUIRED BY SOIL AND WEATHER CONDITIONS.
6. CONTRACTOR MUST ROUTINELY INSPECT THE PROJECT SITE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24-HOURS AFTER EACH RAINFALL EVENT THAT EXCEEDS 0.5-INCHES. ALL INSPECTIONS MUST BE PROPERLY DOCUMENTED.
7. ALL NONFUNCTIONAL BMPS MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMPS.
8. ALL CONSTRUCTION WASTE MATERIALS MUST BE PROPERLY DISPOSED OF OFF-SITE IN A PERMITTED DISPOSAL FACILITY.
9. CONTRACTOR MUST ENSURE FINAL STABILIZATION OF THE PROJECT SITE. IF PERMANENT STABILIZATION CANNOT OCCUR WITHIN 14 DAYS OF COMPLETING GRADING ACTIVITY (7 DAYS IF WITHIN 1 MILE OF AN IMPAIRED OR SPECIAL WATER), ESTABLISH TEMPORARY VEGETATIVE COVER WITH OATS AND TYPE 3 MULCH.
10. ALL SLOPES STEEPER THAN 4:1 MUST BE STABILIZED WITH EROSION CONTROL BLANKET.
11. REMOVE TEMPORARY EROSION & SEDIMENT CONTROL MEASURES AFTER SITE HAS BEEN PERMANENTLY STABILIZED. AT LEAST 75% OF SITE MUST HAVE EMERGENT VEGETATION, SOD OR EROSION BLANKETS.

9 EROSION CONTROL NOTES

ANTICIPATED CONSTRUCTION SEQUENCING:

1. CONSTRUCT STABILIZED EXIT
2. INSTALL SILT FENCE (MACHINE SLICED) & EROSION FIBER LOG
3. INSTALL INLET PROTECTION
4. STRIP TOPSOIL AND ROUGH GRADE FOR NEW BUILDING ADDITION
5. MAINTAIN ALL TEMPORARY EROSION CONTROLS
6. COMPLETE SITE GRADING AND SURFACING
7. TOP DRESS TURF AREAS
8. STABILIZE SITE
9. REMOVE ACCUMULATED SEDIMENT FROM SEDIMENT & EROSION CONTROLS PRACTICES
10. REMOVE TEMPORARY EROSION CONTROLS




6 UTILITY TRENCH

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ISSUANCE HISTORY - THIS SHEET

HGA NO: 1095-046-00
ASCENSION PROJ. NO: WIAPP 14072-HGA

SITE DETAILS

DATE: JUNE 3, 2016

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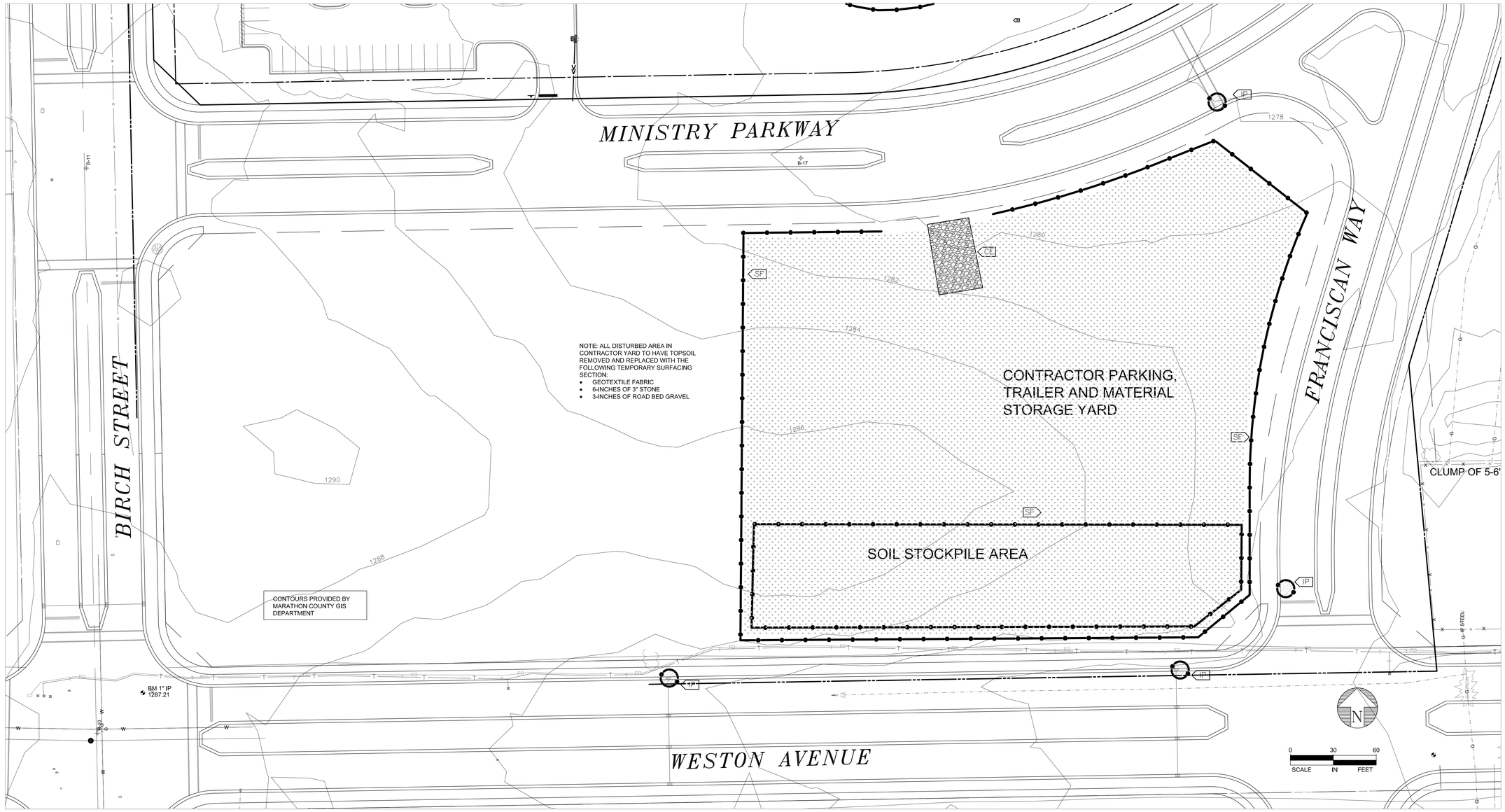


## GENERAL SWPPP NOTES FOR CONSTRUCTION ACTIVITY

1. THE CONTRACTOR WILL DEVELOP A CHAIN OF COMMAND WITH ALL OPERATORS ON THE SITE TO ENSURE THAT THE SWPPP WILL BE IMPLEMENTED AND STAY IN EFFECT UNTIL THE CONSTRUCTION PROJECT IS COMPLETE, HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION (N.O.T.) HAS BEEN SUBMITTED TO THE DNR.
2. THE CONTRACTOR WILL PREPARE WEEKLY AND EVENT-DRIVEN EROSION INSPECTION REPORTS AS NOTED IN THE PERMIT.
3. THE CONTRACTOR WILL COMPLY WITH THE REQUIREMENTS OF THE PERMIT REGARDING POLLUTION PREVENTION MANAGEMENT DURING CONSTRUCTION, WHICH INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING:
   - 3.1. CONCRETE WASHOUT AREAS. LOCATION OF WASHOUT AREAS MUST BE IDENTIFIED BY SIGNAGE AND MUST UTILIZE A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER THAT PREVENTS RUNOFF FROM DISCHARGING ONTO ADJACENT SOILS.
   - 3.2. SOLID WASTE COLLECTION AND REMOVAL
   - 3.3. SECONDARY CONTAINMENT
   - 3.4. SECURED HAZARDOUS WASTE STORAGE CONTAINERS
   - 3.5. CHEMICAL SPILL KITS
   - 3.6. PORTABLE RESTROOM FACILITIES THAT ARE ANCHORED TO PREVENT TIPPING
4. CHEMICALS MUST BE KEPT IN A SECURE STORAGE AREA WHEN NOT IN USE. CHEMICAL STORAGE CONTAINERS MUST HAVE SECONDARY CONTAINMENT WHEN BEING USED OR STORED ONT HE PROJECT SITE. CHEMICAL SPILLS OF ANY KIND (OIL, FUEL, FERTILIZER, ETC.) MUST BE CLEANED UP AND REMOVED FROM THE SITE IMMEDIATELY. THE CONTRACTOR MUST HAVE A SPILL KIT ON SITE AT ALL TIMES.
5. THE EROSION PREVENTION AND SEDIMENT CONTROL BMPs SHALL BE INSTALLED AS NECESSARY TO MINIMIZE EROSION FROM DISTURBED SURFACES AND CAPTURE SEDIMENT ON SITE. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO ANY REMOVAL WORK AND/OR GROUND DISTURBING ACTIVITIES COMMENCE AND SHALL BE MAINTAINED UNTIL THE POTENTIAL FOR EROSION HAS BEEN ELIMINATED.
6. SEDIMENT CONTROL DEVICES MUST BE ESTABLISHED ON ALL DOWN-GRADIENT PERIMETERS BEFORE ANY UP-GRADIENT LAND DISTURBING ACTIVITIES BEGIN. SEDIMENT CONTROL DEVICES INCLUDE, BUT ARE NOT LIMITED TO:
   - 6.1. PERIMETER CONTROL SHALL BE LOCATED ON THE CONTOUR TO CAPTURE OVERLAND LOW-VELOCITY SHEET FLOWS DOWN-GRADIENT OF ALL EXPOSED SOILS AND PRIOR TO DISCHARGING TO SURFACE WATERS.
   - 6.2. DITCH CHECKS WILL BE PLACED AS INDICATED ON THE PLANS DURING ALL PHASES OF CONSTRUCTION.
   - 6.3. SEDIMENT DAMAGE FROM STOCKPILES WILL BE MINIMIZED BY PLACING A ROW OF SILT FENCE A MINIMUM OF 5 FEET FROM THE TOE OF THE SLOPE OF THE STOCKPILE.
7. STORM SEWER INLETS WILL BE PROTECTED AT ALL TIMES WITH THE APPROPRIATE INLET PROTECTION DEVICE FOR EACH SPECIFIC PHASE OF CONSTRUCTION. INLET PROTECTION DEVICES MAY NEED TO BE REPLACED MULTIPLE TIMES IN THE SAME LOCATION OVER THE LIFE OF THE PROJECT. ALL STORM SEWER INLET PROTECTION DEVICES WILL BE KEPT IN GOOD FUNCTIONAL CONDITION AT ALL TIMES.
8. THE CONTRACTOR WILL PLACE CONSTRUCTION EXITS AS NECESSARY TO PREVENT TRACKING OF SEDIMENT ONTO PAVED SURFACES AND IN COMPLIANCE WITH PART IV OF THE NPDES PERMIT. CONSTRUCTION EXITS WILL BE SUFFICIENTLY SIZED AND MAINTAINED TO PREVENT TRACK OUT.
9. THE CONTRACTOR SHALL CLEAN ALL TRACKED MATERIALS ON ADJACENT ROADWAYS ON A DAILY BASIS OR AS REQUIRED BY THE CITY AND/OR WATERSHED DISTRICT.
10. THE CONTRACTOR MUST USE METHODS AND OPERATIONAL PROCEDURES THAT PREVENT RUNOFF WITH CONCRETE DUST, PARTICLES, SAW-CUT SLURRY, AND PLANT WASTE FROM ENTERING STORMWATER CONVEYANCE SYSTEMS, INCLUDING INLETS AND CURB FLOW LINES.
11. ALL EXPOSED SOIL AREAS MUST BE TEMPORARILY AND PERMANENTLY STABILIZED NO MORE THAN 7 DAYS AFTER CONSTRUCTION ACTIVITY ON THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
12. THE CONTRACTOR SHALL COMPLY WITH THE FOLLOWING INSPECTION AND MAINTENANCE REQUIREMENTS:
   - 12.1. SILT FENCE MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WHEN IT BECOMES NON-FUNCTIONAL OR SEDIMENT REACHES 1/3 THE HEIGHT OF THE SILT FENCE. REPAIRS MUST BE MADE WITHIN 24 HOURS OF DISCOVERY.
   - 12.2. INLET PROTECTION DEVICES SHOULD BE REPAIRED WHEN THEY BECOME NON-FUNCTIONAL OR SEDIMENT REACHES 1/3 THE HEIGHT OR DEPTH OF THE DEVICE.
   - 12.3. ALL OTHER NON-FUNCTIONAL BMPs MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WITHIN 24 HOURS OF DISCOVERY.
   - 12.4. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL BMPs UNTIL WORK HAS BEEN COMPLETED, THE SITE HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION (N.O.T.) HAS BEEN SUBMITTED TO THE DNR IN ACCORDANCE WITH THE CONDITIONS OF THE NPDES PERMIT.
13. TEMPORARY DEWATERING ACTIVITIES MAY BE REQUIRED FOR THIS PROJECT. ALL TEMPORARY DEWATERING SHALL BE DISCHARGED TO AN APPROVED LOCATION FOR TREATMENT PRIOR TO DISCHARGE TO THE RECEIVING WATER.
14. IF A SPILL OCCURS, OBSERVE THE SAFETY PRECAUTIONS ASSOCIATED WITH THE SPILLED MATERIAL. STOP THE SOURCE OF THE SPILL, IF POSSIBLE. CALL THE LOCAL FIRE AND/OR POLICE DEPARTMENTS IF FIRE OR PUBLIC SAFETY HAZARDS ARE CREATED. CONTAIN THE SPILLED MATERIAL. TOPSOIL, SAND OR ANY SEMI-IMPERMEABLE MATERIAL MAY BE USED TO CREATE A TEMPORARY CONTAINMENT STRUCTURE TO PREVENT THE SPILLED MATERIAL FROM FLOWING. REPORT THE SPILL TO THE DNR. CLEAN UP THE SPILLED MATERIAL AND DISPOSE OF THE WASTES PROPERLY.
15. TRASH AND CONSTRUCTION DEBRIS SHALL BE DISPOSED OF PROPERLY. PROPER MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO KEEP DEBRIS FROM SURFACE WATERS.
16. SEED & MULCH ALL DISTURBED AREAS AT THE CONCLUSION OF SITE CONSTRUCTION ACTIVITIES.

## KEY NOTES:

- SF — SILT FENCE
- IP — INLET PROTECTION
- CE — ROCK CONSTRUCTION EXIT

## SURFACING LEGEND:

SEED & MULCH — PER DNR TECHNICAL STANDARDS 1058 & 1059

## PLAN LEGEND

- DOOR / EXIT
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- EXISTING CONTOUR DISTURBED
- PROPOSED CONTOUR (1116)
- SPOT ELEVATION (18.9)
- DRAINAGE ARROW
- DRAINAGE DIVIDE
- EXISTING STORM SEWER
- NEW STORM SEWER
- NEW MANHOLE
- SOIL BORING (B-1)
- CONSTRUCTION LIMITS
- SILT FENCE
- INLET PROTECTION


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HGA NO: 1095-046-00
ASCENSION
PROJ. NO: WIAPP 14072-HGA

# CONTRACTOR YARD EROSION CONTROL PLAN

DATE: JUNE 17, 2016

**DNR SUBMITTAL**

C410


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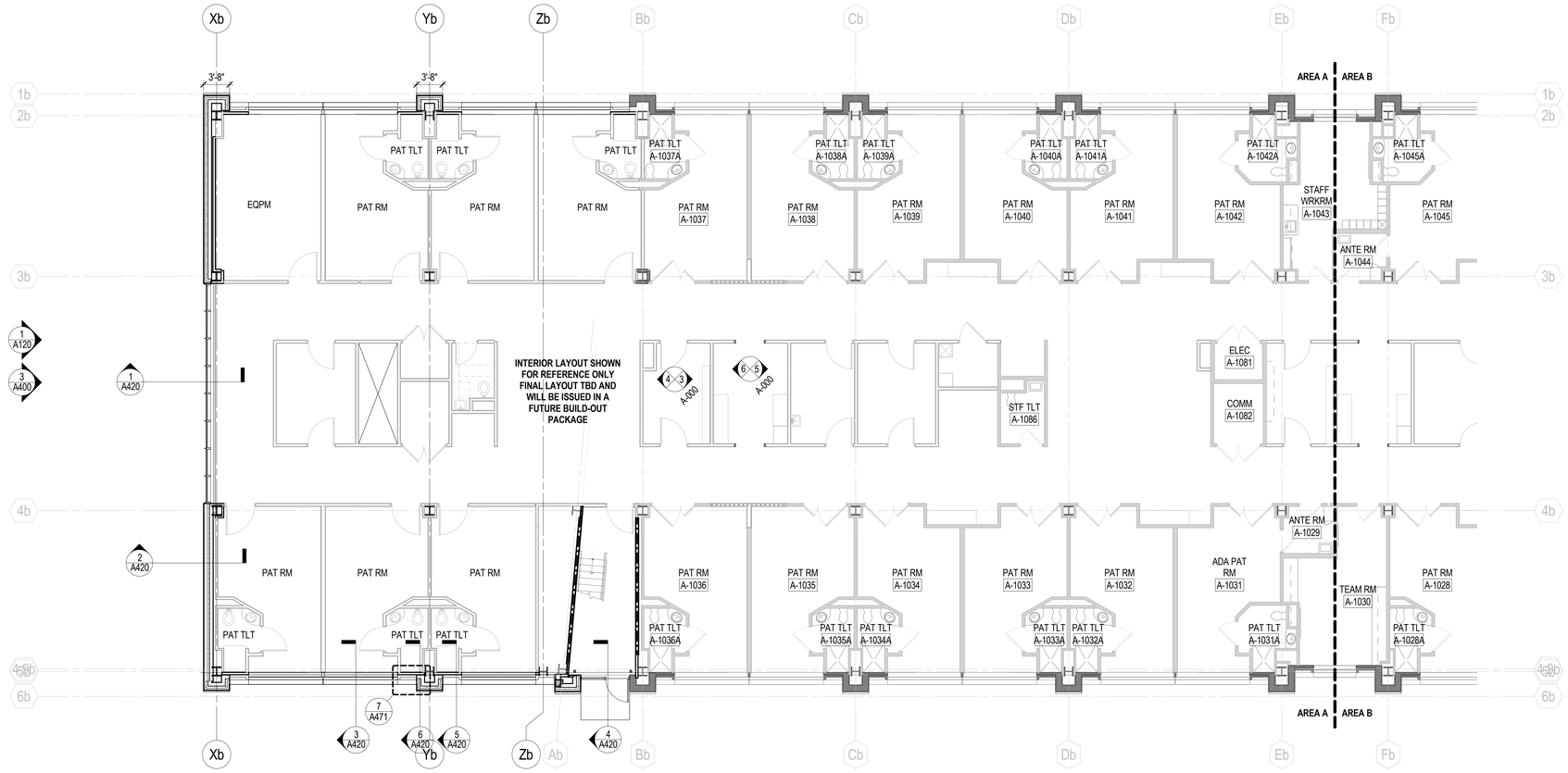
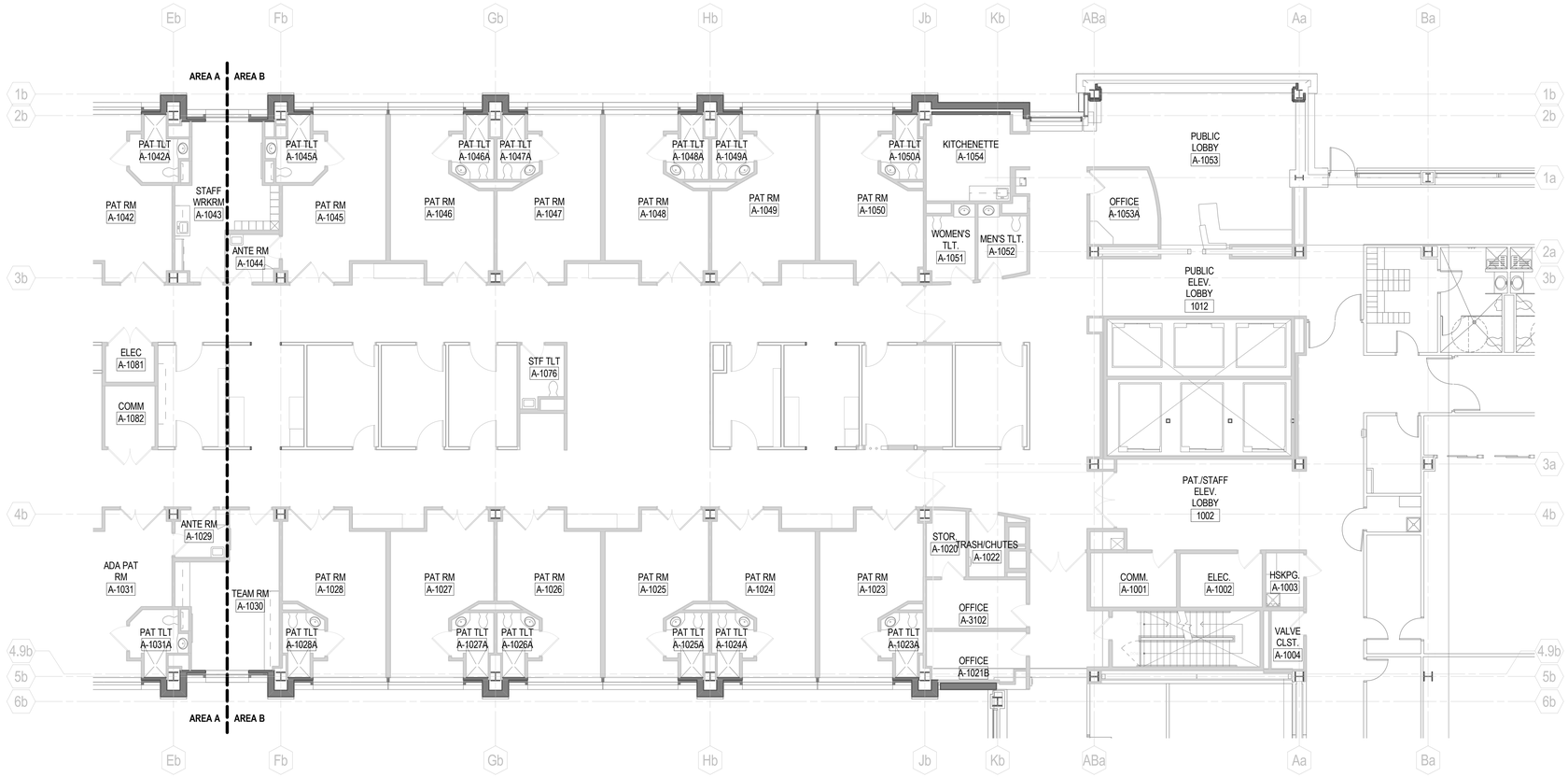



2 FLOOR PLAN - LEVEL 01 - AREA A
1/8" = 1'-0"




1 FLOOR PLAN - LEVEL 01 - AREA B
1/8" = 1'-0"

## GENERAL NOTES - CONSTRUCTION PLAN

A. ALL INTERIOR PARTITIONS SHALL BE "A3." UNLESS NOTED OTHERWISE.
B. PLAN DIMENSIONS ARE FROM FACE OF FINISH WHERE "HOLD" OR "CLEAR" ARE INDICATED. ALL OTHER PLAN DIMENSIONS ARE FROM FACE OF PARTITION TYPE AND DO NOT INCLUDE APPLIED FINISHES.
C. ENSURE FINISH SURFACES ARE FLUSH AND SEAMLESS WHERE PARTITIONS AND/OR FURRING ARE COPLANAR.
D. ALL PIPING, CONDUITS AND RELATED MECHANICAL AND ELECTRICAL ITEMS SHALL BE CONCEALED WITHIN PARTITION/WALL ASSEMBLY IN FINISHED AREAS UNLESS NOTED OTHERWISE.
E. PROVIDE BACKING/BLOCKING TO SUPPORT ALL WALL-MOUNTED ITEMS.
F. ALL MECHANICAL EQUIPMENT PADS TO BE 4" HIGH MINIMUM, UNLESS NOTED OTHERWISE. SIZE OF PADS TO BE VERIFIED BY CONTRACTOR
G. REFER TO SHEET A.___ FOR DETAIL OF TYPICAL DOOR JAMB AT ABUTTING WALLS OR PARTITIONS.
H. ALL OFFICES, TREATMENT ROOMS, CONSULTATION ROOMS, AND RECOVERY ROOMS TO HAVE A SINGLE COAT HOOK <CH-1> MOUNTED ON THE DOOR (ROOM SIDE) UNLESS NOTED OTHERWISE. PATCH ALL HOLES IN EXISTING SURFACES WHERE EQUIPMENT HAS BEEN REMOVED OR DEMOLITION HAS OCCURRED. PREPARE SURFACES AS REQUIRED FOR NEW FINISHES. PATCH TO MATCH ADJACENT SURFACE IF NOT SCHEDULED.
I. ALL EXISTING FLOOR OPENINGS AND DEPRESSIONS IN THE WORK SHALL BE FILLED OR CLOSED, UNLESS NOTED OTHERWISE, WITH MATERIALS TO MATCH ADJACENT SURFACES, FINISHES AND FIRE RATINGS.

Received 06/08/2016

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KEYPLAN

| NO | DESCRIPTION | DATE |
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ISSUANCE HISTORY - THIS SHEET

HGA NO: 1095-046-00
ASCENSION
PROJ. NO: WIAPP 14072-HGA

**FLOOR PLAN - LEVEL 1**

DATE: JUNE 6, 2016

**CITY SUBMITTAL**

A201

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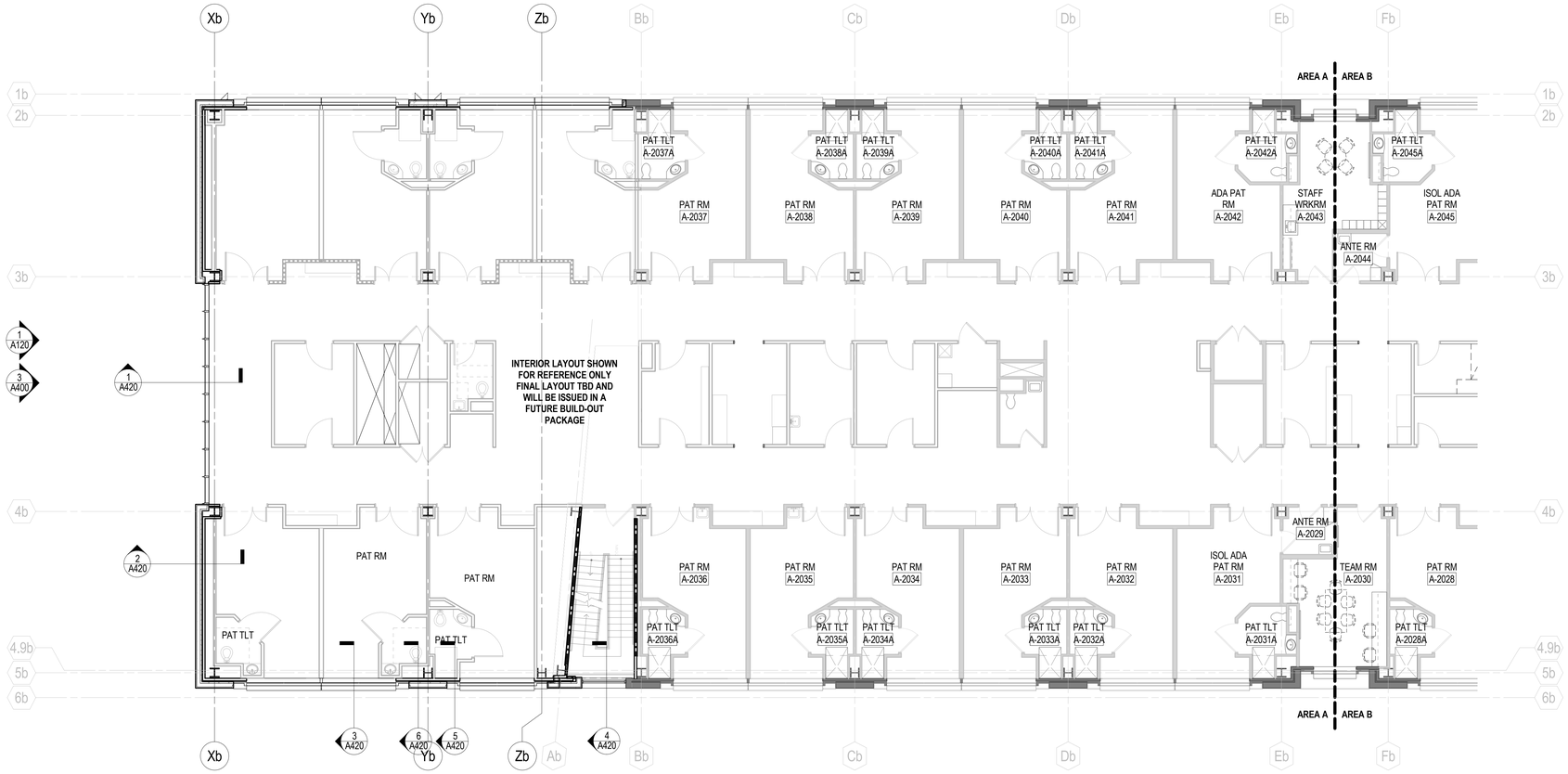
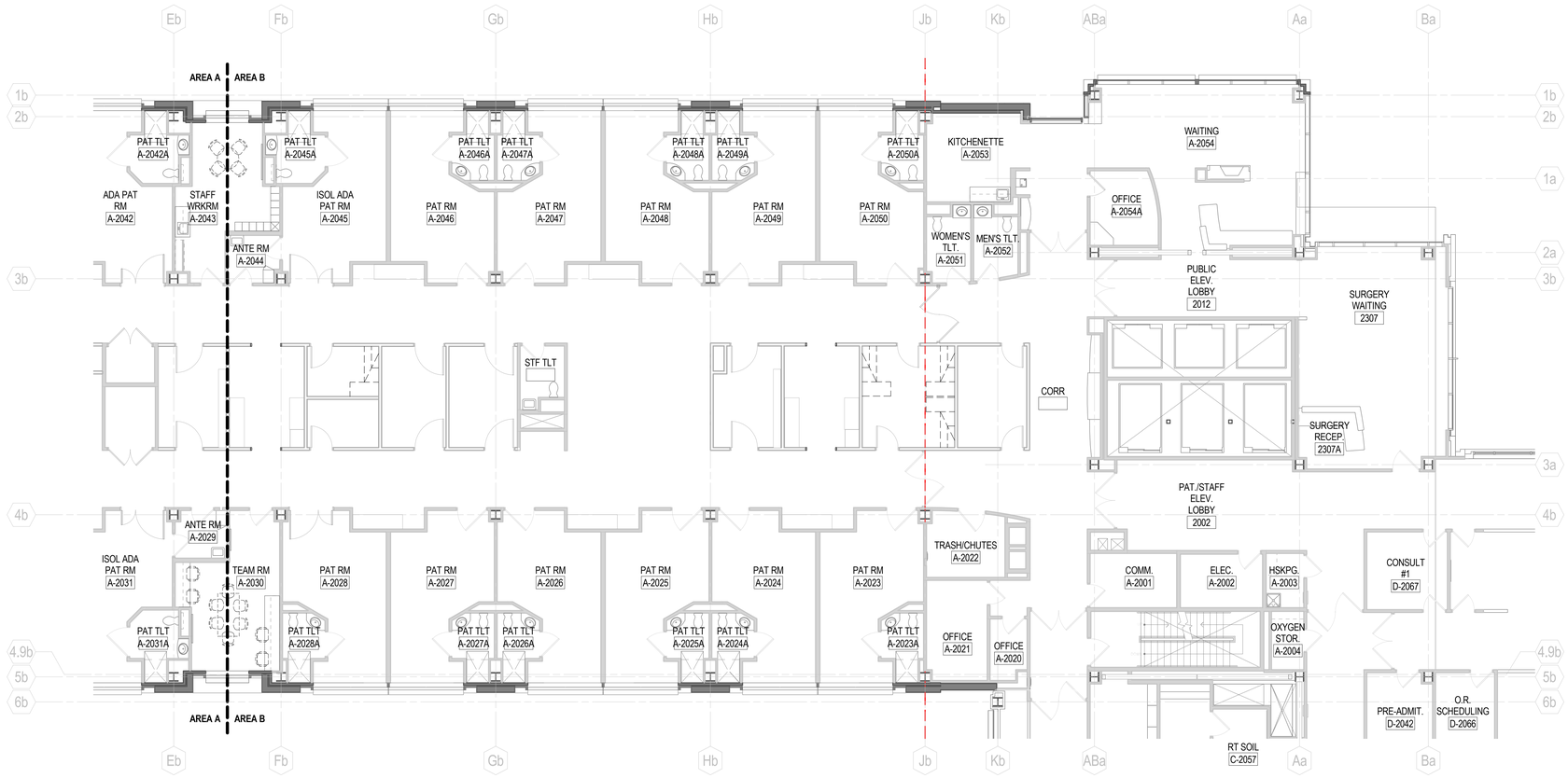



2 FLOOR PLAN - LEVEL 02 - AREA A
1/8" = 1'-0"




1 FLOOR PLAN - LEVEL 02 - AREA B
1/8" = 1'-0"

## GENERAL NOTES - CONSTRUCTION PLAN

A. ALL INTERIOR PARTITIONS SHALL BE "A3.".1 UNLESS NOTED OTHERWISE.
B. PLAN DIMENSIONS ARE FROM FACE OF FINISH WHERE "HOLD" OR "CLEAR" ARE INDICATED. ALL OTHER PLAN DIMENSIONS ARE FROM FACE OF PARTITION TYPE AND DO NOT INCLUDE APPLIED FINISHES.
C. ENSURE FINISH SURFACES ARE FLUSH AND SEAMLESS WHERE PARTITIONS AND/OR FURRING ARE COPLANAR.
D. ALL PIPING, CONDUITS AND RELATED MECHANICAL AND ELECTRICAL ITEMS SHALL BE CONCEALED WITHIN PARTITION/WALL ASSEMBLY IN FINISHED AREAS UNLESS NOTED OTHERWISE.
E. PROVIDE BACKING/BLOCKING TO SUPPORT ALL WALL-MOUNTED ITEMS.
F. ALL MECHANICAL EQUIPMENT PADS TO BE 4" HIGH MINIMUM, UNLESS NOTED OTHERWISE. SIZE OF PADS TO BE VERIFIED BY CONTRACTOR
G. REFER TO SHEET A.___ FOR DETAIL OF TYPICAL DOOR JAMB AT ABUTTING WALLS OR PARTITIONS.
H. ALL OFFICES, TREATMENT ROOMS, CONSULTATION ROOMS, AND RECOVERY ROOMS TO HAVE A SINGLE COAT HOOK <CH-1> MOUNTED ON THE DOOR (ROOM SIDE) UNLESS NOTED OTHERWISE. PATCH ALL HOLES IN EXISTING SURFACES WHERE EQUIPMENT HAS BEEN REMOVED OR DEMOLITION HAS OCCURRED. PREPARE SURFACES AS REQUIRED FOR NEW FINISHES. PATCH TO MATCH ADJACENT SURFACE IF NOT SCHEDULED.
I. ALL EXISTING FLOOR OPENINGS AND DEPRESSIONS IN THE WORK SHALL BE FILLED OR CLOSED, UNLESS NOTED OTHERWISE, WITH MATERIALS TO MATCH ADJACENT SURFACES, FINISHES AND FIRE RATINGS.

Received 06/08/2016


HGA
333 East Erie Street
Milwaukee, Wisconsin 53202
Telephone 414.278.8200

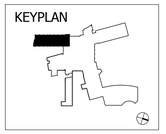

ASCENSION HEALTH

MINISTRY HEALTH CARE

**MINISTRY SAINT CLARE'S HOSPITAL**
BED TOWER EXPANSION

3400 MINISTRY PKWY
WESTON, WI 54476

KEYPLAN



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ISSUANCE HISTORY - THIS SHEET

HGA NO: 1095-046-00
ASCENSION
PROJ. NO: WIAPP 14072-HGA

**FLOOR PLAN - LEVEL 2**

DATE: JUNE 6, 2016

**CITY SUBMITTAL**

# A202

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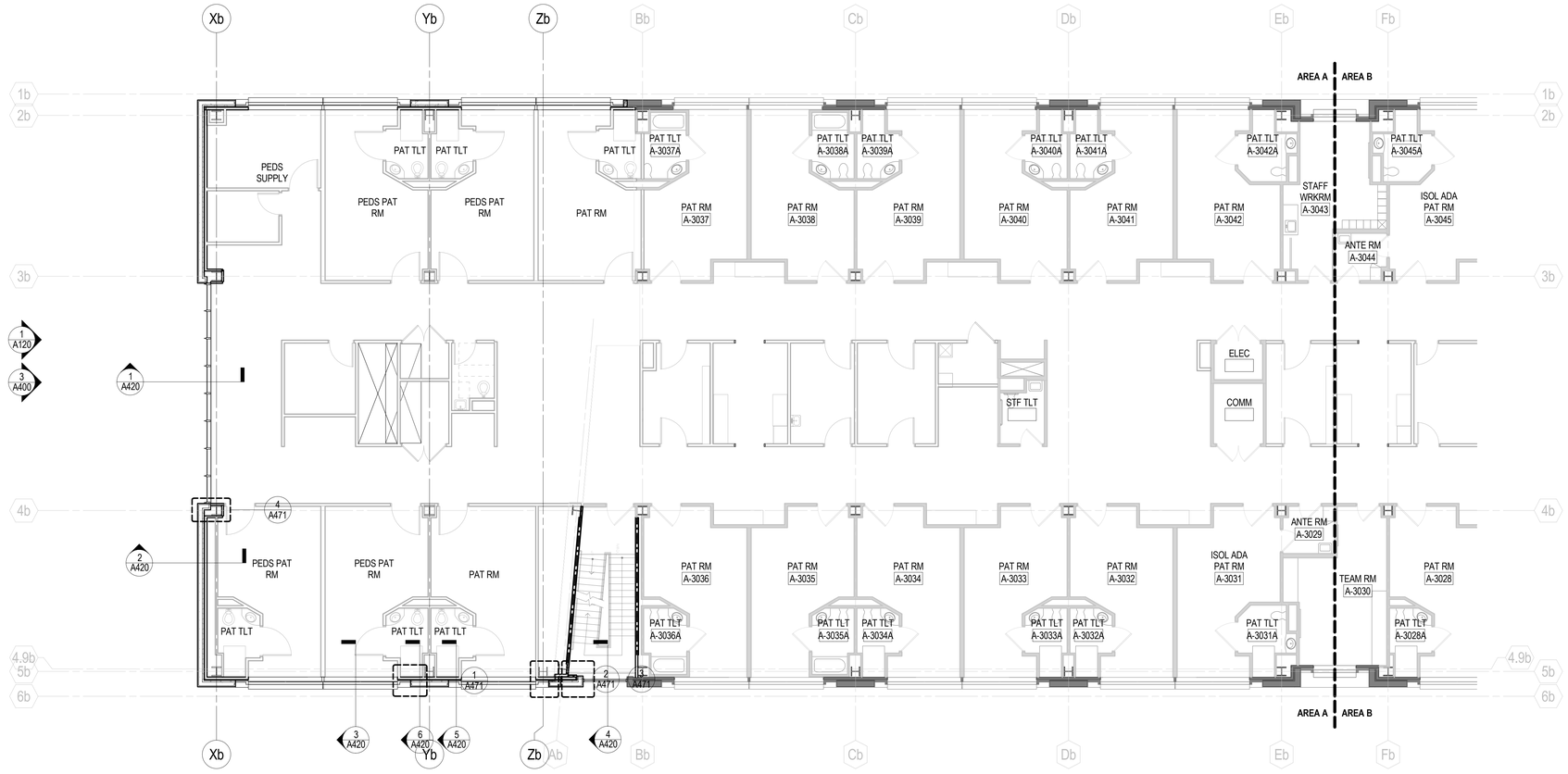
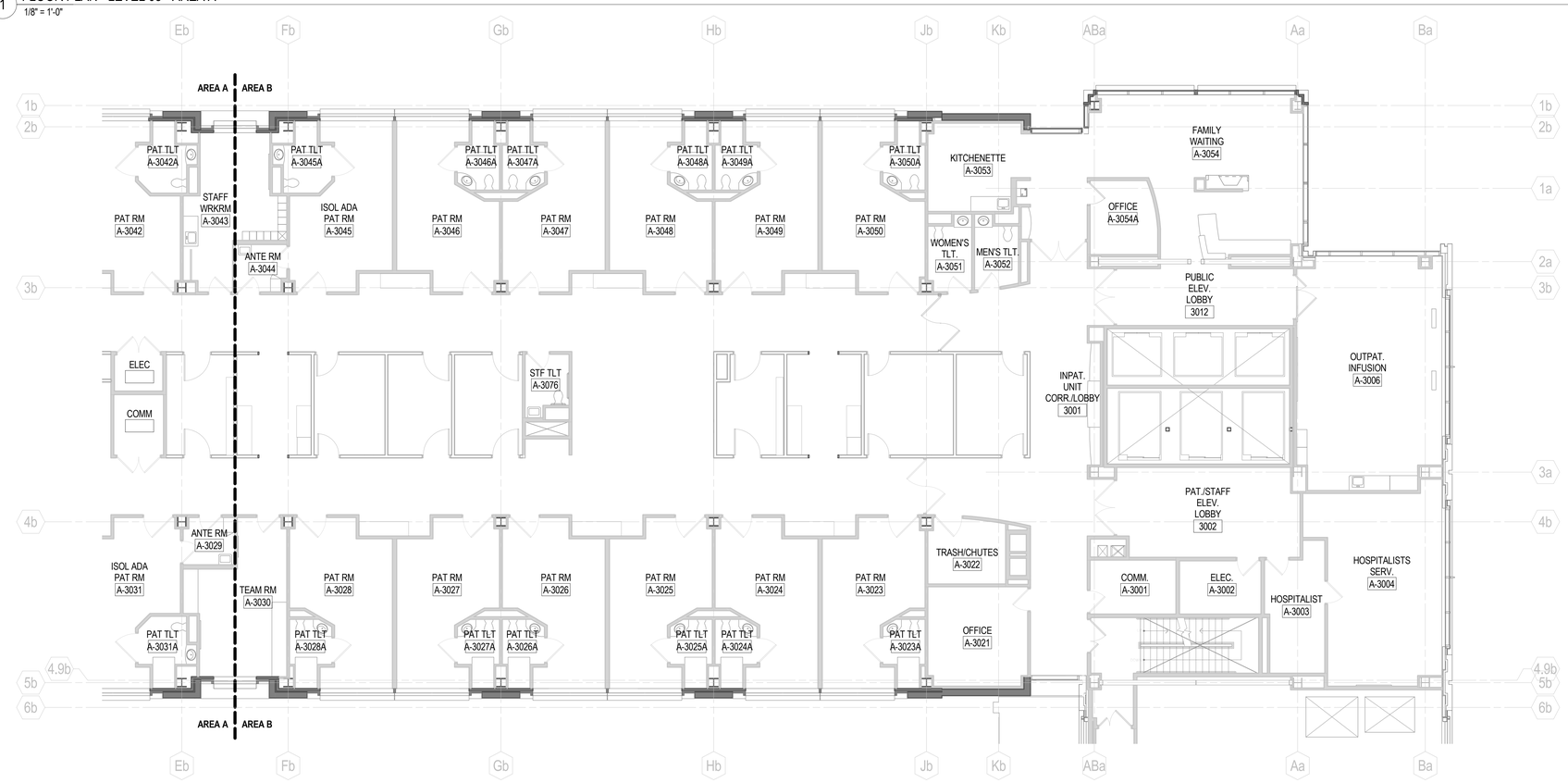



1 FLOOR PLAN - LEVEL 03 - AREA A
1/8" = 1'-0"




2 FLOOR PLAN - LEVEL 03 - AREA B
1/8" = 1'-0"

## GENERAL NOTES - CONSTRUCTION PLAN

A. ALL INTERIOR PARTITIONS SHALL BE "A3.".1 UNLESS NOTED OTHERWISE.
B. PLAN DIMENSIONS ARE FROM FACE OF FINISH WHERE "HOLD" OR "CLEAR" ARE INDICATED. ALL OTHER PLAN DIMENSIONS ARE FROM FACE OF PARTITION TYPE AND DO NOT INCLUDE APPLIED FINISHES.
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Received 06/08/2016

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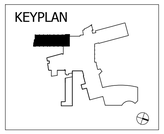
ASCENSION HEALTH

MINISTRY HEALTH CARE

**MINISTRY SAINT CLARE'S HOSPITAL**
BED TOWER EXPANSION

3400 MINISTRY PKWY
WESTON, WI 54476

KEYPLAN



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ISSUANCE HISTORY - THIS SHEET

HGA NO: 1095-046-00
ASCENSION
PROJ. NO: WIAPP 14072-HGA

**FLOOR PLAN - LEVEL 3**

DATE: JUNE 6, 2016

**CITY SUBMITTAL**

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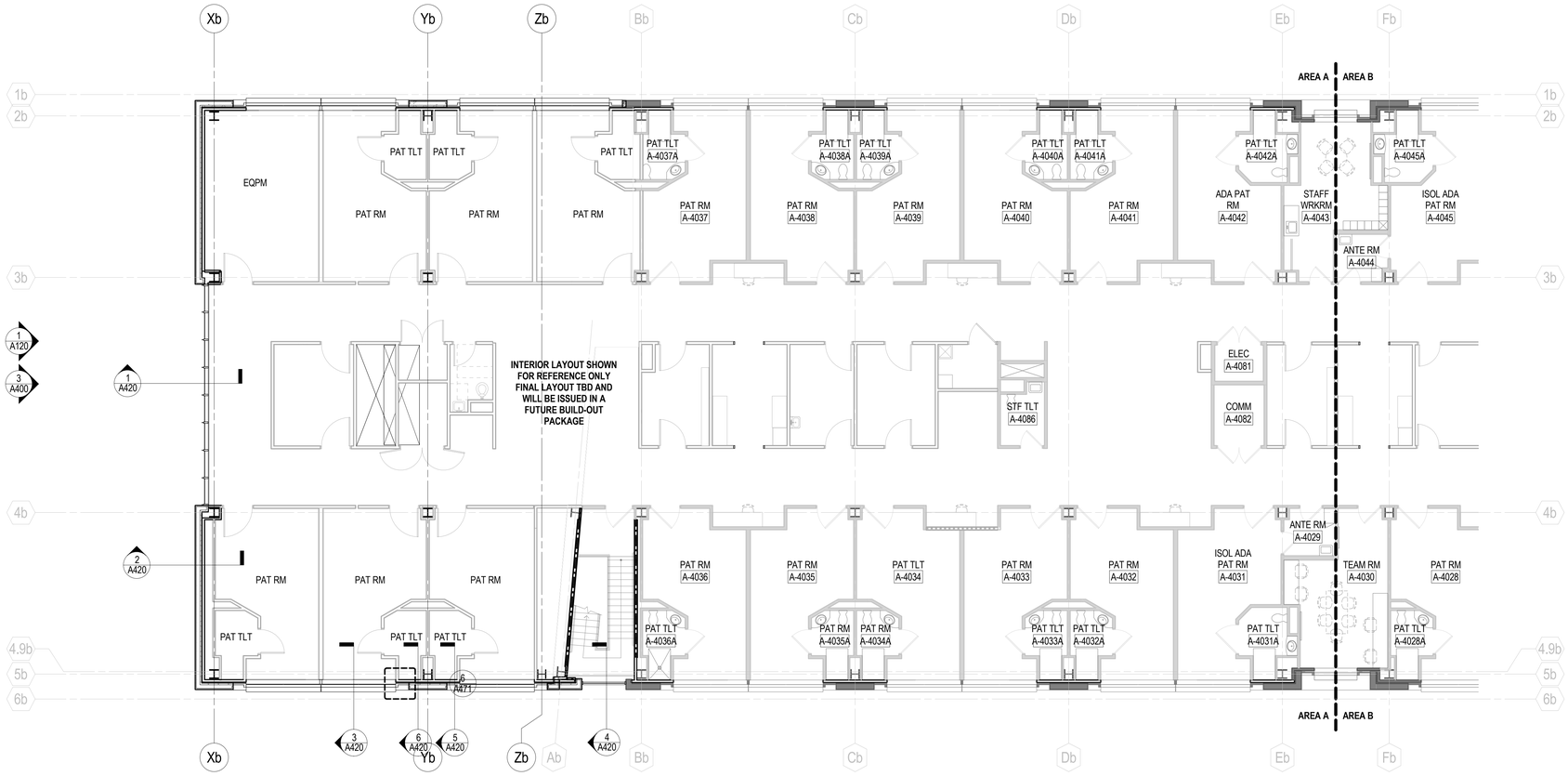


2 FLOOR PLAN - LEVEL 04 - AREA A
1/8" = 1'-0"

1 FLOOR PLAN - LEVEL 04 - AREA B
1/8" = 1'-0"

## GENERAL NOTES - CONSTRUCTION PLAN

A. ALL INTERIOR PARTITIONS SHALL BE "A3.", UNLESS NOTED OTHERWISE.
B. PLAN DIMENSIONS ARE FROM FACE OF FINISH WHERE "HOLD" OR "CLEAR" ARE INDICATED. ALL OTHER PLAN DIMENSIONS ARE FROM FACE OF PARTITION TYPE AND DO NOT INCLUDE APPLIED FINISHES.
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Received 06/08/2016

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Milwaukee, Wisconsin 53202
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ASCENSION HEALTH

MINISTRY HEALTH CARE

**MINISTRY SAINT CLARE'S HOSPITAL**
BED TOWER EXPANSION

3400 MINISTRY PKWY
WESTON, WI 54476

KEYPLAN

| NO | DESCRIPTION | DATE |
|---|---|---|
| | | |

ISSUANCE HISTORY - THIS SHEET

HGA NO: 1095-046-00
ASCENSION
PROJ. NO: WIAPP 14072-HGA

**FLOOR PLAN - LEVEL 4**

DATE: JUNE 6, 2016

**CITY SUBMITTAL**

A204

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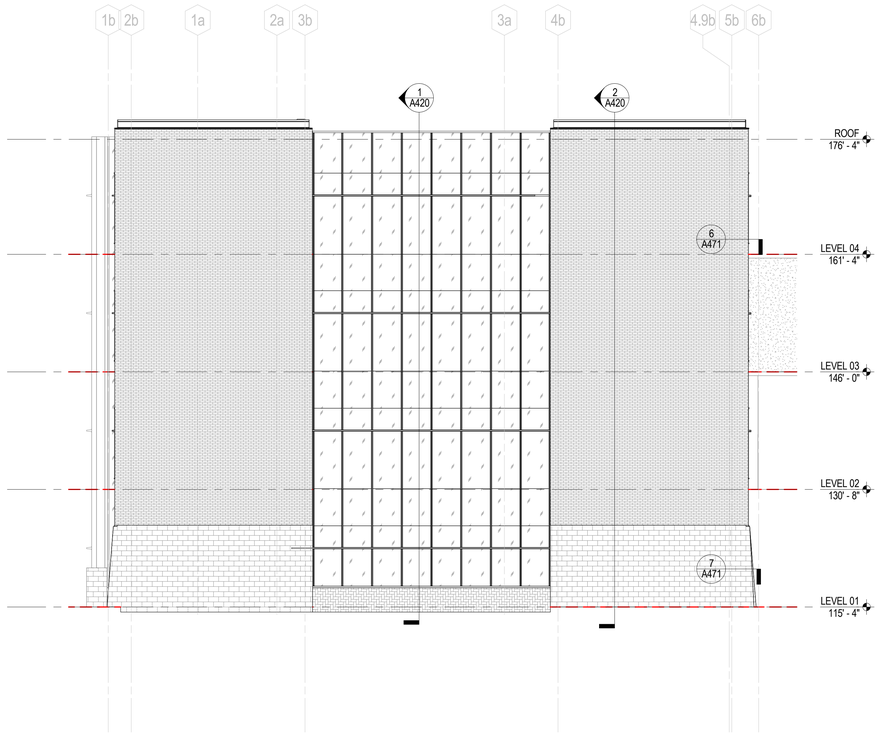
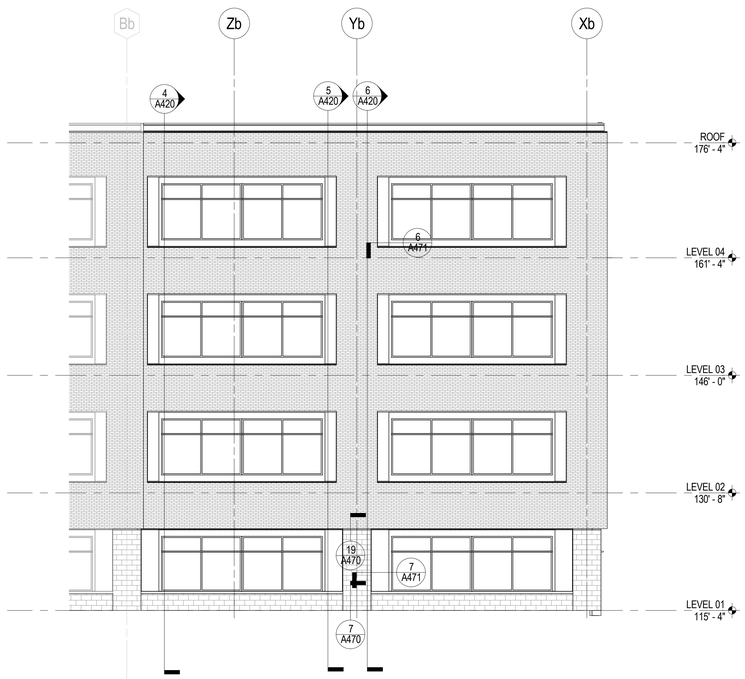
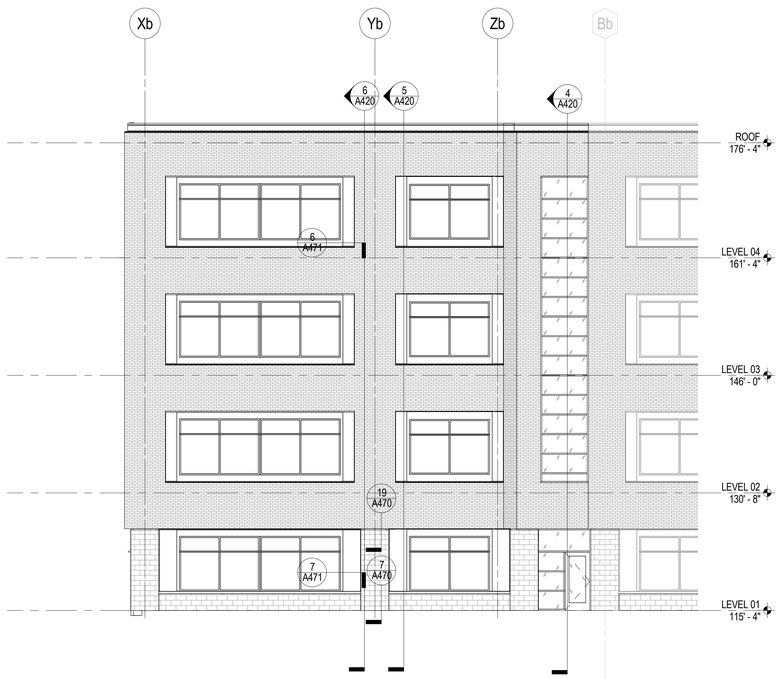



3 SOUTH ELEVATION
1/8" = 1'-0"




2 WEST ELEVATION - AREA A
1/8" = 1'-0"




1 EAST ELEVATION - AREA A
1/8" = 1'-0"

## GENERAL NOTES - EXTERIOR ELEVATIONS

A. ELEVATIONS OF EXISTING FLOORS ARE BASED ON SURVEY INFORMATION AND/OR AS-BUILT DRAWINGS PROVIDED BY THE OWNER. THE SURVEY DATA MAY NOT BE COMPLETE AND THE ACTUAL EXISTING ELEVATIONS MAY VARY IN DIFFERENT PORTIONS OF THE EXISTING BUILDING. ALL INFORMATION MUST BE FIELD VERIFIED AND COORDINATED BETWEEN NEW AND EXISTING CONSTRUCTION TO PROVIDE MATCHING FLOOR ELEVATIONS WHERE REQUIRED.

Received 06/08/2016

## KEYNOTES - EXTERIOR ELEVATION

| # | DESCRIPTOIN |
|---|---|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**MINISTRY SAINT CLARE'S HOSPITAL**
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3400 MINISTRY PKWY
WESTON, WI 54476

| NO | DESCRIPTION | DATE |
|---|---|---|

ISSUANCE HISTORY - THIS SHEET

HGA NO: 1095-046-00
ASCENSION
PROJ. NO: WIAPP 14072-HGA

**EXTERIOR ELEVATIONS**

DATE: JUNE 6, 2016

**CITY SUBMITTAL**

A400


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# PLANT MATERIALS SCHEDULE

TREES

| key | qty | description | size | comments |
|---|---|---|---|---|
| MP | 4 | Profusion Crabapple<br>*Malus 'Profusion'* | 2.5" cal.<br>B&B | matched; tag |

## GENERAL NOTES:

1. ALL PLANTS SHALL BE MULCHED WITH SHREDDED HARDWOOD MULCH, U.N.O.
2. ALL PLANTS SHALL HAVE SPADED EDGE – 6" DEPTH U.N.O.
3. ALL PLANTS AROUND THE BUILDING AND IN THE PARKING ISLANDS SHALL BE IRRIGATED, U.N.O.
4. QUANTITIES OF PLANTS SHOWN IN PLANT MATERIALS SCHEDULE DO NOT NECESSARILY REPRESENT TOTAL NUMBERS OF PLANTS THAT WILL BE REQUIRED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THESE NUMBERS AND QUANTIFYING TREES, SHRUBS, AND PERENNIALS FROM LEGEND, DRAWINGS, AND PLANT SCHEDULE IN ORDER TO COMPLETE THE WORK.

## KEY NOTES:

1. MAINTENANCE EDGE
2. EXISTING DECORATIVE BOULDERS TO BE RELOCATED
3. AREA TO BE SODDED

Received on 06/22/2016


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3400 MINISTRY PKWY
WESTON, WI 54476

NOT FOR CONSTRUCTION

| NO | DESCRIPTION | DATE |
|---|---|---|

ISSUANCE HISTORY - THIS SHEET

HGA NO: 1095-046-00
ASCENSION
PROJ. NO: WIAPP 14072-HGA

SITE LANDSCAPE PLAN

DATE: MAY 27, 2016

**VILLAGE SUBMITTAL**

L100

VILLAGE SUBMITTAL

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July 14, 2016

**E-Mail Only**

Melody and Jay Schoenborn
2402 Weston Avenue
Schofield, WI 54476
jayschoenborn@yahoo.com
res030mjs@yahoo.com

Re: Approved Zoning Permit and Occupancy Certificate: 4603 Camp Phillips Road, Unit D, Weston

Dear Melody and Jay,

Thank you for submitting your Commercial Zoning and Pre-Application for review, along with your Commercial Occupancy Application. Per our zoning code, your planned use within this building falls under both the Indoor Repair & Maintenance use and Indoor Storage or Wholesaling use. This property that you renting is zoned LI (Limited Industrial), and within this zoning district, the two previously stated uses are permitted uses. This property also falls within the D-RT (Rail-to-Trail) Overlay District; however, your business use should not be affected by this overlay district. I have attached a copy of the approved Zoning Permit (ZONE-7-16-6865), along with sections of our zoning code that relate to the above information. Also, finally attached for your records is your official Certificate of Occupancy (CO-1176).

I do appreciate your patience in my getting this out to you. 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

Valerie Parker
Planning Technician
Planning & Development Department

Cc: Planning & Development Staff
Marty Christiansen, SAFER Fire Inspector
Rod Bender, Richard Bender Rentals, LLC, rbllc@yahoo.com



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# 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:**

# Northern Trail Express, Inc.

**Jay and Melody Schoenborn**
4603 Camp Phillips Road, Unit D
Weston, WI 54476

| | | | |
|---|---|---|---|
| **CO Number:** | CO-1176 | **Zoning Permit No.** | ZONE-7-16-6865 |
| **Date Issued:** | 07/14/2016 | **Proposed Land Use:** | Indoor Repair & Maintenance and Indoor Storage & Wholesaling |

Jennifer L Higgins
Authorized Signature

Non-transferable

**POST IN A CONSPICUOUS PLACE**

*Northern Trail Express, Inc.*
*2402 Weston Ave.*
*Schofield, WI 54476*
*(715) 359-8248*

June 21, 2016

Valerie Parker
C/o Village of Weston/Planning technician
5500 Schofield Ave.
Weston, WI 54476

Valerie,

I'm responding to your email about us renting a space at 4603 Camp Philips Rd, Unit D. As I spoke to you on the phone explaining that we are NOT using this rental space for retail, or manufacturing or selling of any product. We are simply using this space for personal storage for our trucking business, and for a close friend, that is storing and working on his oval racing snowmobile sled, and go-cart that he races in seasons. This space is big enough for all of what we need it for.

We, Northern Trail Exp., will be storing parts for our semis, and tools, air compressor, etc. We will NOT have any semi-trucks staying inside. We keep them at FedEx Ground in Mosinee. As I say to my husband and business partner, "can we please find a place so we can get all of this stuff for the trucks out of our garage, so we can park the cars in it?" We are contracted with FedEx Ground and have been with them for 23 years. We have our employees/drivers, pull their trailers at night. We have a local repair company that works on our trucks at their facility.
As for our friend with the snowmobile and go-cart, he has parts, tools, welder that he will having in the shop.

If you have any questions or concerns, please feel free to call us.

Sincerely,
Melody, Jay Schoenborn

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(we are just renting storage space)

Melody 715-581-8861

**Occupancy Certificate**
Application
Village of Weston/ETZ
Date: 6-8-16

Occupancy No.: CO-1176

FULL COMPLETION OF THIS FORM IS REQUIRED FOR PROCESSING

THE VILLAGE OF Weston
5500 Schofield Ave
Weston, WI 54476

**Business Name:** Northern Trail Exp Inc. **Zoning Permit No.:** ZONE-7-16-6865

## OCCUPANCY INSPECTION FEES

| | | |
|---|---|---|
| ☒ Building and Safety Inspection (2 included) | **$50.00 FEE** | [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. Every Certificate of Occupancy shall state that the use of occupancy complies with all of the provisions of Chapter 94 of the Municipal Code.

## REQUIRED CONTACT AND EMERGENCY INFORMATION

Manager Name: Jay, Melody Schoenborn Phone: 715-359-8248
Mailing Address: 2402 Weston Ave Email: res030mjs@yahoo.com
Schofield, WI 54476 Website: —

**Emergency Contact 1:** Jay, Melody Schoenborn **Phone:** 715-359-8248 **Alt Phone:** 715-302-0533
Emergency Contact 2: Brandon Grendzinski Phone: 715-581-0761 Alt Phone:
Emergency Contact 3: Phone: Alt Phone:

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

Burglar: ☐ Yes ☒ No
Fire: ☐ Yes ☒ No
Other: ☐ Yes ☒ No
Surveillance: ☐ Yes ☒ No ☐ Indoor ☐ Outdoor

What type of Fire Suppression System? fire extinguishers
Location of Fire Suppression Controls: one by each door, one by work bench.
Is the Suppression System on an exterior alarm or via an alarm co.? n/A.

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: Jay, Melody Schoenborn Phone No. cell-715-302-0533 hm-715-359-8248

## 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 |

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## 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.

owner of storage building has a garbage bin.

**Hauler Name:** _____ **Contact Name:** _____

Mailing Address: _____ Phone: _____

_____ Email: _____

**Secondary Hauler Information (if applicable):**

**Hauler Name:** _____ **Contact Name:** _____

Mailing Address: _____ Phone: _____

_____ Email: _____

**Receptacle Information:**

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| ☐ | Refuse: | n/A Number of containers: | _____ | ☐ 45 gal cart | ☐ 95 gal cart | ☐ dumpster: | Size: _____ | Yards |
| ☐ | Cardboard: | n/A Number of containers: | _____ | ☐ 45 gal cart | ☐ 95 gal cart | ☐ dumpster: | Size: _____ | Yards |
| ☐ | Co-Mingled: | n/A Number of containers: | _____ | ☐ 45 gal cart | ☐ 95 gal cart | ☐ dumpster: | Size: _____ | Yards |
| ☐ | Single-Stream: | n/A Number of containers: | _____ | ☐ 45 gal cart | ☐ 95 gal cart | ☐ dumpster: | Size: _____ | Yards |
| ☐ | Grease: | NA Number of containers: | _____ | | | ☐ dumpster: | Size: _____ | Yards |

## ENCLOSURE REQUIREMENTS

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

| | | |
|---|---|---|
| Has an enclosure been shown in the site plan submitted with the Zoning Permit or Site Plan Application? | ☒ Yes | ☐ No |
| If no to previous question, has the site plan been attached? | ☐ Yes | ☐ No |
| Does the site plan include ALL the required components listed above? not building, this is an existing building | ☐ 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

_____

_____

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## 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: _____ Time: _____ ☐ AM ☐ PM

Alternate date for inspection: _____ Time: _____ ☐ AM ☐ PM

Date of Opening: _____

## 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.**

6/8/2016 6/8/16

Signature of Applicant Date

☐ Property Owner ☒ Business Owner ☐ General Manager/Occupant
of storage.

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## INSPECTIONS

Requested Inspection Date: _____ Call Back Confirmation Date: _____

Date of Inspection: _____ Inspected By: _____

EMPD Inspected: ☐ Yes ☐ No Inspected By: _____

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

Comments: * Per Fire Inspector, Marty Christiansen, this unit will not require inspection, since they are not operating their business here.

Inspection Approved: ☐ Yes ☐ No Date: _____

Re-inspection Required: ☐ Yes ☐ No Date: _____

Re-inspection Approved: ☐ Yes ☐ No Date: _____

Building Inspector Report Attached: ☐ Yes ☐ No

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

## APPROVAL AND DEPARTMENT SIGNATURES

Temporary Approval Date: _____ Expiration Date: _____

Occupancy Certificate No. _____

Final Approval Date: _____

Occupancy Certificate No. _____

Jennifer L Higgins 7/14/16

Signature of Zoning Administrator Date

N/A

Signature of Building Inspector Date

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

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**Commercial Zoning and Pre-Application**
Permit
Village of Weston/ETZ
Date: 6-8-16

Permit No.: ZONE-7-16-6865

Payment: ☐Cash ☐Check No. _____

**FULL COMPLETION OF THIS FORM IS REQUIRED FOR PROCESSING**

**-- PLEASE USE THE ONLINE FILLABLE PDF --**

THE VILLAGE OF Weston
5500 Schofield Ave
Weston, WI 54476

## ZONING FEES

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

## EXPLANATION OF PROCESS

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

## APPLICANT INFORMATION

**Business Name:** Northern Trail Express, Inc
Business Owner: Jay, Melody Schoenborn
Business Address: 4603 Camp Phillips Rd, Unit D
Schofield, Wi 54476-1572
Website: JAYSCHOENBORN@yahoo.com
Date Opening: 6-15-16

**Contact Name:** Jay, Melody Schoenborn
Mailing Address: 2407 Weston Ave.
Schofield, Wi 54476
Phone: 715-359-8348
Email: res030mjs@yahoo.com
Applicant will: ☒ Rent ☐ Lease ☐ Own 581-8861

**Property Owner:** R. Bender Rentals, LLC
Mailing Address: P.O. Box 136
5504-A Stratberg Ave.
Schofield, Wi 54476

**Contact Name:** Rod Bender
Phone: 715-573-4944
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 | ☐ Current Use | ☐ Proposed Use |
| Mixed Commercial/Residential | ☐ Current Use | ☐ Proposed Use |
| Office | ☐ Current Use | ☐ Proposed Use |
| Commercial Retail/Service | ☐ Current Use | ☐ Proposed Use |
| ~~Industrial and~~ Warehousing personal. | ☐ Current Use | ☒ Proposed Use |
| Institutional | ☐ Current Use | ☐ Proposed Use |
| Parking | ☐ Current Use | ☐ Proposed Use |
| Excavation/Mining/Significant Earth Movement | ☐ Current Use | ☐ Proposed Use |
| Other: personal storage/personal working on snowmobiles and go cart. shop supplies storage | ☐ Current Use | ☐ Proposed Use |

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## PROJECT SITE SPECIFICATIONS

Project Type: Select a Project Type

Project Address: (or PIN if no address) 4603 Camp Phillips Rd. ste D. Weston WI 54476

Building Size (ft²): 50' x 50'

Lot Size(ft² & Acres): —

Property Zone: Select Zoning Designation (LI)

Legal Description: storage/warehouse

## OPERATIONAL PLAN REQUIRED

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

Has the operational plan been attached? ☐ Yes ☐ No

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

## SITE PLAN REQUIRED

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

Has the site plan been attached? (See back of this page) ☒ Yes ☐ No ☐ N/A

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

## OTHER REQUIREMENTS

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

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

## REIMBURSEMENT FOR DEVELOPMENT REVIEW SERVICES

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

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

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

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

## STATEMENT OF UNDERSTANDING AND SIGNATURES

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

6-7-2016 6-7-2016

Signature of Applicant Date

☐ Property Owner ☒ Project/Business Owner ☐ Project Manager

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## STAFF REVIEW

PIN: 192-2808-162-0959 Zoning: LI ☒ Village ☐ ETZ

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

Conditional Use: ☐ Yes ☐ No Reason:

N/A Use:

Proposed PC/ETZ Meeting Date: CUP Number:

Rezone: ☐ Yes ☐ No Reason:

N/A Requested Zone:

Proposed PC/ETZ Meeting Date: Rezone Number:

Variance: ☐ Yes ☐ No Reason:

N/A 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: LI (Limited Industrial)

Comments: Indoor Repair + Maintenance 94.4.05(7) and Indoor Storage and Wholesaling 94.4.06(1) are permitted within the LI District.

Jennifer L Higgins 7/14/16

Signature of Zoning Administer or Designee Date

Permit Number ☐ Approved ☐ Denied

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## 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: 6-8-16 Received by: vf

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

☒ **Application and submitted plans verified as being complete.**
Date: 7-14-16 Reviewed by: vf

☐ **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: _____ Action Taken: ☒ Granted ☐ Denied Designee: [illegible]

☒ **Applicant notified of decision and sent Occupancy Permit Application.**
Date: 7-14-16 Sent by: vf

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

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

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(6) **Outdoor Display.**

Includes all land uses, except as otherwise separately listed in this Article, that conduct sales or display sales or rental merchandise or equipment outside of an enclosed building. Examples include outdoor vehicle sales, outdoor vehicle rental, manufactured home sales, and monument sales. Such land uses do not include the storage or display of inoperative vehicles or equipment, or other materials typically associated with a "Junkyard or Salvage Yard" use. If an area less than 15 percent of the total sales area of the building(s) on the property is used for display of products outside of an enclosed building, such use shall instead be considered an "Outdoor Display Incidental to Indoor Sales" accessory use.

**Performance Standards:**

1. The display of items shall not be permitted in required landscaped areas, required bufferyards, or required setback areas for the principal structure.
2. Display areas shall be separated from any circulation area by a minimum of 10 feet, which shall be clearly delimited.
3. Items being displayed shall not interfere with motor vehicle, pedestrian, and bicycle traffic visibility.
4. A bufferyard meeting the requirements of Section 94.11.02(3)(d) shall be provided along all property borders abutting residentially zoned property.
5. The display of items outdoors shall be permitted during the entire calendar year; however, if items are removed from the display area, all support fixtures used to display the items shall be removed.
6. There must be a principal building on the same lot as the Outdoor Display land use, which serving as an essential component of that use, such as a sales office, indoor showroom, and/or storage facility. Such building shall be attached to a permanent foundation, and if erected or expanded after March 18, 2015, shall meet building design standards in Section 94.10.03.
7. Minimum Required Off-Street Parking: one space per 300 square feet of Gross Floor Area. In no event shall the display of items reduce or inhibit the use or number of parking stalls provided on the property below what is required in this Section. If the number of provided parking stalls on the property is already less than the requirement, such display area shall not further reduce the number of parking stalls already present.

(7) **Indoor Repair and Maintenance.**

Includes all land uses, except as separately listed, that perform repair and maintenance services for consumer products and contain all operations (except loading) entirely within an enclosed building, including electronics, mechanical, and small engine repair service businesses. Because of outdoor vehicle storage requirements, all vehicle repair and maintenance uses shall instead be regulated as "Outdoor and Vehicle Repair and Maintenance" uses.

**Performance Standards:**

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

(8) **Outdoor and Vehicle Repair and Maintenance.**

Includes all land uses, except those that are separately listed in this Section, that perform maintenance services (including repair) and have all, or any portion (beyond simply loading) of their operations located outside of an enclosed building. Also includes all businesses that repair or maintain motor vehicles designed for road use and brought in from off-site.



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(b) B-1 *Neighborhood Business.* The B-1 district accommodates small-scale office, retail, and service uses compatible with adjacent residential neighborhoods. Development within this district is served by public sanitary sewer and water services. The B-1 district is intended for areas planned for commercial uses, and for small portions of areas planned for neighborhood development, within the Comprehensive Plan. (Predecessor district: B-1 Neighborhood Convenience Retail and Service)

(c) B-2 *Highway Business.* The B-2 district accommodates a range of large- and small-scale office, retail, commercial service, restaurant, and lodging uses. Development within this district is served by public sanitary sewer and water services. This district is intended for mapping (i) along major highway corridors; (ii) outside of the Village's neighborhood areas; and (iii) in areas planned for commercial uses within the Comprehensive Plan. (Predecessor district: B-2 Community Retail and Service)

(d) B-3 *General Business.* The B-3 district accommodates a wide range of commercial uses, along with compatible wholesale, light industrial, and outdoor storage and display uses. Development within this district is served by public sanitary sewer and water services. This district is intended for mapping (i) along major highway corridors; (ii) outside of the Village's neighborhood areas; and (iii) in areas planned for commercial uses, and occasionally in areas planned for industrial uses, within the Comprehensive Plan. (Predecessor district B-3 General Commercial)

(e) BP *Business Park.* The BP district accommodates office, light industrial, and other compatible businesses and support uses in a controlled business or office park setting. Allowable uses and activities include those associated with low levels of noise, odor, vibrations, and particulate emissions. Development within this district is served by public sanitary sewer and water services. This district is intended for mapping in areas planned for commercial uses, and occasionally in areas planned for industrial uses, within the Comprehensive Plan. (Predecessor district: B-P Business Park and B-4 Office)

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

(g) GI *General Industrial.* The GI district accommodates a range of manufacturing, assembling, fabrication and processing, bulk handling, storage, warehousing, trucking, and utility uses. The uses associated with this district may have significant off-site impacts such as heavy truck traffic, noise, and odors. Development within this district is served by public sanitary sewer and water services. This district is intended for mapping in limited areas planned for industrial uses within the Comprehensive Plan, at the Village's discretion. (Predecessor district: M1 Manufacturing and warehousing)

(4) **Other Districts.**

(a) N *Neighborhood.* The N district is intended to facilitate cohesive planned neighborhood developments that include desirable and innovative variations in the mix and relationship of uses, structures, and open spaces, consistent with proven principles of high-quality neighborhood design including traditional neighborhood design and conservation neighborhood design. Development within this district is served by public sanitary sewer and water services. See Article 14 for specifications. (Predecessor district: TND Traditional Neighborhood Development)



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| P = Permitted Use | C = Conditional Use | T = Temporary Use | Empty Cell = Prohibited Use |
|---|---|---|---|

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



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| P = Permitted Use | C = Conditional Use | T = Temporary Use | Empty Cell = Prohibited Use |
|---|---|---|---|

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



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## Section 94.4.06: Storage or Disposal Land Use Types

(1) **Indoor Storage or Wholesaling.**

Uses primarily oriented to the receiving, holding, and shipping of packaged materials for a single business or a single group of businesses. With the exception of loading and parking facilities, such land uses are contained entirely within an enclosed building. Examples include warehouse facilities, long-term indoor storage facilities, and joint warehouse and storage facilities. Retail outlets associated with this use shall be considered accessory uses, which are separately listed and regulated.

**Performance Standards:**

1. A bufferyard meeting the requirements of Section 94.11.02(3)(d) shall be provided along all property borders abutting residentially zoned property.
2. Minimum Required Off-Street Parking: one space per 2,000 square feet of Gross Floor Area.

(2) **Outdoor Storage or Wholesaling.**

Uses primarily oriented to the receiving, holding, and shipping of packaged materials for a single business or a single group of businesses, and where any activity beyond loading and parking is located outdoors. Examples of include contractors' outdoor storage yards, equipment yards, lumber yards, coal yards, landscaping materials yards, construction materials yards, and shipping materials yards. Such land uses do not include the storage of inoperative vehicles or equipment, or other materials typically associated with a "Junkyard or Salvage Yard" use, which is separately listed and regulated.

**Performance Standards:**

1. All outdoor storage areas shall be located no closer to a residentially zoned property than the required minimum setback for buildings on the subject property.
2. A bufferyard meeting the requirements of Section 94.11.02(3)(d) shall be provided along all property borders abutting residentially zoned property.
3. All outdoor storage areas shall be completely enclosed by any permitted combination of buildings, structures, walls, and/or fencing. Such walls or fencing shall be designed to completely screen all stored materials from view from non-industrially zoned areas and public rights-of-way, up to the maximum fence heights allowed under Section 94.9.03.
4. The storage of items shall not be permitted in the minimum required front yard.
5. Minimum Required Off-Street Parking: one space for every 10,000 square feet of Gross Storage Area, plus one space per each employee on the largest work shift.

(3) **Personal Storage Facility.**

Includes indoor storage of items entirely within partitioned buildings with individual access to each partitioned area. Such storage areas may be available on either a condominium or rental basis. Also known as mini-warehouses.

**Performance Standards:**

1. A bufferyard meeting the requirements of Section 94.11.02(3)(d) shall be provided along all property borders abutting residentially zoned property and public rights-of-way.
2. Minimum Required Off-Street Parking: one space for each employee on the largest work shift.

(4) **Junkyard or Salvage Yard.**

Any land or structures used for a salvaging operation including but not limited to the above-ground, outdoor storage and/or sale of waste paper, rags, scrap metal, and any other discarded materials intended for sale or recycling; and/or the collection, dismantlement, storage, or salvage of two or



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# Temporary Certificate of Occupancy

## Village of Weston

### Department of Planning and Development

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

## Trig's

6205 Business Highway 51
Weston, WI 54476

| | | | |
|---|---|---|---|
| **CO Number:** | TCO-1179 | **Zoning Permit No.** | ZONE-7-16-6882 |
| **Date Issued:** | 07/20/2016 | **Proposed Land Use:** | 94.4.10(1) Temporary Outdoor Sales. |
| **Expiration Date:** | **07/23/2016** | | |

Jennifer L Higgins
Authorized Signature

Non-transferable

**POST IN A CONSPICUOUS PLACE**

**Temporary Use**
Permit

Village of Weston/ETZ

Date: 7-19-16

Permit No. : ZONE-7-16-6882/TCO-1179

Payment: ☐ Cash ☒ Check No. 1138 $60.00 (NP)

**FULL COMPLETION OF THIS FORM IS REQUIRED FOR PROCESSING**

**-- PLEASE USE THE ONLINE FILLABLE PDF –**

5500 Schofield Ave
Weston, WI 54476

## ZONING FEES

| | | |
|---|---|---|
| ☐ | Non-Profit Temporary Zoning Permit and Occupancy Certificate | **NO FEE** |
| ☒ | Temporary Zoning Permit and Occupancy Certificate | **$25.00 FEE** ✓ |
| ☒ | Use of Tent, Canopy or Membrane Structure | **$10.00 FEE** ✓ |
| ☒ | Temporary Sign Permit | **$25.00 FEE** ✓ |

## EXPLANATION OF PROCESS

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

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

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

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

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## APPLICANT INFORMATION

**Business Name:** Trig's
Business Owner: Trygve Solberg
Business Address: 6205 Bus. Hwy 51 S
Weston, WI 54476
Website: www.trigs.com

**Contact Name:** Sara Kronebusch
Mailing Address: 6205 Bus Hwy 51 S
Weston, WI 54476
Phone: (715) 359-0451
Email: skronebusch@tasolberg.com

**Property Owner:** Bernard Enkro
Mailing Address: 2320 Carriage Ct.
Wisconsin Rapids, WI 54494

**Contact Name:** Bernard Enkro
Phone: (715) 423-5564
Email: N/A

## PROJECT SITE SPECIFICATIONS

Temporary Use: Temporary Unscreened Outdoor S
Building Size (ft²):
Tent Size and dimensions: 20 x 30
Legal Description: Outdoor produce tent Sale
Start Date: 7/20/16 - 7/21/16

Project Address: (or PIN if no address) 6205 Bus. Hwy 51 S
Weston, WI 54476
Property Zone: Select a Zoning Designation
End Date: 7/23/16

**Current Use of Property:** (Check all that apply)

- ☐ Multiple Family Residential
- ☒ Retail/Services
- ☐ Parking
- ☐ Mixed Commercial/Residential
- ☐ Industrial/Manufacturing
- ☐ Other:
- ☐ Office
- ☐ Institutional

## TEMPORARY LAND USE TYPES 94.4.10

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

**Performance Standards:**

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

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

**Performance Standards:**

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

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**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.

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**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.

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**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.

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

**Performance Standards:**

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

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

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

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

**The following requested information is for <u>SEASONAL OUTDOOR SALES OF FARM PRODUCTS</u> only:**

Proposed time of operation: _____

☐ Sun ☐ Mon ☐ Tue ☐ Wed ☐ Thur ☐ Fri ☐ Sat

Last three (3) municipalities in which similar sales or solicitations were conducted:

1. _____
2. _____
3. _____

**Required Applicant Information:**

Driver's License No. _____ Date of Birth: _____

Height: _____ Weight: _____

Color of Hair: _____ Color of Eyes: _____

**Manager Information (If different from Applicant):**

Driver's License No. _____ Date of Birth: _____

Height: _____ Weight: _____

Color of Hair: _____ Color of Eyes: _____

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

Applicant Address: _____ Phone: _____

Email: _____

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

_____

_____

_____

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

_____

_____

_____

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

**Performance Standards:**

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

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

**Performance Standards:**

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

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

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

**Performance Standards:**

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

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

**Performance Standards:**

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

## TENT, CANOPIES AND MEMBRANE STRUCTURE REQUIREMENTS

Will a tent be used for the proposed temporary use? 20' x 30' = 600 sq. ft. ☒ Yes ☐ No

No side walls on tent

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

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

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

## TEMPORARY SIGN REQUIREMENTS

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

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

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

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

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

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

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

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

**Contractor information is required only for Variable Message Signs:** N/A

**Sign Contractor:** _____ **Contact Name:** _____

Address: _____ Phone: _____

_____ Email: _____

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

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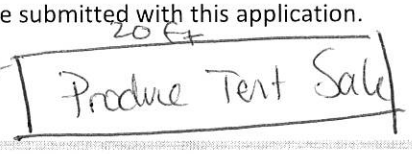
the property; and parking areas, driveways, public roads, shall be submitted with this application. If the proposed sign(s) is a banner sign that is being placed on the exterior wall, only then the attachment of the required site plan be waived. Some parcel information and maps may be obtained via the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

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

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




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

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

## STATEMENT OF UNDERSTANDING AND SIGNATURES

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

Jana Kunchusch — 7/19/16

Signature of Applicant — Date

☐ Property Owner ☐ Project/Business Owner ☒ Project Manager

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## STAFF REVIEW

PIN: 192-2808-192-0981 Zoning: B-2 ☒ Village ☐ ETZ

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

Code Section: 94.4.10 (1) Temporary Outdoor Sales

Comments: Temporary Outdoor Sales is allowed within the B-2 Zoning District.

**Sign Specification:** **Permit No.:** SIGN-7-16-6884

Width: 20' Height: 2' ☒ Single ☐ Double Total Square Feet: 40

Total Height: 2' Sign Type: ☒ Standard ☐ VMS ~~☒ OTS Banner~~ Setbacks: 3' FROM ROW

Sign meets requirements? ☐ Yes ☐ No

Conditions/Modifications for approval: If the sign is to face Bus. Hwy 51, it would need to be at ground level on the tent.

Signature of Zoning Administer or Designee Date 7/20/2016

Permit Number(s) TCD-1179/ZONE-7-16-6882/SIGN-7-16-6884 ☒ Approved ☐ Denied

## INSPECTIONS

Date of Inspection: Inspected By:

EMPD Inspected: ☐ Yes ☐ No Inspected By:

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

Comments:

Inspection Approved: ☐ Yes ☐ No Date:

Re-inspection Required: ☐ Yes ☐ No Date:

Re-inspection Approved: ☐ Yes ☐ No Date:

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

EMPD Inspection Report Attached: ☐ Yes ☐ No

Signature of Fire Inspector or Designee Date

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## STAFF TIME TABLE CHECKLIST

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

☒ **Application and required plans filed with the Village.**
Date: 7-19-16 Received by: vp

☒ **Application fee received by Village.**
Date: 7-19-16 Received by: vp

☒ **Application and submitted application verified as being complete.**
Date: 7-19-16 Reviewed by: vp

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

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

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

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

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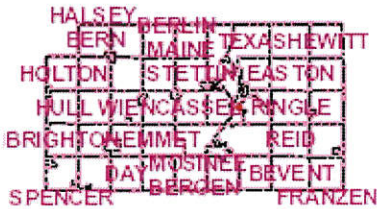
# Land Information Mapping System




## Legend

- Parcels
- Land Hooks
- Addresses
- Section Lines/Numbers
- Right Of Ways
- County-wide Buildings
- Road Names
- Named Places
- Municipalities

2015 Orthos
Wausau-Schofield
- Red: Band_1
- Green: Band_2
- Blue: Band_3

50.07 0 50.07 Feet

User_Defined_Lambert_Conformal_Conic

DISCLAIMER: The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Marathon County-City of Wausau will not be responsible for any damages which result from third party use of the information and depictions herein or for use which ignores this warning.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

## Notes