



Village of Weston, Wisconsin
MEETING NOTICE

- Meeting of:** VILLAGE PLAN COMMISSION (PC) AND JOINT TOWN & VILLAGE EXTRATERRITORIAL ZONING (ETZ) COMMITTEE
- PC Members:** White {c}, Diesen, Kollmansberger, Johnson, Lawrence, Schuster, and Zeyghami
- ETZ Members:** Olson {c}, Christiansen, Diesen, Hull, Kollmansberger, and Zeyghami
- Date/Time:** Monday, October 10, 2016 @ 6:00 P.M.
- Location:** Weston Municipal Center (5500 Schofield Ave) – Board Room
- Agenda:** The agenda packet will be sent out 3 days prior to the meeting.
- Attendance:** Plan Commission, Joint Town & Village Extraterritorial Zoning Committee Members, and Department Directors, please indicate if you will, or will not, be attending so we may determine in advance if there will be a quorum.
- Questions:** Valerie Parker, Recording Secretary
715-359-6114
vparker@westonwi.gov

This notice was posted at the Municipal Center and was e-mailed to local media outlets (Print, TV, and Radio) on 10/10/2016 @ 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, October 10, 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

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

5. **Ordinance No. 16-043** An Ordinance Amending Section 94.5.04 *Intrusions into Required Yards*.
6. **Ordinance No. 16-044** An Ordinance Amending Section 94.4.07(3) *Freight Terminal* and reflecting a change in the name of a land use category from *Freight Terminal* to *Freight Terminal and Mass Transportation Depot* in Figures 3.04 and 3.05 and Sections 94.4.07(5) *Livestock or Farm Commodity Trucking* and 94.17.04 *Definitions*.
7. 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. 16-043 An Ordinance Amending Section 94.5.04 *Intrusions into Required Yards*.
 - b. Ordinance No. 16-044 An Ordinance Amending Section 94.4.07(3) *Freight Terminal* and reflecting a change in the name of a land use category from *Freight Terminal* to *Freight Terminal and Mass Transportation Depot* in Figures 3.04 and 3.05 and Sections 94.4.07(5) *Livestock or Farm Commodity Trucking* and 94.17.04 *Definitions*.
8. 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. 16-043 An Ordinance Amending Section 94.5.04 *Intrusions into Required Yards*.
 - b. Ordinance No. 16-044 An Ordinance Amending Section 94.4.07(3) *Freight Terminal* and reflecting a change in the name of a land use category from *Freight Terminal* to *Freight Terminal and Mass Transportation Depot* in Figures 3.04 and 3.05 and Sections 94.4.07(5) *Livestock or Farm Commodity Trucking* and 94.17.04 *Definitions*.

D. Public Comment – ETZ.

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

E. Consent Items – ETZ.

10. Approve previous meeting(s) minutes from the [ETZ, August 8, 2016, regular meeting](#).

F. Adjourn ETZ.

11. Adjourn ETZ Committee.

G. Public Hearings before Village Plan Commission

12. [REZN-9-16-1607](#) Eric Reeder, 7515 Venture Circle, Weston, WI, 54476, requesting a rezone from LI (limited Industrial) to B-3 (General Business), to allow for the reconfiguration of two parcels, where a portion of the vacant parcel (Zoned LI) is being combined with the parcel directly west of that, addressed as 5307 Westfair Avenue (Zoned B3)

- a. Discussion and Action by Plan Commission on Director's recommendation to approve the Rezone Request, per the specifications, conditions, and limitations of the submitted staff report and forward to the Board of Trustees for their consideration and final approval.

13. [CU-9-16-1611](#) Allen Lamers, Lamers Bus Lines, 2407 South Point Road, Green Bay, WI 54313, on behalf of property owner, F&B Company LLP, 2096 County Road XX, Mosinee, WI, requesting a conditional use permit to allow for the temporary construction of an off-site parking transportation use (Sec. 94.4.07(1)), which will transition to the permanent use of the property as a freight terminal land use (Sec. 94.4.07(3)) within the LI (Limited Industrial) Zoning District. The property is addressed as 3805 Concord Avenue.

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

H. Public Comment – PC.

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

I. Consent Items – PC.

15. Approve previous meeting(s) minutes from the [PC, September 12, 2016, regular meeting](#).

16. Approve previous meeting(s) minutes from the [PC, September 21, 2016, special meeting](#).

17. [Staff Report on staff-approved CSM's, Site Plans, Sign Permits, Commercial Zoning Permits, and Certificate of Occupancies issued since last report of 09/01/2016](#).

J. New Business – PC.

18. Discussion and Action by Plan Commission on Assistant Planner's recommendation to approve [Commercial Site Plan CSIT-9-16-1608](#) (Eric Reeder), Parking Lot Construction & Expansion, at 5307 Westfair Avenue, per the specifications, conditions, and limitations of the submitted staff report.

K. Reports from Staff.

19. Report from Planning and Development Director.

L. Remarks from Commissioners.

- M. 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).**

N. Set next regular meeting date for Monday, November 14, 2016, at 6:00 P.M.

O. Adjourn.

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

Valerie Parker
Recording Secretary

This notice was posted at the Municipal Center, and on the Village's website at www.westonwi.gov, and was emailed to local media outlets (Print, TV, and Radio) on 10/07/2016 @ 4:30 p.m. A quorum of members from other Village governmental bodies (boards, commissions, and committees) may attend the above-noticed meeting in order to gather information. Should a quorum of other government bodies be present, this would constitute a meeting pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis.2d 553,494 N.W.2d 408 (1993). Wisconsin State Statutes require all agendas for Committee, Commission, or Board meetings be posted in final form, 24 hours prior to the meeting. Any posted agenda is subject to change up until 24 hours prior to the date and time of the meeting. Any person who has a qualifying disability, as defined by the Americans with Disabilities Act, requiring that meeting or material to be in an accessible location or format, must contact the Weston Municipal Center at 715-359-6114, so any necessary arrangements can be made to accommodate each request.



**VILLAGE OF WESTON
NOTICE OF PUBLIC HEARINGS**

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Village of Weston Plan Commission and Joint Town and Village of Weston Extraterritorial Zoning Committee, on **Monday, October 10, 2016, at 6:00 p.m.**, at 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. 16-043 An Ordinance Amending Section 94.5.04 *Intrusions into Required Yards*.
2. Ordinance No. 16-044 An Ordinance Amending Section 94.4.07(3) *Freight Terminal* and reflecting a change in name of a land use category from *Freight Terminal* to *Freight Terminal/ Transportation Depot* in Figures 3.04 and 3.05 and Sections 94.4.07(5) *Livestock or Farm Commodity Trucking* and 94.17.04 *Definitions*.

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 22nd day of September, 2016

Valerie Parker
Plan Commission and ETZ Committee Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, September 26, 2016 and Monday, October 3, 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, October 10, 2016, at 6:00 p.m.**, at 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. 16-043 An Ordinance Amending Section 94.5.04 *Intrusions into Required Yards.***
2. Ordinance No. 16-044 An Ordinance Amending Section 94.4.07(3) *Freight Terminal* and reflecting a change in name of a land use category from *Freight Terminal* to *Freight Terminal/ Transportation Depot* in Figures 3.04 and 3.05 and Sections 94.4.07(5) *Livestock or Farm Commodity Trucking* and 94.17.04 *Definitions.*

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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 22nd day of September, 2016

Valerie Parker
Plan Commission and ETZ Committee Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, September 26, 2016 and Monday, October 3, 2016.

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

REQUEST FROM: **JENNIFER HIGGINS; DIRECTOR OF PLANNING AND DEVELOPMENT**
JARED WEHNER; ASSISTANT PLANNER

ITEM DESCRIPTION: **ORDINANCE NO. 16-043 AN ORDINANCE AMENDING SECTION 94.5.04**
INTRUSIONS INTO REQUIRED YARDS.

DATE/MTG: **PLAN COMMISSION/ETZ; MONDAY, OCTOBER 10, 2016**

POLICY QUESTION: Should the Plan Commission and ETZ recommend the following draft ordinance amendments to the Village Board for approval?

RECOMMENDATION TO: I make a motion to endorse approval of Ordinance No. 16-043 and recommend it to the Trustees.

LEGISLATIVE ACTION:

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

- | | |
|------------------------------------------------|-----|
| <input type="checkbox"/> Budget Line Item: | N/A |
| <input type="checkbox"/> Budget Line Item: | N/A |
| <input type="checkbox"/> Budgeted Expenditure: | N/A |
| <input type="checkbox"/> Budgeted Revenue: | N/A |
-
-

STATUTORY / RULEMAKING / POLICY REFERENCES:

- | | |
|-----------------------------------------------------|------------|
| <input type="checkbox"/> WI Statue: | _____ |
| <input type="checkbox"/> WI Administrative Code: | _____ |
| <input type="checkbox"/> Case Law / Legal: | _____ |
| <input checked="" type="checkbox"/> Municipal Code: | Chapter 94 |
| <input type="checkbox"/> Municipal Rules: | _____ |
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PRIOR REVIEW: None.

BACKGROUND: At a recent staff meeting it was determined that we needed to make an amendment to Sec. 94.5.04 *Intrusions into Required Yards*, to allow for stormwater retention and detention ponds and stormwater related structures to be allowed to be permitted intrusions into the required front, street side, interior side and rear yards setbacks. We have many properties where this is happening already and DPW determined they had no issues with stormwater facilities continuing to be allowed in these areas of the property. Planning and Development Staff drafted an ordinance amendment which is attached.

Attachments – Ord. No. 16-043



VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN

ORDINANCE NO. 16-043

AN ORDINANCE AMENDING SECTION 94.5.04 INTRUSIONS INTO REQUIRED YARDS.

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. 94.5.04 does not adequately address the ability to permit stormwater detention and retention ponds to intrude into required setbacks within the Village and Town; and

WHEREAS, Village Staff is proposing amendments to Chapter 94 Zoning to allow stormwater detention and retention ponds to intrude into required setback areas; 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 October 10, 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 94.5.04: Intrusions into Required Yards

The minimum setbacks listed in Figures 5.01(2), 5.02(2), and 5.03(2) establish the minimum required yards/setbacks in the associated zoning districts, except that the following intrusions by buildings and structures are permitted into the minimum required yards:

(1) Permitted Intrusions Into Required Front and Street Side Yards.

- (a) Chimneys, flues, sills, pilasters, lintels, cornices, eaves, gutters, satellite dishes with a diameter of 20 inches or less, and other architectural and ornamental features attached to a building, provided they do not extend more than two and one-half feet into the required yard.
- (b) Yard lights, ornamental lights, and nameplate signs, provided they comply with applicable exterior lighting requirements of Section 94.12.11.
- (c) Terraces, steps, open walled porches, decks, stoops, or similar appurtenances to residential buildings that do not extend above the floor level of the adjacent building entrance, provided they do not locate closer than 20 feet to any front or street lot line.
- (d) Fences, in accordance with Section 94.12.03.
- (e) Lawn ornaments and flag poles, provided that in residential zoning districts flag poles do not exceed 35 feet in height and lawn ornaments do not exceed 6 feet in height, and that flag poles are constructed with footings that extend not less than 42 inches below the existing ground level unless secured in another manner verified by a structural engineer.
- (f) Stormwater retention and detention ponds and stormwater related structures.

(2) Permitted Intrusions Into Required Interior Side Yards.

- (a) Chimneys, flues, sills, pilasters, lintels, cornices, eaves, gutters, satellite dishes with a diameter of 20 inches or less, and other ornamental features attached to a building, provided they do not extend more than two and one-half feet into the required yard.
- (b) Fences, in accordance with Section 94.12.03.
- (c) Fire escapes that do not extend more than three feet into the required yard.
- (d) Lawn ornaments and flag poles, provided that in residential zoning districts flag poles do not exceed 35 feet in height and all lawn ornaments do not exceed 6 feet in height, and that flag poles are constructed with footings that extend not less than 42 inches below the existing ground level unless secured in another manner verified by a structural engineer.
- (e) Stormwater retention and detention ponds and stormwater related structures.

(3) Permitted Intrusions Into Required Rear Yards.

- (a) Terraces, steps, uncovered porches, decks, stoops, or similar appurtenances to residential buildings, provided they do not locate closer than 20 feet to the rear lot line.
- (b) Chimneys, flues, sills, pilasters, lintels, cornices, eaves, gutters, satellite dishes with a diameter of 20 inches or less, and other architectural and ornamental features attached to a building, provided they do not extend more than two and one-half feet into the minimum required yard.
- (c) Fences, in accordance with Section 94.12.03.
- (d) Fire escapes that do not extend more than three feet into the minimum required yard.
- (e) Lawn ornaments, play sets, tree houses, trampolines, and flag poles, provided that in residential zoning districts flag poles do not exceed 35 feet in height and all other lawn ornaments do not exceed 6 feet in height, that flag poles are constructed with footings that extend not less than 42 inches below the existing ground level unless secured in another manner verified by a structural engineer, and that tree houses are not intended for human habitation.
- (f) Stormwater retention and detention ponds and stormwater related structures.

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 17th day of October, 2016

WESTON VILLAGE BOARD

By: _____
Barbara Ermeling, its President

Attest:

Sherry Weinkauff, its Clerk

APPROVED: _____

PUBLISHED: _____



**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, October 10, 2016, at 6:00 p.m.**, at 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. 16-043 An Ordinance Amending Section 94.5.04 *Intrusions into Required Yards*.
2. Ordinance No. 16-044 An Ordinance Amending Section 94.4.07(3) *Freight Terminal* and reflecting a change in name of a land use category from *Freight Terminal* to *Freight Terminal/Transportation Depot* in Figures 3.04 and 3.05 and Sections 94.4.07(5) *Livestock or Farm Commodity Trucking* and 94.17.04 *Definitions*.

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 22nd day of September, 2016

Valerie Parker
Plan Commission and ETZ Committee Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, September 26, 2016 and Monday, October 3, 2016.

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

REQUEST FROM: **JENNIFER HIGGINS; DIRECTOR OF PLANNING AND DEVELOPMENT
JARED WEHNER; ASSISTANT PLANNER**

ITEM DESCRIPTION: **ORDINANCE NO. 16-044 AN ORDINANCE AMENDING SECTION 94.4.07(3) FREIGHT TERMINAL AND REFLECTING A CHANGE IN NAME OF A LAND USE CATEGORY FROM FREIGHT TERMINAL TO FREIGHT TERMINAL/ TRANSPORTATION DEPOT IN FIGURES 3.04 AND 3.05 AND SECTIONS 94.4.07(5) LIVESTOCK OR FARM COMMODITY TRUCKING AND 94.17.04 DEFINITIONS.**

DATE/MTG: **PLAN COMMISSION/ETZ; MONDAY, OCTOBER 10, 2016**

POLICY QUESTION: Should the Plan Commission and ETZ recommend the following draft ordinance amendments to the Village Board for approval?

RECOMMENDATION TO: I make a motion to endorse approval of Ordinance No. 16-044 and recommend it to the Trustees.

LEGISLATIVE ACTION:

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

FISCAL IMPACT ANALYSIS:

- | | |
|------------------------------------------------|-----|
| <input type="checkbox"/> Budget Line Item: | N/A |
| <input type="checkbox"/> Budget Line Item: | N/A |
| <input type="checkbox"/> Budgeted Expenditure: | N/A |
| <input type="checkbox"/> Budgeted Revenue: | N/A |
-

STATUTORY / RULEMAKING / POLICY REFERENCES:

- | | |
|-----------------------------------------------------|------------|
| <input type="checkbox"/> WI Statue: | _____ |
| <input type="checkbox"/> WI Administrative Code: | _____ |
| <input type="checkbox"/> Case Law / Legal: | _____ |
| <input checked="" type="checkbox"/> Municipal Code: | Chapter 94 |
| <input type="checkbox"/> Municipal Rules: | _____ |
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PRIOR REVIEW: None.

BACKGROUND: It was determined when we received the Lamers project proposal that we still didn't have a clear land use listed in the zoning code for the school bus barn. The closest land use was the Freight Terminal land use listed in Sec 94.1.07(3). After staff discussion with Mark Roffers, it was determined this use should be amended as proposed to include some regulations for school and charter bus terminals like what Lamers is proposing. Planning and Development Staff drafted an ordinance amendment, with Mark Roffers assistance, which is attached.

Attachments – Ord. No. 16-043



VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN

ORDINANCE NO. 16-044

AN ORDINANCE AMENDING SECTION 94.4.07(3) *FREIGHT TERMINAL* AND REFLECTING A CHANGE IN NAME OF A LAND USE CATEGORY FROM *FREIGHT TERMINAL* TO *FREIGHT TERMINAL/ TRANSPORTATION DEPOT* IN FIGURES 3.04 AND 3.05 AND SECTIONS 94.4.07(5) *LIVESTOCK OR FARM COMMODITY TRUCKING* AND 94.17.04 *DEFINITIONS*.

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, 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 October 10, 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: Section 94.4.07(3) is hereby amended to read as follows:

(3) Freight Terminal and Mass Transportation Depot.

Lands and buildings representing either end of one or more truck carrier line(s) principally serving several businesses, bus storage yards or garages, bus transfer stations, train stations, or similar facilities focused on the storage or staging of multiple trucks, busses, train cars, and/or other large vehicles designed to carry goods or passengers. Such uses may have some or all of the following facilities: large vehicle storage and/or staging yards, multiple loading docks, management offices, indoor and outdoor storage yards, fueling stations, weighing stations,

parking areas, vehicle maintenance and repair facilities serving the use, and other related facilities.

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. For freight terminals and train stations, all buildings, structures, outdoor storage areas, and any other activity areas shall be located a minimum of 100 feet from all lot lines abutting residentially zoned property.
3. For freight terminals and train stations, all outdoor storage areas and vehicles 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 and vehicles from view from non-industrial zoned areas and public rights-of-way, up to the maximum fence heights allowed under Section 94.12.03. For other types of transportation depot uses, landscaping installed to screen the vehicles from view are sufficient meet this requirement (but not outdoor storage areas).
4. Activity and storage areas shall not be permitted in the minimum required front yard setback, except for employee or patron parking.
5. Minimum Required Off-Street Parking: one space per each employee onsite employee on the largest work shift and one space for each four passengers for uses where patrons are parking on-site.

SECTION 2: Sections 94.4.07 (5) and 94.17.04 *Definitions* are hereby amended to reference the new name of Section 94.4.07(3) *Freight Terminal and Mass Transportation Depot*.

SECTION 3: Figure 3.04 within Section 94.3.04 of the Weston Municipal Code is hereby amended to reference the new name “(3) *Freight Terminal and Mass Transportation Depot*”.

SECTION 4: Figure 3.05 within Section 94.3.05 of the Weston Municipal Code is hereby amended to reference the new name “(3) *Freight Terminal and Mass Transportation Depot*”.

SECTION 5: 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 6: 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 7: EFFECTIVE DATE. This ordinance shall take effect upon approval and publication.

Dated the 17th day of October, 2016

WESTON VILLAGE BOARD

By: _____
Barbara Ermeling, its President

Attest:

Sherry Weinkauf, its Clerk

APPROVED: _____

PUBLISHED: _____

DRAFT

Village of Weston, Wisconsin
OFFICIAL PROCEEDINGS OF THE PLAN COMMISSION AND
JOINT TOWN & VILLAGE EXTRATERRITORIAL ZONING COMMITTEE
held on Monday, August 8, 2016 at 6:00 p.m., in the Board Room, at the Municipal Center
Chairman White Presiding.

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

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

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

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

Roll call indicated 6 Plan Commission members present.

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

Village Staff in attendance: Higgins, Donner, Wehner, Tatro, Maguire, and Parker. There were about 30 audience members present.

4. **Requests 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.**

Charles Newby was present and gave history of how he started out his Christmas tree business. He commented on 25% of sales are from Weston, Kronenwetter, and Rothschild residents. They put up their directional signs throughout out municipalities to get customers to their location. He stated about 5 years ago a change was made to the Weston Zoning, which allowed their signs, but under the new Zoning has changed again, now not allowing these (off-premise) signs.

Diesen questioned the typical locations of Newby's signs, here in Weston. Newby stated the signs in Weston are installed by Kluck's bar and by the Aspirus YMCA. These are installed around Thanksgiving, and removed about the second week in December.

Higgins pointed out the staff briefer, which was included in the packet for further background. She explained what prompted the change back in 2015 was the Plan Commission members not wanting off premise signs. There are also recent legal cases that affect signage and how you regulate them that we now need to take into consideration if we want to entertain Mr. Newby's request. We have to treat every sign the same (cannot base on text). However, Attorney Yde suggested we can base these on size. We do not want off-premise signs popping up all over the Village. We have to either allow all or none of them. We can only regulate the size and duration.

Higgins stated if we were to allow these off-premise signs, this would require us to amend our zoning code, including most likely rewriting the entire sign code Article. Higgins stated staff would like PC to give staff direction; however, with the current department staff workload, there are limitations to when this could be accomplished if the amendment is what PC desires, and

most likely would not occur in time for when Newby would like his signs posted. Johnson questioned the enforcement procedures. Higgins stated it would initially be a phone call, followed by a letter, followed by the sign removal by the Village. Most times if they are smaller signs in the right of way, staff just removes them.

Schuster supports Newby’s business, but realizes if we allow him to post his off-premise signs, we would be opening ourselves to everyone else posting their off-premise signs. Schuster stated he is not in favor of changing the zoning code. Higgins stated the Village offers e-news, so we can help spread the word that way for Mr. Newby and have compiled lists in the past of Christmas Tree and pumpkin/orchards in the past that we have shared on our website, social media and e-news outlets.

Schuster/Kollmansberger to continue the code as is. Diesen opposes.

Motion by Schuster, second by Kollmansberger, to continue with the Zoning and Sign Code as is. Diesen opposes. Motion carried.

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

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

No action was taken by ETZ.

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.** Higgins stated staff took changes as suggested at the July 11th public hearing and placed those suggestions into the ordinance. Wehner summarized the changes that were made.

Hull questioned if a Temporary Use Permit would be issued to a property within the ETZ, without a Conditional Use Permit, if the duration would be less than 6 months. Wehner answered no. ETZ properties would require a Conditional Use Permit regardless of length of time.

Hull questioned if under #1 of the Performance Standards, if “a” and “b” only apply to the ETZ area. Hull feels this first section should be restructured, as any resident reading this may interpret the main text in #1 to apply to them (ETZ properties), not realizing ETZ properties would be the exception, and follow “a”. Hull feels the language pertaining to the ETZ should be written first, or separated more clearly.

PC members felt this was clear that ETZ properties fall under exception “a”. Hull is fine, then, but just wants to be sure this is clear. Diesen questioned if this have been reviewed by our legal counsel yet? Higgins answered that these are not normally given to our attorney for review.

- 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.**

Motion by Diesen, second by Hull, to approve Zoning Ordinance Amendment Ordinance No. 16-032, subject to legal counsel approval, and per the specifications, conditions, and limitations of the submitted staff reports, and forward to the Board of Trustees for their consideration and final approval.

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

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

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.**

Motion by Schuster, second by Diesen, to approve Zoning Ordinance Amendment Ordinance No. 16-032, subject to legal counsel approval, and per the specifications, conditions, and limitations of the submitted staff reports, and forward to the Board of Trustees for their consideration and final approval. Q: Hooshang clarified this Section 94.4.10 is within Village zoning.

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

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

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

White and Olson Opened the Hearings at 6:32 p.m.

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

No one spoke in favor or opposition.

Wehner explained when trying to regulate these across the board as the same, we found it difficult to regulate when you get into the agricultural district, with larger parcels. Staff clarified the restriction of one principal structure, one detached garage, one utility shed, and one gazebo to mean the residential district including the RR-2 district. This will allow in the RR-5 and AR districts to allow up to 5 detached accessory structures (such as like a farm). Also raised the maximum size of the accessory structures, and if the structure is over 2,000 sq. ft., and in the AR or RR-5 zone, it would be considered a principal structure, and must follow those setbacks.

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.***

No one spoke in favor or opposition.

Wehner explained staff added a clarifier for total square footage of accessory structures floor area, which he came up with 2,500 sq. ft. Plan Commission can approve anything larger than what is allowed (not having to get a variance) in the figure.

Johnson questioned how many principal structures can be on a lot. Wehner stated zoning code does not limit the number of principal structures.

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.

No one spoke in favor or opposition.

Wehner commented in reaction to a lot of properties across from the Municipal Center, in the old Weston Commercial development, wanting to have more light industrial uses, we are changing the B-3 district to allow more indoor storage or wholesaling as a permitted use, along with adding light industrial activities, incidental to indoor sales or service, as a permitted use in the B-3 District.

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

No one spoke in favor or opposition.

Higgins stated this was brought up a few months ago. Within Chapter 74 Subdivision, we did not have a way to collect parkland dedication fees, or parkland, without there being a land division. If approved, during a site plan, rezone, or new apartment complex (who will put needs on our park system) is proposed, we can collect the fees or obtain the needed parkland land through dedication. White confirmed apartments do impact our park systems.

Olson and White closed the public hearings, Items #9 – 12, at 6:45 p.m.

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)*.

Motion by Kollmansberger, second by Diesen, to approve Ordinance No. 16-034, per the specifications, conditions, and limitations of the submitted staff reports, and forward to the Board of Trustees for their consideration and final approval. Q: Hull questioned #1, uses the term “Lot”, then #2 uses the term “Parcel”, and confirmed this was Wehner’s intent. Hull is okay with this. Motion carried.

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

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

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.

Motion by Hull, second by Kollmansberger, to approve Ordinance No. 16-035, per the specifications, conditions, and limitations of the submitted staff reports, and forward to the Board of Trustees for their consideration and final approval.

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

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

- 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*.

Motion by Kollmansberger, second by Zeyghami, to approve Ordinance No. 16-036, per the specifications, conditions, and limitations of the submitted staff reports, and forward to the Board of Trustees for their consideration and final approval.

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

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

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

Motion by Diesen, second by Kollmansberger, to approve Ordinance No. 16-037, per the specifications, conditions, and limitations of the submitted staff reports, and forward to the Board of Trustees for their consideration and final approval.

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

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

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*.

Motion by Schuster, second by Diesen, to approve the Zoning Ordinance Amendments 16-034, 16-035, 16-036, and 16-037, per the specifications, conditions, and limitations of the submitted staff reports, and forward to the Board of Trustees for their consideration and final approval.

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

<u>Member</u>	<u>Voting</u>
Diesen, Dave	YES
Johnson, Marty	YES

Kollmansberger, Tina	YES
Lawrence, Dennis	NO
Schuster, Fred	YES
White, Loren	YES
Zeyghami, Hooshang	YES

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.

Olson opened the public hearing at 6:55 p.m.

Sylvia & Paul Legenza, 7505 Gusman Road, were present in support. It was explained they have lived here for 20 years, and their house is in the middle of 5 acres. They have a 6-bedroom home, and they would like to open their home up to travelers, such as nursing professionals doing short-term stays in Wausau who have a contract with the hospital, they can provide the lodging. She stated their home has 3 bathrooms. This would be an option to those people, versus a hotel stay.

Kollmansberger questioned this being a 6-bedroom home, when the staff report indicates there are only 4 bedrooms. Legenza confirmed there are 6 bedrooms. The bedrooms are upper and lower, currently no one else resides there with the Legenza's.

Olson confirmed Legenza's will remain living in the home. Also confirmed parking would not be an issue.

Diesen questioned the minimum and maximum length of stays for their guests. Legenza stated the minimum stay would be an overnight. The maximum would be up to 13 week contracts or longer. Legenza stated they have a large kitchen with 2 refrigerators, and guests would be able to use the kitchen as they like.

Zeyghami questioned if the septic system is designed to handle more people in the home. Legenza stated when the house was built, it was built for their family with 3 children.

Legenza explained to Diesen the maximum number of guests would be 8. She does not necessarily see this many guests here at a time, but possible for a couple of days if there is an overlap.

Legenza confirmed this will be offered year round.

It was confirmed to Johnson that there are two exits to all bedrooms, as all bedrooms include an egress window along with the doorway. It was explained that there are three accesses into this home. The main front entrance, an entrance to the lower level through the garage, and entrance to kitchen through garage also.

There was discussion that once this receives approval here, they would then apply for a license through the County. It was also brought up that Legenza's would be subject to all sales taxes. Olson asked about Room Taxes, which Higgins explained the Town does not have this capability in place at this time. It would require the Town adopting a Room Tax Ordinance.

Kollmansberger asked how Legenza's are advertising. Legenza stated she will be advertising through Air B&B. She explained that though she could take in weekend travelers, she would prefer longer stay guests. Diesen questioned any other amenities that are being offered. Legenza stated private bedroom, but common areas for kitchen, living room, and laundry.

Olson closed the hearing at 7:06 p.m.

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.

Higgins pointed out the draft states the performance standards Legenza's will be required to meet, under #1. This includes staff's recommendations. They would not be able to have more than 8 guests.

Motion by Diesen, second by Zeyghami, to approve CU-7-16-1599, per the specifications, conditions, and limitations of the submitted staff reports, and forward to the Board of Trustees for their consideration and final approval. Q: Kollmansberger questioned if there is a limit to the length of stay they can have before this turns into a regular rental. Higgins stated ETZ could place a limit. Hull questioned if the definition in the ordinance on the period of time 30 days or less, same as State

code? Wehner commented the Administrative code changed, and we should be consistent. It was confirmed that they would have to have 30-day contracts, and renew for another 30 days, if longer. Olson commented about going to legal counsel for room tax. Higgins stated she believed you needed to have it in place already to collect. Hull questioned the enforcement. Nuisances would come to Village, and Health Department would be responsible for licensing issues. White stated if the Town were to pass a room tax ordinance, a majority of that goes to the CVB. Higgins commented CU runs with the applicant in this case. If the use ceases for 12 months than it expires. If a transfer of ownership, they would have to come back through. Olson questioned placing a condition that the owners must reside on premises? Higgins stated this would not be a requirement under the definition of a Tourist Rooming House, but ETZ can place that requirement. Higgins confirmed to Zeyghami that 8 is the maximum number of guests that can stay here.

Kollmansberger motioned, second by Hull, to make an amendment to the original motion to add the requirement that the owners need to reside on the premises, and to approve Option #1 within the Staff Report. Q: Legenza questioned if this would affect their traveling to Florida for a month during the winter. It was explained that since their primary residence is here, they would not be affected. Diesen feels it is not necessary to restrict the owners to residing here. He said he knows others in a similar situation in Kronenwetter, where the owners live across the road, and with them living so close by, the home basically manages itself. He feels this is a popular trend now, and sees this coming up again. Diesen voted nay.

Motion to approve the conditional use permit, with Staff's option #1, with the amendment that the owners need to reside on the premises. Diesen voted nay.

Motion carried.

Yes Vote: 4 No Votes: 1 Abstain: 0 Not Voting: 1 Result: PASS

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

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.

None.

G. CONSENT ITEMS – ETZ.

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

Motion by Kollmansberger, second by Hull, to approve previous meeting(s) minutes from the ETZ, July 11, 2016. (Diesen stepped out of room during this motion).

Yes Vote: 4 No Votes: 0 Abstain: 0 Not Voting: 2 Result: PASS

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

H. ADJOURN ETZ

18. Adjourn ETZ Committee.

Motion by Hull, second by Kollmansberger, to adjourn at 7:22 p.m.

I. PUBLIC HEARINGS BEFORE VILLAGE PLAN COMMISSION

White opened the hearings at 7:23 p.m.

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

Dan Higginbotham, PGA Inc., 7306 Zinser Street, Weston, and Steve Lewis, 6611 Peninsula Lane, Weston, were present in support. Mitch King, 6205 Municipal Street, was also present.

Higginbotham stated they have contracted with Lewis construction to clean up and process the accumulated concrete (accumulated over the past 15 years) on the Lewis property. He explained that Lewis had recently received a letter from the Village, requiring them to cease their operations. Lewis has no intentions of operating out of this site, and have contacted PGA to help clean up the site. Higginbotham stated PGA vessel for clean-up and cause the material to be crushed and exported from the site. It was explained the crusher has magnets built in, so any metal rods within the concrete will be separated and then recycled at Yaeger Auto Salvage. Crushing process will take about 3 weeks. Higginbotham stated Mitch King's son, Jeremy King, will do the crushing, which is not scheduled yet. Higginbotham stated once crushed, the material will be made into base course and removed from the site over a period of time. He is anticipating the crushing would take place this fall. There most likely will be no work taking place late this fall until spring, and then they can remove the material during next construction season.

Lewis commented how all the existing concrete on their property has been pushed into one pile. The goal now is to take that pile and crush it into a usable product, and into a road base that PGA can use on their projects. What is left over was from a 20-year operation, which they no longer plan to bring and place material there in the future. Zeyghami questioned how they will keep the dust and noise down. Higginbotham stated they can water down the area.

Higginbotham stated there may be days where they take two truckloads out, and other days where they take 50 truckloads out of there. Higginbotham stated based on their calculations, looking at the existing pile, they are anticipating about 12,000 cubic yards of material. It was brought up the application stated 8,000 yards. Higginbotham stated what is on the application was based on Lewis's measurements, but they think it may be closer to 12,000 cubic yards.

Higginbotham stated they may have to bring some sand in to the site, only for blending purposes, to allow them to meet the State's 305 requirements. He stated they have American Engineering and Testing at their project sites doing periodic testing of the material to be sure it is blended right. Higginbotham confirmed they would not be hauling anything else in, other than sand for blending. King stated his son plans to crush in September. Once they start the crushing they will continue until it is completed. Higgins stated they only get 30 consecutive days to perform the crushing, from 7am – 5pm, Monday – Friday and 7am to noon on Saturday. They need to inform us when they start and when they finish the crushing project. Higgins stated the noise and dust standards and enforcement all fall under Article 12, of Chapter 94, so if there are complaints that is where we would regulate from.

Higginbotham brought up that in his application, he meant 12 trucks in rotation, not 12 trucks per day.

Johnson questioned if December 1, 2017, would be sufficient for completing this project and having it all removed.

No one spoke in opposition.

White closed the hearing at 7:36 p.m.

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.

Donner confirmed the material they are bringing in is sand for road base. Higginbotham stated since they do not know what material is under the pile, they will not know until they start the work. Higginbotham stated when they performed the crushing operations at Ministry in Wausau, there was a total of 15,000 cubic yards of pure rock, and they had to bring in about 1,000 yards of sand. Zeyghami questioned the amount of waste. Higginbotham anticipates everything will get trucked off. White confirmed staff needs to make changes to the final conditional use permit, based on tonight's discussion. Donner suggested to change within (a), from no more than +-8,000 cubic yards to instead state to "limit to material on the site, an estimated quantity of between 8,000 – 12,000 cubic yards", and add a letter to indicate an amount of material to be brought on site strictly for blending.

Higgins briefly summarized changes that staff can make, based on the main points PC would like to see:

- *Adding “limit to material on the site, an estimated quantity of between 8,000 – 12,000 cubic yards”
- *Change (h) from 12 trucks per day to 12 truck rotations.
- *Bringing in ancillary material to make an acceptable road base.

Diesen suggested staff can adjust the ordinance. There was discussion that once the crushing operations begins is the only time when blending material will come in, as they do the blending with the crushing. There would be no reason to bring material in after the crushing is completed.

Motion by Schuster, second by Diesen, to approve CU-7-16-1603, based on staff adding language on amount of material there, and amount of material coming in, per the specifications, conditions, and limitations of the submitted staff report.

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

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

20. REZN-7-16-1597 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.

Wehner stated he and Parker noticed that this property was zoned in error to B2. It was previously zoned under the old zoning code as B-3, then when this lot was split (west half to Kwik Trip, east half to apartments), and never correctly zoned to MF with the zoning ordinance update project in 2015.

White closed the hearing at 7:37 p.m.

- a. Discussion and action by PC on Director’s recommendation to approve REZN-7-16-1597, per the specifications, conditions, and limitations of the submitted staff report.**

Motion by Johnson, second by Zeyghami, to approve REZN-7-16-1597, per the specifications, conditions, and limitations of the submitted staff report.

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

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

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)

Wehner stated this was prompted by the use table changing. This is in the outer limits of the Village and staff is proposing a change to B3 to allow for more industrial uses (the majority through the conditional use process). Also in properties along the TIF district, this counts as industrial in TIF 1.

Wehner stated with general business, all storage is contained inside, with the exception of outdoor display. Anything that would be industrial in use would require a conditional use permit and strict performance standards, and also strict performance standards if next to a residential use. This area of rezone is south of STH-29. If there is a residential neighbor in another township, there still needs to be a buffer. A resident questioned if this includes areas south of Weston Avenue. Staff responded yes, the buffer applies along Weston Avenue. Higgins stated this area used to be M1 in our old zoning code which allowed for a heavy industrial, with the new zoning code it went to B2, Highway Business.

Lee & Gretchen Kluz, R10530 Weston Avenue, Ringle, were concerned how this will impact residential uses just outside of the municipal boundary.

Helen Champaign, 2812 E. Neupert Avenue, was present, and expressed her concern for the residents in the Highway J area. She does not want to see a 24-hour bar or hotel. She would prefer to see a store that closes at 9:00 p.m.

Higgins clarified the difference between the two public hearings tonight. White commented Schofield Avenue is meant for commercial, not industrial, in the future land use plan.

Sharon Ruhl, 2711 E. Neupert Avenue, was present as a concerned resident. She confirmed Schofield Avenue is going from B3 – B2. She is concerned that some retail businesses are causing issues, such as at Target there was a forklift from a tractor trailer that was beeping at 4:30 a.m. She also gave an example of issues with noise at Wendy’s at 1:30 a.m., where equipment was being used to drain out old cooking oil.

White closed the hearing at 7:51 p.m.

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.

Motion by Diesen, second by Kollmansberger, to approve REZN-7-16-1600, per the specifications, conditions, and limitations of the submitted staff report.

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

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

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

Wehner clarified the changes between the B3 and B2, and how the B2 does not allow for any industrial uses.

Ruhl stepped forward again and asked if there is a particular project coming forward that is prompting this? Higgins stated there are currently no planned projects in the area prompting this zoning change. She stated this came about with the new code, through that process, we remapped the Village. Wehner stated General Business in the old code and the new code serve different very different purposes. The vision was for Schofield Avenue to be commercial, where the old code industrial uses were more prominent. Ruhl confirmed the allowed uses would be more resident friendly.

Ark Rhomine, John Prey, and Brandon O'Connor, of Habitat Humanity, 1810 Schofield Avenue, were present. They are closing next week on the 1810 Schofield Avenue property for their new office and Recycled Building Materials (RBM) facility. They are in support of these changes, but want to verify they are still within the legal limits with their proposed use. Higgins stated staff can send them a response on their planned use at this time and when the code changes would take effect, and explained this rezone request is not final until the Board approves the change by ordinance and the ordinance is published.

Bob Arndt, 5703 Camp Phillips Road, wanted to clarify this will not negatively affect this business on Camp Phillips Road. He stated he would prefer the zoning on his properties stay the same.

White closed the hearing at 8:09 p.m.

- 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.**

8:22 Motion by Schuster, second by Johnson, to approve REZN-7-16-1600, per the specifications, conditions, and limitations of the submitted staff report.

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

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

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.**
None.

K. CONSENT ITEMS – PC

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

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

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

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

I. 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 the consideration and final approval.

Higgins stated the Plan was presented to them at the June meeting via a presentation by Justin Frahm of JSD. The presentation and maps shown were now placed in a formal document. This document will get used going forward in the Camp Phillips Corridor Plan Mark Roffers (MDRoffers) is preparing for us, and will also be used in working with the DOT, DNR, and Marathon County to get the wetland crossing for the extension of Westview Blvd.

Motion by Schuster, second by Johnson, to approve Camp Phillips Corridor – South Neighborhood, per the Specifications, Conditions, and Limitations of the Submitted Staff Report and Forward to the Board of Trustees for their Consideration and Final Approval.

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

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

26. Discussion on Draft Camp Phillips Corridor Plan.

Higgins stated we need to schedule a special meeting to go through these and schedule a public hearing. It was suggested to send out a Doodle Poll for a Wednesday night meeting. Some members agree 5:00 p.m. would be preferred, though Johnson prefers 6:00 p.m. Johnson stated regardless, he will not be able to meet next Wednesday, August 17th.

Higgins will talk to Roffers on the process, as she feels we need to have another public meeting on these plans and be in touch with the members for a plan for the approval process and potential meeting needs.

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.

The members did not discuss. A similar approval process will be planned with the members following Higgins discussion with Roffers.

M. REPORTS FROM STAFF

28. Report from Planning and Development Director.

Higgins will send her report to everyone by the end of the week. She then pointed out the site plans that staff has either approved or is working on. She reported on the Broadband Phase 2 project, which should hopefully be wrapping up in the next few weeks.

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

N. REMARKS FROM COMMISSIONERS.

Zeyghami is still looking for traffic report and plans he requested 60 days ago from Guild and JSD. Higgins thought Guild had already sent this to him through e-mail twice. A paper copy would be best to provide to Zeyghami. Higgins will relay this to Guild and will have the appropriate items copied and made available for Zeyghami.

O. DISCUSS ITEMS TO BE INCLUDED FOR NEXT AGENDA.

None.

P. SET NEXT REGULAR MEETING DATE FOR MONDAY, SEPTEMBER 12, 2016, AT 6:00 P.M.

The next regular meeting is set for September 12th, and a special Wednesday night meeting will be scheduled at a later date following Higgins discussion with Roffers.

Q. ADJOURN.

13. Adjourn Plan Commission.

Motion by Johnson, second by Kollmansberger to adjourn at 8:37 p.m.

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



VILLAGE OF WESTON NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Village of Weston Plan Commission, on **Monday, October 10, 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-9-16-1607 Eric Reeder, Custom Glass, 7515 Venture Circle, Weston, WI 54476, requesting a rezone from LI (Limited Industrial) to B-3 (General Business), to allow for the reconfiguration of two parcels, where a portion of the vacant parcel (Zoned LI) is being combined with the parcel directly west of that, addressed as 5307 Westfair Avenue (Zoned B3). The full legal description of the area of land being rezoned:

Part of Lot 2 of Certified Survey Map Number 8342 recorded in Volume 32 of Certified Survey Maps on Page 110, Located in part of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 16, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin, more particularly described as follows:

Commencing at the Southeast Corner of Section 16; Thence North $89^{\circ}57'31''$ West along the South line of said Southeast $\frac{1}{4}$, 1287.58 feet; Thence North $00^{\circ}17'27''$ East, 914.10 feet to the South right-of-way line of Westfair Avenue; Thence South $70^{\circ}38'20''$ East, along said South right-of-way line, 151.39 feet to the Northwest corner of said Lot 2 also being the point of beginning; Thence continuing South $70^{\circ}38'20''$ East along said South right-of-way line, 32.01 feet; Thence South $04^{\circ}35'09''$ West, 201.08 feet to the South line of said Lot 2; Thence North $79^{\circ}21'25''$ West along said South line, 41.82 feet to the Southwest corner of said Lot 2; Thence North $07^{\circ}33'28''$ East along the West line of said Lot 2, 205.10 feet to said Northwest corner of said Lot 2 and the point of beginning.

That the above described parcel of land contains 7,395 square feet or 0.169 acres, more or less.

The hearing notice with 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 22nd day of September, 2016

Valerie Parker
Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, September 26, 2016 and Monday, October 3, 2016.

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 0.169 ACRES FROM LI – LIMITED INDUSTRIAL, WITH WHP-A WELLHEAD PROTECTION ZONE A, TO B-3 – GENERAL BUSINESS, WITH WHP-A WELLHEAD PROTECTION ZONE A, TO ALLOW FOR THE RECONFIGURATION OF TWO PARCELS, WHERE A PORTION OF THE VACANT PARCEL (ZONED LI) IS BEING COMBINED WITH THE PARCEL DIRECTLY WEST OF THAT, ADDRESSED AS 5307 WESTFAIR AVENUE (ZONED B3) (REZN-9-16-1607)**

DATE/MTG: **PLAN COMMISSION, OCTOBER 10, 2016**

POLICY QUESTION: **Should the Plan Commission make the recommendation to the Village Board to rezone an 0.169 acres so it can be added to 5307 Westfair Avenue via a proposed CSM.**

RECOMMENDATION TO: **I make a motion to endorse approval, and recommend to the Trustees the rezone.**

LEGISLATIVE ACTION:

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

FISCAL IMPACT ANALYSIS:

- | | |
|------------------------------------------------|-------------|
| <input type="checkbox"/> Budget Line Item: | <u>None</u> |
| <input type="checkbox"/> Budget Line Item: | <u>None</u> |
| <input type="checkbox"/> Budgeted Expenditure: | <u>None</u> |
| <input type="checkbox"/> Budgeted Revenue: | <u>None</u> |
-

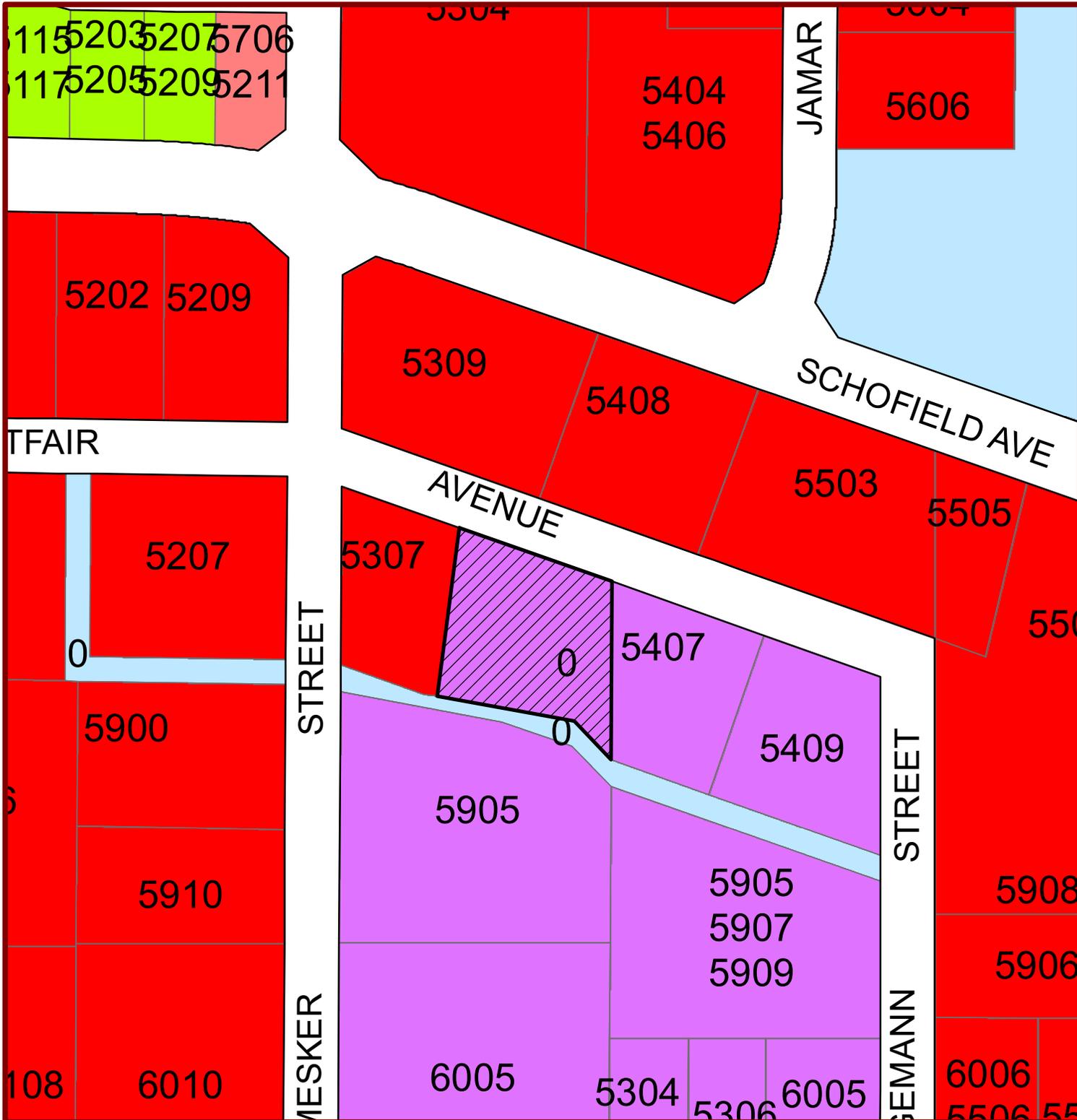
STATUTORY / RULEMAKING / POLICY REFERENCES:

- | | |
|-----------------------------------------------------|----------------------------------|
| <input checked="" type="checkbox"/> WI Statute: | <u>Wis. Stat. § 62.23 (7)(d)</u> |
| <input type="checkbox"/> WI Administrative Code: | <u></u> |
| <input type="checkbox"/> Case Law / Legal: | <u></u> |
| <input checked="" type="checkbox"/> Municipal Code: | <u>Sec. 94.16.03</u> |
| <input type="checkbox"/> Municipal Rules: | <u></u> |
-

PRIOR REVIEW: **None.**

BACKGROUND:

Mr. Reeder upgraded the parking lot at Razz's Breakfast Bar from a gravel parking lot to a paved lot this past summer without contacting the Village and therefore did not go through site plan approvals. Village staff noticed the project was occurring mid process and contacted Razz's to have the owner contact us as the lot was put in without following setbacks and other zoning regulations which are required to be followed if upgrading a lot. During the process, staff learned that Mr. Reeder owns multiple lots in the vicinity and in this case the existing fence and part of the parking lot for Razz's was actually on another lot. The two lots had different zoning designations as one was being used for an industrial use while Razz's was being used for a commercial use as a restaurant. Attachments?



Village of Weston
Marathon County, WI

OFFICIAL ZONING MAPS

Map Date: 9/23/2016
 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

- Razz's_Lot_2
- 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

MARATHON CO. CERTIFIED SURVEY MAP NO. _____

Of Lot 1 and Lot 2 of Certified Survey Map Number 8342 recorded in Volume 32 of Certified Survey Maps on Page 110, located in part of the Southeast 1/4 of the Southeast 1/4 of Section 16, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin.

I, Keith J. Walkowski, Professional Land Surveyor S-2717, hereby certify to the best of my knowledge and belief: That I have surveyed, mapped and divided Lot 1 and Lot 2 of Certified Survey Map Number 8342 recorded in Volume 32 of Certified Survey Maps on Page 110, located in part of the Southeast 1/4 of the Southeast 1/4 of Section 16, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin, described as follows:

Commencing at the Southeast corner of said Section 16; Thence North 89°57'31" West along the South line of said Southeast 1/4, 1287.58 feet; Thence North 00°17'27" East, 699.09 feet to the Southwest corner of said Lot 1 of Certified Survey Map Number 8342 and the point of beginning; Thence continuing North 00°17'27" East along the East right-of-way line of Mesker Street, 215.01 feet to the South right-of-way line of Westfair Avenue; Thence South 70°38'20" East along said South right-of-way line, 347.67 feet to the East line of said Lot 2 of Certified Survey Map Number 8342; Thence South 00°23'05" West along said East line, 214.89 feet to the South line of said Lot 2; Thence North 44°42'02" West along said South line, 64.01 feet; Thence North 79°21'25" West along the South line of said Lot 1 and Lot 2 of Certified Survey Map Number 8342, 184.75 feet; Thence North 70°38'16" West along said South line of Lot 1, 107.12 feet to the point of beginning.

That the above described parcel of land contains 67,251 square feet or 1.544 acres, more or less;

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

That I have made this survey, division and map thereof at the direction of Marathon Technical Services LLC, Agent of said parcel;

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

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

Dated this 24TH day of AUGUST, 2016

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



Village of Weston Approval Certificate:

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

By _____

Date _____
Village of Weston Zoning Department

 RIVERSIDE LAND SURVEYING LLC 6304 KELLY PLACE WESTON, WI 54476 PH 715-241-7500 - FAX 715-355-6894 email - mail@riversidelandsurveying.com	DRAWN BY M.F.L.	DATE AUGUST 19, 2016
	CHECKED BY K.J.W.	PROJECT NO. 2492
	PREPARED FOR:	MTS



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

Application/Petition No.: **REZN-9-16-1607** Hearing Date: **October 10, 2016**
Applicant: **Eric Reeder, Custom Glass, 7515 Venture Circle, Weston, WI 54476**
Location: **A Portion of the Vacant Land (zoned LI) is being combined with the parcel directly west of that, addressed as 5307 Westfair Avenue (zone B-3), Weston, WI 54476.**
Description: **Part of Lot 2 of Certified Survey Map Number 8342 recorded in Volume 32 of Certified Survey Maps on Page 110, Located in part of the Southeast ¼ of the Southeast ¼ of Section 16, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin, more particularly described as follows:**

Commencing at the Southeast Corner of Section 16; Thence North 89°57'31" West along the South line of said Southeast ¼, 1287.58 feet; Thence North 00°17'27" East, 914.10 feet to the South right-of-way line of Westfair Avenue; Thence South 70°38'20" East, along said South right-of-way line, 151.39 feet to the Northwest corner of said Lot 2 also being the point of beginning; Thence continuing South 70°38'20" East along said South right-of-way line, 32.01 feet; Thence South 04°35'09" West, 201.08 feet to the South line of said Lot 2; Thence North 79°21'25" West along said South line, 41.82 feet to the Southwest corner of said Lot 2; Thence North 07°33'28" East along the West line of said Lot 2, 205.10 feet to said Northwest corner of said Lot 2 and the point of beginning.

That land to be rezoned contains 7,395 square feet or 0.169 acres, more or less.

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

Proposed Zoning **B-3 General Business with D WHP-A Wellhead Protection Zone A**
Definition: 94.2.02(3)(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)

Future Land Use: **Commercial**

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.

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.

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

Yes.

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

No.

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 lot lines to be cleaned up via a separate CSM.

BACKGROUND INFORMATION:

Mr. Reeder upgraded the parking lot at Razz's Breakfast Bar from a gravel parking lot to a paved lot this past summer without contacting the Village and therefore did not go through site plan approvals. Village staff noticed the project was occurring mid process and contacted Razz's to have the owner contact us as the lot was put in without following setbacks and other zoning regulations which are required to be followed if upgrading a lot. During the process, staff learned that Mr. Reeder owns multiple lots in the vicinity and in this case the existing fence and part of the parking lot for Razz's was actually on another lot. The two lots had different zoning designations as one was being used for an industrial use while Razz's was being used for a commercial use as a restaurant.

CURRENT PROPERTY CONDITIONS:

A restaurant with customer parking lot. The lot lines need to be moved via the proposed CSM but in order to do that a small chunk of the lot next door needs to be rezoned to B-3. Please note that staff is also bringing a site plan before you on Monday night as they are asking for exceptions from some of the site plan design requirements such as landscaping. Assistant Planner Wehner was working on this project with Mr. Reeder and has been out sick the last 4 days. He will be providing an updated report to the PC on Monday of the exact list of exceptions.

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 10/17/16 meeting.**
- 2) Plan Commission recommends denial of the rezone request and forwards the recommendation on to the Village Board at their 10/17/16 meeting.**

- 3) **Plan Commission takes no action and the request moves on to the Village Board at their 10/17/2016 meeting with no recommendation.**



VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN

ORDINANCE NO. 16-045

AN ORDINANCE TO APPROVE THE REZONING OF LAND FROM LI – LIMITED INDUSTRIAL, WITH WHP-A WELLHEAD PROTECTION ZONE A, TO B-3 – GENERAL BUSINESS, WITH WHP-A WELLHEAD PROTECTION ZONE A, TO ALLOW FOR THE RECONFIGURATION OF TWO PARCELS, WHERE A PORTION OF THE VACANT PARCEL (ZONED LI) IS BEING COMBINED WITH THE PARCEL DIRECTLY WEST OF THAT, ADDRESSED AS 5307 WESTFAIR AVENUE (ZONED B3).

WHEREAS, the Plan Commission of the Village of Weston having held a public hearing on the 10th day of October, 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 does ordain as follows:

SECTION 1: On the application (REZN-9-16-1607) of property owner Eric Reeder, Custom Glass, 7515 Venture Circle, Weston, WI 54476, for the following territory now comprising a part of the LI – Limited Industrial, with WHP-A Wellhead Protection Zone A, zoning districts, located in Section 16, 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, with WHP-A – Wellhead Protection Zone A – Commencing at the Southeast Corner of Section 16; Thence North 89°57'31" West along the South line of said Southeast ¼, 1287.58 feet; Thence North 00°17'27" East, 914.10 feet to the South right-of-way line of Westfair Avenue; Thence South 70°38'20" East, along said South right-of-way line, 151.39 feet to the Northwest corner of said Lot 2 also being the point of beginning; Thence continuing South 70°38'20" East along said South right-of-way line, 32.01 feet; Thence South 04°35'09" West, 201.08 feet to the South line of said Lot 2; Thence North 79°21'25" West along said South line, 41.82 feet to the Southwest corner of said Lot 2; Thence North 07°33'28" East along the West line of said Lot 2, 205.10 feet to said Northwest corner of said Lot 2 and the point of beginning. The described land consists of 7,395 square feet, or 0.169 acres, more or less.

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

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

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

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

Dated the 17th day of October, 2016.

VILLAGE BOARD OF WESTON

By: _____
Barbara Ermeling, President

Attest: _____
Sherry Weinkauff, Village Clerk

APPROVED: _____

PUBLISHED: _____

DRAFT

The logo for Marathon Technical Services (MTS) consists of the letters 'MTS' in a bold, black, sans-serif font. The letters are set against a light gray rectangular background. This background is part of a larger graphic design that includes a dark gray vertical bar on the left and a dark gray horizontal bar at the top of the page.

Marathon Technical Services LLC
404 Franklin Street
Wausau, WI 54403

Consulting Engineers
Municipal Infrastructure, Site and Commercial Building Design

August 31, 2016

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

RE: PIN 192-2808-164-0130 - Weston

Dear Ms. Higgins,

Please find enclosed a Rezone Application for a portion of PIN 192-2808-164-0130. This parcel is located on Westfair Street in the Village of Weston. The property is currently zoned Light Industrial with the neighboring parcel to the west, 5307 Westfair Street, being zoned B-3.

The reason for this rezone application is to bring the adjacent parcel to the west in compliance with the Zoning Code for lot area. Additionally, the neighboring B-3 lot's parking lot is encroaching onto the subject parcel. Adjusting the location of the common lot line will resolve the lot area and parking lot conflicts. Both parcels are owned by the same owner.

The legal description of the portion of the lot to be rezoned from Light Industrial to B-3 is as follows:

Part of Lot 2 of Certified Survey Map Number 8342 recorded in Volume 32 of Certified Survey Maps on Page 110, Located in part of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 16, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin, more particularly described as follows:

Commencing at the Southeast Corner of Section 16; Thence North $89^{\circ}57'31''$ West along the South line of said Southeast $\frac{1}{4}$, 1287.58 feet; Thence North $00^{\circ}17'27''$ East, 914.10 feet to the South right-of-way line of Westfair Avenue; Thence South $70^{\circ}38'20''$ East, along said South right-of-way line, 151.39 feet to the Northwest corner of said Lot 2 also being the point of beginning; Thence continuing South $70^{\circ}38'20''$ East along said South right-of-way line, 32.01 feet; Thence South $04^{\circ}35'09''$ West, 201.08 feet to the South line of said Lot 2; Thence North $79^{\circ}21'25''$ West along said South line, 41.82 feet to the Southwest corner of said Lot 2; Thence North $07^{\circ}33'28''$ East along the West line of said Lot 2, 205.10 feet to said Northwest corner of said Lot 2 and the point of beginning.

That the above described parcel of land contains 7,395 square feet or 0.169 acres, more or less.

This rezone application is in conjunction with a CSM submittal and Site Plan submittal for upgrades to the adjacent parcel parking lot. Please contact us if you have any questions.

Sincerely,

Nicholas Bancuk

Nicholas Bancuk, PE

Conditional Use/Rezone/Comprehensive Plan Amendment

Permit Application
Village of Weston/ETZ

Date: 8-31-16

Permit No. : REZN-9-16-1607

Payment: Cash Check No. 38407 8/31/16 VP

FULL COMPLETION OF THIS FORM IS REQUIRED FOR PROCESSING



5500 Schofield Ave
Weston, WI 54476

PROPOSALS AND FEES

<input type="checkbox"/>	Conditional Use (Residential)		\$ <u>250.00</u>
<input type="checkbox"/>	Conditional Use (Non-Residential)	\$250.00 + \$10.00/Acre over 10 Acres =	\$ _____
<input type="checkbox"/>	Conditional Use Amendment		\$ <u>250.00</u>
<input checked="" type="checkbox"/>	Rezone (Official Zoning Map Amendment)		\$ <u>250.00</u> ✓
<input type="checkbox"/>	Conditional Use and Rezone (Residential)		\$ <u>400.00</u>
<input type="checkbox"/>	Conditional Use and Rezone (Non-Residential)	\$400.00 + \$10.00/Acre over 10 Acres =	\$ _____
<input type="checkbox"/>	Comprehensive Plan Map Amendment		\$ <u>350.00</u>
<input type="checkbox"/>	Comprehensive Plan Map Amendment with Rezone		\$ <u>500.00</u>
<input type="checkbox"/>	Comprehensive Plan Text Amendment		\$ <u>200.00</u>
	TOTAL:		\$ _____

APPLICANT INFORMATION

Applicant Name: ERIC REEDER Agent* Property Owner

Mailing Address: 7515 VENTURE CIRCLE Phone: 715.359.2252

WESTON WI 54476 Email: GLASSMANETRO@AOL.COM

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

Property Owner: CUSTOM GLASS Contact Name: ERIC REEDER

Mailing Address: 7515 VENTURE CIRCLE Phone: 715 359 2252

WESTON WI 54476 Email: GLASSMANETRO@AOL.COM

PROJECT SITE SPECIFICATIONS

Project Address: 192-2808-164-0130 Lot Size(ft²): 7,395
(or PIN if no address)

Acres: 0.169

Property Zone: LI Proposed Rezone: B-3

Current Future Land Use Designation: Business Proposed Future Land Use Designation: Business

Legal Description: See Attached

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

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.)

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.

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

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

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

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

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

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

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

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

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

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.

The proposed rezone involves the moving of a lot line between two properties owned by the same party, but zoned differently. The existing B-3 lot is non-conforming for lot area. Moving the lot line and rezoning the piece will bring the lot into conformance.

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

Yes, by bringing lots into conformance.

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.

No.

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.

No.

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

No.

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

Yes. The existing parking lot of the neighboring parcel was onto this property. By moving the lot line and rezoning the new piece of land attached to the B-3 parcel, the parking lot will now be on the lot containing the business and be zoned the same.

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.

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

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

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

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

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

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

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

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

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

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

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.

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: _____	<input type="checkbox"/> Recommend <input type="checkbox"/> Recommend w/ Conditions <input type="checkbox"/> Denied
VB Meeting Date: _____	<input type="checkbox"/> Approved <input type="checkbox"/> Approved w/ Conditions <input type="checkbox"/> Denied

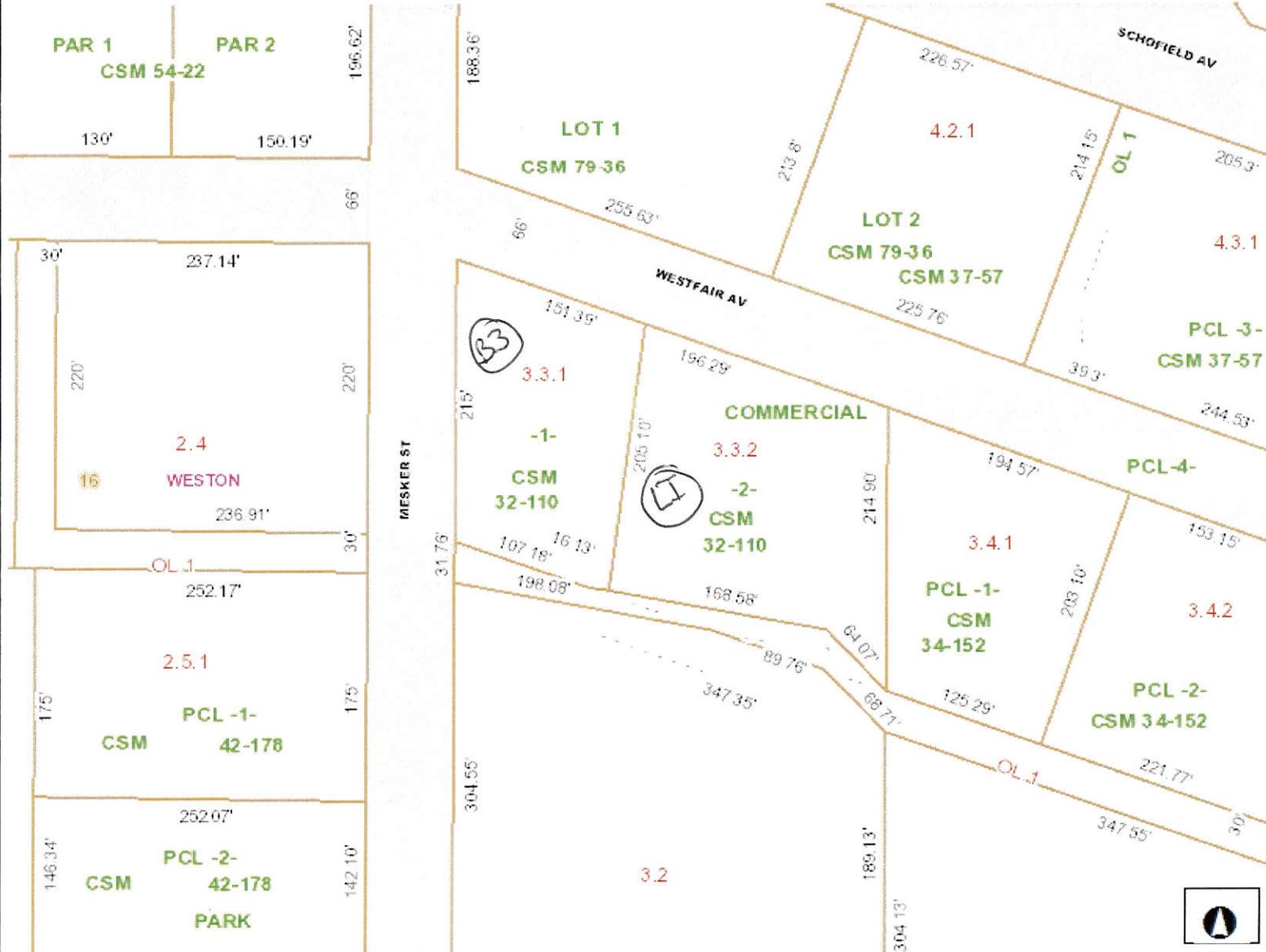
Recorded Date: _____ Document No.: _____

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: _____



Land Information Mapping System



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

57.06 0 57.06 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

CALL SUBMIT TO BAR & GRILL

OF LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP NUMBER 8342 RECORDED IN VOLUME 32 OF CERTIFIED SURVEY MAPS ON PAGE 110, LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN

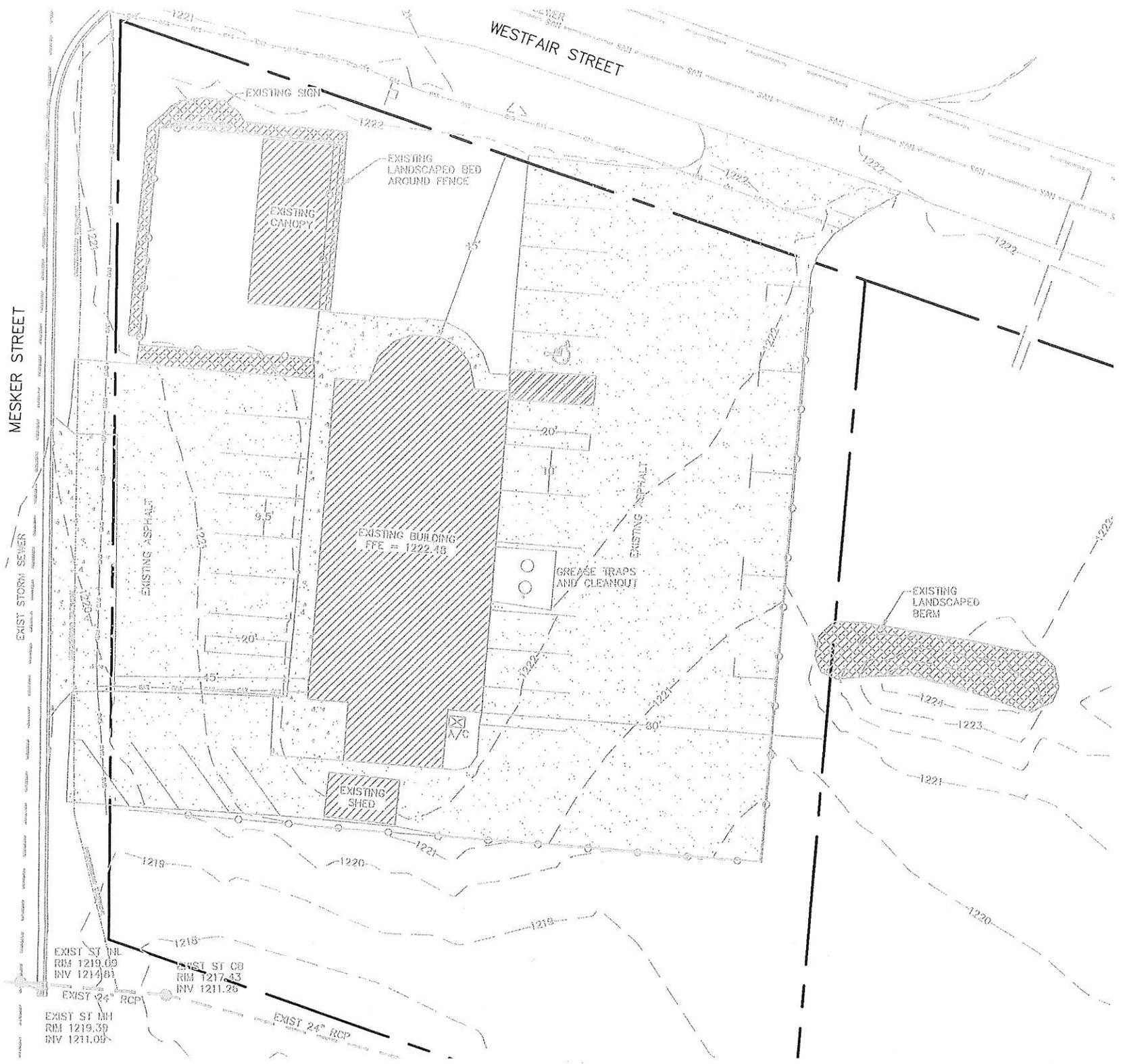


LOCATION PLAN

- | | |
|----------|-------------------|
| SHEET C1 | COVER SHEET |
| SHEET C2 | EXISTING SITE PL/ |
| SHEET C3 | DEMOLITION PLAN |
| SHEET C4 | SITE PLAN |
| SHEET C5 | EROSION CONTRC |
| SHEET C6 | EROSION CONTRC |



A-31-16



SITE INFORMATION

ZONED - B-3 - GENERAL BUSIN
 MINIMUM LOT AREA - 30,000 SQ
 ACTUAL LOT AREA - 35,316 SQ
 MINIMUM LOT WIDTH - 80'
 ACTUAL LOT WIDTH - 183'
 MINIMUM STREET FRONTAGE -
 ACTUAL STREET FRONTAGE - :
 MINIMUM LANDSCAPED SURFA
 ACTUAL LANDSCAPED SURFAC
 MAXIMUM FLOOR AREA RATIO
 ACTUAL FLOOR AREA RATIO - I
 MINIMUM BUILDING FRONT/STI
 ACTUAL BUILDING FRONT/STR
 MINIMUM BUILDING INTERIOR S
 ACTUAL BUILDING INTERIOR SI
 MINIMUM HARD SURFACE FRO
 ACTUAL HARD SURFACE FROM
 MINIMUM HARD SURFACE INTE
 ACTUAL HARD SURFACE INTEI



AIR STREET

MESKER STREET

EXISTING SIGN

EXISTING LANDSCAPED BED AROUND FENCE

EXISTING CANOPY

SAWCUT AND REMOVE EXISTING ASPHALT

SAWCUT AND REMOVE EXISTING ASPHALT

REMOVE EXISTING FENCE

EXISTING BUILDING
FFE = 1222.48

GREASE TRAPS AND CLEANOUT

EXISTING LANDSCAPED BERM

SAWCUT AND REMOVE EXISTING ASPHALT

EXISTING SHED

REMOVE EXISTING FENCE

EXIST ST WL
RIM 1219.09
INV 1214.81

EXIST ST C8
RIM 1217.43
INV 1211.25

EXIST ST M1
RIM 1219.30
INV 1211.66

EXIST 24" RCP

WESTFAIR STREET

MESKER STREET

EXISTING SIGN

1222

EXISTING LANDSCAPED BED AROUND FENCE

EXISTING CANOPY

EXISTING ASPHALT

EXISTING BUILDING FFE = 1222.48

GREASE TRAPS AND CLEANOUT

EXISTING ASPHALT

EXISTING LANDSCAPED BERM

EXISTING SHED

1210

1220

1221

1219

PROP SILT FENCE

PROP INLET PROTECTION

EXIST ST IN1
RIM 1219.09
INV 1214.81

EXIST ST CB
RIM 1217.43
INV 1211.26

EXIST 24" RCP

EXIST ST IN1
RIM 1219.39
INV 1211.09

EXIST 24" RCP

481
EXIST SAN SEWER
EXIST STORM SEWER
WESTFAIR STREET
MESKER STREET



CONSTRUCTED IN AN UPPOINTING UPSLOPE DIRECTION.

BE REQUIRED IN

WHERE MAY BE USED.

USE STAPLES OR

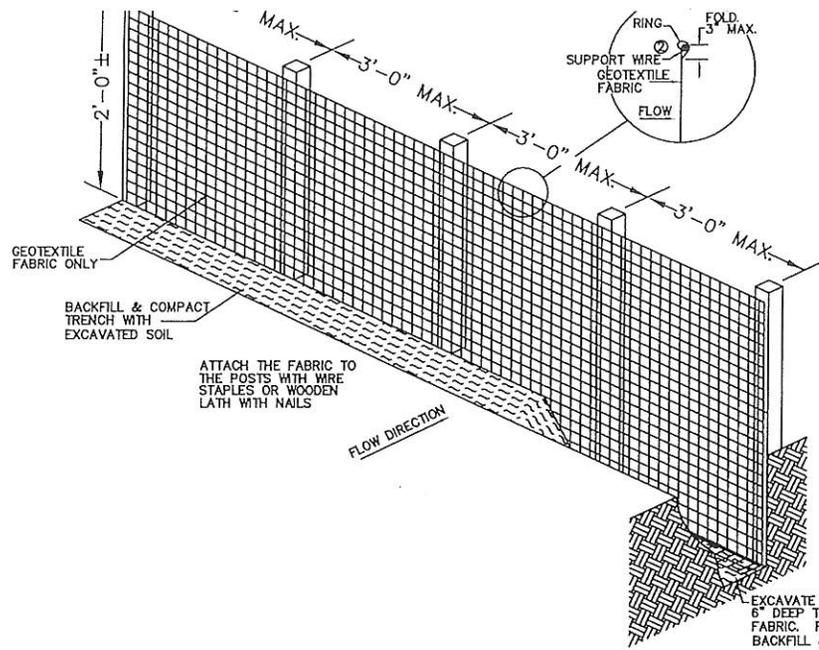
OR "U" TYPE POSTS (WITHOUT POST MOVEMENT) MINIMUM SIZE OF 4" DIA. FOR GEOTEXTILE MINIMUM SIZE OF

SPACING 3" OVER THE 12" C-C.

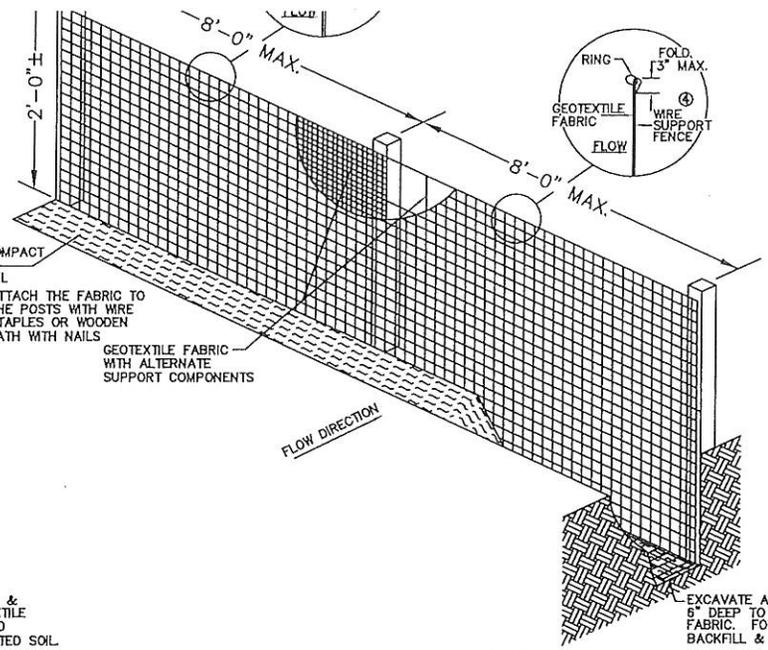
WITH AN INDUSTRIAL STRENGTH SPACING TOP SUPPORT

MINIMUM WOVEN WIRE MESH TOP OF STAPLES OR WIRE

MINIMUM OF THE LARGEST SIZE 5 FEET.



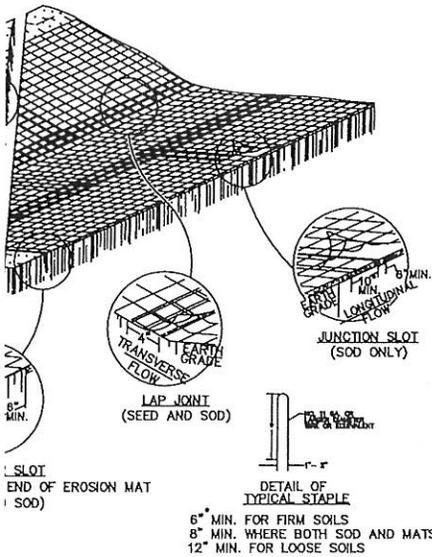
SILT FENCE ALTERNATE "A"



SILT FENCE ALTERNATE "B"

EXCAVATE A TRENCH A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.

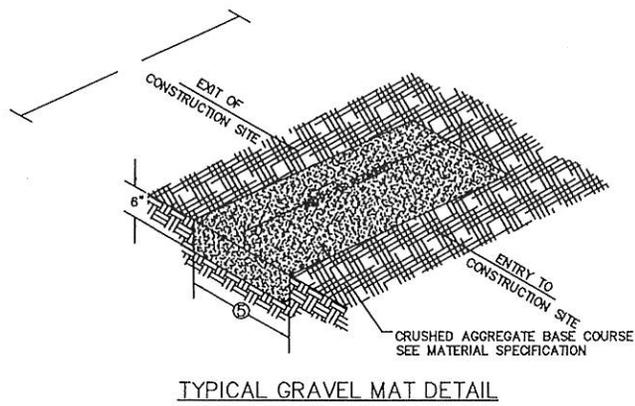
EXCAVATE A 6" DEEP TRENCH TO BURY FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.



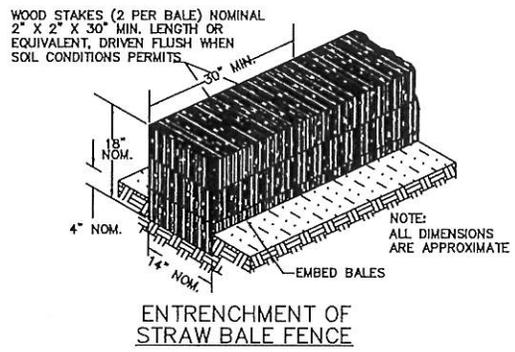
CEMENT MATTING

MATERIALS SHOWN HEREON SHALL BE SUBJECT TO MATERIAL PROTECTION AND MATERIAL STRENGTH REQUIREMENTS AS APPROVED BY THE ENGINEER IS OBTAINED.
 MATTING SHALL BE STAGGERED AT THE BOTTOM OF V-SHAPED DITCHES.
 JOINTS OF MATTING SHALL BE STAGGERED AT THE BOTTOM OF V-SHAPED DITCHES.
 MATTING SHALL BE IMPRESSED IN THE SOIL.
 MATTING SHALL BE PAID FOR IN ACCORDANCE WITH THE CONTRACT.

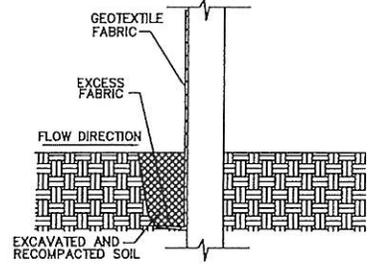
NOT TO BE OMITTED BY THE ENGINEER IF THE EXISTING MATTING IS TO BE REINFORCED.



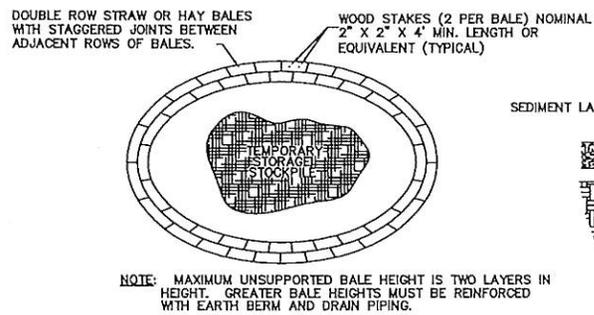
TYPICAL GRAVEL MAT DETAIL



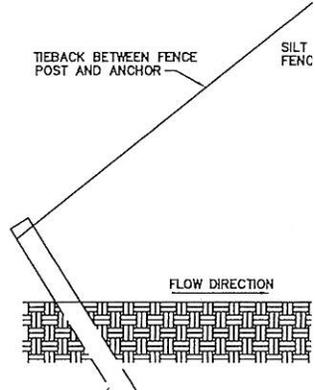
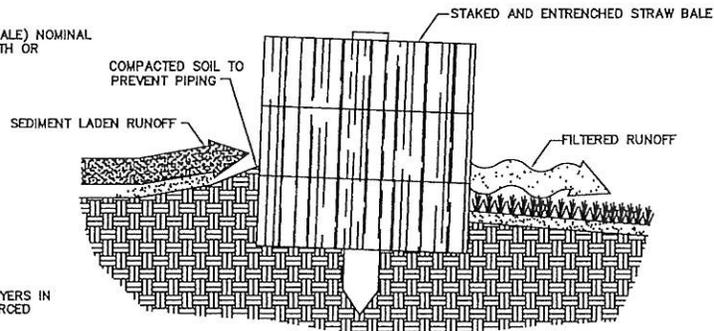
ENTRENCHMENT OF STRAW BALE FENCE



TRENCH DETAIL



NOTE: MAXIMUM UNSUPPORTED BALE HEIGHT IS TWO LAYERS IN HEIGHT. GREATER BALE HEIGHTS MUST BE REINFORCED WITH EARTH BERM AND DRAIN PIPING.



SILT FENCE



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, October 10, 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-9-16-1611 Allen Lamers, Lamers Bus Lines, 2407 South Point Road, Green Bay, WI 54313, on behalf of property owner, F&B Company LLP, 2096 County Road XX, Mosinee, WI, requesting a conditional use permit to allow for the temporary construction of an *off-site parking* transportation use (Sec. 94.4.07(1)) which will transition to the permanent use of the property as a *freight terminal and mass transportation depot* land use (Sec. 94.4.07(3)) within the LI (Limited Industrial) Zoning District. The property is addressed as 3805 Concord Avenue.

This parcel is described as: Parcel 1 of Certified Survey Map Number 8098, recorded in Volume 31, Page 51, Document #1029795. Located in part of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, of Section 17, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin.

The above-described parcel of land contains 260,519 square feet 5.810 acres, more or less.

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 22nd day of September, 2016

Valerie Parker
Plan Commission Secretary

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

REQUEST FROM: **JENNIFER HIGGINS, DIRECTOR OF PLANNING AND DEVELOPMENT
JARED WEHNER, ASSISTANT PLANNER**

ITEM DESCRIPTION: **CONDITIONAL USE PERMIT (CU-9-16-1611) TEMPORARY CONSTRUCTION OF AN *OFF-SITE PARKING* TRANSPORTATION USE (SEC. 94.4.07(1)) WHICH WILL TRANSITION TO THE PERMANENT USE OF THE PROPERTY AS A *FREIGHT TERMINAL AND MASS TRANSPORTATION DEPOT* LAND USE (SEC. 94.4.07(3)) WITHIN THE LI (LIMITED INDUSTRIAL) ZONING DISTRICT AT 3805 CONCORD AVENUE.**

DATE/MTG: **OCTOBER 10, 2016 - PLAN COMMISSION**

POLICY QUESTION: **Should the Plan Commission approve the conditional use permit as requested?**

RECOMMENDATION TO: **I make a motion to endorse approval, of **Option 1** as stated on the Conditional Grant Determination (see attached).**

LEGISLATIVE ACTION:

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

FISCAL IMPACT ANALYSIS:

- | | |
|------------------------------------------------|------------|
| <input type="checkbox"/> Budget Line Item: | <u>N/A</u> |
| <input type="checkbox"/> Budget Line Item: | _____ |
| <input type="checkbox"/> Budgeted Expenditure: | _____ |
| <input type="checkbox"/> Budgeted Revenue: | _____ |
-

STATUTORY / RULEMAKING / POLICY REFERENCES:

- | | |
|--------------------------------------------------|-----------------|
| <input type="checkbox"/> WI Statue: | _____ |
| <input type="checkbox"/> WI Administrative Code: | _____ |
| <input type="checkbox"/> Case Law / Legal: | _____ |
| <input type="checkbox"/> Municipal Code: | <u>94.16.06</u> |
| <input type="checkbox"/> Municipal Rules: | _____ |
-

PRIOR REVIEW: **None**

BACKGROUND: **Lamers recently received the school bus contract for the DC Everest School District and took over all their student bussing as of August 2016. They are currently renting the Bus Barn location adjacent to the High School on Alderson Street but have been actively looking for land to purchase and build their own facility similar to the one they have on Hwy 153 in Mosinee. The Benders own a parcel of land off of Concord Ave in an older industrial park area of the Village. The property is well suited for their needs but does have the ANR pipeline running through it which had discouraged some other businesses from the developing this piece of property. Attachments**



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

Application/Petition No.: **CU-9-16-1611** Hearing Date: **October 10, 2016**
Applicant: **Allen Lamers, Lamers Bus Lines, 2407 South Point Road, Green Bay, WI 54313, on behalf of property owner, F&B Company LLP, 2096 County Road XX, Mosinee, WI**
Location: **3805 Concord Avenue, Weston**
Description: **Parcel 1 of Certified Survey Map Number 8098, recorded in Volume 31, Page 51, Document #1029795. Located in part of the Northeast ¼ of the Northeast ¼, of Section 17, 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: **Freight Terminal and Mass Transportation Depot.** Lands and buildings representing either end of one or more truck carrier line(s) principally serving several businesses, bus storage yards or garages, bus transfer stations, train stations, or similar facilities focused on the storage or staging of multiple trucks, busses, train cars, and/or other large vehicles designed to carry goods or passengers. Such uses may have some or all of the following facilities: large vehicle storage and/or staging yards, multiple loading docks, management offices, indoor and outdoor storage yards, fueling stations, weighing stations, parking areas, vehicle maintenance and repair facilities serving the use, and other related facilities.

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. For freight terminals and train stations, all buildings, structures, outdoor storage areas, and any other activity areas shall be located a minimum of 100 feet from all lot lines abutting residentially zoned property.
3. For freight terminals and train stations, all outdoor storage areas and vehicles 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 and vehicles from view from non-industrial zoned areas and public rights-of-way, up to the maximum fence heights allowed under Section 94.12.03. For other types of transportation depot uses, landscaping installed to screen the vehicles from view are sufficient meet this requirement (but not outdoor storage areas).
4. Activity and storage areas shall not be permitted in the minimum required

front yard setback, except for employee or patron parking.

5. Minimum Required Off-Street Parking: one space per each employee onsite employee on the largest work shift and one space for each four passengers for uses where patrons are parking on-site.

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. The property is located in an existing industrial park for the Village. There are bufferyard requirements that will need to be strictly adhered to along the south lot line where the property is adjacent to multifamily zoned property.

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 located in an existing industrial park area for the Village.

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 located in an area where other similar uses are already occurring. 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. The property is currently vacant and the new improvements proposed for the lot will increase the tax base.

BACKGROUND INFORMATION:

Lamers recently received the school bus contract for the DC Everest School District and took over all their student bussing as of August 2016. They are currently renting the Bus Barn location adjacent to the High School on Alderson Street but have been actively looking for land to purchase and build their own facility similar to the one they have on Hwy 153 in Mosinee. The Benders own a parcel of land off of Concord Ave in an older industrial park area of the Village. The property is well suited for their needs but does have the ANR pipeline running through it which had discouraged some other businesses from the developing this piece of property.

CURRENT PROPERTY CONDITIONS:

The property is currently vacant.

STAFF COMMENTS:

Staff has determined the proposed use falls under the Freight Terminal and Mass Transportation Depot. Within the LI Zoning District, this use is allowed only through a conditional use permit. Staff does not see any real problems with this project on this site. They will be required to create a 25 ft bufferyard along the south property line due to the multifamily residential zoned property along this property line. The preliminary plans show this bufferyard.

Per the conditional use permit process listed in the zoning ordinance, they are supposed to submit a full site plan with their project. They have not done this but they have given us the preliminary layout, that could still change based on the findings of the stormwater plan. They have given us a timeline as to when they will submit and complete the project

construction. This is attached in the packet. Staff would request the site plan be submitted to and approved by the Plan Commission at a later meeting date within 6 months of the signing of the CUP. This has been included in the draft CUP attached.

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) Defer the Conditional Use Permit action until 11/14/16 so a full site plan can be completed for the project and recorded with the conditional use permit.**
- 4) Deny the Conditional Use Grant.**

VILLAGE OF WESTON, MARATHON COUNTY, WI
CONDITIONAL USE PERMIT #CU-9-16-1611

This CONDITIONAL USE PERMIT is issued as of the 10th day of October, 2016, by the PLAN COMMISSION of the Village of Weston to LAMERS BUS LINES, INC., a Wisconsin corporation located at 2407 South Pointe Road, Green Bay, Wisconsin and to F&B COMPANY LLP, a Wisconsin limited liability partnership, 2096 County Road XX, Mosinee, Wisconsin.

WHEREAS, F&B COMPANY LLP. is the owner of the property described below in the Village of Weston, and which property is the subject of an Agreement whereby LAMERS BUS LINES, INC., intends to purchase the said property and construct and operate thereon a temporary OFF-SITE PARKING TRANSPORTATION USE which will transition to the permanent use of the property as a FREIGHT TERMINAL AND MASS TRANSPORTATION DEPOT related use. The said properties upon which said activity is to take place is more particularly described as follows:

Parcel 1 of Certified Survey Map Number 8098, recorded in Volume 31, Page 51, Document #1029795. Located in part of the Northeast ¼ of the Northeast ¼, of Section 17, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin; more commonly known as 3805 Concord Avenue.

WHEREAS, the property described above is in the LI – LIMITED INDUSTRIAL ZONING DISTRICT of the Village, which permits the use of temporary OFF-SITE PARKING TRANSPORTATION USE and FREIGHT TERMINAL AND MASS TRANSPORTATION DEPOT in said district only by conditional grants; and

WHEREAS, LAMERS BUS LINES, INC. and F&B COMPANY LLP, have jointly requested a conditional grant use of the property, per Section 94.3.05, so as to allow the temporary use OFF-SITE PARKING TRANSPORTATION USE and the permanent use of a FREIGHT TERMINAL AND MASS TRANSPORTATION DEPOT (94.4.07(3)) 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 October 10, 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 LAMERS BUS LINES, INC. and F&B COMPANY LLP a conditional grant for the property described above, for the temporary use of OFF-SITE PARKING TRANSPORTATION USE and the permanent use FREIGHT TERMINAL AND MASS TRANSPORTATION DEPOT as defined in Sec. 94.4.06(1) of the Village Zoning Ordinance. The conditions for the issuance of the conditional grant are as follows:

- 1) The use of the premises and related facilities to be constructed thereon shall be for those uses defined within the Operational Plan, attached as Exhibit A; and

- 2) Upon the use expanding beyond the terms listed within the Operation Plan, attached as Exhibit "A," then the owner/applicant of said use shall resubmit a new Conditional Use Permit application; and
- 3) The construction of any facilities upon the property described above shall be in accordance with building site and operational plans to be approved by the Village Plan Commission within 6 months of the signing of this conditional use permit. Any future additions, modifications or changes in said site plan, operational plan and/or building plan must be approved by the Village in advance of any construction.
- 4) All proposed construction shall be completed by October 1, 2017. The property will therefore cease to be used as a temporary OFF-SITE PARKING AND TRANSPORTATION USE as of October 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 Use Permit or Conditional Grant are hereby allowed on said premises.

Violation of any terms, provisions or conditions of this Conditional Use Permit may, pursuant to the Ordinances of the Village, result in termination of the rights and privileges granted herein.

Dated this 10th day of October, 2016

WESTON PLAN COMMISSION

By: _____
Loren White, its Chair

ATTEST:

Valerie Parker, Plan Commission Secretary

STATE OF WISCONSIN)
)ss.
COUNTY OF MARATHON)

Personally came before this _____ day of October, 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 _____.

EXHIBIT A

Lamers Bus Lines operational plan:

Lamers Bus Lines has 27 locations throughout Wisconsin serving over 40 school districts. Lamers Bus Lines has been providing safe and reliable school transportation for the past 70 years. Buses range in size from 20 passenger buses to the largest buses that hold 82 passengers. Handicapped equipped buses with many configurations of wheelchair and standard seating options are provided.

Lamers will be improving the lot on Concord drive to allow outdoor parking of the school buses needed to service the Weston areas school districts. Lamers operate many of the new school buses with propane so an onsite 18,000 gallon propane fueling station is being requested on this lot for the private use of Lamers. The propane fueling station is critical to this operation.

In the near future a professional office building and bus service center will be built on the site to bring all of the facilities to one central site.

The site is located in the L1 district.

No additional license is required for this use.

From: [Nysted, Mark \(Keller Inc.\)](#)
To: [Jennifer Higgins](#)
Cc: ["Allen Lamers \(allen@golamers.com\)"](#)
Subject: RE: Lamers
Date: Thursday, September 22, 2016 1:58:13 PM
Attachments: [doc18269120160922133545.pdf](#)

Jennifer,

I have attached a past project and project schedule for a building similar to what Allen Lamers will want to build on the lot. As you can see the total build time is approximately 5 months. The facility in Weston will need to be completed by June 15, 2017 according to Mr. Lamers. Here are my thoughts on timing. This is not going to be a parking lot full of buses waiting for a building in 2 years.

Best guess on how this might transpire.

10-10-16 okay to proceed with conditional use by Weston.
10-11-16 Hire civil engineer
10-31-16 close on the property.
11-10-16 plan approvals Weston apply for building permit
11-15 -16 state approvals
11-20-16 obtain permits
12-5-16 start site work
12-31-16 site is graveled and ready for building construction
1-5-17 start building footings and walls
6-1-15 finish building, landscaping and d parking lots ready for occupancy.

I will work on the plan updates for the meeting once I get clarification from you on my questions.

Mark Nysted

Regional Manager / Co-Owner

KELLER, INC.

Planners | Architects | Builders

With offices in the Fox Cities, Madison, Milwaukee and Wausau

Mobile (920) 427-4456 | Direct (920) 759-3368 | Office (920) 766-5795

From: Jennifer Higgins [mailto:jhiggins@westonwi.gov]
Sent: Thursday, September 22, 2016 12:31 PM
To: Nysted, Mark (Keller Inc.)
Subject: RE: Lamers

Mark,

Attached are the comments I received back from staff yesterday during our meeting.

Please note, DPW stated there is a small ROW to the west that I did not catch on my comments from last week. The west property line is considered a "street side setback" not a "interior side" setback.

Let me know if you have any questions after you take a look at the comments.

Sincerely,

[Jennifer Higgins](#)

Planning and Development Director/Zoning Administrator

[Village of Weston](#)

5500 Schofield Ave, Weston, WI 54476

p. 715-359-6114 | f. 715-359-6117 | d. 715-241-2638

Want to receive the "This Week in Weston" e-newsletter? [Sign up here!](#)

From: Nysted, Mark (Keller Inc.) [<mailto:mnysted@kellerbuilds.com>]

Sent: Thursday, September 22, 2016 11:29 AM

To: Jennifer Higgins <jhiggins@westonwi.gov>

Subject: Lamers

Jennifer you mentioned a few other items to address from staff please send so I can make sure to address those items also.

Mark Nysted

Regional Manager / Co-Owner

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Mobile (920) 427-4456 | Direct (920) 759-3368 | Office (920) 766-5795



Keller

LAMERS BUS LINES

Ripon, WI
6,280 Square Feet
Garage & Mezzanine



LAMERS BUS LINES

Description	Actual Start	Actual Finish	2012																	2013
			AUG		SEP			OCT				NOV				DEC				JAN
			27	03	10	17	24	01	08	15	22	29	05	12	19	26	03	10	17	24
CERTIFIED STAKEOUT	08/29/12	08/29/12	▲ CERTIFIED STAKEOUT																	
STRIP BLACK DIRT	08/29/12	09/10/12	▲ STRIP BLACK DIRT																	
DIG FOOTINGS AND MECHANICAL PIT FIRST	09/06/12	09/07/12	▲ DIG FOOTINGS AND MECHANICAL PIT FIRST																	
SET CATCH BASINS INTERIOR	09/06/12	09/07/12	▲ SET CATCH BASINS INTERIOR																	
BUILDING PERMIT	09/07/12	09/07/12	▲ BUILDING PERMIT																	
BATTER BOARD BUILDING	09/07/12	09/07/12	▲ BATTER BOARD BUILDING																	
POUR FOOTINGS	09/10/12	09/12/12	▲ POUR FOOTINGS																	
POUR WALLS	09/11/12	09/14/12	▲ POUR WALLS																	
INSTALL EXTERIOR CATCH BASINS	09/14/12	09/19/12	▲ INSTALL EXTERIOR CATCH BASINS																	
BACKFILL WALLS	09/17/12	09/18/12	▲ BACKFILL WALLS																	
STORM LINES TO DOWNSPOUTS	09/17/12	09/21/12	▲ STORM LINES TO DOWNSPOUTS																	
UNDERGROUND MECHANICALS IN BUILDING	09/19/12	09/20/12	▲ UNDERGROUND MECHANICALS IN BUILDING FLOOR																	
ELECTRICAL THROUGH PARKING LOT	09/19/12	09/20/12	▲ ELECTRICAL THROUGH PARKING LOT																	
PREP AND POUR FLOORS	09/24/12	09/28/12	▲ PREP AND POUR FLOORS																	
STONE PARKING LOT	09/24/12	09/28/12	▲ STONE PARKING LOT																	
POUR APRONS, STOOPS AND SIDEWALK	09/27/12	10/03/12	▲ POUR APRONS, STOOPS AND SIDEWALK																	
MASONRY FIREWALL	10/08/12	10/24/12	▲ MASONRY FIREWALL																	
BUILDING DELIVERY	10/10/12	10/10/12	▲ BUILDING DELIVERY																	
SET MAIN RED IRON	10/11/12	10/12/12	▲ SET MAIN RED IRON																	
SECONDARY FRAMING	10/15/12	10/18/12	▲ SECONDARY FRAMING																	
SET PRECAST OVER OFFICE	10/17/12	10/17/12	▲ SET PRECAST OVER OFFICE																	
COVER SIDEWALLS AND ENDWALLS	10/18/12	10/24/12	▲ COVER SIDEWALLS AND ENDWALLS																	
SET STEEL STAIRS	10/18/12	10/19/12	▲ SET STEEL STAIRS																	
FRAME AND COVER FRONT CANOPY	10/22/12	10/26/12	▲ FRAME AND COVER FRONT CANOPY																	
POUR TOPPING ON PRECAST	10/22/12	10/23/12	▲ POUR TOPPING ON PRECAST																	
POUR STEEL STAIRS	10/22/12	10/23/12	▲ POUR STEEL STAIRS																	
FRAME INTERIOR WALLS	10/24/12	10/31/12	▲ FRAME INTERIOR WALLS																	
SHEET ROOF	10/25/12	10/31/12	▲ SHEET ROOF																	
MISCELLANEOUS TRIM AND GUTTERS	10/29/12	11/02/12	▲ MISCELLANEOUS TRIM AND GUTTERS																	
EXTERIOR MASONRY	10/29/12	11/09/12	▲ EXTERIOR MASONRY																	
ROUGH-IN OFFICE WALLS	10/29/12	11/02/12	▲ ROUGH-IN OFFICE WALLS																	
PAINT MASONRY FIREWALL	10/29/12	11/02/12	▲ PAINT MASONRY FIREWALL																	
INSULATE OFFICE WALLS	11/05/12	11/06/12	▲ INSULATE OFFICE WALLS																	
MECHANICALS IN SHOP	11/05/12	11/30/12	▲ MECHANICALS IN SHOP																	
HANG AND FINISH DRYWALL	11/06/12	11/14/12	▲ HANG AND FINISH DRYWALL																	
INSTALL LINER/ALUMINUM IN SHOP	11/06/12	11/14/12	▲ INSTALL LINER/ALUMINUM IN SHOP																	
PAINT WALLS	11/15/12	11/16/12	▲ PAINT WALLS																	
HANG CEILING GRID	11/19/12	11/21/12	▲ HANG CEILING GRID																	
HANG WOOD DOORS AND TRIM	11/19/12	11/27/12	▲ HANG WOOD DOORS AND TRIM																	
CABINETRY	11/19/12	11/21/12	▲ CABINETRY																	
MECHANICALS IN GRID	11/20/12	11/30/12	▲ MECHANICALS IN GRID																	
INSTALL CERAMIC FLOORS	11/26/12	11/30/12	▲ INSTALL CERAMIC FLOORS																	
DROP CEILING TILE	12/03/12	12/03/12	▲ DROP CEILING TILE																	
INSTALL BATHROOM ACCESSORIES	12/03/12	12/05/12	▲ INSTALL BATHROOM ACCESSORIES																	
INSTALL PLUMBING FIXTURES	12/03/12	12/05/12	▲ INSTALL PLUMBING FIXTURES																	
CLEAN OFFICE	12/06/12	12/07/12	▲ CLEAN OFFICE																	
OCCUPANCY OFFICE	12/10/12	12/10/12	▲ OCCUPANCY OFFICE																	
LANDSCAPE -SPRING																				
PAVE LOT -SPRING																				

Commercial Zoning and Pre-Application

Permit
 Village of Weston/ETZ
 Date: 8/25/16

Permit No. : ZONE-9-16-10996
 Payment: Cash Check No. 154099 -keller
FULL COMPLETION OF THIS FORM IS REQUIRED FOR PROCESSING



-- PLEASE USE THE ONLINE FILLABLE PDF --

ZONING FEES

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

EXPLANATION OF PROCESS

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

APPLICANT INFORMATION

Business Name: <u>Lamers Bus Lines</u>	Contact Name: <u>Allen Lamers</u>
Business Owner: <u>Allen Lamers</u>	Mailing Address: <u>2407 South Point Road</u>
Business Address: <u>2407 South Point Road</u>	<u>Green Bay, WI 54313</u>
<u>Green Bay, WI 54313</u>	Phone: <u>(920) 362-0555</u>
Website: <u>www.golamers.com</u>	Email: <u>allen@golamers.com</u>
Date Opening: <u>10-1-16</u>	Applicant will: <input type="checkbox"/> Rent <input type="checkbox"/> Lease <input checked="" type="checkbox"/> Own

Property Owner: <u>Doug Bender</u>	Contact Name: <u>Gene Davis (Realtor)</u>
Mailing Address: _____	Phone: <u>715-261-2922</u>
_____	Email: <u>GeneD@ngpwi.com</u>

EXISTING AND PROPOSED USES

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

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

PROJECT SITE SPECIFICATIONS

Project Type:	<u>New Construction</u>	Project Address:	<u>3805 Concord</u>
		<i>(or PIN if no address)</i>	
Building Size (ft ²):	<u>+/- 7,200</u>		<u>Weston, WI 54476</u>
Lot Size(ft ² & Acres):	<u>265,000 or 6.09</u>	Property Zone:	<u>LI - Limited Industrial</u>
Legal Description:	<u>Attached</u>		

OPERATIONAL PLAN REQUIRED

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

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

SITE PLAN REQUIRED

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

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

OTHER REQUIREMENTS

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

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

REIMBURSEMENT FOR DEVELOPMENT REVIEW SERVICES

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

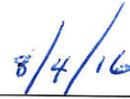
Reinforcing the requirements of Section 94.16.18(4) of the Village zoning ordinance, the signing and submittal of this application or petition for development review shall be construed as an agreement to pay for professional consulting services associated with the administration, investigation, and processing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

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

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

STATEMENT OF UNDERSTANDING AND SIGNATURES

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



Signature of Applicant

Date

Property Owner Project/Business Owner Project Manager

STAFF REVIEW

PIN: 192 2808 171 0974

Zoning: LI

Village ETZ

Filed After the Fact: Yes No

Fine Imposed: Yes No

Amount: _____

Conditional Use: Yes No

Reason: Sec 94.4.07 (3)

Use: Freight terminal / transportation depot

Proposed PC/ETZ Meeting Date: 10/10/16

CUP Number: CU-9-16-1011

Rezone: N/A

Yes No

Reason: _____

Requested Zone: _____

Proposed PC/ETZ Meeting Date: _____

Rezone Number: _____

Variance: _____

Yes No

Reason: _____

Requested Variance: _____

Proposed ZBA Meeting Date: _____

Variance Number: _____

Site Plan Application No. _____

Approval Date: _____

Building Permit No. _____

Approval Date: _____

Sign Permit No. _____

Permanent / Temp Date: _____

Code Section: _____

Comments: _____

Signature of Zoning Administer or Designee

Date

Permit Number _____

Approved Denied

Conditional Use

Permit Application
Village of Weston
Date: 9/16/16

Permit No.: CU-9-16-1611

Payment: Cash Check No. 154100

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
- TOTAL:** \$ _____

APPLICANT INFORMATION

Applicant Name: Allen Lamers Agent* Property Owner
 Mailing Address: 2407 South Point Rd Phone: 920-362-0555
Green Bay WI 54313 Email: allen@golamers.com

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

Property Owner: Doug Bender Contact Name: Gene Davis (Realtor)
 Mailing Address: _____ Phone: 1-715-261-2922
 Email: GeneD@ngpwi.com

PROJECT SITE SPECIFICATIONS

Project Address: 3805 Concord Lot Size(ft²): _____
(or PIN if no address) Weston WI 54476 Acres: 5.81 acres
 Property Zone: L1 Current Future Land Use Designation: vacant, L1 Industrial
 Legal Description: attached

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

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 the building is a professional office building.

Condition use is for outdoor bus parking and propane fueling station

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 many locations of Laners have residential neighbors and he always puts privacy fencing and landscaping up. Because limited use neighbors like it. MOSINEE IS GOOD EX.

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 zoned L-1, this use less of a disturbance

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 in Industrial area

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

School bus servicing entire area and safety to students

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.

STAFF REVIEW

PIN: 1922808 1710974 Zoning: L1 Village ETZ
Filed After the Fact: Yes No Fine Imposed: Yes No Amount: _____
Publication of Notice Date 1: 9/26/16 Publication of Notice Date 2: 10/3/16

Conditional Use Permit Review:

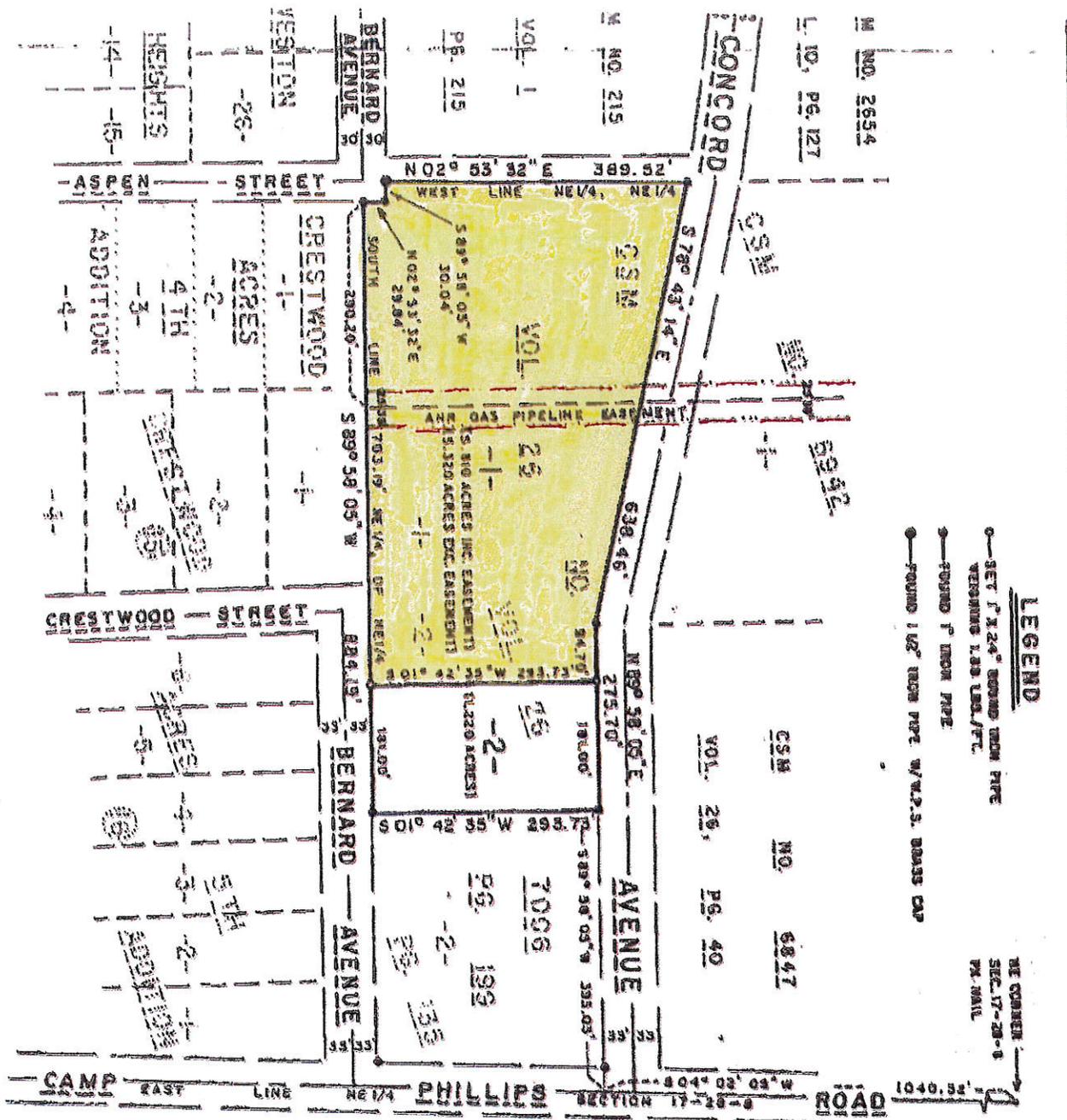
PC/ETZ Meeting Date: 10/10/16 CUP No.: CU-9-16-1611
 Approved Approved w/ Conditions Denied Site Plan No.: _____
Adoption Date: _____

Conditional Use Permit Review (Outdoor Commercial Entertainment Only)

Name of Establishment: _____	License Number: _____
CLPS Meeting Date: _____	<input type="checkbox"/> Recommend <input type="checkbox"/> Recommend w/ Conditions <input type="checkbox"/> Denied
VB Meeting Date: _____	<input type="checkbox"/> Approved <input type="checkbox"/> Approved w/ Conditions <input type="checkbox"/> Denied

Recorded Date: _____ Document No.: _____

5.81 Acres
3805 Concord

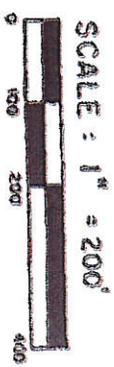


LEGEND

- SET 1.24" GROUND IRON PIPE
- FOUND 1.25" IRON PIPE
- FOUND 1.02" IRON PIPE W/P.S. BRASS CAP

RE CORRECTED
SEC. 17-20-1
P.M. MAIL

THIS INSTRUMENT DRAFTED BY: D.J. BUZA



BEARINGS REFERENCED TO THE EAST LINE OF THE NE 1/4 OF SECTION 17, T 24 N, R 20 E, RECORDED TO BEAR 494° 02' 04" W.

JUNE 7, 1994



Village of Weston, Wisconsin
OFFICIAL PROCEEDINGS OF THE PLAN COMMISSION
held on Monday, September 12, 2016 at 6:00 p.m., in the Board Room, at the Municipal Center
Chairman White Presiding.

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

1. **Plan Commission meeting called to order PC Chairman White.**
2. **Clerk will take attendance and roll call.**

Roll call indicated 6 Plan Commission members present.

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

Village Staff in attendance: Higgins, Donner, Wehner, Tatro, Guild, and Parker. There were about 15 audience members present.

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

B. PUBLIC COMMENT

4. **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.

C. CONSENT ITEMS

5. **Approve previous meeting(s) minutes from the PC, August 8, 2016, regular meeting.**

Motion by Schuster, second by Diesen, to approve the August 8, 2016 PC meeting minutes, with corrections by White.

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

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

D. NEW BUSINESS - PC

6. **Discussion and Action on Director's Recommendation to approve the preliminary plat of Misty Pines Subdivision.**

Donner discussed this property had the concept plat approval in June. They are proposing 60-foot wide right-of-way, which staff is okay with. Donner discussed with the challenges of drainage and creating detention basins, staff is recommending a modified cross-section on the street. This involves 28-foot wide pavement, with flat curb, and promoting drainage into a 10-foot wide, 2-foot deep swale between the edge of pavement and sidewalk. There will be trees planted in the boulevard. There will be storm sewer underneath the boulevard, and there would be inlets on property corners of each lot. If storm water does not infiltrate, then will go into the inlet and travel through the storm sewer. Originally, their plan would have required backyard drainage swales, where we would try to get water to be directed to the back yards, which generally causes issues. So the 10-foot wide swales in front will take care of that issue. Donner confirmed there will be no culverts.

Some concerns were that people may try to fill in their ditches, or with there being ditches and no curb, people may be more likely to park further onto the property, than on the road. Schuster is okay with this, as long as there is some Village oversight to make sure people aren't filling in their ditches.

White feels people would not fill in, as they would fill in the storm water drains and feels this will not be a thoroughfare, as far as concerns for narrow streets.

Jim Borysenko, REI, said it will be more like a yard drain standpipe. Each pair of driveways will be its own storm water management, and each lot will infiltrate pretty freely. Johnson feels that if there is a pipe there, people will not fill it in. Zeyghami questioned where discharged, and Borysenko stated there will be two discharge points, one on the west end of the site and one up on Ross Avenue.

Schuster confirmed these drains will be in the right-of-way and will be maintained by the Village, if plugged up. Donner stated the Village would clean these and the exact details of these are still being discussed.

Donner explained in his report, if Plan Commission agrees with the recommendation of the Property & Infrastructure Committee (Item A. in his report), regarding the typical street cross section of 24 feet of pavement with a 2-foot curb, infiltration swale/ditch, and 5-foot sidewalks on both sides, staff then recommends certain conditions on this preliminary plat review, which he read to the Commission, as they are written in his staff report (attached).

Dan Higginbotham, PGA Inc., suggested that there be a note on the plat to let people know about the requirements to maintain the infiltration areas. Donner agreed that we need some way to communicate this, and the plat is a good place to start, but also at the time of building permits the Village could do some additional education.

Diesen questioned with Lot 43, if that corner will be rounded. Donner stated our code requires a 25-foot radius on corner lots. Higginbotham pointed out that the lines we see on that plat do not represent exactly where the pavement will go out to, as those lines represent the right-of-way. The pavement will intersect at 90-degree angles. Donner pointed out the plan sheets provided in the packet show the curve in the pavement around the corner lots.

There was some discussion of what trees will be left standing. Higginbotham stated there will be quite a few trees left, and gave history of what has occurred with this site over time. Higginbotham stated they are comfortable with all the staff conditions.

Motion by Schuster, second by Lawrence, to approve the preliminary plat of Misty Pines Subdivision, per the recommendation of the Property & Infrastructure Committee and Village Staff, and including the requirement of providing information to the builder on educating future buyers of not filling in the drainage swales. Diesen voted nay. Motion passed.

Yes Vote: 5

No Votes: 1

Abstain: 0

Not Voting: 1

Result: PASS

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

7. Discussion and direction on allowing the keeping of animals (chickens) on residential lots (non-AG), as Recommended by CLPS Committee.

Wehner commented that we have had a request for small residential lots to be allowed to keep chickens. This topic recently went before CLPS, who then recommended PC further explore the option. If PC were to endorse this, a change to the zoning code would have to be made, and staff would recommend chickens only be allowed through Conditional Use Permit's (CUP's). Wehner commented that when this was explained to the CLPS, they may not have understood the amount of work that goes into revising our zoning code, then also for issuing CUP's. Wehner commented the amount of requests we receive for people who want chickens is not as much as the complaints that come in from people who have neighbors or think their neighbors have chickens.

Lawrence questioned the type of complaints staff receives, which Wehner stated their running loose, number of chickens, slaughtering of chickens, and noise.

Johnson feels people in his neighborhood would like chickens.

Schuster commented CLPS had started out on the premise it would be denied, then he was surprised to see CLPS pushing this forward to PC. Schuster feels the complaints are from people who know chickens are not allowed, versus those who do not like them.

Schuster stated if we have only had one or two requests, he does not see the worth in our making changes to our code. He commented, though, that if chickens were allowed, he probably would have a few in his yard.

Johnson feels we are in times where we are promoting sustainable living, and he feels chickens and eggs are part of that discussion.

There was discussion of whether a motion was needed or not. White stated a motion makes it clear and the Board can then react from it.

Motion by Diesen, second by Schuster, to deny the keeping of animals (chickens) on residential lots (non-AG), as recommended by CLPS Committee. Johnson and Lawrence voted nay. Motion passed.

Yes Vote: 4 No Votes: 2 Abstain: 0 Not Voting: 1 Result: PASS

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

8. Discussion and direction on the policy regulations regarding parking lot reconstructions.

Wehner commented there are 8 different commercial parking lot projects occurring that have been found. He read to the Commission 94.3.03(10) *“Site Plan Review Required. All development activities or uses of land that result in construction, reconstruction, exterior remodeling, or expansion of structures, parking lots, loading areas, or outdoor storage areas are subject to site plan approval under Section 94.16.09...”*. Wehner stated we do not really have a definition of “reconstruction”. Wehner stated that he and Higgins are both of the opinion that if there is a layer of asphalt removed from the surface, with a new layer of asphalt placed down, that the parking lot is technically being reconstructed.

There are a lot of parking lots in the older areas of the Village which do not meet our code, being landscaping, curb and gutter, setbacks, etc. Wehner stated it is his interpretation that whenever reconstruction of a parking lot occurs, it then needs to meet those three things.

Wehner stated he would not consider seal coating or crack filling to reconstruction. Schuster questioned if someone simply wanted to put a 1” layer of asphalt over their existing parking lot, if he would consider that reconstruction. Wehner stated he would have to see for sure what is going on.

Higgins stated most of these projects we are seeing, all of the black top is being removed down to the base course. She stated with these older areas of the Village, we do not have any past site plans on file, and may not know if there are drainage issues to be fixed if we don’t receive plans for review prior to reconstruction.

There was discussion of what permits are needed, and Wehner clarified there is not a driveway permit, but a site plan application and plan are required. Hooshang agreed that through this site plan, this would be the time to fix any deficiencies. Higgins agreed, but stated some businesses out there are simply going and doing the pavement work and not talking to the Village at all. Higgins gave the example of Cloverbelt Credit Union, where she noticed their parking lot project as she drove past one morning. At that point, the

pavement was already removed and the parking lot was down to the base course. She then called the office to see if any site plans had been submitted for review, and it was confirmed none had been. Staff put a halt to the project.

Higgins stated that her interpretation of the code is that PC wants these properties to be brought up to code now, or at time of reconstruction. She explained how in the 13 years she has worked for the Village, curb and gutter has always been required. She said, however, that PC has made exceptions in the way of types of curb used (for snow plowing or drainage purposes). The ones we are seeing now, businesses are reconstructing older parking lots, greater than 20+ years old.

Tom Felch, representing J&D Tube Benders, 8951 Enterprise Way. He commented that they were the first business in Business & Technology Park. At time of construction, curb and gutter was discussed, and they were given some waivers on the requirement of having curb and gutter installed all the way around his parking lot, to take into account future expansion areas. Now, after 16 years, the parking lot is in need of replacement. He explained that the recommendation from RC Pavers is to pulverize and take it down to the base course, to do it right. He commented that by their loading docks, they plan to concrete those all the way out, for a turn area there. The original agreement was with waiver on curb and gutter in areas, he wants to keep. He wants to go the route to replace the blacktop complete from scratch, the way he feels it should be done, and after 16 years of seeing how the truck traffic within the property moves, there are some areas on the driveways that should be wider for turns coming in, to handle the trucks as two passes, so there are some slight changes as far as the width as it goes past the building. He said he would be more than happy to have a site plan submitted, if we do not already have a drawing on file. His only objection would be on the requirement to install curb and gutter around the entire property, as there is still opportunity to expand to the south and to the north of the building.

Higgins stated that Tom's case here is a little different from the others, as he is working with staff on this for approvals, and has not started his project yet. Schuster questioned if they will be expanding. Felch stated they are doing well, but no immediate plans in the next year or so to expand. Higgins stated over the years in the Business & Technology Park there have been a lot of give and take on the curb and gutter requirements, especially in areas where a building footprint could expand.

Doug Bender, owner of two 8-unit apartment buildings at 5002 & 5006 Camp Phillips Road, commented that he has contracted with American Asphalt to do some work on the parking lot serving these properties. He stated the parking lot is 25 years old. Twice the County, through road construction projects, has taken land from them here. The last project left a sharp incline in his parking lot, which he now wants to be removed. He stated that his plans were just to remove the existing blacktop and have new blacktop installed, as seal coating is not doing the job anymore. He stated that as far as he is aware, there are no drainage problems on his property. As far as the blacktop going all the way to the sidewalk, he thinks that was negotiated with the County, as after all the land they had taken so much land already, his tenants did not have enough room to turn in to their garages. Bender questioned, if he has not had any issues over the past 25 years, why he would have to put the curb in around the parking lot and he will not be able to do this if he has to follow the setbacks, as far as blacktop off from the property line. He pointed out how when Wehner and Parker met with him at this location last week, they witnessed the garbage truck having a hard time turning around, and if there was greenspace between the parking lot and sidewalk that truck would not have been able to make it. Bender said he does not mind submitting a site plan, but he can't follow our guidelines.

Donner explained curbing will preserve the edge of the pavement from vehicles driving off from it, and it keeps vehicles off of landscaping areas. White commented how PC has historically approved mountable curb in areas. Schuster questioned where snow stored, and Bender stated he pushes snow on the northeast corner, onto the other property he also owns. There was discussion of where the curbing would have to go, along with the greenspace. White acknowledged that PC understands that the County has taken away land from his property over the years. White also agreed if space were installed between the sidewalk and parking lot, it would be very difficult for tenants to access their garage.

Bender understands that the Village wants to follow the code exactly, but in some instances there needs to be exceptions. He is confident if his parking lot is repaved, it will look a lot better than it does now. White stated how PC does have the ability and authority to make exceptions to the code, if the applicant can prove the requirement to be unreasonable and a true hardship, but must be a hardship not created by the applicant. White stated PC has instructed the staff to follow the ordinance, and if the ordinance is not able to be followed that the issue comes before PC.

Schuster questioned how much of the blacktop has eroded away from the parked cars. Bender answered none. Schuster commented on how he has had discussion with staff on the need for curb and gutter on busy city streets and keeping the edge of the black top from eroding away, but that he did express his concern that in parking lot areas, he does not feel we have that same issue.

Wehner commented on how Bender's parking lot is in very good condition, that he clearly has taken care of this; but this is not the same for others. Bender does not have a problem with writing his proposal down and providing a site plan.

Felch commented on how they work hard to keep their parking lot and curbing in good shape and their lawn cut and looking nice, and how he has driven around the Village, and his parking lot is in way better shape than then some of the Village's properties.

Tom Burch, from American Asphalt, was present for clarification. He asked if there is a 3" parking lot, where 1.5" is milled off, and then replaced, is it maintenance or reconstruction? He stated these site plans come with a heavy cost. He stated if they are doing a \$30,000 parking lot, the cost would be 10-20% of the project just on site plans. If a customer had a site plan submittal from 10 years ago (and the footprint is the same), why is that not good anymore? And asked if site plans expire?

Schuster commented that things have changed (zoning codes). Burch questioned if they are not expanding, just maintaining, why can't they just repave. It was explained that if codes change, then plans may have to be updated to reflect new requirements.

Zeyghami questioned Burch what he considers to be maintenance. Birch stated milling butt joints, putting a partial overlay layer on. Zeyghami stated that when they change the surface, the runoff could change. The DNR changes the storm water regulations all the time, which could affect someone's project.

Kurt Seubert, of PGA, Inc., stated that if we require some businesses to come through site plan, they may forgo any improvements at all.

Burch stated they (the contractors) have not received any communication from the Village, except for what they received last week, when working at Cloverbelt Credit Union.

White commented how the zoning code revision was a 2-year process, and to keep everyone current on changes would be nearly impossible, but we do post all of our notices for the public. White stated his opinion of reconstruction would include removal of the surface, the upgrading of the subsurface, installation of drainage, additional street access, relocating and increasing the size. He would not consider sealcoating, crack filling, or striping. White commented that we have made some modifications to the zoning code since it has been revised, and we continue to do so, if we see the need.

Schuster commented that he feels it would not be reconstruction if a layer of asphalt is removed and a new layer is then put on. Zeyghami feels it is reconstruction, as they may change the elevations. Burch stated when replacing a layer, they do not change the elevations.

Donner pointed out that there is a definition of reconstruction in the street special assessment ordinance, which states reconstruction is when you replace the base. He commented just taking the surface off and putting a new surface down does not get defined as reconstruction. Donner stated we could tailor this ordinance or define in this ordinance what constitutes reconstruction.

White commented that some of the reasons for requiring the site plan is to correct issues like setbacks and greenspace, which did not exist 20-30 years ago. Higgins stated some of the zoning has changed over time on these properties. Looking back to the 1982 code, there were no setbacks in the industrial areas, and gave the example of L&S Electric, and others along the railroad line. She stated the primary issue here is lack of communication. There are a lot of businesses that will call us and ask if they need any permits before starting projects, but then there are some who just go ahead and do them.

Guerndt pointed out that there are a lot of costs in putting together site plans. When looking at those added costs, they will probably just opt to seal coating again, to avoid having to pay an engineer to put together a site plan, along with storm water plans and adding curb and gutter. Guerndt asked staff to look at it from their side, and to stop treating these small businesses, who trying to make their properties look nice, like illegal aliens. Guerndt feels no one is trying to do anything wrong. Higgins explained that these cases where businesses just go and do the work, then try to sell their property, the Village is then blamed when something goes wrong. She stated staff is just trying to help the property owners, and also has to enforce the code as directed by the PC and Board.

Higgins stated that in the past, American Asphalt has submitted a site plan where they simply draw arrows for the runoff. Now, we do not hear anything from anyone.

Jordan feels replacing a parking lot is no different than replacing siding. He feels most businesses would not object to a permit process, but to make them bring up to current standards would be a burden. He pointed out some Village properties that do not meet standards (the Disc Golf parking lot, Yellow Banks park, etc.). Jordan feels replacing black top is a remodeling project, if they are not changing the profile and grade.

Schuster questioned those in the audience what the primary issue is. Felch stated the cost of curb and gutter is the biggest concern, as he is already paying \$250,000 just for the blacktopping. He said if he could use his site plan from 16 years ago, that would help the

process, and also pointed out how the site plan application is very overwhelming. Guerndt commented how he too sees the application as very complicated. Guerndt stated that he hears a lot of people grumbling and/or moving as they do not want to build in this community because of the requirements. He stated that it bothers him how the Village is making everyone follow all of these requirements, where the Village, itself, is not following them, and if the Village is going to force businesses to spend money to improve their properties that the Village better start doing the same. Guerndt commented on how he feels the Village caused the Fish Tank and the Driving Range to go out of business. He stated that if he were a normal developer putting in a business park, he would pay the costs for the sewer and water, and in lieu of that, the Village charges property owners abutting the project. He stated the Village was going to require the Fish Tank to put \$250,000 into curb, gutter, and asphalt, or they would not get their liquor license. [Planning & Development Director Note: this is entirely rumor based. Staff was working with the Fish Tank on a phased multi-year parking plan when they went bankrupt for other reasons. No site plan was submitted and the Village did not hold up their liquor licensing.] He feels the Village is not being very friendly to the businesses. How if someone puts a sign up without a permit, rather than going over and talking to the Village, the business gets a ticket from the police department. [Planning & Development Director Note: Violation letters are written as we need documentation of interactions with property owners or we call businesses directly if we have contacts.] He stated these people are just trying to run their business. He commented on how when he spoke to the Village about improvements to the Yard Waste Site, how the response was it was not in the budget. He pointed out that these improvements that we are forcing on businesses are not in their budgets either. He then brought up how because he has a new tenant move into his building, how the Village is making them put screening/fences up around the property, and how the Village has yet to screen its own yard.

Felch confirmed he just needs to bring a plan back for the next meeting.

Hooshang commented how the Village needs some information from the business about the project, or even just a phone call, then a determination can be made on a site plan requirement. Johnson questioned if we need to revisit the code for the curb and gutter. Higgins commented that a site plan is required regardless of the need for curb and gutter. Johnson then asked if the site plan has to be a P.E. stamped plan. He then asked what is required on the site plan, which is setbacks, landscaping, lighting, stormwater, and construction material. Lawrence pointed out the main question tonight is what is a reconstruction? If there is a definition in the code of a reconstruction, when we can follow that. As far as the permit application, if it is just a maintenance project, then perhaps there is a less stringent application to follow. We should also look at different standards for commercial versus industrial, and looking at those parking lots that generate hundreds of cars per day being what we focus on, and having a different standard for those smaller multi-family where 10 cars per day travel in and out.

Schuster confirmed if they are not taking out the base, then it would be classified as a maintenance project per the code. Donner reminded this is the definition in the special assessment ordinance, that there should be a definition added in the zoning code. Schuster feels it should be added. Schuster then stated if they have to tear up the base, he has an issue with the requirement of curb and gutter. Schuster stated there is a distinction between existing parking lots with curb and gutter and ones without. Wehner commented there are a lot of cases where there is no landscaping.

Ron Serwa, Vortex Tool, questioned why we can't make an exception for those existing parking lots who are just removing the old black top and replacing with new black top in the same location. Wehner commented if that was a property that did not meet setbacks, this is the time to fix it. If they can't meet setbacks, then a variance needs to be applied for.

Higgins stated we need guidelines from PC for existing versus new, and whether we need to make changes to the code. Higgins stated businesses need to contact staff with what they want to do, so that we can justify how decisions are made. White feels someone building new development would expect a different standard. Jordan feels part of what is happening is that some of these businesses are now healing from the recession, and are trying to get back to maintaining their properties, and feels we should make some exceptions for existing properties. Guerndt commented how the DNR codes have changed so much, and there are a lot that are not in compliance. He commented that when a business is expanding their building they already have an architect on hand. Zeyghami feels staff should take a look at all plans and determine if curb and gutter is needed.

Scott Bores is looking to purchase Guerndt's property, but is afraid that we may force him to put in curb, gutter, screening, etc. He feels these existing businesses should not be required to upgrade when their own street has not been upgraded.

White commented there needs to be some flexibility on the clear definition of what is construction and what is maintenance.

Higgins commented that setbacks is more of a Zoning Board of Appeals issue (such as the Bender issue). Higgins asked if the project is a new construction do we leave the code as is? If the project is an existing parking lot do we make exceptions? Higgins questioned if PC is wanting all of these projects presented to them? If so, these projects will not get done, as they will run out of time.

Craig Schafer, American Asphalt, stated that anytime in the past 30 years when they have done a project of just removal of asphalt and replacement, they have never been told to get a permit. He understands that things change, and feels better communication could have been done. He says that he has received letters from the Village in the past on changes, but nothing on this. Now his client is coming down on him saying he should have known about this requirement, threatening to fire him from the job, and calling him an incompetent contractor. Now there is a fine from the Village that he has to pay over this issue.

Serwa questioned if existing parking lots are not expanding, everything is staying the same, to allow them to perform the work. Wehner stated we would not know if at the time it was installed, if it were legal, this is our time to fix any issues.

Zeyghami stated when they come in for permit, we can review and let them know what is required.

Guild feels based on the discussion tonight, suggestions to establish a unique parking lot permit, and if answers on the permit indicate the project to be reconstruction, they would need to proceed to the site plan process, and if the answers on the permit indicate that it is just maintenance, we then stamp approved, and allow them to go forward with paving.

Wehner pointed out the questions in his memo. We need a definition of reconstruction, and there could be language included about special circumstances. Johnson stated he was fine with the definition within the public works ordinance. Schuster suggested for existing parking lots, if they are simply removing layers of black top and replacing with new, it is maintenance; however, if the parking lot is over a certain number of years (30 for example), then they would need a site plan. Higgins stated this could be based on the year the building was constructed. Diesen stated we know that there are parking lots that were done poorly, back in the day. This is the time to correct those. Guerndt then asked if in the case where they are just removing the asphalt, and then find a small section of base that does need to be fixed, how we would treat that. The members agreed if less than 10% of base is disturbed it would be okay (this could be an added question on the permit application). Higgins stated what is being proposed will require a change to our ordinance, which most likely will not happen until November.

There was discussion of how to handle the projects about to begin, or those underway. Donner stated with the J&D project, if they are just replacing existing footprint, not changing drainage, and if they show a site plan to explain this, he would not have a problem.

Zeyghami feels the project underway (Cloverbelt Credit Union), that they should be required to submit a site plan prior to placing the final layer of asphalt.

Borysenko, stated there are older properties with no history of permits, or some even simple permits. A site plan gives staff a chance to review to see if there have been any drainage issues in past, this would be the time to correct those issues.

Johnson excused himself at 8:23 p.m.

Burch stated their client (Cloverbelt Credit Union) is requesting they put the 2nd layer on tomorrow at 2:00 p.m. They were under the impression that a site plan was already submitted. Zeyghami stated they should provide a plan to staff by 10:00 a.m., in order to continue. Guild feels we should allow the contractor to do his job, and that he will contact the president of Cloverbelt Credit Union tomorrow to discuss this site plan requirement. Zeyghami feels the president will then put this back on the contractor.

Higgins stated staff will come back with a permit for PC to review.

9. Discussion of draft plans on upcoming Joint Village Board/Plan Commission Public Hearing, scheduled for 6pm, on Wednesday, September 21, 2016.

Higgins discussed this upcoming public hearing held jointly between the Board and PC, to be held on the 21st. The draft resolution can be approved that night, or moved forward to the October 3rd.

Lawrence asked where the initiatives and rankings came from. Higgins stated through meetings with Roffers, and special meetings with PC, Trustees, and some Residents. Staff gave the ratings.

a. Volume 1 – Conditions and Issues

b. Volume 2 – Vision and Directions

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

c. Volume 3 – Supplemental Plan

i. Camp Phillips Corridor Plan

ii. Broadband Technology Plan

Higgins announced that the Town was successful in their broadband grant.

E. REPORTS FROM STAFF

10. Report from Planning and Development Director.

None.

11. Staff Report on staff-approved CSM's, Site Plans, Sign Permits, Commercial Zoning Permits, and Certificate of Occupancies issued since last reported of 08/01/2016.

F. REMARKS FROM COMMISSIONERS.

None

G. DISCUSS ITEMS TO BE INCLUDED FOR NEXT AGENDA.

None

H. SET NEXT REGULAR MEETING DATE FOR MONDAY, OCTOBER 10, 2016, AT 6:00 P.M.

I. ADJOURN UNTIL NEXT MEETING (SPECIAL) DATE OF WEDNESDAY, SEPTEMBER 21, 2016 – END OF SESSION.

13. Adjourn Plan Commission.

Motion by Diesen, second by Schuster to adjourn at 8:55 p.m.

Loren White, Chairman

Jennifer Higgins, Director of Planning & Development

Valerie Parker, Recording Secretary

Village of Weston, Wisconsin
AGENDA ITEM COVERSHEET
Request for Official Consideration and Review from Plan Commission

REQUEST FROM: **JENNIFER HIGGINS, PLANNING AND DEVELOPMENT DIRECTOR**
 KEITH DONNER, DIRECTOR OF SERVICES

ITEM DESCRIPTION: **MISTY PINES SUBDIVISION PRELIMINARY PLAT REVIEW**

DATE/MTG: **PLAN COMMISSION, MONDAY SEPTEMBER, 12, 2016**

REQUESTED ACTION: Applicant would like approval of the Preliminary Plat as submitted.

POLICY QUESTION: Should the Plan Commission approve the preliminary plat w/o any conditions?

RECOMMENDATION: I make a motion to endorse approval, and recommend that the Board of Trustees adopt a resolution incorporating the conditions and stipulations under item A below as recommended by the Zoning Administrator, the Director of Services, and the Property & Infrastructure Committee detailed below.

APPLICANT: G & S Investments, 7306 Zinser Street, Weston, WI 54476

PROPERTY OWNER: G & S Investments, 7306 Zinser Street, Weston, WI 54476

PROPERTY DESCRIPTION: All of lots 1, 2, and 3 of Volume 32 Certified Survey Maps Page 145, and all of Lot 3 of Volume 30 Certified Survey Maps, Page 191, Located in Part of the Southeast ¼ of the Northwest ¼ of Section 17, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin

ZONING: SF-S Single Family Residential -Small Lot

SURROUNDING LAND USES: MF Multiple Family Residential (North and East), SF-S Single Family Residential - Small Lot (West and South)

CONDITIONS OF APPROVAL: Since there is some question as to the suitability of the 28-foot street cross section with 2-foot wide flat curbs, approval of the final plat approval will be based on the following conditions.

A. Provided the Plan Commission agrees with the recommendation of the Property & Infrastructure Committee (See attached staff report and back-up) regarding the typical street cross section of 24 feet of pavement with a 2-foot curb, infiltration swale/ditch and 5 foot sidewalks on both sides, the following changes/additions must be made to the Plat (see attached marked up preliminary plat for more detail):

1. Update owner contact information to include email address.
2. Update Surveyor contact information to include email address.
3. Add Engineer contact information.
4. Increase R.O.W. width to 66 feet at east end of Sternberg, reducing to 60 feet at common lot boundary of Lots 41 & 42 and west of lot 43 to allow for transition of street and sidewalk construction.

5. Add access restrictions to:
 - a. The entire north line (Ross Avenue) and the north 67 feet of the east side (Misty Pines Lane) of Lot 1.
 - b. The west 69 feet of the south line of Lot 11 (Archer Street)
 - c. The west 65 feet of the north line of Lot 14. (Archer Street)
 - d. The west 65 feet of Lot 15 (Sternberg Ave.)
 - e. The entire west line (Fox Street) and the west 92 feet of the north line (Sternberg Ave.) of Lot 32
6. Add a 15-foot wide snow storage easement parallel to the access control area of Lots 11 and 14.
7. Add all building setback lines to the preliminary plat (Sec. 74.3.04, (c), 6.
 - a. 30-foot front yard
 - b. 8-foot side yard (interior lot line)
 - c. 20-foot rear yard
 - d. 20-foot non-drive side yard of corner lot (for interior corner lots 4, 12, 17, 19, 23, 26, 31, 43, show 30-foot setback on both street sides with a note on the Preliminary Plat indicating front or side yard designation is determined based on the street from which the lot is accessed)
8. Show lot lines on corner lots with a minimum 25-foot radius per Sec. 74.6.10(4) and show setback lines consistent with the property boundaries.
9. Show vision triangles at R.O.W. lines at all intersections per Section 71.6.01 (2)
10. Add minimum first floor building elevations based on proposed average centerline elevation of street(s) fronting each lot. In lieu of indicating these elevations on the plat they may be indicated in a table on the plat.
11. Show WPS, Charter, and Frontier easements and provide verification letters from each verifying they have received a copy of the plat and agree to any easement locations and dimensions.
12. Show all proposed easements and include a note(s) as to the purpose of the easement and the grantee(s).
13. Provide a note on the plat that property owners are required to maintain any storm water easements.
14. Provide a note on the plat that fences may be placed in the storm water easement however, they may be removed due to Village need to access the stormwater areas. Cost to reinstall the fence will be at the owner's expense.
15. Payment of Parkland Dedication Fees of \$11,956 (49 lots at \$244 per lot), or dedication of parkland as required by the Park and Recreation Committee, or combination of fee and parkland dedication consistent with the Village's Comprehensive Outdoor Recreation Plan.
16. Approval of plans for public improvements by the Director of Public Works/Director of Services in accordance with the requirements of Chapter 74 and other construction standards of the Village of Weston including street tree planting.
17. Execution of a Development Agreement in accordance with Section 74.7.03 which requires a performance guarantee (i.e., financial security, bond, etc.) for public improvements based on the level of completeness of the public improvements at the time of filing of the final plat and which also includes the conditions upon which building permits may be issued, among other things.

B. If the Plan Commission does not agree with the recommendation of the Property & Infrastructure Committee (See attached staff report and back-up) regarding the typical street cross section of 24 feet of pavement with a 2 foot flat curb, infiltration swale/ditch and 5 foot sidewalks on both sides, and instead recommends an integral 2-foot curb & gutter with 6 inch high face and sloped boulevard, the following changes/additions must be made to the Plat in addition to the conditions described under Item A above:

1. Submit a grading plan for the plat showing locations of berms.
2. Addition of 20-foot wide stormwater/drainage easements centered on the common boundary lines between the following lots:
 - a. 14 & 15; 13 & 16; 16 & 18; 13 & 18; 12 & 13; 20 & 29; 21 & 28; 22 & 27; 27 & 28
 - b. Add easements for access to berms and other drainage swales/ditches which need to be directed to the storm water drainage system.

ADDITIONAL BACKGROUND:

At the meeting of the Property & Infrastructure Committee on August 29, 2016, the Committee approved the modified street cross section of 24 feet of asphalt pavement with 2-foot wide flat curbs, a 10.5-foot wide drainage/infiltration swale and 5-foot wide sidewalks on each side. This street will be constructed within a 60-foot wide right-of-way. Staff is not recommending that parking be restricted on the public streets within the development at this time. The boulevard area will be planted with grass in addition to the street trees required by Village ordinance.

This recommended street cross section will minimize if not eliminate the need to channel water into back-yards in easements and detention pond. Based on previous experiences with attempting to direct water into rear and side yards, there are many problems created once homes are built and different builders and homeowners join the mix. To avoid those problems the site would likely need to be clear cut to define the drainage throughout the plat.

Advantages of this modified cross section also include:

1. Minimizing the public storm sewer and drainage system, eliminating the need for a detention basin due to the detention provided in the ditches;
2. No need for curb cuts for driveways
3. Less asphalt area to maintain over time (20% less as compared to previous typical section);
4. Traffic calming effects

The main concern for this modified cross section is the increased probability of cars parking on the street encroaching into the boulevard area. This could be remedied with a vertical curb, however, the vertical curb would then create additional drainage challenges.

During discussion on this item, the Property & Infrastructure Committee did not see it as being substantially different than existing areas in the Hidden River Subdivision area or in the Everest Addition area. [Click here](#) to see some example photos.

The street width complies with the Public Street Design Requirements in Section 74.6.06 (1) of the Subdivision Code and the referenced Figure 6.06.

Type of Street ¹	Right-of-way width	Street Width	Sidewalks Required	On-Street Parking?
Arterial	100 ⁴	46-52 ⁵	Yes, both sides	No
Collector	80 ⁴	33-41 ⁵	Yes, both sides	Determined on a case-by-case
Local	60-66 ^{4 5}	24-33 ⁵	Yes, both sides	Yes, on at least one
Alley	17	16	No	No

Figure 6.06(1): Minimum Public Street Design Requirements ¹

NOTES:

¹ See Article 14 in Chapter 94 for alternative requirements within the N Neighborhood zoning district.

² Street width includes pavement width, plus the width of the gutter section of the curb where curbing is present or proposed. The Village may require extra street width and/or off-street parking where adjacent land uses are expected to generate significant on-street parking demand, such as schools, parks, and other public and institutional uses.

³ All sidewalks shall be concrete and five feet in width. The Village may substitute a single 10-foot wide asphalt multiuse path for a sidewalk on both sides of the street where consistent with Village plans, safe pedestrian access, and best practices for multiuse path placement.

⁴ Or as indicated on the Village's Official Map.

⁵ Upon recommendation of the Director of Public Works, the Plan Commission shall establish the exact right-of-way or pavement width on each street within the ranges specified in this figure.

⁶ One-sided parking shall be located on the north and east sides of streets unless otherwise determined by the Director of Public

The effort to minimize long term maintenance and promote surface water infiltration is consistent with stated goals of the Village Comprehensive Plan

<http://wi-weston.civicplus.com/DocumentCenter/View/2191>

3.2. Goal

Weston will promote sustainable new development that adds jobs, products, services, homes, value and beauty.

ATTACHMENTS:

1. Proposed Misty Pines Preliminary Plat with staff mark-up
2. Request for Consideration as presented to the Property & Infrastructure Committee on 8/29/16 with attached documents:
 - a. Proposed Misty Pines Plat as received from developer
 - b. Preliminary Plans for Public Improvements for Misty Pines
 - c. Example pictures of modified cross sections from other unidentified communities

Village of Weston, Wisconsin
OFFICIAL PROCEEDINGS OF THE JOINT BOARD OF TRUSTEES AND PLAN COMMISSION
held on Monday, September 21, 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. Board of Trustees' meeting called to order by President Ermeling.
2. Plan Commission meeting called to order PC Chairman White.
3. Pledge of Allegiance to the Flag.
4. Clerk will take attendance and roll call.

Roll call indicated 6 Board of Trustee' present.

<u>Member</u>	<u>Present</u>
Ermeling, Barb	YES
Berger, Scott	YES
Ostrowski, Kevin	YES
Porlier, Mark	YES
Schuster, Fred	YES
White, Loren	YES
Ziegler, Jon	NO

Roll call indicated 5 Plan Commission members present.

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

Ziegler and Johnson were excused. Zeyghami was absent. Village Staff in attendance: Higgins, Guild, Donner, Wehner, Osterbrink, Jacobs, and Parker. Town Chairman, Milton Olson was present. Village Consultant, Mark Roffers was present. There were 4 audience members present.

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

B. PRESENTATION BY MARK ROFFERS, MDROFFERS CONSULTING ON COMPREHENSIVE PLAN DOCUMENTS.

Roffers gave a presentation to the Board of Trustees and Plan Commission on the proposed comprehensive plan (attached).

C. PUBLIC HEARING ON COMPLETE UPDATES TO COMPREHENSIVE PLAN

6. Take Testimony from the public on the following Comprehensive Plan Documents.

- a. Volume 1: Conditions and Issues
- b. Volume 2: Vision and Directions
- c. Volume 3: Supplemental Plans – Broadband Technology Plan

Sara Guild, 5702 Pine Terrace, Weston, District County Supervisor, thanked the Plan Commission, Board of Trustees, and staff for all their work in developing/updating this plan.

D. DISCUSSION BY PLAN COMMISSION AND BOARD OF TRUSTEES ON ANY CHANGES NEEDED MADE TO DOCUMENTS.

White asked the PC for their comments, corrections, etc.

Schuster commented that this is not a static document, and feels this was well thought out, and knows future changes may occur.

White closed the PC Public Hearing at 6:29 p.m.

Ermeling asked BOT for their comments, corrections, etc.

Porlier commented on how he appreciates work that was done. White thanked staff and Roffers for their work on this project. Schuster and Roffers thanked White for his work in reviewing the documents so thoroughly. Ermeling agreed.

Ermeling closed the BOT Public Hearing at 6:32 p.m.

E. NEW BUSINESS – PLAN COMMISSION

7. Discussion and Action by Plan Commission on Directors recommendation to adopt Resolution 2016-016 and forward the Plans on to the Village Board for consideration and adoption at their October 3, 2016 Meeting.

Motion by Schuster, second by Kollmansberger, to approve the Directors recommendation to adopt Resolution 2016-016 and forward the Plans on to the Village Board for consideration and adoption at their October 3, 2016 Meeting.

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

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

F. ADJOURN.

8. Motion by Diesen, second by Kollmansberger to adjourn Plan Commission at 6:34 p.m.

9. Motion by Porlier, second by Berger to adjourn Board of Trustees at 6:35 p.m.

Barb Ermeling, President
Loren White, PC Chairman
Jennifer Higgins, Director of Planning & Development
Valerie Parker, Recording Secretary

Comprehensive Plan Update

Presentation of Draft Plans
September 2016



What is the Comprehensive Plan?

- A guide for future growth and enhancement of the entire Village over the next 10 to 20 years
- A vision and directions for land use, economic development, transportation and community facilities, natural resources, image, etc.
- A complete update and replacement of the Village's 2006 Comprehensive Plan

Weston's New Approach to Planning

- Craft vision of what the Village wants to be
- Use plan as an economic development tool
- Build around strategic initiatives for community growth and change
- Merge and advance various efforts



Thoughtful Planning Process

- Overseen by the Plan Commission, Community Development Authority, and Village Board
- Managed by Village Planning and Development Department, and assisted by consultants
- Has featured collaboration with stakeholders, the County, and neighboring communities

Phase	Plan Element/Chapter (new or updated)	2013	2014	2015	2016
Phase 1: 2013 Budgeted Elements	Community Vision (new)				
	Broadband Technology (new)				
	Economic Development (update)				
	Transportation (update)				
Phase 2: 2014 Budgeted Elements	"Conditions and Issues" Volume (update)				
	Natural & Agricultural Resources (update)				
	Land Use (update)				
	Camp Phillips Road Corridor Plan (new)				
Phase 3: Proposed 2015 Elements	Parks & Recreation/CORP (update)				
	Community Facilities & Utilities (update)				
	Cultural Resources (update)				
	Tourism (new)				
Phase 4: Integration and Final Adoption	Intergovernmental Cooperation (update)				
	Housing & Neighborhoods (update)				
	Refine elements from Phases 1-3				
	Implementation & Performance (update)				
	Adoption and Publicity				

Comprehensive Plan Format

- Volume 1: Conditions and Issues
 - Current conditions, trends, and projections
- Volume 2: Vision and Directions
 - Vision, goals, objectives, policies, and future initiatives
 - Covers State-required plan elements
- Volume 3: Supplemental Plans
 - Extend beyond required elements, but advance community
 - Will include Broadband Technology Plan, Camp Phillips Corridor Plan, and others covering specific topics or areas

Volume 1: Conditions and Issues

What's Changed?

- Volume serves as data base for Volume 2 and Broadband Technology Plan
- Board already adopted Volume 1 in March 2015
- Minor amendments now proposed to:
 - Correct errors and grammar
 - Note significant changes since March 2015 (e.g., recreational land acquisition)

Volume 2: Vision and Directions

Based on a Clear, Compelling Vision

FIGURE 2-2: OUR VISION AND GOALS

LAND USE: Weston will promote sustainable new development and redevelopment that add jobs, products, services, and homes, and that contribute to a sense of community and quality of life in the village.

ECONOMIC DEVELOPMENT: Weston will support business retention and development that adds jobs, products, services, and value to the village to maintain our affordable tax rate and enhance our vitality.

HOUSING AND NEIGHBORHOODS: Weston will accommodate quality and affordable housing choices and attractive neighborhoods that support families, older residents, and our local workforce and contribute to a welcoming and interactive community.

NATURAL, AGRICULTURAL, AND CULTURAL RESOURCES: Weston will protect, enhance, and celebrate natural amenities such as the riverway and wetlands, and will grow its sense of place through a network of attractive spaces, buildings, and activities.

PARKS AND RECREATION: Weston will provide, maintain, and collaborate on trails, parks, playgrounds, and open spaces that encourage an active, engaged, and healthy community.

COMMUNITY FACILITIES AND UTILITIES: Weston will provide and support community facilities, utilities, and broadband communications that are cost-effective, efficient, support resident connections, maintain reasonable tax rates, and protect natural resources.

TRANSPORTATION: Weston will work with other units of government to develop and maintain a safe, efficient, and interconnected transportation network serving motorists, businesses, pedestrians, and bicyclists.

INTERGOVERNMENTAL COOPERATION: Weston will collaborate with neighboring and overlapping governments to achieve common goals, deliver efficient services, share resources, educate residents, and avoid conflicts.



IN WESTON, IT'S TIME TO WELCOME FAMILIES, BUSINESSES, AND SUSTAINABLE NEW GROWTH TO THE RIGHT KIND OF PLACE IN CENTRAL WISCONSIN.

Organized Around “Resident Attraction”



Social Offerings for Village residents, business leaders, employees, and visitors.



Openness, creating a welcoming place for people and businesses to live and invest.

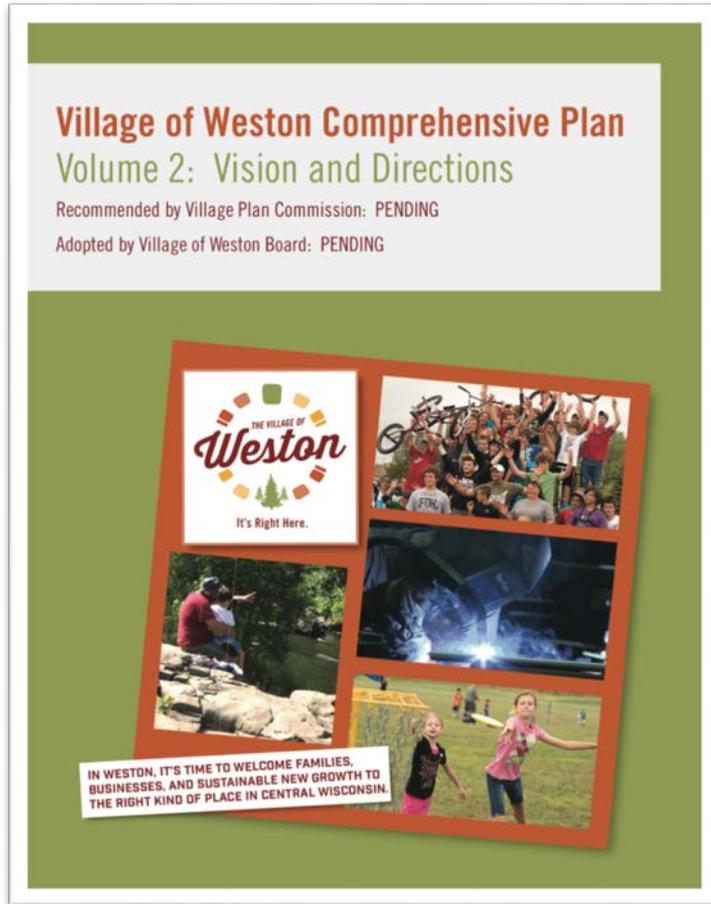


Aesthetics, fostering positive appearance, visual image, beauty, and open spaces in the Village.

Source: Knight Foundation “Soul of the Community” project (2008)

Volume Chapters

1. Introduction
2. Community Vision
3. Land Use
4. Economic Development
5. Housing & Neighborhoods
6. Natural, Ag, Cultural Resources
7. Parks & Recreation
8. Community Facilities & Utilities
9. Transportation
10. Intergovernmental Cooperation
11. Implementation



Most Chapters Organized Similarly

Chapter 4: Economic Development

- Outline a strategy for economic growth
- Provide a framework to enhance Weston's business climate and retain and expand businesses and jobs

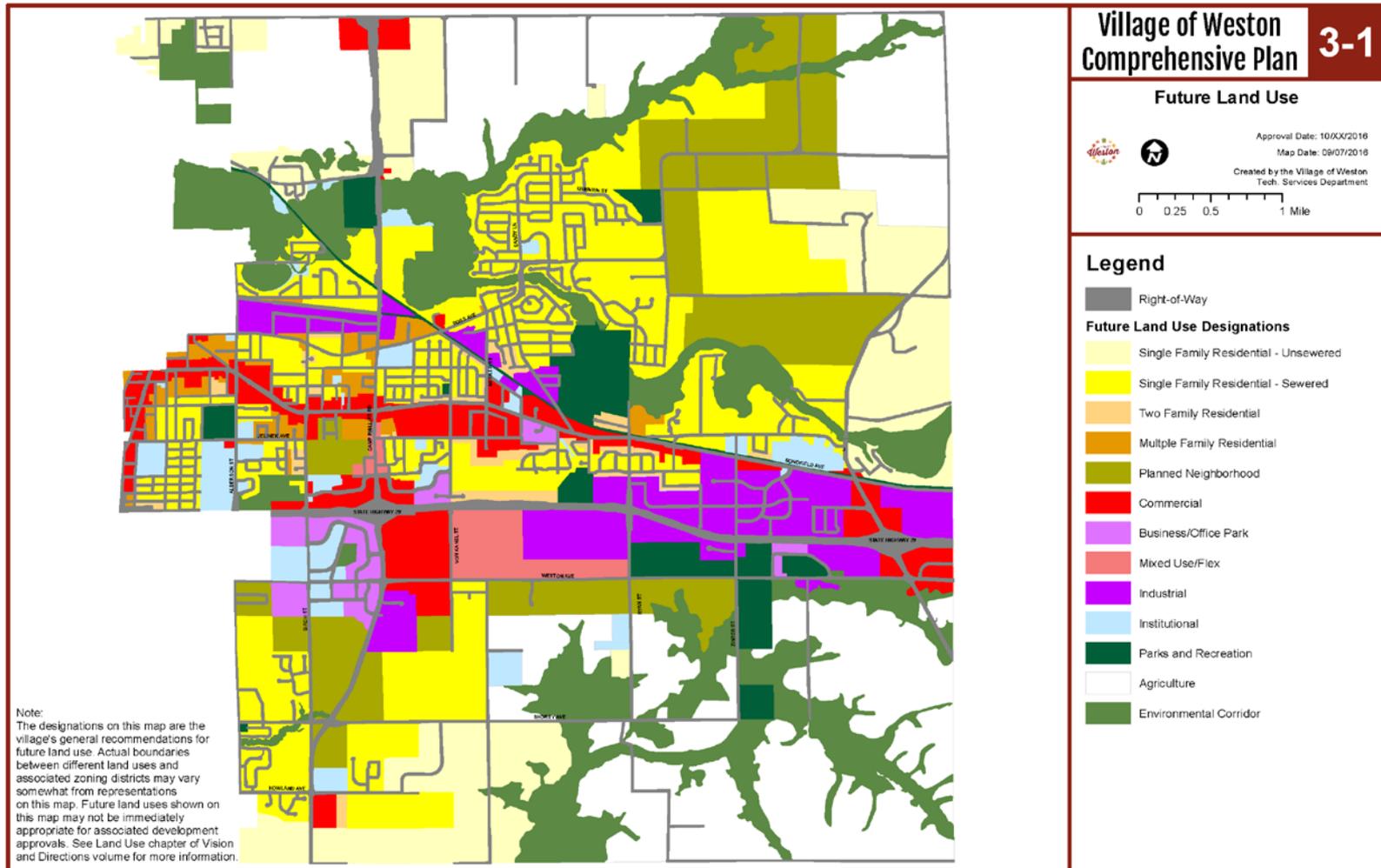
Weston will continue to create a desirable climate in which to build the Village's tax base and fund community services, provide family-supporting jobs, and enhance retail and dining options. Weston will position itself as a great place to live, work, and set up or expand a business. Targets include healthcare, retail, dining, and manufacturing. Whether it's great people or great businesses, the Village aims to attract and keep them, their talent, and their contributions to the community.



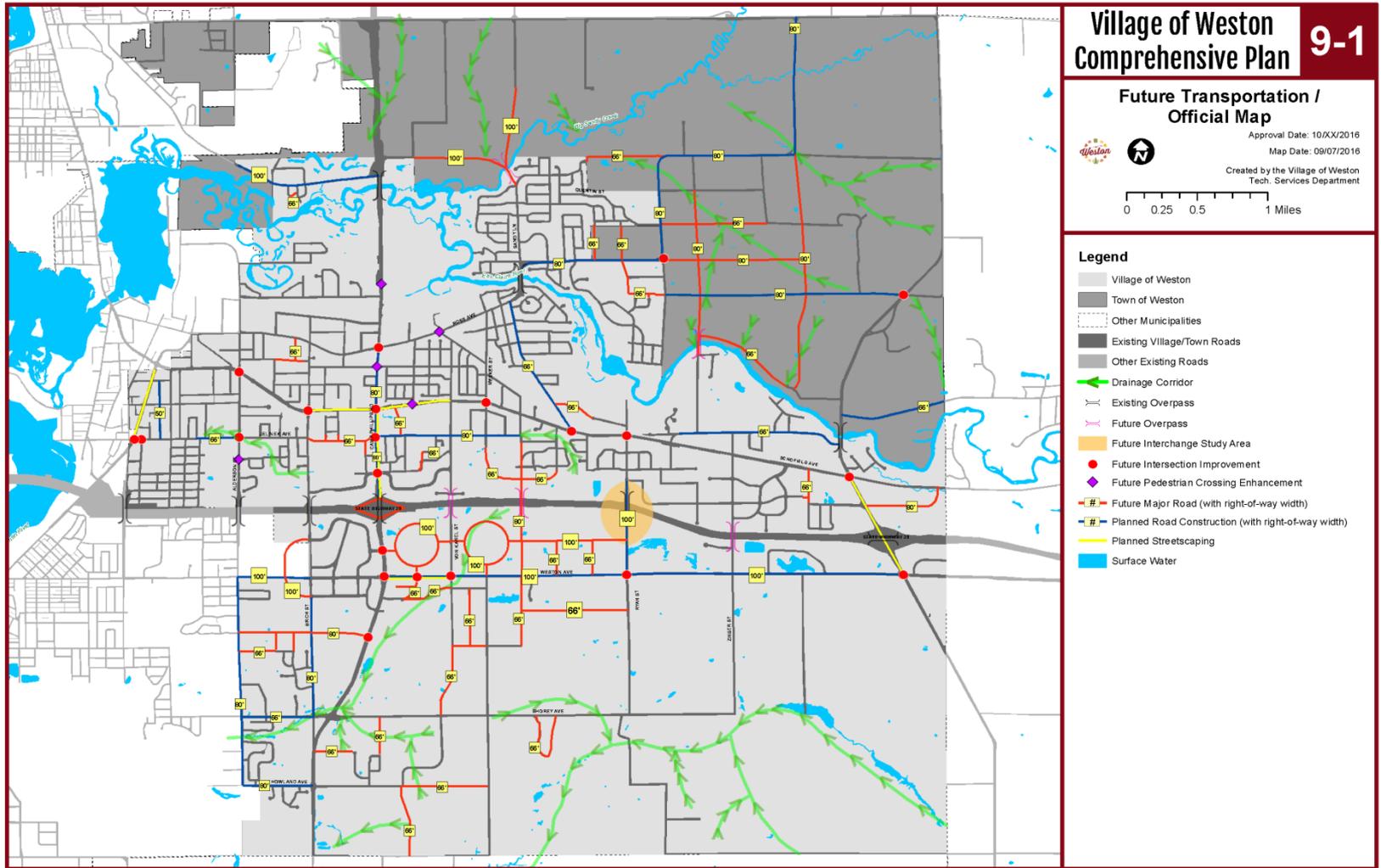
Priority Economic Development Initiatives

Initiative <small>(Follow links for further details)</small>	Description	Funding	Responsibility
<u>Attract Retailers in Targeted Sectors</u>	Weston has both economic strengths and gaps, which suggest particular business sector targets to grow the local economy and provide goods and services to Weston residents. In particular, the Village will seek to add and help expand retail operations and restaurant types in short supply.	Tax incremental financing; grants; taxes	Village Administrator and Director of Planning & Development, in collaboration with local developers, site selectors, real estate professionals, and retailers
<u>Adopt a Business Retention and Expansion Program</u>	Communities have the best chance of growing jobs through retaining and expanding existing businesses. The Village intends to establish a more formal business retention and expansion program, perhaps in collaboration with the Marathon County Economic Development Corporation and using a similar model.	Grants from the Wisconsin Economic Development Corporation (WEDC), CDBG, and others; taxes	Village Administrator, in collaboration with other Village staff, and regional and local economic development groups
<u>Implement "It's Right Here" Marketing Effort</u>	The Village has invested in a recent effort to rebrand and market the community to new businesses and residents. Weston will communicate this new brand to target markets via its Web page, media outlets, conferences and trade shows, and replacement community signage.	Grants; taxes	Village Administrator, Village Relations Department

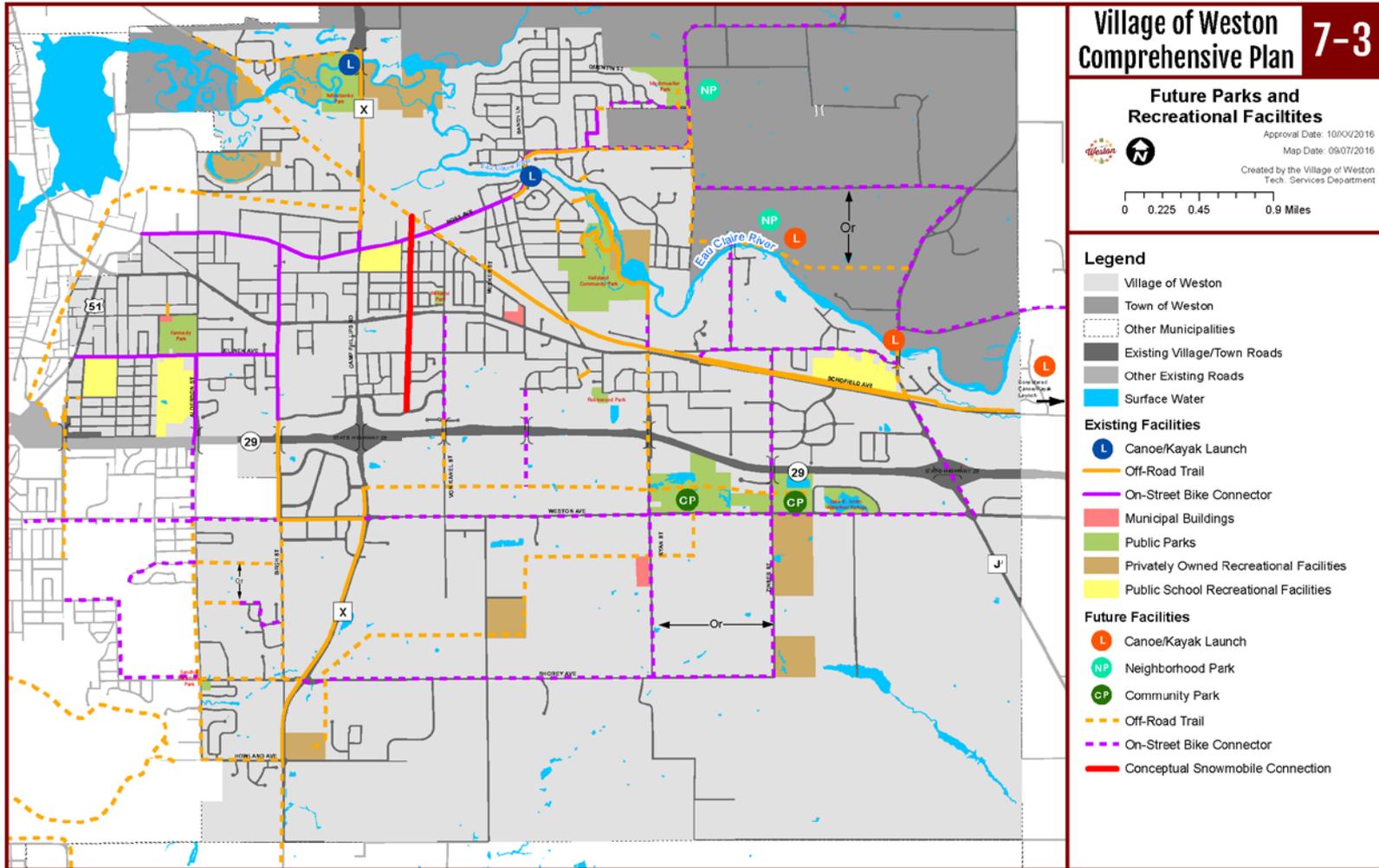
Will Guide Future Land Use, ...



...Future Roads and Facilities, and...

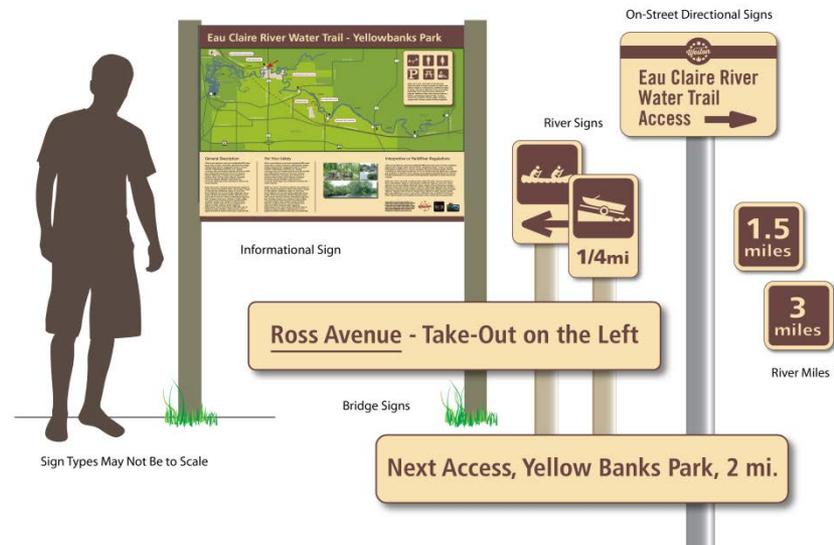


...Future Parks and Trails.



Priority Initiatives

- Each chapter has a handful of “priority initiatives”, totaling 23 in all of Volume 2
- Implementation chapter includes proposed rankings of each of these 23 initiatives as “top”, “high”, or “moderate” priority



Suggested “High” Priorities

- Promote redevelopment and infill
- Attract retailers in targeted sectors
- Adopt business retention and expansion program
- Prepare or require neighborhood development plans
- Encourage higher-quality rental housing

Suggested “High” Priorities

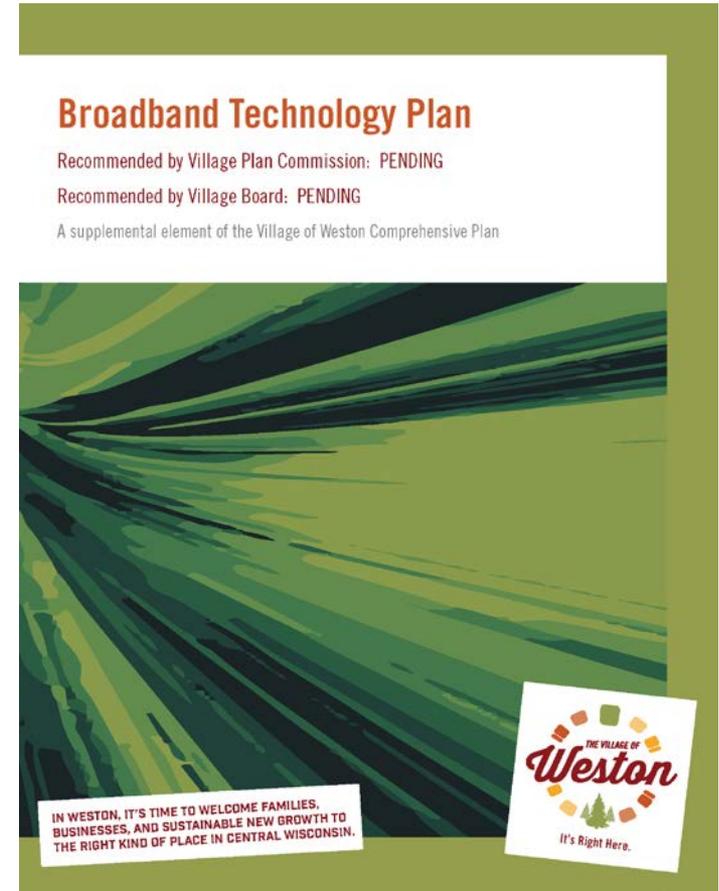
- Increase quality and use of Eau Claire River
- Improve appearance and function of commercial routes
- Advance a recreational center on Village’s south side
- Develop an all-season trail network

Broadband Technology Plan

(first plan in Volume 3)

Purpose

- “Broadband” is high-speed data transmission in which a single cable can transfer large amounts of data at a single time
- Broadband is critical to economic growth, education, and a connected citizenry
- Plan coordinates Village and Town policies, procedures, and infrastructure for broadband internet expansion in Weston



Vision

- Broadband to residents as a pathway to opportunity
- Broadband to businesses for connectivity necessary to compete successfully in the global economy
- Partnerships with broadband providers
- Expanded broadband use to increase the likelihood of system upgrades

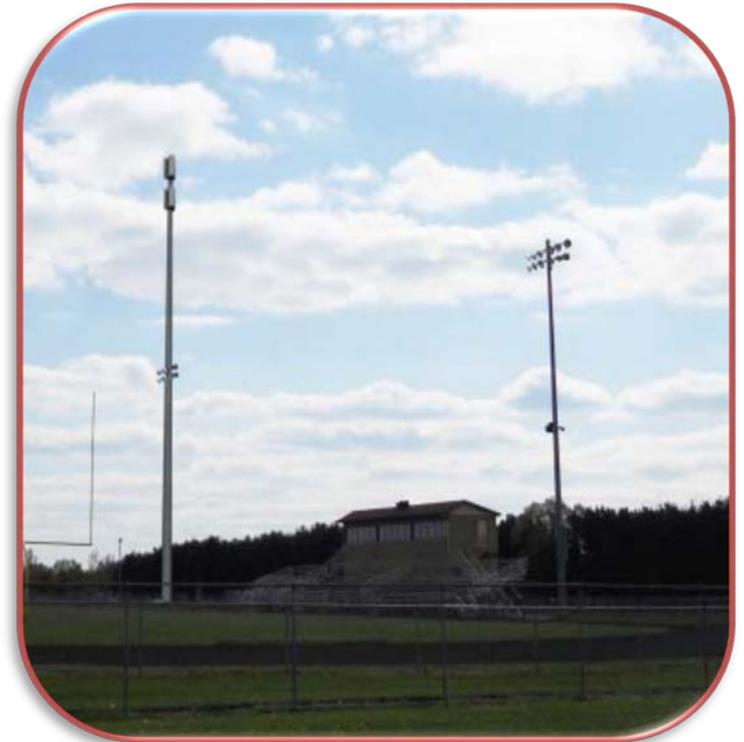


Initiatives

- Change the Funding “Bottom Line” for Broadband Expansion
 - Grants
 - Creative local funding (e.g., TIF)
 - Business stakeholder consortium
- Establish Policy Direction to Work with Internet Service Providers on Expansion
 - Make a “business case” for expansion
- Explore Village Leadership Opportunities for Broadband

Initiatives

- Implement a Dig Once and Joint Trench Use Policy
- Collaborate on Mapping Efforts for Economic Growth
- Work to Expand Access to Residential Customers
- Target Broadband Expansion to Specific Underserved Areas
- Participate in the Wausau CAN
- Collaboratively Plan for Tall Structures



Benefits

- Slightly earlier version of Plan already adopted by Village and Town in 2015
- Village/Charter obtained \$74,000 PSC Broadband Expansion Grant for extension to Business & Technology Park South
- Town/Frontier just obtained PSC grant for expansion to residents in underserved areas
- Broadband installation and “dig once” policies in new Village subdivision ordinance

Next Steps

Next Steps

- Joint Board/Commission public hearing (tonight)
- Final changes
- Commission recommendation and Board adoption
- Implementation!
- Possible future plan amendments as warranted

STAFF REPORT ON STAFF-APPROVED CSM'S, SITE PLANS, SIGN PERMITS, COMMERCIAL ZONING PERMITS, AND CERTIFICATE OF OCCUPANCIES ISSUED SINCE LAST REPORT OF 09/01/2016:

[CSIT-9-16-1609](#) J&D Tube Benders, 8951 Enterprise Way – Parking Lot

[SIGN-9-16-7021](#) Trig's, 6205 Bus. Hwy. 51– Temporary Sign

[SIGN-9-16-7029](#) Americans for Prosperity, 3409 Schofield Ave – New Wall Sign

[SIGN-9-16-7034](#) Packerland Plus, 3910 Schofield Ave – New Wall Sign

[ZONE-9-16-7010](#) Sysco Baraboo, 5903 Prairie Street

[ZONE-9-16-7035](#) CWWC, 6155 Mesker Street

October 4, 2016

EMAIL ONLY

Tom Felch
J&D Tube Benders
PO Box 316
Weston, WI 54476
tfelch@jdtube.com

RE: Parking Lot - Site Plan Review Approval for J&D Tube Benders, 8951 Enterprise Way, Weston (CSIT-9-16-1609)

Dear Mr. Felch,

On behalf of the Village of Weston, I am pleased to inform you the site plan for the parking lot upgrades at your business at 8951 Enterprise Way submitted on 9/14/2015 are approved, subject to the following conditions:

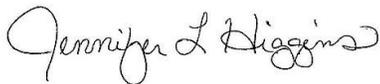
1. The site shall be developed, operated and maintained according to the following plans, except where plan amendments are necessary to meet any subsequent approval condition, or as otherwise approved by the Village Planning and Development Department Staff or Village Plan Commission:
 - a. Sheet A1, Site Plan, dated 10/10/05
 - b. Letter dated 9/14/15 and submitted with application materials.

Please feel free to proceed with your paving project per the submitted plans. No further permits are required for this paving project at this time.

Once this project is completed, please contact 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. He can be reached directly at rmaguire@westonwi.gov or by calling the main Village phone line at (715) 359-6114.

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

Sincerely,



Jennifer Higgins
Director of Planning and Development



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

Cc: File
Plan Commission

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

COMMERCIAL SITE PLAN STAFF REVIEW**CSIT-9-16-1608**

Planning and Development Department

Submitted on: 09/14/2016

PROJECT ADDRESS: 8951 ENTERPRISE WAY, WESTON, WI 54476

STAFF DETERMINATION: Approved on 9/22/16

APPROVAL EXPIRATION DATE: 9/22/17

RELATED CASES: 2005 Building Addition (Building Permit #285-05)
 2000 New Construction (Building Permit #178-00)
 09/05/2000 CSM 11455 Vol 48 Pg 137 Doc 1213984
 05/20/2000 CSM 11369 Vol 48 Pg 51 Doc 1210210

GENERAL			
Applicant/Company:	Tom Felch / J&D Tube Benders, Inc.		
Address:	8951 Enterprise Way, Weston, WI 54476		
Phone:	715-359-2073	Email:	tfelch@jdtube.com
Site Owner:	Tom Felch / J&D Tube Benders, Inc.		
Address:	8951 Enterprise Way, Weston, WI 54476		
Phone:	715-359-2073	Email:	tfelch@jdtube.com
Engineer/Company:	Ryan Christiansen / RC Pavers		
Address:	601 Grossman Drive, Schofield, WI 54476		
Phone:	715-359-3866	Email:	rcpavers@frontier.com
General Contractor:	None		
Address:			
Phone:		Email:	
Architect:	None		
Address:			
Phone:		Email:	
Landscape Architect:	None		
Address:			
Phone:		Email:	
Existing Zoning:	LI (Limited Industrial)		
Adjacent Zoning:	NORTH:	INT (Institutional)	
	SOUTH:	LI (Limited Industrial)	
	EAST:	LI (Limited Industrial)	
	WEST:	GI (General Industrial)	
Existing Land Use:	Industrial		
Adjacent Land Use:	NORTH:	Institutional	
	SOUTH:	Industrial	
	EAST:	Industrial	
	WEST:	Industrial	
Future Land Use:	Industrial		

LEGAL DESCRIPTION OF SUBJECT PROPERTY:

Parcel 1 of CSM #11455, Vol. 48, Pg. 137, Doc. #1213984.

GENERAL DESCRIPTION OF PROJECT:

Parking Lot Paving Project: Removal of the existing asphalt and replacing with a new asphalt surface.

Areas of change: Removing the existing asphalt in front of their loading dock and replacing with 8" of concrete. The narrow patch that runs along the south end of the building is going to be widened slightly to allow better clearance for trucks when coming from both directions.

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

Future Commercial: Industrial, storage, office, and other compatible businesses and support uses, all served by a 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 TO DISCUSS THE SITE PLAN PROPOSAL. COMMENTS HAVE BEEN INCORPERATED BELOW.

SITE PLAN SPECIFICATIONS	REQUIRED	PROPOSED
Minimum Lot Size:	30,000 sq. ft.	15.8020 Acres
Minimum Lot Width:	80 ft.	~1,000 ft.
Minimum Street Frontage:	40 ft.	~475 ft.
Minimum Landscape Surface Ratio:	20%	
Maximum Floor Area Ratio:	0.5	
SETBACKS	REQUIRED	PROPOSED
Front yard:	30 ft.	230 ft.
Street Side yard:	30 ft.	475 ft.
Interior yard:	12 ft.	200 ft.
Rear yard:	20 ft.	125 ft.
Hard Surface Front yard:	10 ft.	100 ft.
Hard Surface Interior yard:	5 ft.	
Minimum Principal Building Separation:	10 ft.	
Principal Structure Height:	2 Stories / 30 ft.	

J&D TUBE BENDERS

September 14th, 2016

To Jennifer Higgins and the planning commission for the Village of Weston.

I would like to thank you for the opportunity to present my position on the driveway/parking lot issue at your last meeting. I think the discussion resulted in the start of a plan that will be good for the existing businesses of the Village of Weston. As you will see on our site plan we will be varying very little from the last plan we have on file. The two areas of change will be.

- 1) We are removing the asphalt in front of our loading dock and replacing with 8" of concrete. This has been a heavy truck traffic area and the turning trucks when backing in. have caused excessive damage to this area.
- 2) The narrow patch that runs along the south end of our building is going to be widened slightly to allow better clearance for trucks when coming from both directions.

With those exceptions the project is basically just removing the existing asphalt and replacing with a completely new top surface. We considered milling off the top of the lot and patching and repaving. However we feel that our decision to replace the complete surface will be the better option and provide a more durable surface that will last much longer. This is being done at the suggestion of our paver of choice RC Pavers.

Thank you for your attention on this issue.

Sincerely



Tom Felch, President
J&D Tube Benders, Inc.



TUBE BENDERS, INC.
 Manufacturers of Hydraulic Tube Lines
 All Types of Tube Bending

TOM FELCH
 President

8951 Enterprise Way
 P.O. Box 316
 Schofield, WI 54476

Office (715) 359-2073
 Toll Free (800) 283-8302
 Fax (715) 359-8687
 tfelch@jdtube.com
 www.jdtube.com

The *fastest* name in tubeline fabrication



TUBE BENDERS, INC.
 Manufacturers of Hydraulic Tube Lines
 All Types of Tube Bending

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 Office (715) 359-2073
 Toll Free (800) 283-8302
 Fax (715) 359-8687
 www.jdtube.com

BLACKTOP PROPOSAL
 AS SUBMITTED BY

RC PAVERS

CONCRETE LOADING
 DOCK AREA WILL BE
 DONE BY

LEWIS CONSTR.

ATTN:

JENNIFER
 HIGGINSON

The *fastest* name in tubeline fabrication

Commercial Site Plan

Application

Village of Weston/ETZ

Date: 9-14-16

Site Plan No. : CSIT-9-16-1609

Payment: Cash Check No. 123693

FULL COMPLETION OF THIS FORM IS REQUIRED FOR PROCESSING



5500 Schofield Ave
Weston, WI 54476

SITE PLAN PROJECTS AND FEES

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

***Staff also reserves the right to forward site plan applications for Plan Commission review, which is an additional \$100.00 fee. All special exceptions from the Zoning Code require Plan Commission review and approval, which is an additional \$100.00 fee.**

EXPLANATION OF THE SITE PLAN APPROVAL PROCESS

The Site Plan approval processes is a requirement throughout the Village of Weston and its Extraterritorial Zoning (ETZ) within the Town of Weston for all non-residential construction projects. **Prior to submitting this site plan application a zoning permit must be filed with and approved by staff.** The site plan process is designed so that all proposed projects are reviewed to ensure that the requirements listed therein are upheld to the standards in which they are written and interpreted by the Zoning Administrator, as granted by this Chapter.

Staff shall be the approval authority for all site plans, except for the following circumstances:

- 1) The applicant has indicated on this application form a desire for Plan Commission action instead of Zoning Administrator action (**\$600.00 Fee**);
- 2) The application is filed concurrently with a rezoning or conditional use permit application, or both of the same site (**\$100.00 Discount from all fees**);
- 3) The site plan is a large Retail/Commercial Service Development as described in 94.10.04 (**\$750.00+\$10.00/Acre over 10 Acres for developments between 25,000 and 75,000 ft² or \$900.00+\$10.00/Acre over 10 Acres for developments over 75,000 ft²**);
- 4) The site plan proposes public improvements other than driveway connections to public streets, sanitary sewer and/or water lateral connections to existing mains, or if the opinion of the Zoning Administrator requires such improvements;
- 5) The Zoning Administrator is unable to determine whether one or more of the standards for approval within subsection (6) will be met;
- 6) Review under subsection (5) reveals differences that cannot be resolved by the Zoning Administrator, following consultation with the Village Administrator;
- 7) A written agreement between the Village and Applicant requires Plan Commission of the site plan;
- 8) For projects in the ETZ area, the Town Board has adopted a resolution requiring Extraterritorial Zoning Committee to determine all site plan applications instead of the Zoning Administrator.

Staff also reserves the right to forward site plan applications for Plan Commission review, which is an additional \$100.00 fee. Fees for any other proposed site plans that are not listed above shall be determined by the Zoning Administrator based on the complexity of the proposal and how it compares to the site plan projects and fees listed above. Completed site plan with then be reviewed by staff.

APPLICANT INFORMATION

Applicant Name: JED TUBE BENDER
Mailing Address: P.O. Box 316, Schofield, WI, 54476
Phone: 715 359 2073
Email: tfelche@jdtube.com

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

Property Owner: LIDON HOXIE ENTERPRISES
Contact Name: Tom Felch
Mailing Address: P.O. 316, Schofield WI, 54476
Phone: 715 359 2073
Email: tfelche@jdtube.com

PROJECT SITE SPECIFICATIONS

Project Address: 8951 ENTERPRISE WAY
Property Zone: GI - General Industrial
Proposed Rezone*: GI - General Industrial
Current Future Land Use Designation: Environmental Corridor
Proposed Future Land Use Designation*: Environmental Corridor

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

APPLICATION COMPLETENESS

The applicant shall submit a site plan application to the Planning and Development Department. The site plan application shall not be placed on an agenda as an action item unless the application is approved and certified as complete by the Zoning Administrator.

CONTRACTORS' INFORMATION

Construction of all projects obtaining site plan approval shall be overseen by a professional construction manager or project manager, whose name and contact information shall be provided by the project owner to the Zoning Administrator in the space provided below.

Project Managing Firm: RC PAVER
Contact Name: Ryan Christiansen
Address: 601 GROSSMAN, Schofield, WI, 54476
Phone: 715-359-3866
Email: rcpaver@frontier.com

General Contracting Firm: None
Contact Name:
Address:
Phone:
Email:

Engineer: N/A
Address: _____

License: _____
Phone: _____
Email: _____

Licensed Architect Required. All proposed new construction and building additions shall require building elevations stamped by an architect licensed in the State of Wisconsin, unless otherwise approved by the Plan Commission. All such elevations shall demonstrate compliance with Section 94.10.03 by showing the calculated percentages of all proposed exterior materials.

Architect: N/A
Address: _____

License: _____
Phone: _____
Email: _____

Required Landscape Plan and Preparer Qualifications. All proposed landscape plantings to be located on the subject property shall be depicted on a landscape plan as to their location, type, and size at time of planting and maturity. All landscape plans required under this Article shall be prepared by a licensed landscape architect, certified landscape designer, or another professional or individual skilled in landscape design as determined by the Zoning Administrator.

Landscape Contractor: N/A Limited Reg'd
Address: _____

License: _____
Phone: _____
Email: _____

SITE PLAN REQUIREMENTS

The applicant shall provide the Zoning Administrator with the complete application certified by the Zoning Administrator, including an easily reproducible electronic copy plus hard copies in a quantity directed by the Zoning Administrator. Except as otherwise allowed below or with the express approval of the Zoning Administrator, the application shall include the following information within the site plan or in supporting documentation to be considered complete:

- The date of the original plan and the latest date of revision to the plan.
- A north arrow and a graphic scale.
- A legal description or plat of survey of the subject property.
- All property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled.
- Delineations and labels of floodplains, shoreland-wetlands, shoreland areas, steep slopes, and other natural resource areas.
- All existing and proposed easement lines and dimensions with a key provided and explained on the margins of the plan as to ownership and purpose.
- All required building setback lines applicable to the zoning district(s), including setbacks from natural resource areas.
- A grading plan at the same scale as the main site plan; showing existing and proposed grades; finish floor elevations of all existing and proposed buildings; elevations of adjacent curbs, property lines, and street center lines; and retention walls and related devices.
- An erosion control plan, meeting applicable state and local requirements.
- The location of existing and proposed stormwater management and structures, along with any technical data required by the Director of Public Works or designee to determine the adequacy of the proposed facilities.
- Proposed land use or uses, with projected number of employees, residents, and maximum customer capacity (Should have been provided with the Zoning Permit Application)
- All existing and proposed buildings, structures, and hard surfaced and graveled areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities, and walls, labeling actual and proposed setbacks from all lot lines as well as the areas of all the impervious surfaces.
- The location and dimension of all access points onto public streets.
- The location and dimension of all on-site parking (and, if applicable, off-site parking), including a summary of the number of parking stalls provided versus required by Chapter 94.

- The location and dimension of all loading and service areas on the subject property and labels indicating the dimension of such areas.
 - The location of all outdoor storage areas including dumpsters and the design and materials for all screening fences, including pre-approval from the contracted hauler on proposed design and location.
 - The location of all outdoor areas for daily, seasonal, or longer-term sales, display, and/or collection of merchandise, including but not limited to donation drop-off boxes and vending machines.
 - The location, type, height, fixture design, and cut-off angle of all exterior lighting, including a detailed photometric plan showing the distribution of light output across the property to the property lines.
 - A detailed landscaping plan for the subject property at the same scale as the main plan showing the location, type, and size of all proposed landscaping. All landscape plans shall be prepared by a licensed landscape architect, certified landscape designer, or another professional or individual skilled in landscape design as determined by the Zoning Administrator.
 - Elevation drawings, drawn to a recognized architectural scale, of proposed buildings or proposed remodeling of existing buildings to include exterior or roof mechanical equipment and lighting, and showing finished exterior treatment, with adequate labels provided to clearly depict exterior materials, texture, color, and overall appearance.
 - The location, type, height, size and lighting of all existing signage on the subject property, and for proposed signage to the extent practical at the time. Multitenant retail centers and group developments shall provide a sign plan for the project that:
 - Meets the submittal requirements of Section 94.13.02(2).
 - Includes proposed signable areas on building facades.
 - Includes a group development sign with space for individual business identification if desired.
- In the site plan map legend, the following additional data for the subject property:
- Proposed zoning (or existing zoning if no change)
 - Lot area
 - Total number and type of residential dwelling units (if applicable)
 - Total gross floor area of building and outdoor storage space
 - Landscape surface area, and percentage of site to be covered in green space
 - Building heights
 - Plans and methods for fire control and suppression, which may include hydrants, sprinklers, alarms, and/or access rooms. Compliance with the Fire Code shall be required.
 - If hazardous materials are to be kept or stored on site, a written description of such materials and the operations involving such materials conducted on their property. The Village may also require a process safety management, risk management, containment, and emergency response program.

COMPARISON OF PROPOSED SITE PLAN WITH REQUIRED REVIEW CRITERIA

1. Have all standards of the Village zoning ordinance and other applicable Village, Town, State, and Federal regulations been met? Explain how, or why not (May consult with Zoning Administrator or designee).

THIS IS A REPLACEMENT/MAINTENANCE PROJECT TOO
AN EXISTING LOT

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

PROJECT IS COMPLETELY ON PRIVATE PROPERTY.
PROJECT WILL BE DONE 2 SECTIONS TO ASSURE
ACCESS TO OUR BUILDING THROUGH NON AFFECTED
ENTRIES

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

YES WHERE APPLICABLE

4. How will stormwater and erosion be adequately managed?

SAME AS SET UP IN 2000. PROPERTY IS COMPLETELY DITCHED WITH RETENTION POND

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

NONE SHOULD OCCUR.

AFTER PAVING, LANDSCAPING WILL BE DONE UP TO THE EDGE OF THE LOT

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

WE WILL MARK OFF THE CONSTRUCTION AREAS

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

WE WILL PRESERVE CURRENT LANDSCAPE & OPEN SPACE

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

NO STRUCTURE CHANGE

IMPERVIOUS SURFACES

All impervious surfaces must be identified on the property. Impervious surfaces includes the footprint of all existing and proposed structures, driveways, private walkways/sidewalks, patios and any other hard surfaces. All parcels must maintain a Landscape Surface Ratio (LSR). The following must be completely filled out. Failure to fill out this portion of the permit will result in the status of this application as incomplete.

Hard surface: A dustless, all-weather surface including concrete, asphalt paving, "black-top," pervious pavement, interlocking pavers, paving stones commercially designed and manufactured for the proposed purpose, any combination of these materials, or other similar material approved by the Zoning Administrator. Does not include gravel, other crushed stone, limestone screenings, clay, or other loose aggregate or organic material.

Landscaped surface area ratio (LSR): The percentage of the gross site area or lot area that is preserved as permanently protected landscaped area (green space), including vegetative roofs meeting the definition in this section.

Existing Impervious Surfaces:

Building Footprints: (Principal and Accessory structures)

Driveways/Parking Lots: Surface Type: [X] Asphalt [] Concrete [] Pavers [] Gravel

4" THK 79,000 FT2
3" THK 69,000 FT2

Walkways/Sidewalks: Surface Type: [] Asphalt [] Concrete [] Pavers [] Gravel

Patio: Surface Type: [] Asphalt [] Concrete [] Pavers [] Gravel

Other Hard Surfaces: Surface Type: _____

EXISTING IMPERVIOUS TOTAL: 0.00 148,000 FT2

Proposed Additional Impervious Surfaces:

Building Footprints: (Principal and Accessory structures)					_____	Ft ²
Driveways/Parking Lots: Surface Type:	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Concrete	<input type="checkbox"/> Pavers	<input type="checkbox"/> Gravel*	_____	Ft ²
Walkways/Sidewalks: Surface Type:	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Concrete	<input type="checkbox"/> Pavers	<input type="checkbox"/> Gravel*	_____	Ft ²
Patio: Surface Type:	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Concrete	<input type="checkbox"/> Pavers	<input type="checkbox"/> Gravel*	_____	Ft ²
Other Hard Surfaces: Surface Type:	_____				_____	Ft ²
PROPOSED ADDITIONAL TOTAL:					<u>0.00</u>	Ft ²
EXISTING IMPERVIOUS TOTAL:					<u>0.00</u>	Ft ²
NEW IMPERVIOUS SURFACE GRAND TOTAL:					<u>0.00</u> <i>148,000</i>	Ft ²

Landscape Surface Ratio Calculation:

NEW GRAND TOTAL: 0.00 Divided by LOT SIZE: _____ Multiplied by 100 = _____ %

REIMBURSEMENT FOR DEVELOPMENT REVIEW SERVICES

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

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

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

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

STATEMENT OF UNDERSTANDING AND SIGNATURES

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



 Signature of Applicant

9/14/14

 Date

Property Owner Project Owner Project Manager

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: 09-14-16 Received by: JH

Application fee received by Village.
Date: 09-14-16 Received by: VP

Application and submitted plans verified as being complete.
Date: 9-22-16 Reviewed by: JLH

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

Action Taken: Granted Granted with modifications Denied

Zoning Administrator (or designee) action. Designee: JLH
Date: 9/22/16 Action Taken: Granted Denied

Applicant notified of decision and sent Occupancy Permit Application.
Date: 10/4/16 Sent by: JLH

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

Attached and closed in Beehive. *Energov*
Date: 10/4/16 Closed by: JLH



601 Grossman Drive
Weston, WI 54476
Phone (715) 359-3866
rcpavers@frontier.com

CONTRACT

**J&D Tube Benders
Weston WI**

PHONE	DATE 3/17/2016
JOB NAME/LOCATION Weston Facility	
JOB NUMBER	JOB PHONE

We hereby submit specifications and estimates for:
Parking Lot Repaving

Option #1 Price includes:

Pulverize existing asphalt on East side of building and truck driveway, Regrade, water and compact gravel and pave with WI D.O.T spec type E3 hot mix asphalt to an average compacted thickness of 4" done in two lifts of 2" each. Approximate area to be paved is 69,000 sq ft. On West parking lots and office driveway, patching of existing asphalt will take place in areas that are needed a tack coat applied and a 1 1/2" overlay will be applied to the entire area. Approximate area to be paved is 79,900 sq ft.

Total price with driveway: \$ 212,000.00

Option #2 Mill and Pave

Mill existing asphalt and remove, Fine grade and pave with WI D.O.T spec Type E3 hot mix asphalt to an average compacted thickness of 4" on the east side of building and truck driveway, And 3" thickness on the office driveway and west parking lot. 3" area approx. 79,000 sq ft. 4" area approx. 69,000 sq ft

Total price with driveway: \$265,000.00

Option #3 Pulverize and Pave

Pulverize existing asphalt full depth to incorporate into base gravel, Remove excess material, fine grade and pave with WI D.O.T spec type E3 hot mix asphalt to an average compacted thickness of 4" on the east side of building and truck driveway, And a 3" thickness on the office driveway and West parking lot. 3" area approx. 79,000 sq ft 4" area approx. 69,000 sq ft

Total price with driveway: \$254,000.00

Less driveway 13500

\$251,500.00

- 13500.00

A 240,500.00

TERM: Cash or check upon job completion

We Propose hereby to furnish materials and labor complete in accordance with the above specifications for the sum of \$

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by workers compensation insurance.

Authorized Signature *Ryan Carter*

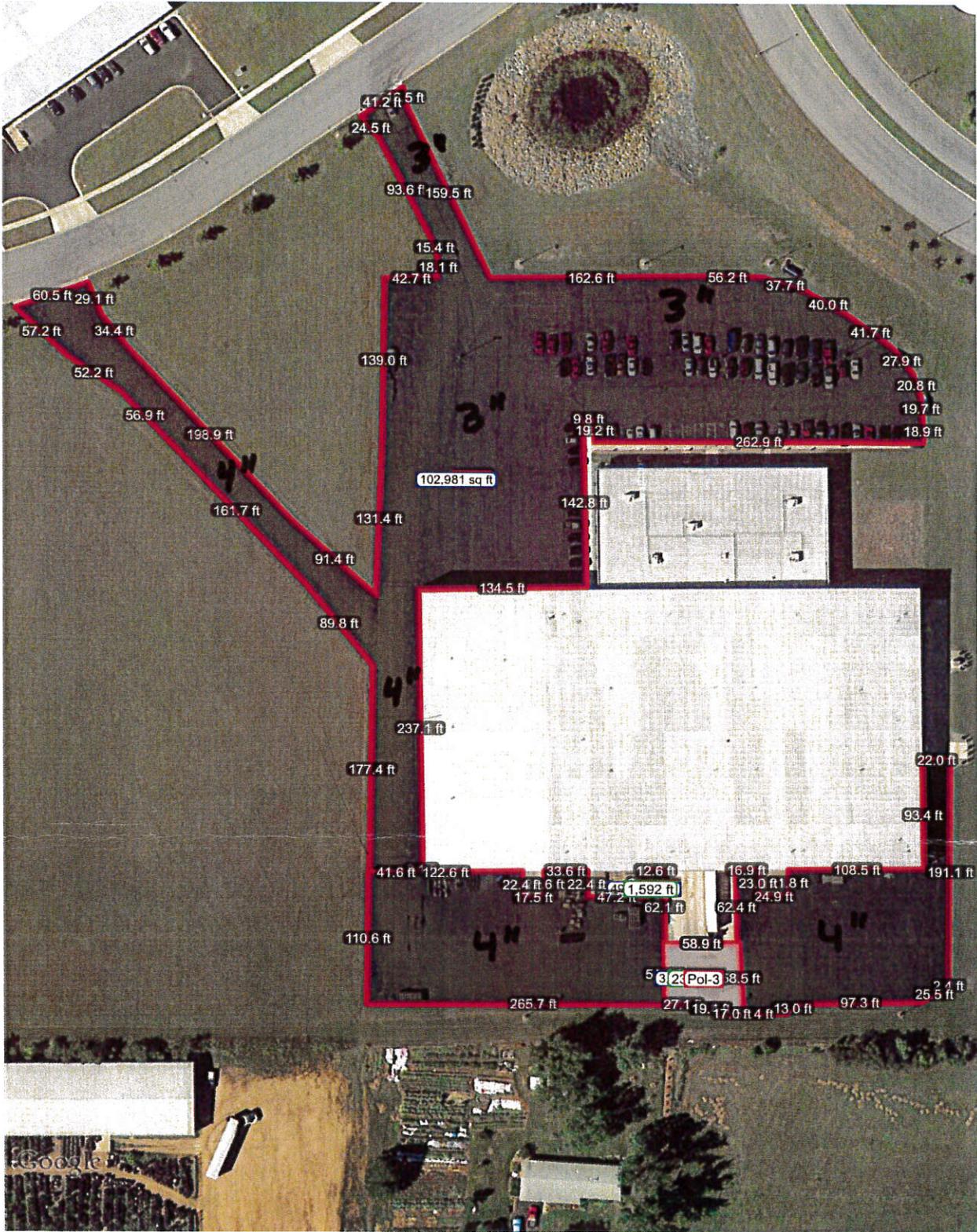
Note: This proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and area hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature *[Signature]*

Date of Acceptance 3/21/16

Signature _____



Lewis

CONSTRUCTION, INC.

9307 Camp Phillips Road
Schofield, WI 54476
Phone 715-359-4718
Fax 715-359-6890

Attn: Tom
J & D Tube Benders
8951 Enterprise Way
P.O. Box 316
Schofield, WI 54476

July 19, 2016

Scope of Work:

Exterior Paving in front of Loading Docks
8" thick, 4000 lb. Concrete Cure and Seal Sealer
Saw Cut 12' x 12" squares
Labor, Material, Equipment

Remove Asphalt	4,750.00
Base Bid 56' x 61' x 8"	17,008.00
North Extension 20' x 61' x 8"	6,056.00
South Extension above Asphalt 10' x 40' x 8" Optional	1,974.00

	29,788.00

Signature: _____

Date: _____





Permit

Permit NO. **SIGN-9-16-7021**

Permit Type: **Sign**

Work Classification: **Special Event**

Permit Status: **Final**

Issue Date: **9/2/2016**

Expiration: **10/02/2016**

Project Address 6205 BUSINESS HIGHWAY 51 WESTON, WI 54476	Project Name <NONE>	Applicant Trig's
-------------------------------------------------------------------------	-------------------------------------	----------------------------

Parcel Number 19228081920981	Subdivision	Block / Lot 0 / 0	Zoning B-3
----------------------------------------	-------------	-----------------------------	----------------------

Owner Information Trig's Trygve Solberg	Address PO BOX 50 Minocqua, WI 54548	Phone	Cell () -
-------------------------------------------------------	----------------------------------------------------	-------	----------------------

Contractor(s) Graphic House	Address 9204 Packer Drive Wausau WI 54401	Phone (715)842-0402	Cell	Contractor Type None
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Description of Work: Temporary Sign - Mobile VMS

Valuation: \$0.00
Total Sq Feet: 64

Inspection Request Line:
(715) 241 - 2616

AVAILABLE INSPECTIONS

Inspection Type:	IVR

Setbacks:

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

FEE SUMMARY

Fees Due	Amount	Total	Amt Paid	Amt Due
Special Event Sign Permit Fee	\$25.00	\$25.00	\$25.00	\$0.00
Total:	\$25.00	Payment Type: Check / Number: 1150		

Comments:
30-day approval

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

Signature of Owner / Applicant / Contractor / _____ Date **September 14, 2016**

Jared Wehner
Issued By: Village of Weston, WI

Jared Wehner
Authorized Signature

September 14, 2016
Date

Customer Copy

Temporary Sign Permit

Village of Weston

Date: 9/2/2016

Permit #: SIGN-9-16-7021

Payment Type: Cash Check 1150

FULL COMPLETION OF THIS FORM IS REQUIRED FOR PROCESSING



5500 Schofield Ave
Weston, WI 54476

-- PLEASE USE THE ONLINE FILLABLE PDF --

TEMPORARY SIGN TYPE AND FEE

<input type="checkbox"/> Commercial Signs or Banners	\$ <u>25.00</u>	[44/4465]
<input checked="" type="checkbox"/> Variable Message Sign (VMS)	\$ <u>25.00</u>	[44/4465]
<input type="checkbox"/> Over Street Banners	\$ <u>25.00</u>	[44/4465]

TEMPORARY SIGN ORDINANCE

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

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

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

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

Temporary Individual Residential Signs. Not larger than 6 square feet each, to advertise garage sales, yard sales, or similar merchandise sales during the time the sale is taking place. Such signs shall not be erected more than 1 day before the event and shall be removed within 1 day after the event.

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

Political/Election Signs. Temporary political signs are permitted without restriction so long as they locate per the requirements of this Article, including not being allowed within the public right-of-way. Signs promoting a candidate or position on an issue for an upcoming election may not be placed in a manner that would impede vehicular or pedestrian safety, must be outside of required vision triangles, and must meet the requirements of Wis. Stat. Chapter 12. Signs related to an election or referendum may be erected no earlier than the first day of circulation of nomination papers for candidates for office, in the case of an election; or the date on which a referendum question is submitted to the electors, in the case of a referendum. All such signs must be removed within 7 days after any election or referendum to which they relate.

Personal Greeting or Congratulatory Signs. Permitted for up to 7 days, with such signs not greater than 8 feet in height if ground-mounted, nor extending above the roof line if building mounted.

Temporary Window Signs. Signs temporarily affixed to the inside of a window that advertise commercial situations relating to goods or services sold on premises shall be allowed without restriction on quantity or coverage, provided that they do not interfere with other State and Federal code requirements or public, health, safety, or welfare.

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

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

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

APPLICANT INFORMATION

Business Name: Trig's **Contact Name:** Sara Kronebusch
Business Owner: Trygve Solberg **Project Address:** 6205 Bus Hwy S1S
Mailing Address: 420 Oneida St Weston, WI 54476
Clocktower Center Menasha WI **Phone:** (715) 359-0451
Website: www.Trig's.com **Email:** skronebusch@tasolberg.com

Property Owner: Bernard Enkro **Contact Name:** Bernard Enkro
Mailing Address: 2320 Carriage St **Phone:** (715) 423-5564
Wisconsin, Rapids WI 54494 **Email:** None

Property Zone: Select Zoning Designation

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

CONTRACTOR INFORMATION (VMS ONLY)

Sign Contractor: Graphic House **Contact Name:** Mike Johnson
Address: 9204 Packer Dr. **Phone:** (715) 842-0402
Wausau, WI 54401 **Email:** _____

SITE PLAN REQUIRED

A site plan for the property showing, at a minimum, the location of the proposed sign(s). **NOTE:** This includes all sandwich boards or pedestal sign, as they are considered permanent signs that may be used on a temporary basis. Please see the definitions in Section 94.13.03(2)(k); the location and specifications of all existing signs on the property and building(s); all property lines and buildings on the property; and parking areas, driveways, public roads, shall be submitted with this application. If the proposed sign(s) is a banner sign that is being placed on the exterior wall, only then the attachment of the required site plan be waived. Some parcel information and maps may be obtained via the [Marathon County Land Information Mapping System](#).

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

DIAGRAM(S) REQUIRED

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

Has the diagram been attached for each proposed sign? Yes No

Does each diagram have ALL the required components listed above? Yes No

Start Date: 9/2/16 End Date: 9/10/16

Sign Message: All as listed in ad

BASIS FOR GRANTING AND ISSUANCE

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

STATEMENTS OF UNDERSTANDING AND SIGNATURES

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

Sara Konecny
Signature of Applicant

9/2/16
Date

Property Owner Business Owner Contractor

STAFF REVIEW

PIN: 19228081920981

Zoning: B-2 HIGHWAY BUSINESS [X] Village [] ETZ

Filed After the Fact: [] Yes [X] No

Fine Imposed: [] Yes [X] No

Amount: _____

Sign Specification:

Permit No.: _____

Width: 8' Height: 4' [] Single [X] Double Total Square Feet: 64

Total Height: 6' Sign Type: [] Standard [X] VMS [] OTS Banner Setbacks: UNKNOWN

Sign meets requirements? [X] Yes [] No

Conditions/Modifications for approval: MAXIMUM OF 30-DAY APPROVAL

[Signature]

Signature of Zoning Administrator or Designee

9/2/2016

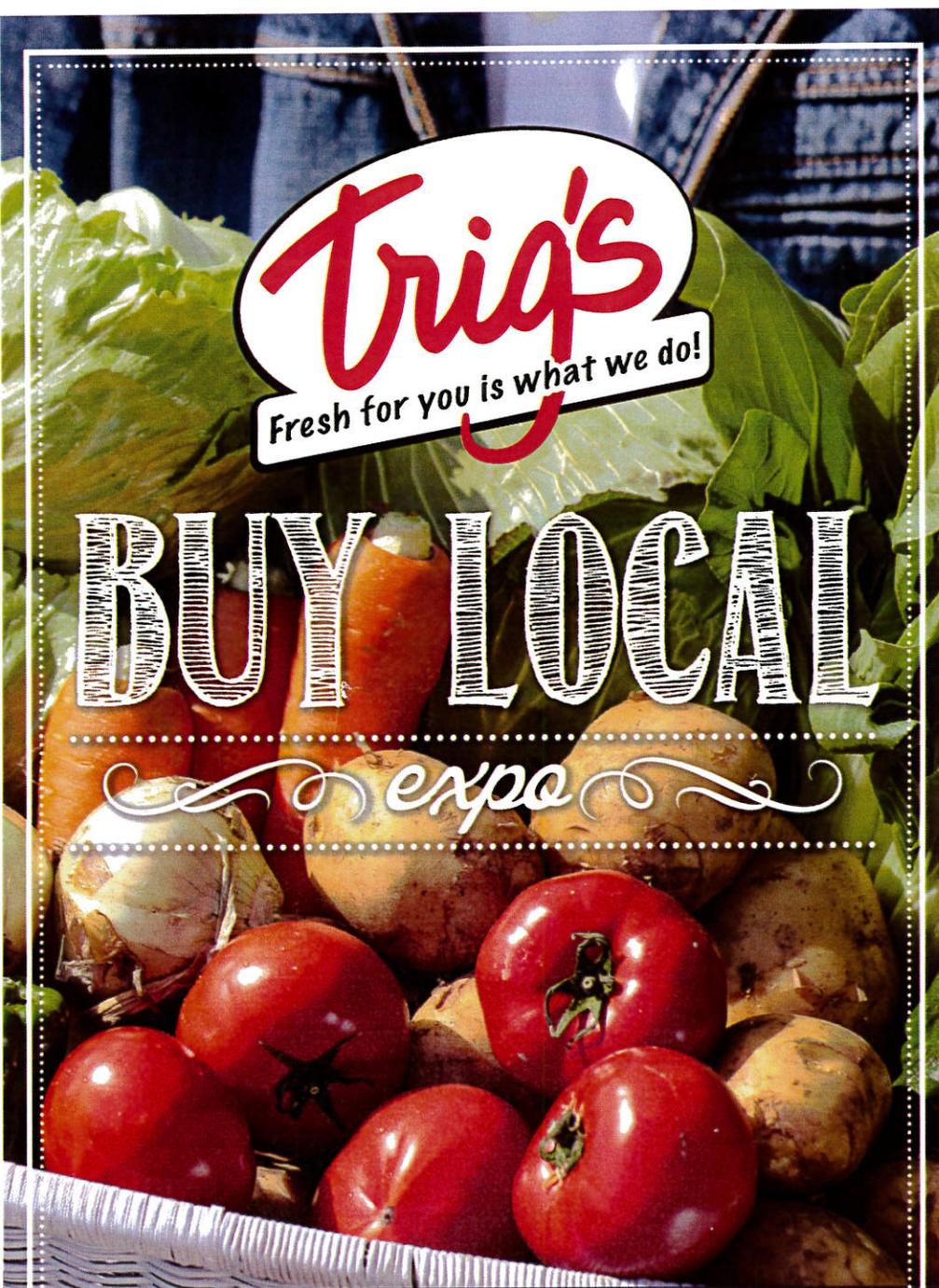
Date

Permit Number(s) SIGN-9-16-7021

[X] Approved [] Denied

STAFF TIME TABLE CHECKLIST

- Pre-application conference with Planning and Development Department Staff (optional).
Application and required plans filed with the Village.
Application fee received by Village.
Application and submitted application verified as being complete.
Zoning Administrator (or designee) action.
Applicant notified of decision.
Attached in Smart Search.
Attached and closed in Beehive.



Triq's

Fresh for you is what we do!

BUY LOCAL

expo

**Sample locally made products.
Register to win prizes at every booth!**

**Stoney Creek Hotel & Conference Center,
1100 Imperial Ave, Rothschild**

**Saturday, September 10th, 11am-6pm
*Open to the public***

Admission is a non-perishable food donation
or \$2.00 cash donation to Peyton's Promise



Permit

Permit NO. **SIGN-9-16-7029**

Permit Type: **Sign**

Work Classification: **Face Replacement New**

Permit Status: **Final**

Issue Date: **9/1/2016**

No Expiration

Project Address 3409 SCHOFIELD AVE WESTON, WI 54476	Project Name <NONE>	Applicant Americans for Prosperity FND LL
------------------------------------------------------------------	-------------------------------	-----------------------------------------------------

Parcel Number 19228081740054	Subdivision	Block / Lot 0 / 0	Zoning B-2
----------------------------------------	--------------------	-----------------------------	----------------------

Owner Information RJFC HOLDINGS LLC	Address 207 Grand Avenue Wausau, WI 54403	Phone (715)845-9000	Cell
-----------------------------------------------	--------------------------------------------------------	-------------------------------	-------------

Contractor(s) Stratford Sign Co	Address 110 Connor Avenue Stratford WI 54484	Phone (715)687-3250	Cell	Contractor Type Sign
-------------------------------------------	-----------------------------------------------------------	-------------------------------	-------------	--------------------------------

Description of Work: New wall sign and face replacement in development sign.

Valuation: \$1,215.00
Total Sq Feet: 33.5

Inspection Request Line:
(715) 241 - 2616

AVAILABLE INSPECTIONS

Inspection Type:	IVR

Setbacks:

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

FEE SUMMARY

Fees Due	Amount	Total	Amt Paid	Amt Due
New Wall Sign	\$25.00	\$50.00	\$50.00	\$0.00
Face Replacement in Dev Sign	\$25.00			
Total:	\$50.00	Payment Type: Check / Number: 19234		

Comments: Permit covers 34" x 112" wall sign and panel replacement in development sign.

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

Signature of Owner / Applicant / Contractor / _____ Date **September 1, 2016**

Jared Wehner _____ Date **September 1, 2016**
Issued By: Village of Weston, WI *Jared Wehner* Authorized Signature

Customer Copy

Permanent Sign Permit

Permit #: SIGN-9-16-7029



Village of Weston
Date: 08/23/2016

Payment Type: Cash Check 19234

FULL COMPLETION OF THIS FORM IS REQUIRED FOR PROCESSING

5500 Schofield Ave
Weston, WI 54476

-- PLEASE USE THE ONLINE FILLABLE PDF --

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

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

APPLICANT INFORMATION

Business Name: Stratford Sign Company, LLC
Business Owner: Dan Drexler & Cara Drexler
Mailing Address: P.O. Box 134; 110 Connor Ave.
Stratford, WI 54484
Website: www.stratfordsign.com

Contact Name: Holly Matuszak
Project Address: 3409 Schofield Avenue
Weston, WI 54476
Phone: (715) 687-3250
Email: info@stratfordsign.com

Property Owner: Americans For Prosperity - Jim Joyce
Mailing Address: 3409 Schofield Avenue
Weston, WI 54476

Contact Name: Jim Joyce
Phone: (715) 701-2000
Email: jjoyce@afphq.org

Property Zone: B-2 HIGHWAY COMMERCIAL

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

CONTRACTOR INFORMATION

Sign Contractor: Stratford Sign Company, LLC
Address: P.O. Box 134; 110 Connor Ave.
Stratford, WI 54484

Contact Name: Holly Matuszak
Phone: (715) 687-3250
Email: info@stratfordsign.com

COSTS OF PROJECT

Sign 1: \$ 985.00 (exterior wall sign) Sign 2: \$ 230.00 (tenant sign panel)
Sign 3: \$ _____ Sign 4: \$ _____

SITE PLAN REQUIRED

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

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

FOR PROPERTIES ADJACENT TO STATE HIGHWAY 29:

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

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

DIAGRAM(S) REQUIRED

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

- How many wall signs are being proposed? (New, replacement and re-facing) 2
- How many freestanding signs are being proposed? (New, replacement and re-facing) 0
- Will there be a sandwich board or pedestal sign (*only one is allowed per business*)? Yes No
- Has the diagram been attached for each proposed sign? Yes No
- Does each diagram have ALL the required components listed above? Yes No

EXISTING SIGNS

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

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

BASIS FOR GRANTING AND ISSUANCE

- Has the applicant reviewed [ARTICLE 13](#) prior to submitting this application? Yes No
- Have all standards of Article 13 of the Village zoning ordinance and other applicable Village, Town, State, and Federal regulations been met? If not, please explain which standards are not met or not yet met, and why.
-
-
-

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

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

REIMBURSEMENT FOR DEVELOPMENT REVIEW SERVICES

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

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

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

STATEMENTS OF UNDERSTANDING AND SIGNATURES

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


Signature of Applicant

8-23-16

Date

Property Owner Contractor

STAFF REVIEW

PIN: 19228061740054

Zoning: B-2 HIGHWAY BUSINESS Village ETZ

Filed After the Fact: Yes No

Fine Imposed: Yes No

Amount: \$0.00

Sign 1 Specification:

Permit No.: SIGN-9-16-7029

Width: 112"

Height: 34"

Single Double

Total Square Feet: 26.4

Total Height: UNKNOWN

Sign Type: WALL

Setbacks: N/A

Value: \$985.00

Illuminated: Yes No

Type: _____

Sign meets requirements? Yes No Conforming Legally Non-Conforming

Conditions/Modifications for approval: NONE

Sign 2 Specification:

Permit No.: _____

Width: 45.5"

Height: 11.25"

Single Double

Total Square Feet: N/A

Total Height: N/A

Sign Type: PANEL REPLACEMENT

Setbacks: N/A

Value: \$230.00

Illuminated: Yes No

Type: _____

Sign meets requirements? Yes No Conforming Legally Non-Conforming

Conditions/Modifications for approval: ENTIRE FREESTANDING SIGN IS LEGALLY NON-CONFORMING DUE TO SETBACKS. SETBACKS SHALL BE EQUAL TO OR GREATER THAN THE TOTAL HEIGHT OF THE SIGN.

Sign 3 Specification:

Permit No.: _____

Width: _____

Height: _____

Single Double

Total Square Feet: _____

Total Height: _____

Sign Type: _____

Setbacks: _____

Value: _____

Illuminated: Yes No

Type: _____

Sign meets requirements? Yes No Conforming Legally Non-Conforming

Conditions/Modifications for approval: _____

Sign 4 Specification:

Permit No.: _____

Width: _____

Height: _____

Single Double

Total Square Feet: _____

Total Height: _____

Sign Type: _____

Setbacks: _____

Value: _____

Illuminated: Yes No

Type: _____

Sign meets requirements? Yes No Conforming Legally Non-Conforming

Conditions/Modifications for approval: _____

Janet Wilson

Signature of Zoning Administer or Designee

9/13/2016
Date

Permit Number(s) SIGN-9-16-7029

Approved Denied

STAFF TIME TABLE CHECKLIST

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

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

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

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

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

Action Taken: Approved as presented Approved with modifications Denied

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

- Building Inspector electrical inspection.**
Date: _____ Inspection: Pass Requires Re-inspection Denied

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

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

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

EXCLUSIVELY DESIGNED FOR:

WWW.STRATFORDSIGN.COM

Americans for Prosperity- Pan Sign

DESIGNER / SALES REP: Zach	DATE: 6/01/16	PO#:	CONTACT: Jim Joyce
MATERIAL: Custom Fabricated Sign, Printed HP VINYL			PHONE: 715-701-2000
COLORS: Pantone 3415 M (GREEN) , Black			EMAIL: jjoyce@afphq.org
NOTES: *QTY: 1-1 Sided Non-Lit Pan Sign, Printed Graphics*			SAVED AS: A-Americans For Prosperity

ACTUAL PAINT OR VINYL GRAPHIC COLORS MAY NOT MATCH COLORS ON PRINTED LAYOUT OR COMPUTER SCREEN.

COPYRIGHT OF STRATFORD SIGN COMPANY



110 CONNOR AVE
 PO BOX 134
 STRATFORD, WI 54484
 CALL 715.687.3250
 FREE 888.264.4459
 FAX 715.687.4657

**FINAL
 LAYOUT
 APPROVAL**

These drawings will be released to production once signed. SSC is not responsible for errors. Please check for misspellings, correct phone numbers & addresses, details regarding renderings, shop drawings, quantities, color, etc. Colors shown are for representation only. PMS colors must be requested at time of order to ensure accuracy and may not be guaranteed. Additional fee will apply if PMS sample is required. Any detail or dimension change may delay completion and may incur additional fee. All artwork is property of SSC and cannot be reproduced without permission. Fee may apply if reproduced by others.

To proceed accordingly, please sign, date and return via email, mail or fax 715-687-4657

SIGNATURE:

DATE:

EXCLUSIVELY DESIGNED FOR:

WWW.STRATFORDSIGN.COM

Americans for Prosperity- Road Sign Decal

DESIGNER / SALES REP: Zach	DATE: 6/01/16	PO#:	CONTACT: Jim Joyce
MATERIAL: Printed HP VINYL		PHONE: 715-701-2000	
COLORS: Pantone 3415 M (GREEN) , Black		EMAIL: jjoyce@afphq.org	
NOTES: *QTY: 1 PRINTED HP VINYL DECAL*		SAVED AS: A-Americans For Prosperity	

ACTUAL PAINT OR VINYL GRAPHIC COLORS MAY NOT MATCH COLORS ON PRINTED LAYOUT OR COMPUTER SCREEN.



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110 CONNOR AVE
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 FAX 715.687.4657

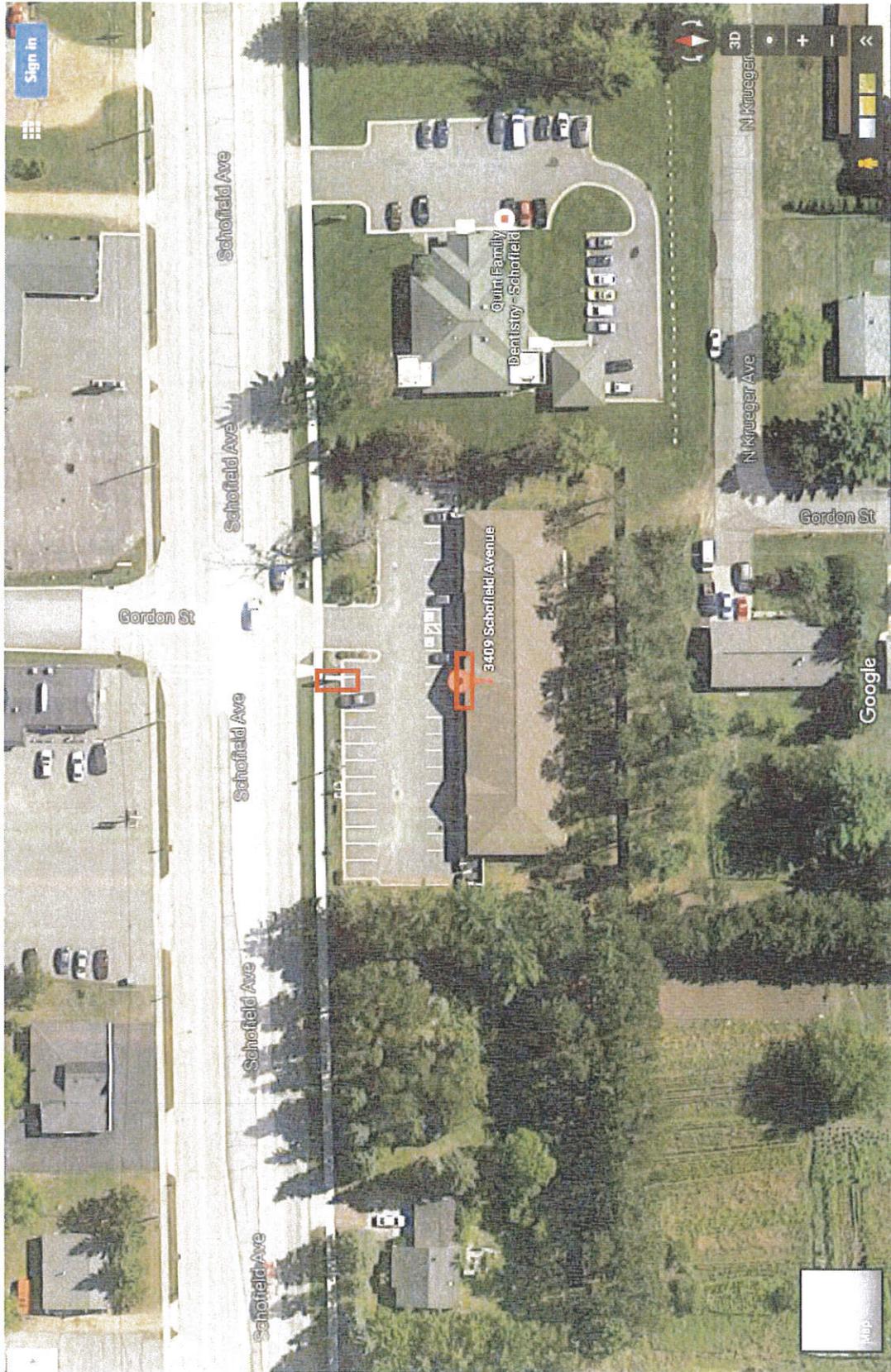
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 To proceed accordingly, please sign, date and return via email, mail or fax 715-687-4657

SIGNATURE:

DATE:







Permit

Permit NO. **SIGN-9-16-7034**

Permit Type: **Sign**

Work Classification: **New**

Permit Status: **Final**

Issue Date: **9/19/2016**

No Expiration

Project Address 3910 SCHOFIELD AVE #4 WESTON, WI 54476	Project Name <NONE>	Applicant Packerland Plus
---------------------------------------------------------------------	-------------------------------	-------------------------------------

Parcel Number 19228081740894	Subdivision CSM#11806, Vol. 50, Pg. 94	Block / Lot 0 / 1	Zoning B-2
----------------------------------------	--------------------------------------------------	-----------------------------	----------------------

Owner Information Lokre Development	Address PO Box 215 Plover, WI 54467	Phone	Cell (715)574-1677
-----------------------------------------------	--------------------------------------------------	--------------	------------------------------

Contractor(s) Finishing Touch Signs	Address 608 Creske Avenue Rothschild WI 54474	Phone (715)845-0500	Cell	Contractor Type None
-----------------------------------------------	------------------------------------------------------------	-------------------------------	-------------	--------------------------------

Description of Work: New wall sign for new business, Packerland Plus.

Valuation:	<u> \$0.00 </u>
Total Sq Feet:	<u> 26.3 </u>

Inspection Request Line:
(715) 241 - 2616

AVAILABLE INSPECTIONS

Inspection Type:	IVR

Setbacks:

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

FEE SUMMARY

Fees Due	Amount	Total	Amt Paid	Amt Due
Electric Wiring Fee	\$50.00	\$75.00	\$75.00	\$0.00
New Sign Permit Fee	\$25.00			
Total:	\$75.00	Payment Type: Check / Number: 7857		

Comments: None.

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

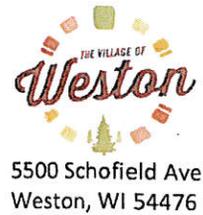
Signature of Owner / Applicant / Contractor / September 19, 2016
Date

Jared Wehner
Issued By: Village of Weston, WI September 19, 2016
Date
Authorized Signature

Customer Copy

Permanent Sign
Permit
Village of Weston
Date: 09/14/2016

Permit #: SIGN-9-16-7034
Payment Type: Cash Check _____
FULL COMPLETION OF THIS FORM IS REQUIRED FOR PROCESSING



-- PLEASE USE THE ONLINE FILLABLE PDF --

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

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

APPLICANT INFORMATION

Business Name: Packerland Plus **Contact Name:** Brian MROTEK
Business Owner: Brian MROTEK **Project Address:** 3910 Schofield Ave Ste#4
Mailing Address: 3910 Schofield Ave Ste #4 Weston, WI 54476
Website: _____ **Phone:** (715) 661-2450
Email: packerlandplus@hotmail.com

Property Owner: Lokre **Contact Name:** Victor ANDERSON
Mailing Address: 119 Scott St Wausau, WI 54403
Phone: (715) 849-3125
Email: victor@lokre.com

Property Zone: B-2 HIGHWAY BUSINESS w/ D-WM

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

CONTRACTOR INFORMATION

Sign Contractor: Finishing Touch Signs **Contact Name:** Tara Teske
Address: 608 Creske Ave Rothschild, WI 54474
Phone: (715) 845-0500
Email: tara@ftsign.com

SITE PLAN REQUIRED

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

of the required site plan be waived. Some parcel information and maps may be obtained via the [Marathon County Land Information Mapping System](#).

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

FOR PROPERTIES ADJACENT TO STATE HIGHWAY 29:

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

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

DIAGRAM(S) REQUIRED

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

How many wall signs are being proposed? (New, replacement and re-facing) 1
How many freestanding signs are being proposed? (New, replacement and re-facing) 0
Will there be a sandwich board or pedestal sign (*only one is allowed per business*)? Yes No
Has the diagram been attached for each proposed sign? Yes No
Does each diagram have ALL the required components listed above? Yes No

EXISTING SIGNS

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

How many signs are existing on the subject property? 9
Has the specifications of each existing sign been attached? Yes No N/A
Has the picture of each existing sign been attached? Yes No N/A

BASIS FOR GRANTING AND ISSUANCE

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

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

Yes

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

No

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

N/A

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Tara Teske

Digitally signed by Tara Teske
Date: 2016.09.14 10:46:25 -05'00'

09/14/2016

Signature of Applicant

Date

Property Owner Contractor

STAFF REVIEW

PIN: 19228081740894

Zoning: B-2 HIGHWAY BUSINESS D-WA Village ETZ

Filed After the Fact: Yes No

Fine Imposed: Yes No

Amount: _____

Sign 1 Specification:

Permit No.: SIGN-9-16-7034

Width: 162" Height: 23.4" Single Double Total Square Feet: 26.3

Total Height: 10' Sign Type: WALL Setbacks: N/A

Value: _____ Illuminated: Yes No Type: _____

Sign meets requirements? Yes No Conforming Legally Non-Conforming

Conditions/Modifications for approval: NONE

Sign 2 Specification:

Permit No.: _____

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

Total Height: _____ Sign Type: _____ Setbacks: _____

Value: _____ Illuminated: Yes No Type: _____

Sign meets requirements? Yes No Conforming Legally Non-Conforming

Conditions/Modifications for approval: _____

Sign 3 Specification:

Permit No.: _____

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

Total Height: _____ Sign Type: _____ Setbacks: _____

Value: _____ Illuminated: Yes No Type: _____

Sign meets requirements? Yes No Conforming Legally Non-Conforming

Conditions/Modifications for approval: _____

Sign 4 Specification:

Permit No.: _____

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

Total Height: _____ Sign Type: _____ Setbacks: _____

Value: _____ Illuminated: Yes No Type: _____

Sign meets requirements? Yes No Conforming Legally Non-Conforming

Conditions/Modifications for approval: _____


Signature of Zoning Administrator or Designee

9/19/2016
Date

Permit Number(s) SIGN-9-16-7034

Approved Denied



Finishing Touch
ftsign.com

608 Cmshe Ave 715-845-0500

Client:
Packerland
Wausau, WI

162' L x 23.378" H

SIGN SPECIFICATIONS

- * REMOVING SIGN FROM OLD LOCATION TO NEW
- *
- *



Job Number

15172

THIS ARTWORK IS COPYRIGHTED AND MAY NOT BE USED WITHOUT PERMISSION. IT IS THE PROPERTY OF FINISHING TOUCH AND MUST BE RETURNED TO THEM.

Customer: Packerland

Customer Rep: Shawn

Date: 9-7-16

Revision Date:

FINAL DRAWING APPROVAL

These drawings will be released to manufacturing once signed and returned. Any detail or dimension changes will delay fabrication and incur extra charges. ONCE THE DESIGN IS APPROVED FINISHING TOUCH WILL NOT BE RESPONSIBLE FOR ERRORS

signature

date

COLORS SHOWN FOR REPRESENTATION ONLY. ACTUAL PAINT OR VINYL GRAPHICS MAY NOT MATCH INK COLORS ON LAYOUT



September 21, 2016

E-Mail Only

Steve Kissack
Sysco Baraboo, LLC
910 South Boulevard
Kissack.steve@bar.sysco.com

Re: Approved Zoning Permit at 5903 Prairie Street, Suite 2B, Weston

Dear Steve,

I apologize for my delay in getting your zoning permit to you. However, I wanted to wait to submit this to you until we made our latest revision to our zoning code, which specifically affects your business use at your new facility. Previously, Indoor Storage or Wholesaling was only permitted through a Conditional Use Request. After realizing more similar type uses are moving into this particular commercial park, we decided it would be best to revise the regulations for that zoning district to allow that use to be permitted by right.

Per our zoning code, your business use (storage of beverage equipment) falls within the Indoor Storage or Wholesaling Land Use (94.4.06(1)). This property that you are now operating out of is zoned B-3 (General Business), and within this zoning district, these uses are permitted uses. I have attached a copy of the approved Zoning Permit (ZONE-9-16-7010), along with sections of our zoning code that relate to the above information.

The other required application is the Occupancy Certificate application. Which I see you have already submitted this form and paid the inspection fee, which is used to offset the cost of the required inspections by the building inspector and fire inspector. Please let me know when is a convenient time that I can schedule Scott Tatro, Building Inspector, and Marty Christiansen, Fire Inspector, to stop in. Once they have performed their inspections, and if there are no corrections to be made, we will then issue you your Commercial Occupancy Certificate.

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
Administrative Specialist
Planning & Development Department

Cc: Planning & Development Staff
Marty Christiansen, SAFER Fire Inspector
Robin Bender, RRB Ventures, Ltd, PO Box 136, Weston, WI 54476

Weston Municipal Center

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

www.westonwi.gov



Permit

Permit NO. **ZONE-9-16-7010**

Permit Type: **Zoning**

Work Classification: **Commercial**

Permit Status: **Active**

Issue Date: **9/21/2016**

Expiration: **on Change of Use**

Project Address 5903 Prairie Street #2B Weston, WI 54476	Business Name Sysco Baraboo, LLC	Applicant Steve Kissack - kissack.steve@bar.sysco.com - (608) 355-8286 910 South Blvd., Baraboo, WI 53913	
Parcel Number 192-2808-164-0096	Parcel Description Weston Commercial Park - Lot 3, Block 1	Zoning B-3 (General Business) & WHP-A (Wellhead Protection - Zone A)	
Owner Information RRB Ventures, Ltd. Robin Bender	Address PO Box 136 Weston, WI 54476	Phone 715-359-0046	E-Mail

Proposed Land Use: 94.4.06(1) Indoor Storage or Wholesaling Land Use

ZONING:

Base District: B-3 (General Business): 94.2.02(3)(d)

Overlay District: WHP-A (Wellhead Protection - Zone A): 94.6.03

Conditional Uses: N/A - 08/18/16 Revisions made to the zoning code now allow for the indoor storage or wholesaling use, as a permitted use by right, within the B-3 Zoning District.

Description of Work: New business occupant. This location will only be used for the indoor storage of beverage equipment. No outdoor storage is proposed. There will be 1 employee who will go to site periodically to pick up or check equipment. This equipment is all Sysco Baraboo owned, and is not for sale. This equipment is provided to Sysco Baraboo customers free of charge.

FEE SUMMARY

Fees Due	Amount	Total	Amt Paid	Amt Due
C.O. Change of Use/Owner COMMERCIA	\$25.00	\$75.00	\$75.00	\$0.00
C.O. Existing Building Addition Commencie	\$0.00			
C.O. New Commercial Fee	\$0.00			
Certificate of Occupancy Fee	\$50.00			
Total:	\$75.00	Payment Type: Check / Number: 3040		

Comments: Indoor Storage and Wholesaling are permitted uses within the B-3 District (following the zoning code update on 08/18/2016).

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

Steve Kissack

Signature of Owner / Applicant / Contractor / Agent

June 30, 2016

Date

Valerie Parker

Issued By: Village of Weston, WI

September 21, 2016

Date

Commercial Zoning and Pre-Application

Permit
 Village of Weston/ETZ
 Date: 6-30-16

Permit No. : ZONE-9-16-7010

Payment: Cash Check No. 3040
FULL COMPLETION OF THIS FORM IS REQUIRED FOR PROCESSING



5500 Schofield Ave
 Weston, WI 54476

-- PLEASE USE THE ONLINE FILLABLE PDF --

ZONING FEES

Zoning Permit \$25.00 FEE *pd. ck# 3040* [43/4343]

EXPLANATION OF PROCESS

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

APPLICANT INFORMATION

Business Name: <u>Sysco Baraboo LLC</u>	Contact Name: <u>Steve Kissack</u>
Business Owner: <u>Sysco Foods</u>	Mailing Address: <u>910 South Blvd</u>
Business Address: <u>1201 Sauk Ave</u>	<u>Baraboo, WI 53913</u>
<u>Baraboo, WI 53913</u>	Phone: <u>(608) 355-8286</u>
Website: _____	Email: <u>kissack.steve@bar.sysco.com</u>
Date Opening: <u>No opening date</u>	Applicant will: <input checked="" type="checkbox"/> Rent <input type="checkbox"/> Lease <input type="checkbox"/> Own

Property Owner: <u>RRB Ventures LTD.</u>	Contact Name: <u>Robin Bender</u>
Mailing Address: <u>PO Box 136</u>	Phone: <u>(715) 359-0046</u>
<u>Schofield</u>	Email: _____

EXISTING AND PROPOSED USES

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

- | | | |
|--------------------------------------------------------------------------|--------------------------------------|--------------------------------------------------|
| Multiple Family Residential – 3 or more units | <input type="checkbox"/> Current Use | <input type="checkbox"/> Proposed Use |
| Mixed Commercial/Residential | <input type="checkbox"/> Current Use | <input type="checkbox"/> Proposed Use |
| Office | <input type="checkbox"/> Current Use | <input type="checkbox"/> Proposed Use |
| Commercial Retail/Service | <input type="checkbox"/> Current Use | <input type="checkbox"/> Proposed Use |
| Industrial and Warehousing | <input type="checkbox"/> Current Use | <input type="checkbox"/> Proposed Use |
| Institutional | <input type="checkbox"/> Current Use | <input type="checkbox"/> Proposed Use |
| Parking | <input type="checkbox"/> Current Use | <input type="checkbox"/> Proposed Use |
| Excavation/Mining/Significant Earth Movement | <input type="checkbox"/> Current Use | <input type="checkbox"/> Proposed Use |
| Other: <u>Store Beverage Equipment, coffee makers and juice machines</u> | <input type="checkbox"/> Current Use | <input checked="" type="checkbox"/> Proposed Use |

PROJECT SITE SPECIFICATIONS

Project Type:	<u>New Use</u>	Project Address: <i>(or PIN if no address)</i>	<u>5903 Prairie St. 2B</u>
Building Size (ft ²):	<u>1100 sq. ft. approximately</u>		<u>Weston, WI 54476</u>
Lot Size(ft ² & Acres):		Property Zone:	<u>B-3 - General Business</u>
Legal Description:			

OPERATIONAL PLAN REQUIRED

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

Has the operational plan been attached?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the operational plan include ALL the required components listed above?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> 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?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Does the site plan include ALL the required components listed above?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> 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?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
---------------------------------------------	------------------------------	-----------------------------	-----------------------------------------

REIMBURSEMENT FOR DEVELOPMENT REVIEW SERVICES

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

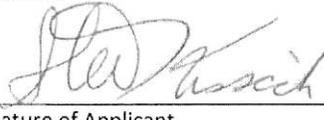
Reinforcing the requirements of Section 94.16.18(4) of the Village zoning ordinance, the signing and submittal of this application or petition for development review shall be construed as an agreement to pay for professional consulting services associated with the administration, investigation, and processing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

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

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

STATEMENT OF UNDERSTANDING AND SIGNATURES

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

 Beverage Supervisor Sysco Baraboo

Signature of Applicant

Date

Property Owner Project/Business Owner Project Manager

STAFF REVIEW

PIN: 192-2808-164-0096

Zoning: B-3 + WHP-A Village ETZ

Filed After the Fact: Yes No

Fine Imposed: Yes No

Amount: _____

Conditional Use: Yes No Reason: _____

Use: _____

Proposed PC/ETZ Meeting Date: _____

CUP Number: _____

Rezone: Yes No Reason: _____

Requested Zone: _____

Proposed PC/ETZ Meeting Date: _____

Rezone Number: _____

Variance: Yes No Reason: _____

Requested Variance: _____

Proposed ZBA Meeting Date: _____

Variance Number: _____

Site Plan Application No. _____

Approval Date: _____

Building Permit No. _____

Approval Date: _____

Sign Permit No. _____

Permanent / Temp Date: _____

Code Section: 94.2.02(3)(d) B-3 (General Business) / 94.6.03 WHP-A (Wellhead Protection-Zone A)

Comments: 94.4.06(1) Indoor Storage or Wholesaling are permitted uses within the B-3 District (following the zoning code update on 08-18-2016).

Jennifer L Higgins
Signature of Zoning Administrator or Designee

9/15/16
Date

Permit Number 2016-9-16-7010

Approved Denied

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: 06-30-2016 Received by: VP

Application fee received by Village.

Date: 06-30-2016 Received by: VP

Application and submitted plans verified as being complete.

Date: 06-30-2016 Reviewed by: VP

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

Review Authority: _____ Meeting Date: _____

* Revisions made to the zoning code now allow for this type of use in the B-3 district (8-18-16).

Action Taken: Granted Granted with modifications Denied

Zoning Administrator (or designee) action.

Date: 9/15/16 Action Taken: Granted Denied Designee: [Signature]

Applicant notified of decision and sent Occupancy Permit Application.

Date: 9-21-16 Sent by: VP

Attached in Smart Search.

Date: _____ Attached by: _____

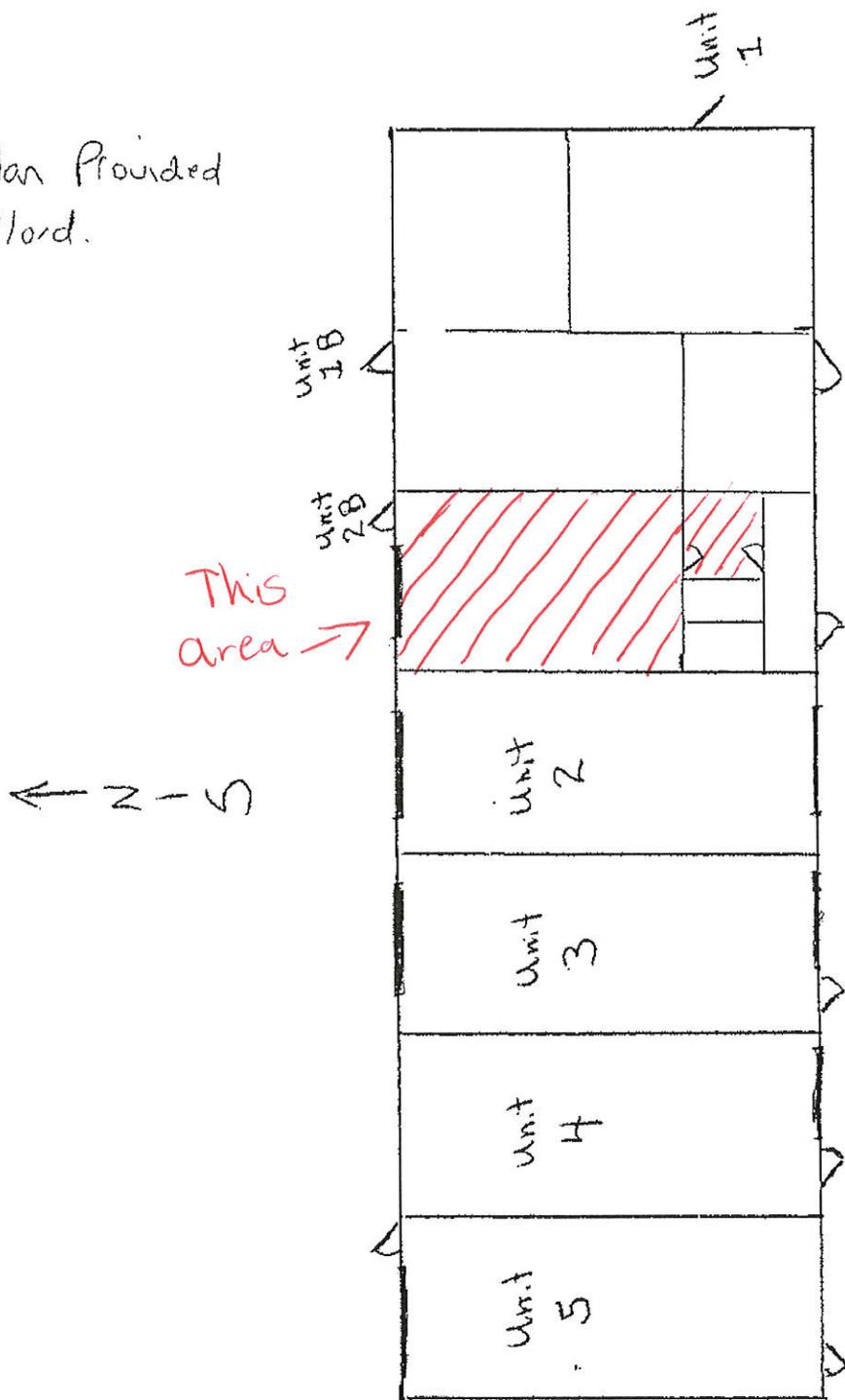
Attached and closed in Beehive.

Date: _____ Closed by: _____

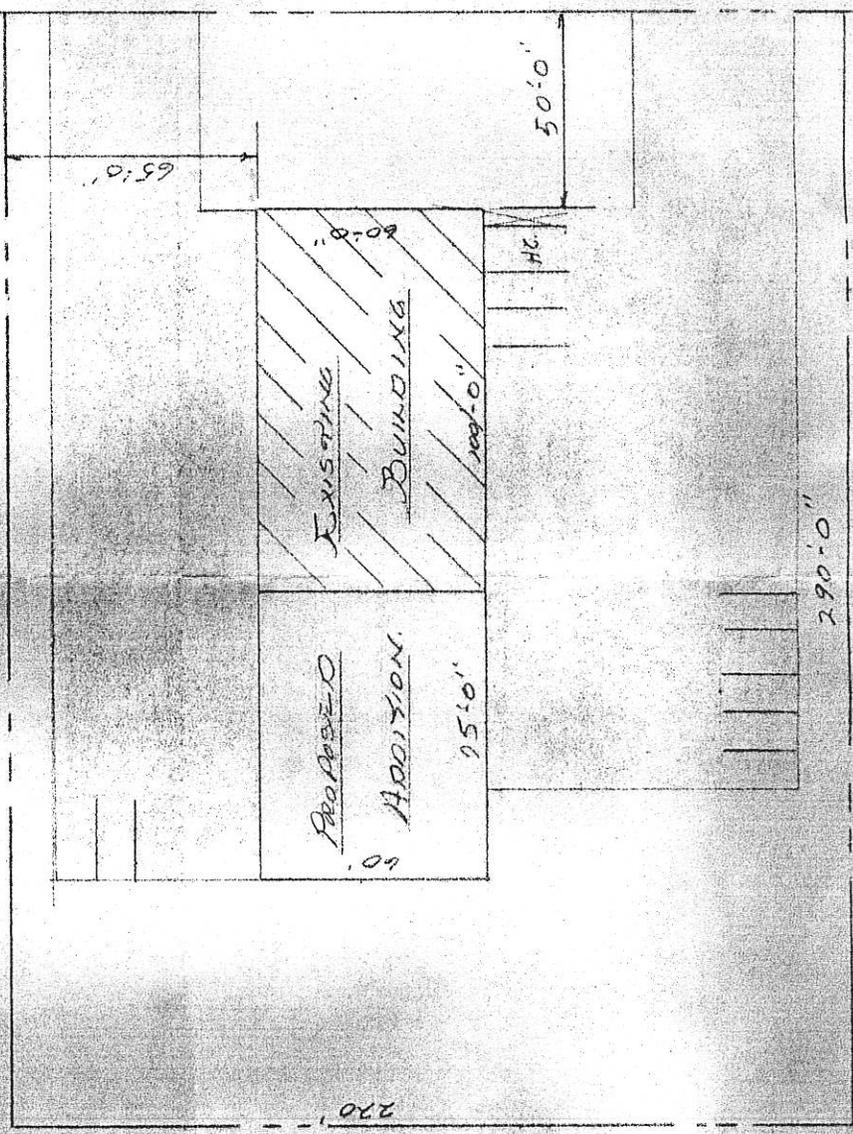
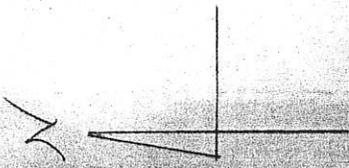
OPERATION PLAN

- 1) The only use of this site is for the storage of Beverage equipment.
- 2) We will not have any outdoor storage of any type.
- 3) We will not have any employees working daily onsite. One person will be there briefly during the week to get equipment and may plug it in to make sure it works. Drop off and pickup will occur every day or two between 8am and 6pm Monday through Friday.
- 4) There will be no need to add anything for us. No need for any parking and no modifications will be made to the building. No remodeling. No outdoor storage is needed.
- 5) We do not need any additional licenses I am aware of.
- 6) This equipment is all Sysco Baraboo owned and is not for sale. We provide this equipment to Sysco customers free of charge.

Site Plan Provided
By Landlord.



D PRIME STABLE



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

P = Permitted Use		C = Conditional Use		T = Temporary Use		Empty Cell = Prohibited Use		
Land Use Category		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				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					

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



September 21, 2016

Scott Fletcher
4003 Dixie Avenue
Wausau, WI 54401
Scott.fletcher@cwvc.org

Steve Winkels
4003 Dixie Avenue
Wausau, WI 54401
steve.winkels@cwvc.org

E-Mail Only

Re: Approved Zoning Permit (ZONE-9-16-7035) Central Wisconsin Woodworking Corp., 6155 Mesker Street, Weston

Dear Scott and Steve,

Thank you for submitting your Commercial Zoning and Pre-Application for review. Per our zoning code, your business use falls within both the Office (94.4.05(1)) and Light Industrial (94.4.08(1)) land uses. This property that you are planning to move and operate your facility out of is currently zoned LI (Limited Industrial) (described in 94.2.02(3)(f)), and within this zoning district, the two previously stated uses are permitted uses. Along with the base zoning district, this property also falls within the WHP-B (Wellhead Protection – Zone B) Overlay zoning district (described in 94.6.03). Based upon your operational plan, your business would not be affected by the WHP-B Overlay District. I have attached a copy of the sections of our zoning code, described above, in this approval packet.

Please be aware, however, that per the required Performance Standards, as noted with the Light Industrial Land Use (Section 94.4.08(1)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."* This screening requirement would pertain to the areas where any pallets or other materials may be stored outside. Also, your refuse/recycling containers will need to be kept within this screened-in area, or will need its own screening (enclosure). Lastly, we would need you to draw on your site plan where these areas will be.

You will want to make contact with Village Building Inspector, Scott Tatro, who can assist you in the completion of the appropriate building permit documents for any interior renovations you plan to make. Scott can be reached at (715) 359-6114, or statro@westonwi.gov. If you would like to stop in to see him, his office hours are from 8:00 a.m. to 9:00 a.m., and 3:30 p.m. – 4:30 p.m., Monday through Thursday, or by appointment only.

Two other applications that will need to be submitted, at your earliest convenience, are the Occupancy Certificate application (which includes the refuse/recycling information) and the Sign Permit application; which those applications are attached with this letter.

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

Sincerely,

Valerie Parker
Planning Technician
Planning & Development Department

Cc: Brent Madson, River Valley State Bank, bmadson@rivervalleybank.com
Planning & Development Staff
Marty Christiansen, SAFER Fire Inspector

Weston Municipal Center

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



Permit

Permit NO. **ZONE-9-16-7035**

Permit Type: **Zoning**

Work Classification: **Commercial**

Permit Status: **Active**

Issue Date: **9/21/2016**

Expiration: **on Change of Use**

Project Address 6155 Mesker Street Weston, WI 54476	Business Name Central Wisconsin Woodworking Corp.	Contacts Scott Fletcher, President, (715) 675-4491, scott.fletcher@cwcc.org Steve Winkels, Project Mgr, (715) 675-4491, steve.winkels@cwcc.org	
Parcel Number 192-2808-211-0955	Property Description Lot 1, CSM #16731, Vol. 78, Pg 80, Doc. #1663956	Zoning LI - Limited Industrial & WHP-B - Wellhead Protection - Zone B	
Property Owner River Valley State Bank Brent Madson	Address 327 17th Avenue Wausau, WI 54402	Phone (715)571-1406	E-Mail bmadson@rivervalleybank.com

Proposed Land Use: 94.4.05 (1) Office Use and 94.4.08(1) Light Industrial Use

ZONING:

Base District: LI (Limited Industrial): 94.2.02(3)(f)
 Overlay District: WHP-B (Wellhead Protection-Zone B): 94.6.03
 Conditional Uses: N/A

Please refer to the Performance Standards 94.4.08(1)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."

Operational Plan: Receiving of raw materials, press plastic laminate to sheet rock, cut/machine cabinet parts, assemble cabinets, finish parts as needed, and ship out finished products.

Office Employees: 13 / **Shop Employees:** 20. **Hours of Operation:** Mon. - Thurs., 6am - 4:30pm, Fri. 6am - 2:30pm. **Daily deliveries**

Outdoor Storage: Delivery Trucks, Dumpsters, and pallets

FEE SUMMARY

Fees Due	Amount	Total	Amt Paid	Amt Due
C.O. Change of Use/Owner Zoning Fee	\$25.00	\$75.00	\$25.00	\$50.00
C.O. Existing Building Addition Fee	\$0.00			
C.O. New Commercial Fee	\$0.00			
Certificate of Occupancy Fee	\$50.00			
Total:	\$75.00	Payment Type: Check / Number: #43945		

Comments: Office and Light Industrial Uses are permitted within the LI District. Building materials & product sales, plastics manufacturing, and woodworking, woodpreserving, and wood products manufacturing are all permitted within the WHP-B Overlay District.

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

Scott Fletcher

September 20, 2016

Signature of Owner / Applicant / Contractor / Agent

Date

Valerie Parker

September 21, 2016

Issued By: Village of Weston, WI

Date

Commercial Zoning and Pre-Application

Permit
 Village of Weston/ETZ
 Date: 09/20/2016

Permit No. : ZONE-9-16-7035

Payment: Cash Check No. 43945
FULL COMPLETION OF THIS FORM IS REQUIRED FOR PROCESSING



5500 Schofield Ave
 Weston, WI 54476

-- PLEASE USE THE ONLINE FILLABLE PDF --

ZONING FEES

Zoning Permit **\$25.00 FEE** ^{VF} [43/4343]

EXPLANATION OF PROCESS

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

APPLICANT INFORMATION

Business Name: <u>Central Wisconsin Woodworking Corp.</u>	Contact Name: <u>Steve Winkels</u>
Business Owner: <u>Scott Fletcher</u>	Mailing Address: <u>4003 Dixie Ave</u>
Business Address: <u>4003 Dixie Ave</u>	<u>Wausau, WI 54401</u>
<u>Wausau, WI 54401</u>	Phone: <u>(715) 675-4491</u>
Website: <u>www.cwwc.org</u>	Email: <u>steve.winkels@cwwc.org & scott.fletcher@cwwc.org</u>
Date Opening: <u>11-1-16</u>	Applicant will: <input type="checkbox"/> Rent <input type="checkbox"/> Lease <input checked="" type="checkbox"/> Own

Property Owner: <u>River Valley State Bank</u>	Contact Name: <u>Brent Madson</u>
Mailing Address: <u>327 N 17th Ave</u>	Phone: <u>(715) 571-1406</u>
<u>Wausau, WI 54402</u>	Email: <u>bmadson@rivervalleybank.com</u>

EXISTING AND PROPOSED USES

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

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

PROJECT SITE SPECIFICATIONS

Project Type:	<u>New Ownership</u>	Project Address: <i>(or PIN if no address)</i>	<u>6155 Mesker St</u>
Building Size (ft ²):	<u>58,945 SF</u>		<u>Weston, WI 54476</u>
Lot Size(ft ² & Acres):	<u>166,619 SF & 3.825 Acres</u>	Property Zone:	<u>LI - Limited Industrial</u>
Legal Description:	<small>Marathon Co. CSM #16731 of Lot 2 of CSM #16704, located in part of the Northeast 1/4 of the Northeast 1/4 of Section 21, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin</small>		

OPERATIONAL PLAN REQUIRED

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

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

SITE PLAN REQUIRED

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

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

OTHER REQUIREMENTS

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

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

REIMBURSEMENT FOR DEVELOPMENT REVIEW SERVICES

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

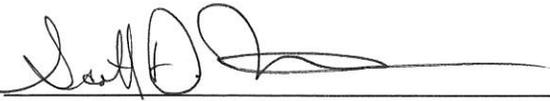
Reinforcing the requirements of Section 94.16.18(4) of the Village zoning ordinance, the signing and submittal of this application or petition for development review shall be construed as an agreement to pay for professional consulting services associated with the administration, investigation, and processing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

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

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

STATEMENT OF UNDERSTANDING AND SIGNATURES

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



09/20/2016

Signature of Applicant

Date

Property Owner Project/Business Owner Project Manager

STAFF REVIEW

PIN: 192-2808-211-0955

Zoning: LI + WHP-B Village ETZ

Filed After the Fact: Yes No

Fine Imposed: Yes No Amount: _____

Conditional Use: Yes No Reason: _____

Use: _____

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

Rezone: Yes No Reason: _____

Requested Zone: _____

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

Variance: Yes No Reason: _____

Requested Variance: _____

Proposed ZBA Meeting Date: _____ Variance Number: _____

Site Plan Application No. _____ Approval Date: _____

Building Permit No. _____ Approval Date: _____

Sign Permit No. _____ Permanent / Temp Date: _____

Code Section: LI (Limited Industrial) 94.2.02(3XF) / WHP-B (Wellhead Protection - Zone B) ^{← 94.6.03}

Comments: 94.4.05(1) Office and 94.4.08(1) Light Industrial uses are permitted within the LI District. Within the WHP-B Overlay, building materials + product sales, plastics manufacturing, and wood working, wood preserving, and wood products manufacturing are all permitted within the WHP-B overlay District.

Signature of Zoning Administer or Designee

Date

Permit Number ZONE-9-16-7035

Approved Denied

STAFF TIME TABLE CHECKLIST

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

Date: _____ Participants: _____

Application and required plans filed with the Village.

Date: 9-20-16 Received by: VP

Application fee received by Village.

Date: 9-20-16 Received by: VP

Application and submitted plans verified as being complete.

Date: 9-21-16 Reviewed by: [Signature]

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

Review Authority: _____ Meeting Date: _____

Action Taken: Granted Granted with modifications Denied

Zoning Administrator (or designee) action.

Date: 9/21/16 Action Taken: Granted Denied

Designee: [Signature]

Applicant notified of decision and sent Occupancy Permit Application.

Date: 09-21-16 Sent by: VP

Attached in Smart Search.

Date: _____ Attached by: _____

Attached and closed in Beehive.

Date: _____ Closed by: _____

OPERATIONAL PLAN

Central Wisconsin Woodworking Corp.
6155 Mesker St
Weston, WI 54476

(1) Detailed description of the activities and process, including all principal uses, accessory uses, & temporary uses.

Receive raw materials, press plastic laminate to sheet stock, cut/machine cabinet parts, assemble cabinets, finish parts as needed, & ship out finished products.

(2) A statement regarding outdoor storage and a detailed description of the materials being proposed to be stored.

Outdoor storage: delivery trucks, dumpster, & a few pallets
Indoor storage: particle board, melamine, plywood, plastic laminates, lumber, hardware, solvent based finishing materials, & finished products

(3) A statement regarding the impacts on the neighboring parcels. What is the anticipated increase in traffic? The number of employees working on site. Times of drop-off and/or pick-up of materials and/or products.

Office employees = 13

Shop employees = 20

Normal hours of operation: Monday - Thursday, 6:00 AM to 4:30 PM
Friday (as needed), 6:00 AM to 2:30 PM

Raw materials are delivered on a daily basis.

Completed products are shipped out 2 to 3 times per week, sometimes daily.

(4) Existing facilities at the proposed site - will there be the need to add or reduce the facilities, including parking spaces & SF of the building/space occupied or outdoor storage.

There will be no need to add or reduce the facility.

(5) What additional licenses are required to operate?

None

(6) Please include any other pertinent information.

N/A



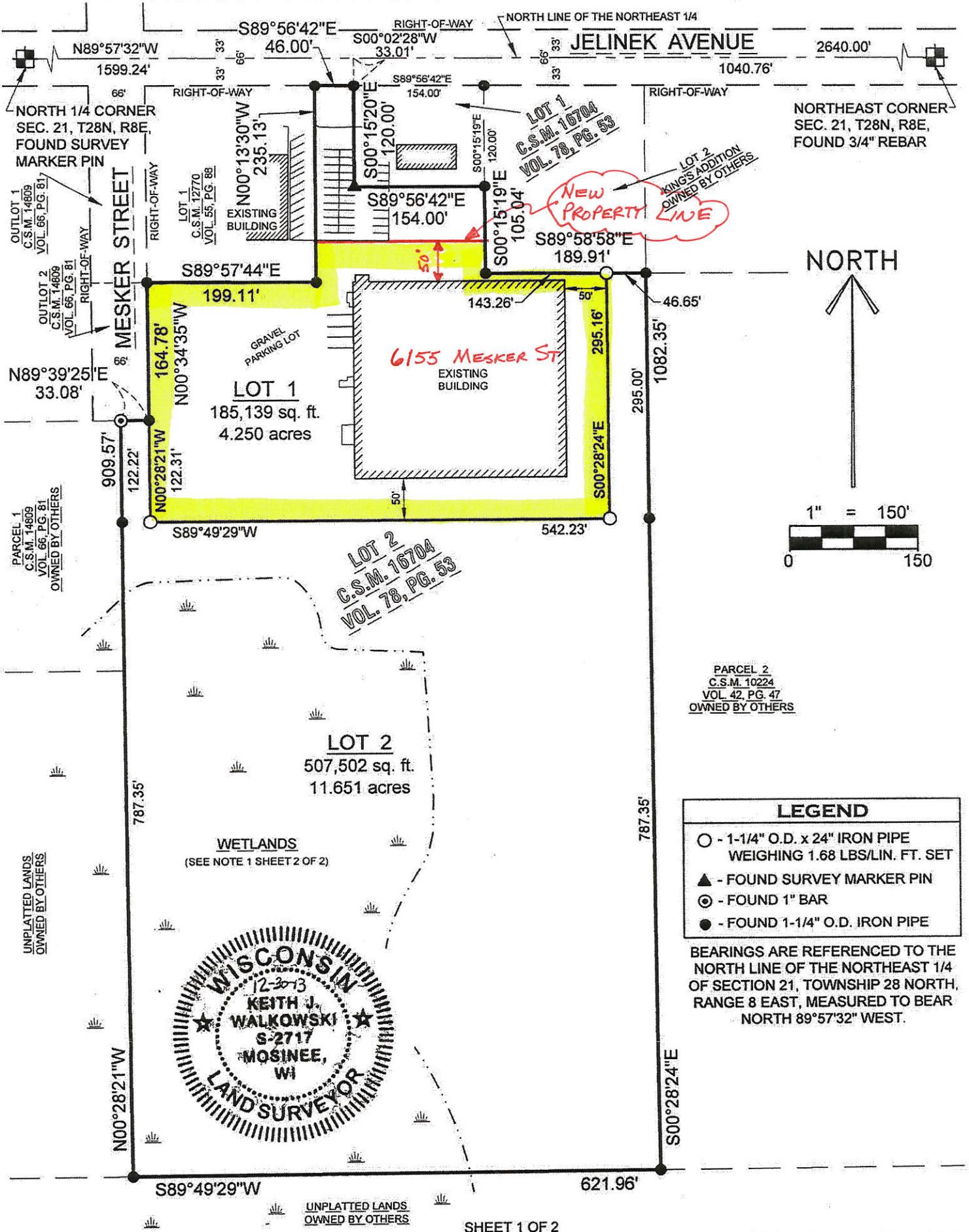
DOC# 1663956

16731

Chg 30.00 Riverside for Deam & Strat
Chg 6.00 " " copy
Michael J. Sydow

MARATHON CO. CERTIFIED SURVEY MAP NO. 16731

Of Lot 2 of Certified Survey Map Number 16704, located in part of the Northeast 1/4 of the Northeast 1/4 of Section 21, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin.



PARCEL 2
 C.S.M. 10224
 VOL. 42, PG. 47
 OWNED BY OTHERS

LEGEND	
○	- 1-1/4" O.D. x 24" IRON PIPE WEIGHING 1.68 LBS/LIN. FT. SET
▲	- FOUND SURVEY MARKER PIN
⊙	- FOUND 1" BAR
●	- FOUND 1-1/4" O.D. IRON PIPE

BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 28 NORTH, RANGE 8 EAST, MEASURED TO BEAR NORTH 89°57'32" WEST.



SHEET 1 OF 2

<p>RIVERSIDE LAND SURVEYING LLC 6304 KELLY PLACE WESTON, WI 54476 PH 715-241-7500 - FAX 715-355-6894 EMAIL - MAIL@RIVERSIDELANDSURVEYING.COM</p>	DRAWN BY M.F.L.	DATE NOVEMBER 27, 2013
	CHECKED BY L.H.M.	PROJECT NO. 3005
	PREPARED FOR: ROBERT BECKER	

PROPOSED ADDITION TO
CORNER LOT #1
(18420 SQ. FT.)

LOT #1
C.S.M. 16704
VOL. 78, PG.53

LOT #1
C.S.M. 12770
VOL. 55, PG.88

LOT #2
KING'S ADDITION
OWNED BY OTHERS

SEWER & WATER
EASEMENT BY SEPARATE
DOCUMENT

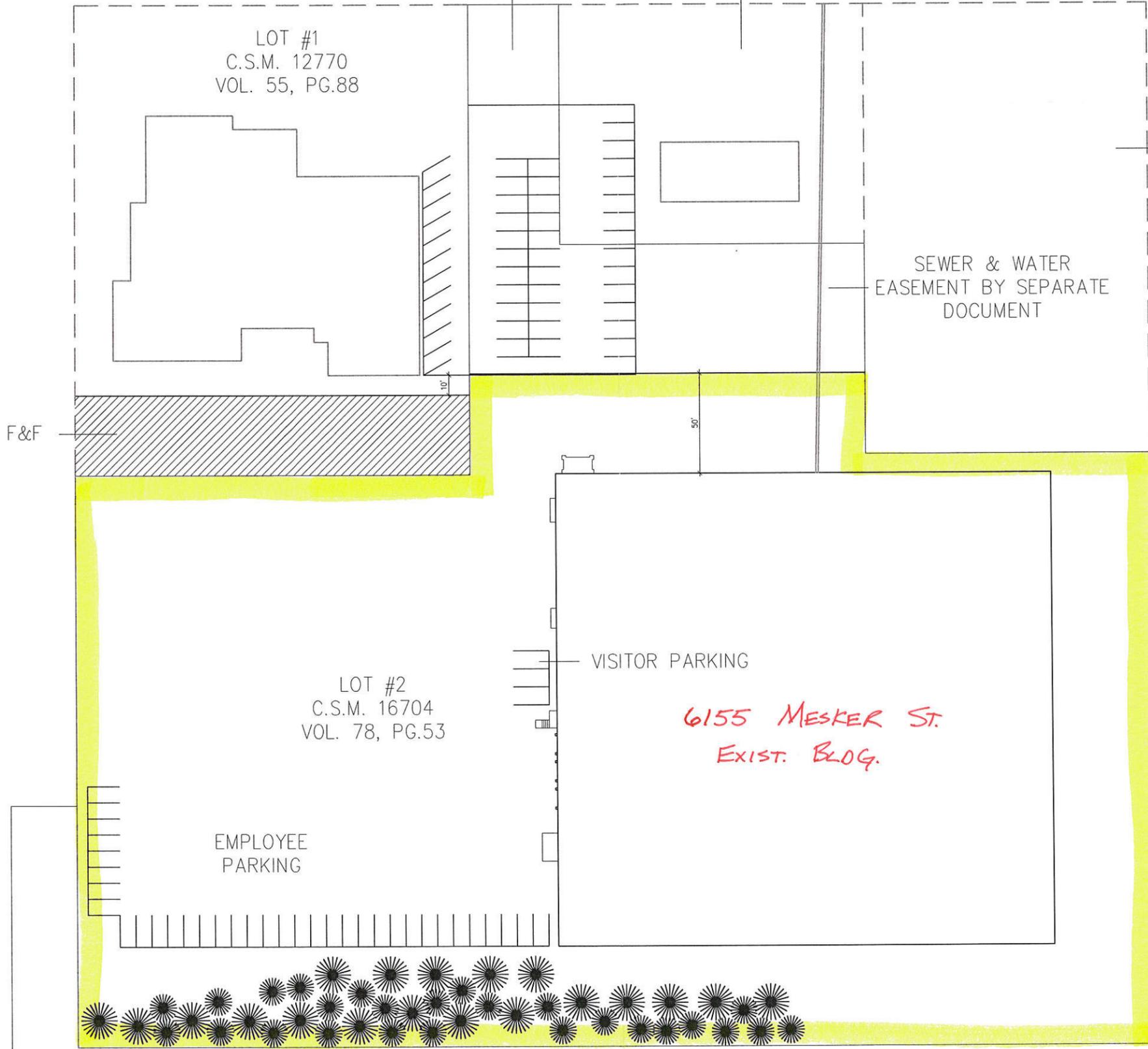
PROPOSED F&F
EASEMENT

LOT #2
C.S.M. 16704
VOL. 78, PG.53

VISITOR PARKING

*6155 MESKER ST.
EXIST. BLDG.*

EMPLOYEE
PARKING



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

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

P = Permitted Use		C = Conditional Use		T = Temporary Use		Empty Cell = Prohibited Use		
Land Use Category		Zoning District (see key at end of figure)						
(#)	Land Use Type	INT	B-1	B-2	B-3	BP	LI	GI
Storage or Disposal Land Uses (see Section 94.4.06 for descriptions and standards for each land use)								
(1)	Indoor Storage or Wholesaling				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					

Performance Standards:

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

Section 94.4.05: Commercial Land Use Types

(1) Office.

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

Performance Standards:

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

(2) Personal or Professional Service.

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

Performance Standards:

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

4. Activity and storage areas shall not be permitted in the minimum required front yard.
5. Shall meet all performance standards in Article 12, including but not limited to odor standards in Section 94.12.15.
6. In the FP zoning district, the Livestock or Farm Commodity Trucking use must meet the standards set forth in Section 94.4.03(2) for an Agricultural-Related Use.
7. Minimum Required Off-Street Parking: one space per each employee on the largest work shift.

Section 94.4.08: Industrial Land Use Types

(1) Light Industrial.

Industrial facilities, manufacturing operations, and contractor shops at which all operations are conducted entirely within an enclosed building, with the exception of fully screened outdoor storage and loading operations. Light industrial facilities are those which are not associated with nuisances such as odor, noise, heat, vibration, and radiation detectable at the property line and which do not pose a significant safety hazard such as danger of explosion. A "Light Industrial" land use may conduct retail sales activity as an accessory use in accordance with the requirements of Section 94.4.09(13). Landscape contractors and indoor aquaculture uses, which include the farming of aquatic organisms (plants and animals) under controlled conditions that are located entirely within an enclosed building and utilize recirculating (closed) system technology (including aquaponics), are considered "Light Industrial" uses. Primary food processing activities involving the processing of cabbage, fish and fish products, and meat products shall be considered and regulated as "Heavy Industrial" land uses. Breweries, distilleries, wineries, and coffee roasters that exceed one or more limitations of the "Microbeverage Production Facility" land use are considered "Light Industrial" uses. Crematoriums shall be considered "Heavy Industrial" uses, except where accessory to a funeral home and where serving only customers of the funeral home.

Performance Standards:

1. All activities shall be conducted entirely within the confines of a building, except for parking, circulation, loading and unloading, and fully screened outdoor storage.
2. All outdoor storage areas shall be completely enclosed by any permitted combination of buildings, structures, walls, and/or fencing. Such walls or fencing shall be designed to completely screen all stored materials from view from all adjacent properties and rights-of-way, up to the maximum fence heights allowed under Section 94.12.03.
3. No loading, unloading, or storage shall be permitted in the minimum required front yard.
4. A bufferyard meeting the requirements of Section 94.11.02(3)(d) shall be provided along all property borders abutting residentially zoned property.
5. The use shall comply with all of the performance standards in Article 12.
6. For indoor aquaculture uses, the following additional performance standards shall apply:
 - a. Indoor aquaculture operations shall be connected to the municipal water and sanitary sewer system and all wastewater shall be discharged to the municipal sanitary sewer system.
 - b. Applicants wishing to establish indoor aquaculture operations shall prepare and submit a report outlining the estimated average daily water usage and quantity of wastewater discharge.
 - c. On-site processing of seafood is permitted, provided the activity is conducted entirely within an enclosed building and no odors are detectable from the property line.
 - d. The on-site retail sale of seafood or vegetables shall be considered an "Indoor Sales Incidental to Storage or Light Industrial Land Use" subject to the provisions of Section 94.4.09(13).

- e. On-site composting shall be permitted, provided compost areas are fully screened on all four sides and comply with all county, state, and federal rules, regulations, and permitting requirements.
 - 7. New development within the AR Zoning District shall be served by public sanitary sewer and water services.
 - 8. Minimum Required Off-Street Parking: One space per each employee on the largest work shift.
- (2) **Heavy Industrial.**

Industrial facilities at which operations have one or more of the following characteristics: conducted partially or wholly outside of an enclosed building (not including loading/unloading operations); associated with nuisances such as odor, noise, heat, vibration, and radiation detectable at the property line; and/or involving materials that pose a significant safety hazard (such as danger of explosion). Examples of “Heavy Industrial” land uses include slaughter houses; tanneries; primary meat processing and fish processing; cabbage processing; alcoholic beverage producers other than breweries and wineries; paper, pulp, or paperboard producers; chemical and allied product producers (except drug producers); petroleum and coal product producers; asphalt, concrete, or cement producers; stone, clay, or glass product producers; power production facilities (power plants); primary metal producers; heavy machinery producers; electrical distribution equipment producers; electrical industrial apparatus producers; transportation vehicle producers; commercial sanitary sewage treatment plants; railroad switching yards; and recycling facilities not involving the on-site storage of salvage materials.

Performance Standards:

1. A bufferyard meeting the requirements of Section 94.11.02(3)(d) shall be provided along all property borders abutting residentially zoned property.
2. All indoor activity areas and outdoor storage areas shall be located a minimum of 100 feet from residentially zoned property, “Institutional Residential” uses, or “Indoor Institutional” uses.
3. Minimum Required Off-Street Parking: one space per each employee on the largest work shift.

(3) **Communications Tower.**

Includes all free-standing broadcasting, receiving, or relay structures, and similar principal land uses; and any office, studio, or other land uses directly related to the function of the tower. See land use descriptions and regulations associated with “Exterior Communication Devices” regulated as accessory uses later in this Section, where, unlike Communications Towers, the communications use is clearly incidental to the principal use on the site. It is the policy of the Village to encourage the placement of communications devices on pre-existing towers and other support structures (e.g., water towers) over the erection of new Communications Towers.

Performance Standards:

1. Each application for conditional use permit, site plan approval, and/or building permit under this subsection shall include the following information:
 - a. The name and business address of, and the contact individual for, the applicant.
 - b. The location of the proposed or affected Communications Tower or other support structure.
 - c. The location of the proposed equipment and network components, including antennas, transmitters, receivers, base stations, power supplies, cabling, and associated equipment.
 - d. If the application is for a “substantial modification” to an existing Communications Tower or other support structure, a construction plan which describes the proposed modifications to the support structure and the equipment and network components, including antennas,

Figure 5.02(1): Non-residential District Density and Intensity Standards

Zoning District	Minimum Lot Area (sf)	Minimum Lot Width (ft)	Minimum Public Street Lot Frontage (ft)	Minimum Landscape Surface Ratio (LSR)	Max Floor Area Ratio (FAR) ^(a)
INT Institutional	30,000	80	40	20%	0.5
B-1 Neighborhood Business	20,000	80	40	20%	0.5
B-2 Highway Business	30,000	80	40	20%	1.0
B-3 General Business	30,000	80	40	20%	0.5
BP Business Park	40,000	100	50	20%	1.5
LI Light Industrial	30,000	80	40	15%	0.5
GI General Industrial	40,000	100	50	10%	1.0
(a) Does not include structured parking or underground parking.					

Figure 5.02(2): Non-residential District Setback and Height Standards

Zoning District	Minimum Setbacks (ft) (b)						Minimum Principal Building Separation (ft)	Maximum Building Height (stories/ft, whichever is greater)	
	Principal Building to Front and Street Side Lot Lines (a)	Principal Building to Interior Side Lot Line	Principal Building to Rear Lot Line	Accessory Building to Interior Side/Rear Lot Line (a) (d)	Hard or Gravel Surface (c)			Principal Buildings	Accessory Buildings
					Front or Street Side	Interior Side or Rear			
INT Institutional	20	8	20	3	15	10	10	3/45	1/20
B-1 Neighborhood Business	10	6	10	3	10	5	10	3/45	1/20
B-2 Highway Business	30	12	20	6	15	10	10	3/45	1/20
B-3 General Business	30	12	20	6	15	10	10	3/45	1/20
BP Business Park	30	12	20	10	15	10	10	4/60	1/20
LI Light Industrial	30	12	20	10	10	5	10	2/30	1/20
GI General Industrial	40	15	30	10	10	5	10	4/60	2/35

- (a) See Section 94.4.09(1) for standards related to detached accessory buildings located within front yard areas, minimum separation requirements associated with detached accessory structures, and other standards associated with detached accessory structures.
- (b) Additional setbacks may be required along zoning district boundaries for bufferyards, if required for a particular land use in Article 4 or Section 94.11.02(3)(d).
- (c) Includes all gravel and hard surfaces as defined in Section 94.17.04. This setback excludes intrusions required for driveway entrances and permitted or required for cross access driveways and pedestrian ways; shared driveways; and shared parking lots.
- (d) Front and street side yard setbacks for accessory structures as the same as the minimum front and street side setback for the principal structure.

8. Wherever practical in the determination of the Zoning Administrator, public roadway access shall be shared, and cross-access driveways and pedestrian ways shall be provided, between adjoining properties.
 9. All utility systems including, but not limited to water, electric, gas, sewer, storm water, telephone, fiber optics servicing the site, shall be installed underground.
 10. Wall and fences between the street side landscaping area and the building shall not exceed 3 feet in height unless used to screen public plazas, patios, outdoor dining areas or similar permitted outdoor uses in conformance with Section 94.4.05(11). Materials and design of all walls and fences shall be consistent with the architectural theme and materials of the building.
 11. Materials and design of all walls, fences, refuse and recycling enclosures, signs, and exterior lighting shall be unified across the site and consistent with the architectural theme of the building. No wall, fence, or enclosure shall exceed 6 feet in height. Roofed enclosures may exceed this limit, but shall be no higher than 10 feet in height.
 12. If specified in an adopted element of the Village's Comprehensive Plan for the particular geographic area in which the development is proposed, building, site, landscaping and other design components of the proposed development shall conform to the standards in that Comprehensive Plan element.
 13. The Plan Commission may approve a waiver or modification to one or more of the above requirements where it finds such requirement(s) would create practical difficulties in the development of the site and compensating design elements are incorporated.
- (d) *D-WM Weston Marketplace Overlay*. Design requirements are included within the Schofield Avenue Lifestyle Center Master Plan, dated October 19, 2006, amendments made to the Weston Center Master Plan, dated November 6, 2013 and now known as the Weston Marketplace Master Plan and as such plan may be amended or supplemented from time to time by the Plan Commission under the site plan approval procedures in Section 94.16.09. All future buildings depicted in such plan shall utilize materials, architectural design, and signage that are consistent with those used on the constructed "Retail Center #1" in such Plan. The areas around such buildings shall be landscaped in accordance with such Plan.

D-R Renaissance Development Overlay. Design requirements are included within the Renaissance Development Plan, dated December 19, 2007 and as such plan may be amended or supplemented from time to time by the Plan Commission under the site plan approval procedures in Section 94.16.09.

[Amended via Ord. 15-005, 5/22/2015]

Section 94.6.03: WHP Wellhead Protection Area Overlay District

- (1) **Description and Purpose.** The Village depends exclusively on ground water for a safe drinking water supply. Certain land use practices and activities can seriously threaten or degrade ground water quality. The purpose of this Section is to institute land use regulations and restrictions to protect the Village's municipal water supply and well fields, and to promote the public health, safety, and general welfare of the residents, employees, and visitors of the Village. The restrictions imposed in this Section are in addition to those of the underlying standard zoning district or any other provisions of this Chapter. This section is established under the authority of Wis. Stat. § 62.23(7)(a) and (c) and Wis. Admin. Code NR Chapter 811.
- (2) **Wellhead Protection Area Overlay District Boundaries.** The regulations of this Section shall apply to land within Wellhead Protection Area district boundaries mapped as "WHP" on the Official Zoning Map and/or Official Overlay Zoning Map. The WHP district is further divided into WHP-A and **WHP-B**, on the Map, indicating different zones of groundwater contribution to the associated well. WHP-A indicates

one year time of travel to the wellhead (Zone A); WHP-B indicates five year time of travel (Zone B). The list of conditional and prohibited uses in the WHP district varies depending on whether the property is in WHP-A or WHP-B per Figure 6.03.

- (3) **Separation Distance Requirements.** Minimum separation distances listed in Wis. Admin. Code NR Chapter 811 shall be maintained between the well and other potential sources of contamination, per Wis. Admin. Code NR §811.12(5)(d), where such potential sources of contamination were not in existence on the date that the district was first mapped on the Official Zoning Map or Official Overlay Zoning Map in that area and were not in continuous operation following that date. Such potential sources of contamination include, but may not be limited to:
- (a) Emergency or standby power system.
 - (b) Storm water retention or detention pond.
 - (c) Storm sewer main.
 - (d) Sanitary sewer main, manhole, lift station.
 - (e) Storage tank for gasoline, diesel, bio-diesel, ethanol, other alternative fuel, fuel oil, petroleum product, motor fuel, burner fuel, lubricant, waste oil, or hazardous substances.
 - (f) Private on-site wastewater treatment system tank or dispersal component.
 - (g) Cemetery.
 - (h) Land application of municipal, commercial, or industrial waste.
 - (i) Agricultural, industrial, commercial or municipal waste water treatment plant, treatment units, lagoons, or storage structures.
 - (j) Manure stacks or storage structures.
 - (k) Solid waste storage, transportation, transfer, incineration, air curtain destructor, processing, wood burning, one-time disposal or small demolition facility.
 - (l) Sanitary landfill.
 - (m) Any property with residual groundwater contamination that exceeds NR 140 enforcement standards.
 - (n) Salt or deicing material storage area.
- (4) **Conditional and Prohibited Uses.** Figure 6.03 lists land uses that are conditional and prohibited (restricted) land uses within the different WHP districts, with a “C” indicating conditional status and a “R” indicating prohibited (or restricted) status. The land uses listed as conditional uses within a particular Wellhead Protection Area overlay district are only allowed if such uses are also listed as permitted or conditional uses in the underlying standard zoning district (See Figures 3.04 and 3.05). Uses marked with a “P” and other uses not listed below are permitted by right in the associated Wellhead Protection Area overlay district, provided that such uses are also permitted by right in the underlying standard zoning district. Any of the following uses that are not allowed in the underlying standard zoning district, per Figures 3.04 and 3.05, may not be established in the Wellhead Protection Area district that overlays that standard zoning district. All uses shall be further subject to the separation standards in subsection (3). Existing potential sources of contamination and land uses as of March 18, 2015 shall be permitted to continue subject to the requirements in subsection (6) below.

Figure 6.03: Conditional (C), Prohibited (R), and Permitted (P) Uses in WHP Overlay Districts

Land Use	Status in WHP-A District	Status in WHP-B District
Animal confinement facilities	R	C
Asphalt products manufacturing plants	R	C
Automobile fueling, service, painting, repair, and/or maintenance facilities	C	P
Building materials and product sales	C	P
Buried or exposed hydrocarbon- or hazardous chemical storage tanks. Hazardous chemicals are identified by OSHA criteria under 40 CFR Part 370, but not including residential LP gas tanks.	R	C
Car washes	C	P
Cartage and express facilities	C	P
Cemeteries	C	C
Center-pivot or other large-scale irrigated agriculture operations	C	C
Chemical storage, sale, processing, and/or manufacturing facilities	C	C
Coal storage facilities	R	R
Composting and post-consumer material recycling and storage facilities	C	C
Dry cleaning establishments	R	C
Dumping or disposing of garbage, refuse, trash, or demolition material, including landfills but excluding composting and post-consumer recycling and storage facilities	R	R
Electronic circuit assembly plants	C	P
Electroplating plants	C	P
Exterminating shops	R	P
Fertilizer or pesticide manufacturing or storage, facilities	R	C
Foundries and forge plants	C	C
Industrial liquid waste storage areas, indoor.	C	C
Industrial waste storage facilities, outdoor, such as industrial lagoons and pits	R	R
Junk yards and salvage yards	R	C
Manure and animal waste storage facilities, except for animal waste storage facilities regulated by Marathon County	R	C
Metal plating, reduction, and/or refinement plants	C	P
Mineral extraction operations	C	C
Motor and machinery service and assembly shops	C	C
Motor freight terminals, rail yards	C	C
Petroleum products processing	R	C
Pharmaceuticals manufacturing	C	C
Photography studios involving the developing of film and pictures (digital excluded)	C	P
Plastics manufacturing	C	P

Land Use	Status in WHP-A District	Status in WHP-B District
Printing and publishing establishments	C	C
Private on-site wastewater treatment systems designed for 12,000+ gallons per day flow	C	C
Private on-site wastewater treatment systems on new lots under 20,000 square feet	C	P
Pulp and paper manufacturing	C	C
Rendering plants and slaughterhouses	R	R
Salt or de-icing storage facilities	C	C
Septage, wastewater, or sewage spreading, storage, treatment or disposal, outdoor, except for lagoons and pits exclusively for industrial use	R	C
Storage, manufacturing or disposal of toxic or hazardous materials not otherwise listed	R	C
Storage or processing of extremely hazardous substances, radioactive materials or substances listed in Table 1, Wis. Admin. Code NR Chapter 140. (Extremely hazardous substances are identified by SARA/EPCRA criteria under 40 CFR Parts 302 and 355.)	R	R
Underground petroleum products storage tanks, and above-ground petroleum product storage tanks greater than 660 gallons. All new or replaced tanks shall also be installed in compliance with Wis. Admin. Code SPS Chapter 10.	C	P
Woodworking, wood preserving, and wood products manufacturing	C	P

[Amended via Ord. 16-005, 4/20/2016]

(5) Conditional Use Permit Application Review Requirements.

- (a) Application. In addition to conditional use permit application requirements in Section 94.16.06, the request shall include an environmental impact study or environmental assessment prepared by a licensed environmental engineer. Said report shall be forwarded to an engineer designated by the Village for recommendation and final decision by the Village. The applicant shall reimburse the Village for all consultant fees associated with this review at the invoiced amount plus administrative costs.
- (b) Criteria. General criteria for conditional use permit approval are included within Section 94.16.06(7). In its consideration of conditional use permit applications for one of the listed conditional uses in subsection (4) within the associated Wellhead Protection Area overlay district, the Plan Commission shall also consider the following additional criteria:
 1. The Village's responsibility as a public water supplier to protect and preserve public health, safety and welfare.
 2. The potential of the proposed use to seriously threaten or degrade groundwater quality.
 3. The availability of alternative uses, locations, and operational characteristics, and the cost, effect, and extent of availability of such alternatives.

4. The proximity of the applicant's property to other potential sources of contamination or vulnerable activities or uses.
 5. The then-existing condition of the associated well, well field, well recharge area, and the vulnerability to further contamination.
 6. The direction of flow of groundwater and other factors in the area of the applicant's property which may affect the speed of the groundwater flow, including topography, depth of soil, extent of aquifer, depth to water table, and location of private wells.
 7. The zone of contribution for, or distance from, the associated well within which the proposed use is located.
 8. Any other hydrogeological data or information which is available from any public or private agency or organization.
 9. The potential benefit, both economic and social, from the approval of the application.
- (c) Approval Conditions. In its approval of any conditional use permit within the Wellhead Protection Area overlay district, the Plan Commission may impose conditions to provide:
1. Environmental and/or safety monitoring to indicate whether the potential sources of contamination may be emitting any contaminants.
 2. A financial guarantee in a form and amount determined by the Village for future monitoring and cleanup costs.
 3. Any requirement authorized for existing potential sources of contamination and land uses under subsection (6).
- (6) **Requirements for Existing Potential Sources of Contamination and Land Uses.**
- (a) At the request of the Zoning Administrator, existing potential sources of contamination and land uses, as defined under Section 94.17.04, shall provide to the Village copies of all federal, state and local facility operation approvals or certificates and ongoing environmental monitoring results.
 - (b) Existing potential sources of contamination and land uses shall provide additional environmental or safety monitoring as deemed necessary by the Village Board, including the production of any and all environmental statements detailing the extent of chemical use and storage on the property.
 - (c) Existing potential sources of contamination and land uses, when upgrading or expanding, shall replace equipment or expand in a manner that improves existing environmental and safety technologies and performance. Before such operations upgrade or expand, the owner or operator may be required to obtain conditional use permit and/or site plan approval under this Chapter. If a conditional use under this Section, the operation would be required to comply with all applicable provisions of this Section, to the extent determined practical by the designated Village approval authority.
 - (d) At the request and to the satisfaction of the Zoning Administrator, existing potential sources of contamination and land uses shall prepare and file with the Village, a contingency plan for unexpected release of contaminants or other emergency events.
 - (e) Property owners with an existing agricultural use are exempt from requirements of this section as they relate to restrictions on agricultural uses, but such exemption shall only apply to operations in existence as of the date that the Wellhead Protection Area district was first mapped on the Official Zoning Map in that area, and continually operating after that date.
- (7) **Violations and Compliance.** In the event an individual and/or potential source of contamination within the Wellhead Protection Area district causes the release of any contaminants which endanger the public, in the determination of the Village, the individual and/or potential source of contamination causing said release shall immediately cease and desist, and initiate clean-up satisfactory to the Village and



MEMORANDUM

To: Plan Commissioners

From: Jennifer Higgins, Director of Planning & Development
Valerie Parker, Planning Technician

Date: October 7, 2016

Re: CSIT-9-16-1608 Reeder/Razz's, 5307 Westfair Avenue
Parking Lot Site Plan Discussion and Action

Following this memo are documents related to the Site Plan Review for Eric Reeder, property owner of 5307 Westfair Avenue (Razz's Bar) and the vacant parcel of land adjacent on the east side of that.

Assistant Planner, Jared Wehner, has been out sick during the week of October 3rd, and was unable to prepare a formal report for this site plan review, but will supply a report to be shared, discussed, and acted on at the October 10th Plan Commission Meeting.

Please scroll through these pages, where you will find staff notes on the requested site plan.

vp

Commercial Site Plan

Application

Village of Weston/ETZ

Date: 8-31-16

Site Plan No. : CSIT-9-16-1608

Payment: Cash

Check No. 38369 8/31/16 VP

FULL COMPLETION OF THIS FORM IS REQUIRED FOR PROCESSING



5500 Schofield Ave
Weston, WI 54476

SITE PLAN PROJECTS AND FEES

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

***Staff also reserves the right to forward site plan applications for Plan Commission review, which is an additional \$100.00 fee. All special exceptions from the Zoning Code require Plan Commission review and approval, which is an additional \$100.00 fee.**

EXPLANATION OF THE SITE PLAN APPROVAL PROCESS

The Site Plan approval processes is a requirement throughout the Village of Weston and its Extraterritorial Zoning (ETZ) within the Town of Weston for all non-residential construction projects. **Prior to submitting this site plan application a zoning permit must be filed with and approved by staff.** The site plan process is designed so that all proposed projects are reviewed to ensure that the requirements listed therein are upheld to the standards in which they are written and interpreted by the Zoning Administrator, as granted by this Chapter.

Staff shall be the approval authority for all site plans, except for the following circumstances:

- 1) The applicant has indicated on this application form a desire for Plan Commission action instead of Zoning Administrator action (**\$600.00 Fee**);
- 2) The application is filed concurrently with a rezoning or conditional use permit application, or both of the same site (**\$100.00 Discount from all fees**);
- 3) The site plan is a large Retail/Commercial Service Development as described in 94.10.04 (**\$750.00+\$10.00/Acre over 10 Acres for developments between 25,000 and 75,000 ft² or \$900.00+\$10.00/Acre over 10 Acres for developments over 75,000 ft²**);
- 4) The site plan proposes public improvements other than driveway connections to public streets, sanitary sewer and/or water lateral connections to existing mains, or if the opinion of the Zoning Administrator requires such improvements;
- 5) The Zoning Administrator is unable to determine whether one or more of the standards for approval within subsection (6) will be met;
- 6) Review under subsection (5) reveals differences that cannot be resolved by the Zoning Administrator, following consultation with the Village Administrator;
- 7) A written agreement between the Village and Applicant requires Plan Commission of the site plan;
- 8) For projects in the ETZ area, the Town Board has adopted a resolution requiring Extraterritorial Zoning Committee to determine all site plan applications instead of the Zoning Administrator.

Staff also reserves the right to forward site plan applications for Plan Commission review, which is an additional \$100.00 fee. Fees for any other proposed site plans that are not listed above shall be determined by the Zoning Administrator based on the complexity of the proposal and how it compares to the site plan projects and fees listed above. Completed site plan with then be reviewed by staff.

APPLICANT INFORMATION

Applicant Name: ERIC REEDER Agent* Property Owner
Mailing Address: 7515 VENTURE CIRCLE Phone: 715.359.2252
WESTON WI 54476 Email: GLASSMANEJR@AOL.COM

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

Property Owner: CUSTOM GLASS PRODUCTS Contact Name: ERIC REEDER
Mailing Address: 7515 VENTURE CIRCLE Phone: 715.359.2252
WESTON WI 54476 Email: GLASSMANEJR@AOL.COM

PROJECT SITE SPECIFICATIONS

Project Address: 5307 Westfair Avenue Lot Size(ft²): _____
(or PIN if no address) Acres: _____
Property Zone: B-3 - General Business Proposed Rezone*: B-3 - General Business
Current Future Land Use Designation: Commercial Proposed Future Land Use Designation*: Commercial
Legal Description: Weston Commercial Park Part of Lot 3, Block 3, Lot 1 CSM Vol 32 Pg 110

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

APPLICATION COMPLETENESS

The applicant shall submit a site plan application to the Planning and Development Department. The site plan application shall not be placed on an agenda as an action item unless the application is approved and certified as complete by the Zoning Administrator. The review of a site plan application for completeness shall occur within ten working days of application submittal, or else the application shall be considered complete. The Zoning Administrator shall notify the applicant of the date and time of the applicable Plan Commission or Extraterritorial Zoning Committee meeting, if Commission or Committee review is required. Applications must be complete at least 10 days in advance of a Commission or Committee meeting to be scheduled for action at such meeting (as opposed to the subsequent meeting), except under exceptional circumstances as determined by the Zoning Administrator. **Failing to attach ALL OF THE REQUIRED COMPONENTS, when applicable, will result in the status of this application as incomplete. Incomplete applications will not be reviewed and shall be discarded after 30-days of the application status being incomplete. Any fees collected in association with this permit shall not be refunded.**

CONTRACTORS' INFORMATION

Construction of all projects obtaining site plan approval shall be overseen by a professional construction manager or project manager, whose name and contact information shall be provided by the project owner to the Zoning Administrator in the space provided below.

Project Managing Firm: UNKNOWN Contact Name: _____
Address: _____ Phone: _____
Email: _____

General Contracting Firm: UNKNOWN Contact Name: _____
Address: _____ Phone: _____
Email: _____

Engineer: Marathon Technical Services
Address: 404 Franklin Street
Wausau, WI 54403

License: E-37418
Phone: 715-843-7292
Email: nick@mtslc.net

Licensed Architect Required. All proposed new construction and building additions shall require building elevations stamped by an architect licensed in the State of Wisconsin, unless otherwise approved by the Plan Commission. All such elevations shall demonstrate compliance with Section 94.10.03 by showing the calculated percentages of all proposed exterior materials.

Architect: UNKNOWN
Address: _____

License: _____
Phone: _____
Email: _____

Required Landscape Plan and Preparer Qualifications. All proposed landscape plantings to be located on the subject property shall be depicted on a landscape plan as to their location, type, and size at time of planting and maturity. All landscape plans required under this Article shall be prepared by a licensed landscape architect, certified landscape designer, or another professional or individual skilled in landscape design as determined by the Zoning Administrator.

Landscape Contractor: UNKNOWN
Address: _____

License: _____
Phone: _____
Email: _____

SITE PLAN REQUIREMENTS

The applicant shall provide the Zoning Administrator with the complete application certified by the Zoning Administrator, including an easily reproducible electronic copy plus hard copies in a quantity directed by the Zoning Administrator. Except as otherwise allowed below or with the express approval of the Zoning Administrator, the application shall include the following information within the site plan or in supporting documentation to be considered complete:

- The date of the original plan and the latest date of revision to the plan.
- A north arrow and a graphic scale.
- A legal description or plat of survey of the subject property.
- All property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled.
- Delineations and labels of floodplains, shoreland-wetlands, shoreland areas, steep slopes, and other natural resource areas.
- All existing and proposed easement lines and dimensions with a key provided and explained on the margins of the plan as to ownership and purpose.
- All required building setback lines applicable to the zoning district(s), including setbacks from natural resource areas.
- A grading plan at the same scale as the main site plan; showing existing and proposed grades; finish floor elevations of all existing and proposed buildings; elevations of adjacent curbs, property lines, and street center lines; and retention walls and related devices.
- An erosion control plan, meeting applicable state and local requirements.
- The location of existing and proposed stormwater management and structures, along with any technical data required by the Director of Public Works or designee to determine the adequacy of the proposed facilities.
- Proposed land use or uses, with projected number of employees, residents, and maximum customer capacity (Should have been provided with the Zoning Permit Application)
- All existing and proposed buildings, structures, and hard surfaced and graveled areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities, and walls, labeling actual and proposed setbacks from all lot lines as well as the areas of all the impervious surfaces.
- The location and dimension of all access points onto public streets.
- The location and dimension of all on-site parking (and, if applicable, off-site parking), including a summary of the number of parking stalls provided versus required by Chapter 94.

- The location and dimension of all loading and service areas on the subject property and labels indicating the dimension of such areas.
- The location of all outdoor storage areas including dumpsters and the design and materials for all screening fences, including pre-approval from the contracted hauler on proposed design and location.
- The location of all outdoor areas for daily, seasonal, or longer-term sales, display, and/or collection of merchandise, including but not limited to donation drop-off boxes and vending machines.
- The location, type, height, fixture design, and cut-off angle of all exterior lighting, including a detailed photometric plan showing the distribution of light output across the property to the property lines.
- A detailed landscaping plan for the subject property at the same scale as the main plan showing the location, type, and size of all proposed landscaping. All landscape plans shall be prepared by a licensed landscape architect, certified landscape designer, or another professional or individual skilled in landscape design as determined by the Zoning Administrator.
- Elevation drawings, drawn to a recognized architectural scale, of proposed buildings or proposed remodeling of existing buildings to include exterior or roof mechanical equipment and lighting, and showing finished exterior treatment, with adequate labels provided to clearly depict exterior materials, texture, color, and overall appearance.
- The location, type, height, size and lighting of all existing signage on the subject property, and for proposed signage to the extent practical at the time. Multitenant retail centers and group developments shall provide a sign plan for the project that:
 - Meets the submittal requirements of Section 94.13.02(2).
 - Includes proposed signable areas on building facades.
 - Includes a group development sign with space for individual business identification if desired.
- In the site plan map legend, the following additional data for the subject property:
 - Proposed zoning (or existing zoning if no change)
 - Lot area
 - Total number and type of residential dwelling units (if applicable)
 - Total gross floor area of building and outdoor storage space
 - Landscape surface area, and percentage of site to be covered in green space
 - Building heights
- Plans and methods for fire control and suppression, which may include hydrants, sprinklers, alarms, and/or access rooms. Compliance with the Fire Code shall be required.
- If hazardous materials are to be kept or stored on site, a written description of such materials and the operations involving such materials conducted on their property. The Village may also require a process safety management, risk management, containment, and emergency response program.

COMPARISON OF PROPOSED SITE PLAN WITH REQUIRED REVIEW CRITERIA

1. Have all standards of the Village zoning ordinance and other applicable Village, Town, State, and Federal regulations been met? Explain how, or why not (May consult with Zoning Administrator or designee).

Existing gravel driveways and parking areas were recently paved with asphalt for dust control and aesthetics.

Existing driveways are wider than allowed by zoning ordinance but were kept as previously allowed.

Curbing is being added to existing asphalt parking lot to bring in compliance with the zoning code.

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

Driveways and parking aisles to be of sufficient size.

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

4. How will stormwater and erosion be adequately managed?

Existing drainage patterns will remain. Storm runoff to be directed to existing Village storm sewer system south of property. Silt fence and inlet protection are proposed to limit any sediment transport during construction.

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

Project is of minimal size.

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

Parking and traffic patterns were existing.

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

Site is exempt per 94.11.02(1)(e)

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

Building is existing and not changing. Exterior lighting is legally conforming per 94.12.11(11)

IMPERVIOUS SURFACES

All impervious surfaces must be identified on the property. Impervious surfaces includes the footprint of all existing and proposed structures, driveways, private walkways/sidewalks, patios and any other hard surfaces. All parcels must maintain a Landscape Surface Ratio (LSR). The following must be completely filled out. Failure to fill out this portion of the permit will result in the status of this application as incomplete.

Hard surface: A dustless, all-weather surface including concrete, asphalt paving, "black-top," pervious pavement, interlocking pavers, paving stones commercially designed and manufactured for the proposed purpose, any combination of these materials, or other similar material approved by the Zoning Administrator. Does not include gravel, other crushed stone, limestone screenings, clay, or other loose aggregate or organic material.

Landscaped surface area ratio (LSR): The percentage of the gross site area or lot area that is preserved as permanently protected landscaped area (green space), including vegetative roofs meeting the definition in this section.

Existing Impervious Surfaces:

Building Footprints:	(Principal and Accessory structures)					4,457.00	Ft ²
Driveways/Parking Lots:	Surface Type:	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Concrete	<input type="checkbox"/> Pavers	<input type="checkbox"/> Gravel	15,103.00	Ft ²
Walkways/Sidewalks:	Surface Type:	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Concrete	<input type="checkbox"/> Pavers	<input type="checkbox"/> Gravel	970.00	Ft ²
Patio:	Surface Type:	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Concrete	<input type="checkbox"/> Pavers	<input type="checkbox"/> Gravel		Ft ²
Other Hard Surfaces:	Surface Type:	_____					Ft ²
EXISTING IMPERVIOUS TOTAL:						20,530.00	Ft²

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: 8-31-16 Received by: VP

- Application fee received by Village.**
Date: 8-31-16 Received by: VP

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

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

Action Taken: Granted Granted with modifications Denied

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

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

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

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

RACE & DREAMS RESTAURANT & GRILL

OF LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP NUMBER 8342 RECORDED IN VOLUME 32 OF CERTIFIED SURVEY MAPS ON PAGE 110, LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN



- SHEET C1 COVER SHEET
- SHEET C2 EXISTING SITE PLAN
- SHEET C3 DEMOLITION PLAN
- SHEET C4 SITE PLAN
- SHEET C5 EROSION CONTROL PLAN
- SHEET C6 EROSION CONTROL PLAN

LOCATION PLAN



R-31-16

Location of driveway to shift to the west to allow for 24' drive lane

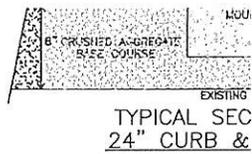
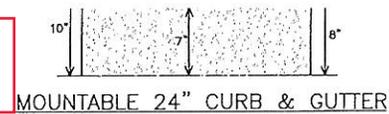
Width of Driveway at ROW?

Closest Parking stall cannot be any closer than 15 feet

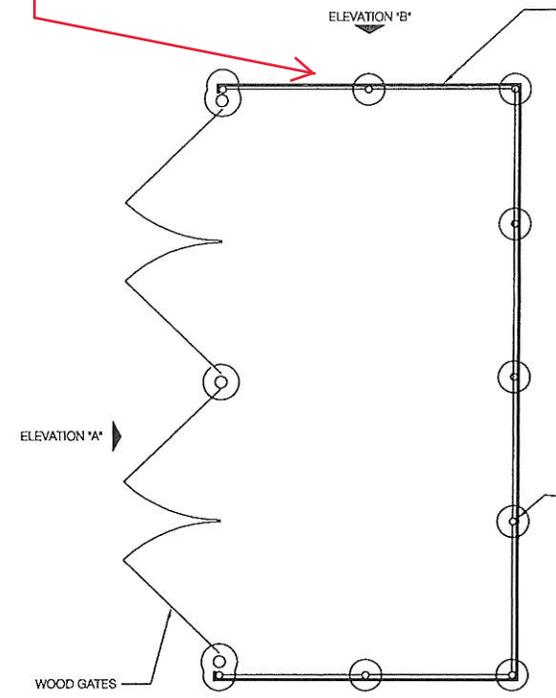
Parking stalls to be 10' wide

Drive lane to be 24' at min

Move enclosure to south side of parking lot.



Dimensions are not provided.



SWING LATCH & STOP PLATE ON ADJ. GATE - DETAILS 'B' & 'C'

6\"/>

CONC. FILL

1/2\"/>

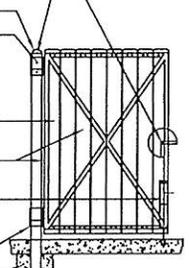
1x8 DOG-EARED ROUGH SAWN CEDAR (KILN DRIED) - ATTACH TO RAILS WITH GALV. DECK SCREWS

2x2x1/4\"/>

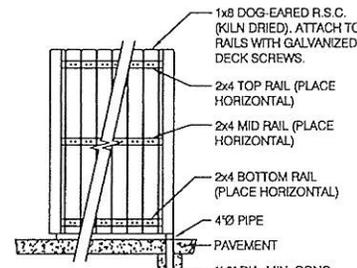
CANE BOLT - DETAIL 'D'

6\"/>

CONC. FILL TO DEPTH OF PIPE

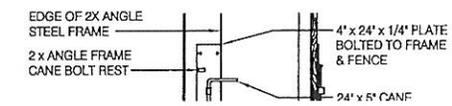


ELEVATION A



ELEVATION B

PLAN



3/8\"/>

WESTFAIR STREET

MESKER STREET

EXISTING SIGN

EXISTING LANDSCAPED BED AROUND FENCE

EXISTING CANOPY

EXISTING BUILDING
FFE = 1222.46

GREASE TRAPS AND CLEANOUT

EXISTING ASPHALT

EXISTING LANDSCAPED BERM

EXISTING SHED

PROP INLET PROTECTION

PROP SILT FENCE

EXIST ST INL
RIM 1219.09
INV 1214.81

EXIST ST CB
RIM 1217.43
INV 1211.26

EXIST ST MH
RIM 1219.39
INV 1211.09

EXIST 24" RCP

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CONSTRUCTED IN AN UPWARD POINTING SLOPE.

BE REQUIRED IN

HER MAY BE USED.

RE STAPLES OR

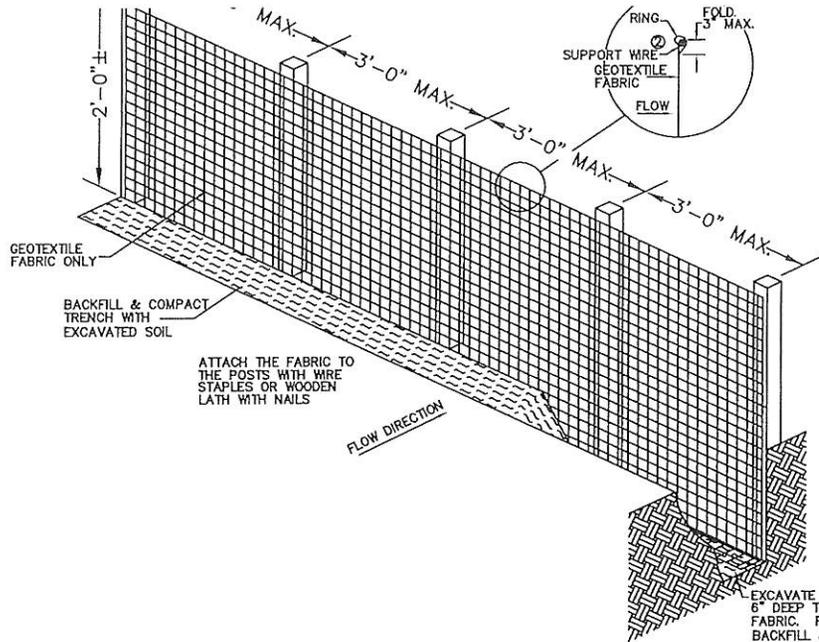
R "U" TYPE
FOOT (WITHOUT
POST MOVEMENT
MINIMUM SIZE OF 4"
ITS FOR GEOTEXTILE
MINIMUM SIZE OF

RIC 3" OVER THE
12" C-C.

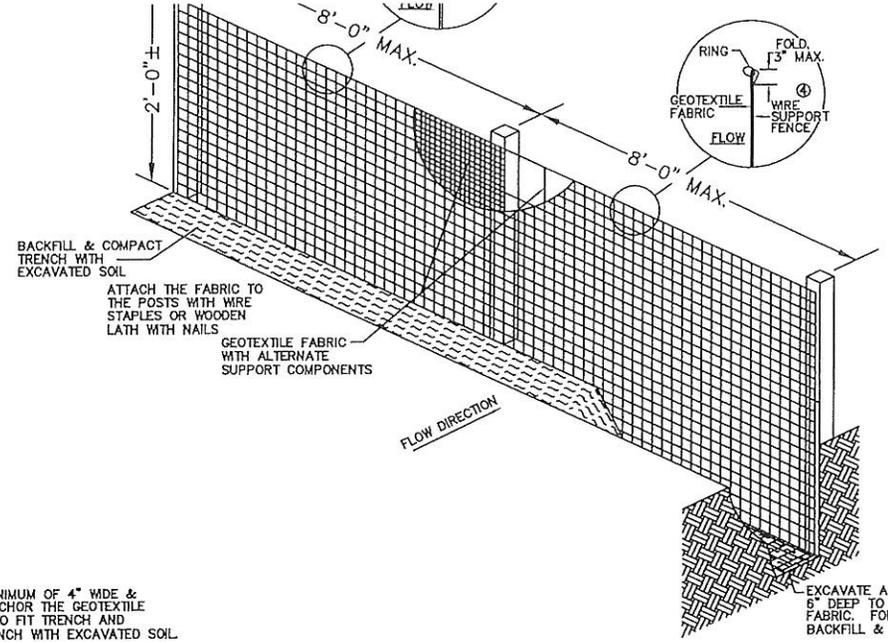
ITH AN INDUSTRIAL
ESH SPACING
TOP SUPPORT

MINIMUM WOVEN WIRE
MURE TOP OF
STAPLES OR WIRE

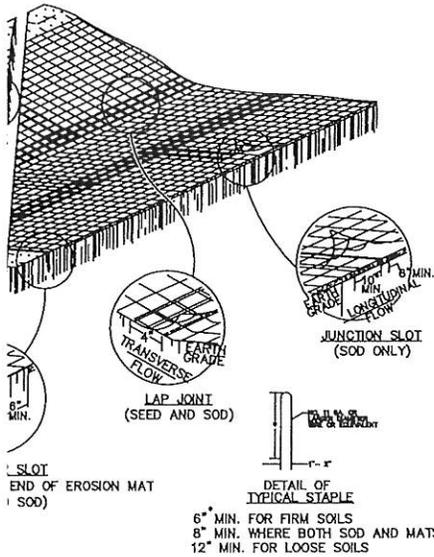
OF THE LARGEST
S 5 FEET.



SILT FENCE ALTERNATE "A"



SILT FENCE ALTERNATE "B"



CEMENT MATTING

MATERIALS SHOWN HEREON SHALL BE
VALENT PROTECTION AND MATERIAL STRENGTH
ENGINEER IS OBTAINED.

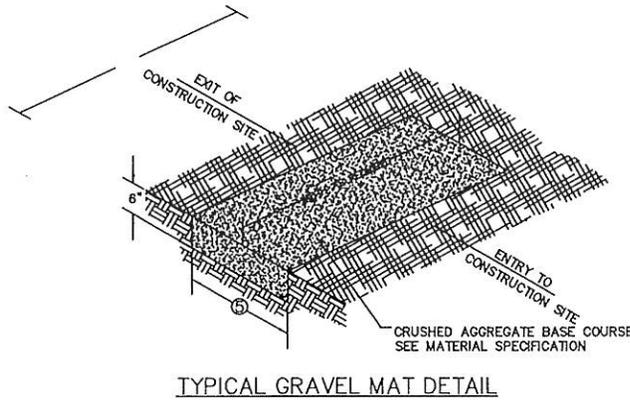
IN THE BOTTOM OF V-SHAPED DITCHES.

RIPS OF MATTING SHALL BE STAGGERED A

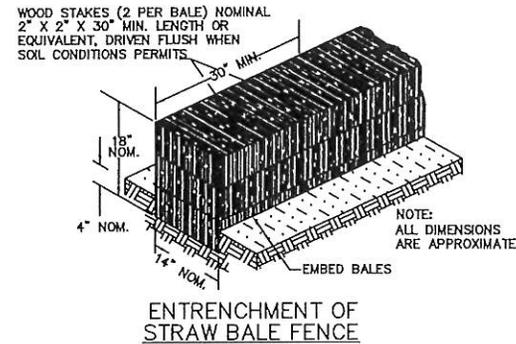
L BE IMPRESSED IN THE SOIL.

AND PAID FOR IN ACCORDANCE WITH THE

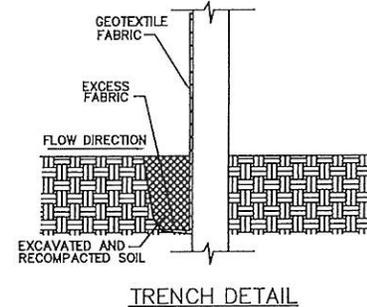
MITTED OVER SOD.
OMITTED BY THE ENGINEER IF THE EXISTING



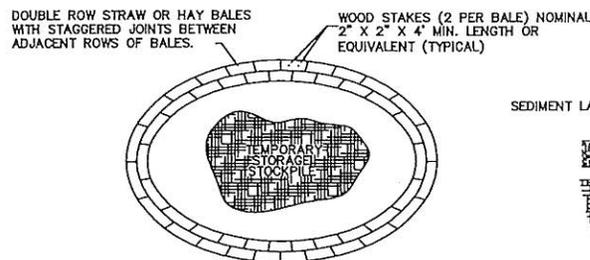
TYPICAL GRAVEL MAT DETAIL



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.

