Village of Weston, Wisconsin

Meeting of the PLAN COMMISSION

During the 23rd legislative session of the elected Board of Trustees (2019 – 2020)

Monday, January 13, 2020
@ 6:00 P.M.

Packet Prepared By:
Jennifer Higgins, Director of Planning and Development

Village of Weston, Wisconsin
MEETING NOTICE

Meeting of:	**PLAN COMMISSION**
Commissioners:	**Maloney {c}, Sparks {vc}, Gau, Guerndt, Jordan, Meinel, and White**
Staff:	**Jennifer Higgins, Director of Planning & Development**
Date/Time:	**Monday, January 13, 2020, @ 6:00 P.M.**
Location:	**Weston Municipal Center (5500 Schofield Ave) – Board Room**
Agenda:	**The agenda packet will be sent out at least 3 days prior to the meeting.**
Attendance:	**All Village officials are encouraged to attend. Commissioners, Department Directors, and guests, please indicate if you will, or will not, be attending so we may determine in advance if there will be a quorum by sending an RSVP to the assigned Administrative Support person:**
RSVP:	**Valerie Parker, Plan Commission Secretary** **(715) 241-2613** **vparker@westonwi.gov**
Questions:	**Jennifer Higgins, Director of Planning & Development** **(715) 241-2638** **jhiggins@westonwi.gov**

This notice was posted at the Municipal Center and was e-mailed to local media outlets (Print, TV, and Radio) on 01/07/2020.

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 will be taken by any other board, commission, or committee of the Village, aside from the Village Plan Commission. Should a quorum of other government bodies be present, this would constitute a meeting pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis.2d 553,494 N.W.2d 408 (1993).

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

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

VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN

OFFICIAL MEETING AGENDA OF THE PLAN COMMISSION

TO THE HONORABLE TRUSTEE MARK MALONEY AND PRESIDENT SPARKS AND THE FIVE (5) APPOINTED MEMBERS OF THE PLAN COMMMISSION: The following items were listed on the agenda in the Village Clerk's Office, in accordance with Chapter 2 & Chapter 62 of the Village's Municipal Code and will be ready for your consideration at the next regular meeting of the Plan Commission which has been scheduled for **Monday, January 13, 2020, at 6:00 p.m.**, in the Board Room, at the Weston Municipal Center, 5500 Schofield Avenue, Weston.

A quorum of members from other Village governmental bodies (boards, commissions, and committees) may/might attend the above-noticed meeting 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). No official actions other than those of the Plan Commission shall take place.

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.

1. Meeting called to order by Plan Commission Vice-Chair & Village President Sparks.

2. Roll Call and declaration of a quorum by Secretary Parker of Plan Commission – MARK MALONEY {C}, WALLY SPARKS {VC}, DUANE GAU, GARY GUERNDT, JOE JORDAN, STEVE MEINEL, LOREN WHITE.

3. Approve minutes from the December 9, 2019 Regular Meeting.

COMMUNICATIONS

4. Opportunity for citizens to be heard.

5. Written communications received.

UNFINISHED BUSINESS

6.

REVIEW OF REZONING & CONDITIONAL USE PERMIT PETITIONS

7. Public Hearing – Project #20191407 – Request by Dan Higginbotham, of PGA, Inc, 7306 Zinser Street, for Gary Guerndt, of PGA, Inc., on behalf of property owner, Terry & Teresa Sudut, 2827 E 48th Avenue, Anchorage, AK 99507, requesting a rezone from SF-S (Single-Family Residential - Small Lot) Zoning District and WHP-A (Wellhead Protection – Zone A) Overlay District to MF (Multiple-Family Residential) Zoning District and WHP-A (Wellhead Protection – Zone A) Overlay District to allow for multi-family housing project. The properties to be rezoned are described as all of Volume 12 of Certified Survey Maps, Page 210, as recorded in Document 809248, of Marathon County Records. The parcels are addressed as 5510 Willow Street (PIN 192-2808-187-0135), 5506 Willow Street (PIN 192-2808-184-0136), and 5420 Willow Street (PIN 192-2808-187-0137).

a. Open Public Hearing.
b. Presentation by Applicant.

c. Public Hearing/Public Comment Period. – If public wishes to speak at the hearing, please fill out a Public Comment form (external web link) and turn into Clerk Parker prior to the start of the meeting.
d. Written Correspondence.
e. Close Public Hearing.
f. Discussion by Commissioners.
g. Staff Report.
h. Action and Recommendation to the BOT by Plan Commission.

NEW BUSINESS

8.

STAFF REPORTS

9. Acknowledge Report re: December 2019 Staff-approved Certified Survey Maps and Site Plans.
10. Acknowledge Report re: December 2019 Building Permits.
11. Acknowledge Report re: December 2019 New Business Occupancy Permit Issuance.
12. Update on 2020 projects/tasks for Plan Commission.

MISCELLANEOUS

13. Next meeting date

a. Monday, February 10, 2020 @ 6 p.m. – Regular Meeting.

14. Future Meeting Topics

a. Continued discussion of needed amendments to Chapter 94 Zoning

b. Unfinished Business - Discussion and possible recommendation to the BOT on the petition to vacate an unimproved portion of the Dominika Street right-of-way laying south of Mary Lane.

c. Chapter 14 Ordinance Amendment re: Addressing Flag Signs.

15. Remarks from Staff and Commission Members.

ADJOURNMENT

16. Adjournment of PC.

Village of Weston, Wisconsin
OFFICIAL PROCEEDINGS OF THE PLAN COMMISSION
held on Monday, December 9, 2019, at 6:00 p.m., in the Board Room, at the Municipal Center

AGENDA ITEMS.

1. Meeting called to order by Plan Commission Chair & Trustee Maloney.

2. Roll Call of Village Plan Commission by Secretary Parker.

Roll call indicated 7 Plan Commission members present.

Member	Present
Maloney, Mark	YES
Sparks, Wally	YES
Gau, Duane	YES
Guerndt, Gary	YES
Jordan, Joe	YES
Meinel, Steve	YES
White, Loren	YES

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

There were about 10 people in the audience.

3. Approval of minutes from the November 11, 2019 – Regular PC meeting

Motion by White, second by Guerndt: to approve the November 11, 2019, Regular PC Meeting minutes.

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

Member	Voting
Maloney, Mark	YES
Sparks, Wally	YES
Gau, Duane	YES
Guerndt, Gary	YES
Jordan, Joe	YES
Meinel, Steve	YES
White, Loren	YES

COMMUNICATIONS

4. Opportunity for citizens to be heard.
None.

5. Written communications received.
None.

UNFINISHED BUSINESS

6. Unfinished Business – Discussion and action on Planning & Development Department Draft Customer Service Survey.
Higgins discussed at last meeting a draft survey was brought before PC. She explained that Wehner made the requested changes and displayed the list of questions the customers will see. She explained how people taking the survey can put down who they interacted with and how the interaction was.

Sparks commented on how at the last PC meeting he gave specific language to be used in the case of a denied permit and asked why that statement is not in there. Under the section "Was the permit you applied for approved?", instead of "Did Staff contact you in an appropriate manner to explain why your permit was denied?", it should read "If your application did not result in a permit being issued, did someone from the Planning & Development Department call you to explain why the permit was denied and offer to help you in finding a solution?".

Higgins stated this will be changed.

Motion by Sparks, second by Meinel: to approve the draft Customer Service Survey with modification requested by Sparks.

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

Member	Voting
Maloney, Mark	YES
Sparks, Wally	YES
Gau, Duane	YES
Guerndt, Gary	YES
Jordan, Joe	YES
Meinel, Steve	YES
White, Loren	YES

REVIEW OF REZONING & CONDITIONAL USE PERMIT PETITIONS

7. Public Hearing – Project #20191386 – Request by Lokre Development to Rezone Three Parcels Identified as 6001 Alderson Street (192-2808-173-0991); 6015 Alderson Street (192-2808-173-0990); and vacant lot (192-2808-173-0988) from INT (Institutional) with WHP – A&B (Wellhead Protection – Zones A&B) to MF (Multiple-Family Residential) with WHP – A&B (Wellhead Protection – Zones A&B).

a. Open PC Public Hearing.

Maloney opened the public hearing at 6:05 p.m.

b. Presentation by Applicant.

Victor Anderson, of Lokre Development, 119 Scott Street, Wausau, and Marv Anderson, PDM Construction, 162856 Foxwood Court, Wausau, were present in support.

Victor Anderson stated this is basically requesting a rezone to multifamily. They are in the design stage of wanting to convert this facility to a multi-tenant residential. Marv Anderson stated this will consist of mostly smaller efficiency and 1-bedroom apartments. All the amenities will be included with a lot of common areas.

White confirmed there currently is no covered parking, though the plans call for some covered parking later on.

Higgins explained how Rolly Lokre has met with several of the large employers in our area, and how he has learned there is a strong need for this type of housing. Higgins stated when we hear the term "Missing Middle", that this plan is for the missing middle for multi-family affordable housing. She stated most new places constructed have $900+ in rent, and many of the young professionals moving into our area can't afford those along with some of the baby boomers. This is a different kind of option for those and traveling nurses or engineers that come in for 6 months at a time. Being fully furnished helps out for those temporary located worker issues. She stated this is a different type of housing that is not here, and how this is affordable housing, not low-income housing.

Guerndt stated it is impossible to construct infrastructure and charge only $500. Higgins stated there is not a need for additional nursing home beds at this time, where this building will most likely continue to sit idle. Higgins stated to Guerndt there is plenty of parking and they may have plans for additional development on this property in the future.

c. Public Hearing/Public Comment Period.
No public comment.

d. Close Public Hearing.
Maloney closed the public hearing at 6:10 p.m.

e. Discussion by Commissioners.
Jordan thinks this will be a good project. White stated the housing assessment report speaks to this very issue.

f. Recommendation from Staff.
Staff recommends approval.

g. Action and Recommendation to the BOT by Plan Commission.

Motion by Sparks, second by White: to approve the rezone request for Project #20191386.

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

Member	Voting
Maloney, Mark	YES
Sparks, Wally	YES
Gau, Duane	YES
Guerndt, Gary	YES
Jordan, Joe	YES
Meinel, Steve	YES
White, Loren	YES

NEW BUSINESS
8. Discussion and action on Mary Roble Tomcek's Appeal of requirement for Flag Sign at 4102 Pine Ridge Lane, per Sec. 14.512(b) Appeals.
Higgins stated the way the ordinance is written, if the home is 75' away from street, a flag sign is required. This summer staff began implementing the Village Flag Sign Project, and Roble was one who received a flag sign. Higgins stated her home is over 175 feet from the road. Higgins stated there is a number on the house, set within the brick, located next to the front door, with vegetation covering it. There is a mailbox out front, but does not have the address. Roble is asking if she could put something on the pillars instead of having the flag sign, however, our code does not allow this option.

Higgins stated the purpose for the flag signs is for public safety and you can't see her address from the road. Roble is now asking for a text amendment to allow for special exception, to allow a resident to place their address onto things like pillars, etc.

Maloney and Sparks feels if on the pillars they are fine with it, that it does not have to be a flag sign. Sparks stated we could limit the numbers to certain minimum size and require that the height of where the numbers are need to be a certain minimum height for snow purposes.

Meinel feels people who do not want these will remove them and questioned who polices this if someone removes the sign. Higgins stated there is a citation process for this. Meinel stated he is astonished the

amount of time being spent on this. Higgins stated during building inspections, if inspectors out on location noticed the sign is gone, we would contact them. Tatro stated when going to a house, if a number is not visible, he would think to say something. Higgins stated there was a master list of addresses that require these signs and this has been explained in past newsletter articles.

Guerndt commented how these are reflective signs to make them easy to read and see at night. He asked Roble how she feels about the idea if there is an emergency where every second counts, but because her address is not easily readable, it takes extra time for EMS to find her home.

Jordan gave an example of an accident his grandson was in, over at a friend's house, where the address was not labeled, and EMS had a hard time finding the home. He stated it is not always just for the people living at the address.

White stated this ordinance has been in place as long as he was a police officer. He commented on the required utility pedestals, mailboxes, etc., which some may find unsightly. He feels it the address sign may be a minor annoyance, but if we are going to allow this, we need to change the ordinance, before we officially allow this.

Sparks agrees there should be something there that is visible, and if we could incorporate something into the ordinance that if they have those pedestals, and if they can meet the size requirements for the lettering, it would be good for it to be reflective, but not everyone would want reflective on brick; but something written to allow people to use things like pedestals to have their address posted.

Guerndt commented when they were told they were required to have the flag signs, and after talking to Wehner about this, he ended up ordering an extra address sign to be hung by his front office door so emergency personnel know where to enter. Guerndt feels in an emergency situation, seconds do count. The house to the north of Roble's house has a sign attached to a tree and will be getting a flag sign. It was stated that Sparks has one too.

Motion by White, second by Sparks: to defer action on the appeal for staff to come back to a future meeting with an ordinance change, which allows special exceptions to signing in situations where the structure is over 75 feet from the road. Q: Gau feels a reflective sign at night is important. Jordan commented on how he sees residents in Rib Mountain have them now. Higgins explained Rib Mountain now being part of the Marathon County Uniform Addressing Project, and explained how Weston was voluntarily going to participate in that project, and how every address in Weston would have changed and received reflective flag signs or reflective numbers for the house. She explained how the Village at the last minute opted out of the project. However, the Village Board of Trustees did agree that those properties which did not have visible addresses should be notified and those without flag signs should receive the required flag signs. Higgins explained her role working with Marathon County, prior to working for the Village where she worked on mapping and addressing errors. She stated you have to look at this from a public safety standpoint, and how people don't think about this until something bad happens to them.

Mary Roble Tomcek, 4102 Pine Ridge Lane, was present and stated they are 1 of 6 houses on this street. She said her house is totally visible from the road. She stated in terms of a safety issue, their house has been there since 1996. She is not sure when the ordinance went into effect, but feels any safety concerns here are very limited. She stated how this is not a rural area (comparing her situation to Jordan's grandson's situation), and she continues to ask for a variance in this matter, while she does understand the issues with safety. Guerndt asked her where her address can be seen currently, and she replied that you can say this about any of the houses there. Guerndt stated this is why we are looking at the safety side of this. Roble stated she understands but she feels it is redundant.

Sparks stated if we are looking at making an ordinance change, if they have a post of some kind there, and we can require the same lettering requirements as we would on a house. Come back with options on the ordinance that states the same requirements on a house to apply on a pillar, to be allowed. We do not require reflective on the houses, so we should not on this pillar sign. Maguire stated he is fine with a number on a pillar here versus what's there now. Maguire stated he does have file photos zoomed in, to better visualize what the situation is here. Maloney confirmed we are just talking about the concept on these posts right now and that there is a tremendous amount of unlabelled addresses out there, which he realizes now we are just talking about the homes that are 75 feet or more from the road issues. Sparks feels we need to be consistent on how we are viewing this in context of what our existing ordinance is for houses, and not just for those over 75 feet from the road. He gave the example of if we don't require a reflective sign for those homes 50 feet away, if this is 10 feet off the road; he wants our code to be consistent for houses outside of the 75 feet and those within 50 feet. Higgins stated we are not requiring the reflectivity, that the reflectivity came from the flag signs. She stated this is a big project that has been talked about for the past 3 years. She stated this was the first part of the project, and we have the list that involves letting people know that they need to update due to non-contrasting colors, too small in size or no visible numbers.

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

Member	Voting
Maloney, Mark	YES
Sparks, Wally	YES
Gau, Duane	NO
Guerndt, Gary	YES
Jordan, Joe	YES
Meinel, Steve	YES
White, Loren	YES

9. Presentation by North Central Wisconsin Regional Planning Commission on Final Draft of Housing Assessment Report.

Dennis Lawrence, Executive Director, and Carrie Edmondson, Planner, of North Central Wisconsin Regional Planning Commission (NCWRPC), 210 McClellan Street, Suite 210, Wausau, were in attendance to give the presentation.

Edmondson explained how a portion of the draft of this report was presented at the October meeting. She referred the Commission to Page 29 of the report, which contains information not presented since the October meeting. She explained in comparison to the County and the State as a whole, the people within the Village who paid over 30% of their income on housing, are lower than both the County and State in the renter and homeowner categories. Their findings show the main issue here is not so much affordability, as it is a genuine lack of housing stock. Edmondson then went through the rest of Section 3, ending with explaining the Missing Middle Housing concept, and how those consist of non-typical single-family homes, such as row homes, bungalows, twin homes, courtyard apartments, etc.

Lawrence, who pointed out he is a resident at 5311 Scott Street, continued the discussion by presenting the rest of the report starting at Section 4, and explaining this goes through the demographics and the trends, and if we have enough land supply. He stated the goal of the housing assessment report is to identify anything that may be cumbersome or hinderances to development. He stated they reviewed our zoning ordinance, and stated how we have a pretty standard zoning ordinance, and does not see anything critical that needs to be changed. He felt the same with our subdivision ordinance. He stated our development process (applications, process for approvals, etc.) all look good. He commented that the customer survey is a good thing that the Village is going to be doing.

Lawrence then handed out a map (Attached Housing Affordability Report Map 5), which highlighted the vacant parcels by zoning district within the Village, and directed the Commissioners to page 50 of the report which describes the amount of vacant land in the Village.

Lawrence then went through Section 5 which explains the considerations (recommendations) and summary of the report. He explained the recommended "tools" (Community Tools, Planning & Zoning Tools, and Financial Tools) the Village could consider to help promote a variety of housing options.

Lawrence stated this report is 95 – 97% complete, as there are a couple minor revisions/additions they plan to complete this week.

White pointed out this report refers to Alpine Mobile Home Park, under Housing Types, which this mobile home park no longer exists.

Jordan questioned how there can be fewer housing units (Table 6) in 2017 compared to 2010? Lawrence explained how every 10 years, they do the formal centennial survey, which now has been shifted to an American Community Survey on the off years, which is based on statistical analysis of data submitted from a variety of state reports and federal reports, and from those come up with their estimates. Tatro stated there were a lot of mobile homes that went out of the Village.

Guerndt questioned how Lawrence sees the Village moving forward in trying to develop residential? Lawrence stated through the amendment process in the Comprehensive Plan and the Future Land Use Plan will be the critical steps. Lawrence suggested through a task force, people can get together to discuss strategies to pull out efforts from the report. There is also some tweaking we could do with the zoning ordinance or subdivision ordinance, particularly related to density and lot size and how to make it more affordable for developers. Guerndt commented how the Village does not incentive or put any TIF money towards residential development. Guerndt stated the issue is that the developer has to pay to bring the sewer and water in. Lawrence stated in the mixed-use TIF, it allows you to put up to 35% of costs to be dedicated to residential. Guerndt questioned if the TIF dollars has to be identified and used within that TIF District, and Lawrence answered yes. Guerndt stated a lot of the lots identified on this map are infill lots. Guerndt feels this is difficult to build new residential in those, as they will not match the characteristics and values of the existing homes around that.

There was discussion on how some communities are buying up acres of land and brining in sewer and water, making it ready for a subdivision. Lawrence thinks there are communities in the Green Bay and Madison area.

Guerndt stated with costs to bring in utilities along with the demands of the Village (sidewalk and landscaping) where they are requiring more amenities when the construction costs have gone through the roof to develop or build, where it made it to a point where development has come to a dead stop, because there is so much risk to do this. He feels you only see development happening now where there is no curb and gutter or landscaping, and where the communities will extend the utilities.

Lawrence stated you have to make it a place people want to be in, and how people are attracted to the amenities like trails and sidewalks. Lawrence feels the more dense areas you have the more unique neighborhoods you can have. Guerndt stated the focus needs to be if we want to grow the housing development, we need to figure out as a team how we can do that. Guerndt commented on in order to bring in sewer and water and the roads, it costs a million dollars before you even begin developing the property. He stated if there is some kind of TIF funds to bring in sewer and water, those areas will fill up.

Donner stated the report shows a housing task force to be considered. There must be a way to incentivize the denser development. Donner stated if we asked the Utility to put money towards the sewer and water extension, that would be basically telling every other utility customer that they are paying for this development. However, he feels there must be a balance there. Donner stated we should not be putting money in, unless it's

not going to happen without the money. Donner referred then to the section of the Town (Paul's Farm) where developers have shown interest, but there is the expense of extending utilities. Donner stated to bring utilities out there, they would cross over developments on private systems, and we are trying figure out how to make that work without causing a massive revolt. Guerndt stated a lot of the vacant properties that are for sale are usually outside of the sewer and water area. Guerndt reiterated how they pay to buy the property, then pay to extend sewer and water, then pay to develop, and pay the property taxes until the parcels sell. In the end they are looking at $2 – 3 million. Guerndt stated he understands that governments have budgets too. He stated we need to figure out how to get ahead of this, thinking outside of the box, and taking advantage of getting the housing.

Higgins stated Chartrand has talked to the Village of Howard, who has something where they are helping to finance residential. That has not been a philosophy here, and we have never used TIF funds for residential. Donner stated the Village of Howard is buying land through their stormwater utility enterprise funds, creating subdivisions, and selling the lots. Donner stated he does not know if we have the capability to do this right now, and how currently we are hamstrung with the TIF, as we have too much valuation in both our TIF's, so TIF would not be an option for residential. We could come up with some kind of creative cost recovery or Village utility participation, in some of the backbone infrastructure. We need to incentivize higher density. Donner commented how some of these sellers want top dollar for their land, as if it already has the utilities already there. Guerndt stated we need to think how we can strategize moving forward. If we are going to do a TIF district, we will be bringing in more manufacturing, more square footage, more retail, and maybe part that TIF should include some money to set aside for housing to support that TIF. Part of it needs to be set aside, that part of monies in the area of the TIF needs to help for putting sewer and water in an area that could be developed for residential to supply housing for the manufacturing facilities.

Donner stated this is maybe a topic for another meeting, how manufacturers can't get employees because they can't find housing for the employees. Donner pointed out the suggestion to partner with some of the businesses and manufacturers to help create some of this housing stock. That's what he would advocate.

Donner explained to Guerndt the purpose of the TIF and why it is not meant for residential. Higgins pointed out our TIF is an industrial TIF.

Meinel feels the Board of Trustees should figure out a task force where ideas can be brought up along with the ability to talk to other communities, such as Howard. Meinel feels there is a lot of land where if sewer and water were extended, development would happen, but he does not know how that would be financed. He does not think the cost should be passed on to the current customers of the utility, but he also knows it will not be acceptable to the developers.

White commented on the 208 Boundary, and how that influences where sewer and water can go. Donner stated we had included nearly the entire Village in the boundary now.

Guerndt questioned, with the infill lots, how do you go from a residential to a duplex? Higgins stated with the Schofield Corridor Plan, how this relates to the missing middle.

Higgins stated the future land use map within the comprehensive plan needs to be looked at, and she will be working with Roffers, once the Schofield Avenue Corridor Plan is adopted in 2020, to adjust the future land use plan and housing map.

Higgins commented on the stigma with multi-family. Meinel commented on the older homes on Neupert Avenue that are not maintained and falling apart. There has got to be a way to get sewer and water, and strategically try to assist with that.

Guerndt stated there is also additional costs based on the soil types. Sparks commented on the Camp Phillips project, wanting the Village to kick in a certain amount. When we are looking at this housing study, are we

prioritizing if we are going to supplement a developer and give them potentially $8-9 million, versus how many small projects would be financially viable if we helped. He feels it is a combination of looking at our Comprehensive Plan, looking at our TIF and how we are using it – large commercial development or scaling it down for small projects to facilitate this housing study. We need to look at what role the Village should take in private development

Gau stated he has had experience in development through other communities, and stated there are tools such as deferred loans, developer agreements, other unique things. We need to look from a utility standpoint, where it is cost effective to bring sewer and water in.

Guerndt stated Wausau offered money to you at their borrowing rate. If you sell to a certain buyer at 60% of their income, they will finance at a low interest until the project is done.

a. Discussion and Recommendation to BOT on Adoption of Final Draft of Housing Assessment Report.

Sparks suggested we defer this recommendation until the final draft is ready. Higgins stated this needs to be up on website before end of month. White feels the report is good and it does not tie us to anything specific.

Lawrence stated they will have the final draft to us this week, and just minor changes to be made.

Motion by Gau, second by Sparks: to recommend approval to the BOT on adopting the final draft housing assessment report.

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

Member	Voting
Maloney, Mark	YES
Sparks, Wally	YES
Gau, Duane	YES
Guerndt, Gary	YES
Jordan, Joe	YES
Meinel, Steve	YES
White, Loren	YES

10. Discussion and Action on Marathon County Municipalities Economic Development Agreement and Strategic Plan Updates.

Donner these are a set of guidelines for municipalities to sign, primarily so that they do not compete with each other. There was an old agreement from 2007, signed by several communities and was never really abided by.

Higgins stated we have always followed this, and if someone comes from another community, we'll provide the business with the information they need, but we will let that community know. We have never given any TIF to anyone. It has just been people who are purchasing lots in Business Park South. Essentially people from rural areas want to be more visible. White stated part was to stifle bidding wars between communities.

Maloney feels no municipalities should be competing. Bidding wars should only occur with private companies. Higgins stated if we don't have available property that will work for a business inquiring, she will recommend other locations in other municipalities. She discussed attending the national conference in Chicago, where we go with other municipalities as a group representing the region.

Gau stated in his career he has seen MCDEVCO pick their communities to show off.

White questioned what if we drop out? Donner stated would be viewed as uncooperative. Guerndt who polices this? Donner feels this is an on your honor system. Guerndt feels someone on this should police it. It was stated there is no cost to join.

Sparks agrees with Maloney we should be good neighbors and will not compete.

Motion by Gau, second by Meinel: to approve the participation in the agreement. Q: Gau stated if we participate, we need to be an active participant.

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

Member	Voting
Maloney, Mark	YES
Sparks, Wally	YES
Gau, Duane	YES
Guerndt, Gary	YES
Jordan, Joe	YES
Meinel, Steve	YES
White, Loren	YES

STAFF REPORTS

11. Acknowledge 2019 Village of Weston New Housing Fee Report.

Higgins stated this report goes along with the Housing Study Report, and needs to be posted on our website by January 1st, which is required by the State. She went through the report.

Motion by Sparks, second by Gau: to acknowledge the 2019 Village of Weston New Housing Fee Report. Question: Meinel questioned how this compares this to other communities. Higgins stated we are the only ones, beside Wausau, who has to do this right now. Lawrence stated communities with populations of 10,000+ are required. Maguire will send a report he put together with comparisons to Meinel. Higgins stated we are the middle of road on fees.

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

Member	Voting
Maloney, Mark	YES
Sparks, Wally	YES
Gau, Duane	YES
Guerndt, Gary	YES
Jordan, Joe	YES
Meinel, Steve	YES
White, Loren	YES

12. Acknowledge Report re: November 2019 Staff-Approved Certified Survey Maps and Site Plans.

Motion by Gau, second by Guerndt: to Acknowledge Report re: November 2019 Staff-Approved Certified Survey Maps and Site Plans.

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

Member	Voting
Maloney, Mark	YES
Sparks, Wally	YES

Gau, Duane	YES
Guerndt, Gary	YES
Jordan, Joe	YES
Meinel, Steve	YES
White, Loren	YES

13. Acknowledge Report re: November 2019 Building Permits.

Motion by Gau, second by Guerndt: to Acknowledge Report re: November 2019 Building Permits.

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

Member	Voting
Maloney, Mark	YES
Sparks, Wally	YES
Gau, Duane	YES
Guerndt, Gary	YES
Jordan, Joe	YES
Meinel, Steve	YES
White, Loren	YES

14. Acknowledge Report re: November 2019 New Business Occupancy Permit Issuance.

Motion by Gau, second by Jordon: to Acknowledge Report re: November 2019 New Business Occupancy Permit Issuance.

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

Member	Voting
Maloney, Mark	YES
Sparks, Wally	YES
Gau, Duane	YES
Guerndt, Gary	YES
Jordan, Joe	YES
Meinel, Steve	YES
White, Loren	YES

15. Update on 2020 Project/Tasks for Plan Commission.
White commented on the asbestos removal that will need to take place at the J&B property.

MISCELLANEOUS
16. Next meeting date
a. Monday, January 13, 2020 @ 6pm – Regular Meeting.

17. Future Meeting Topics
a. Continued discussion of needed amendments to Chapter 94 Zoning.

b. Unfinished Business – Discussion and possible recommendation to the BOT on the petition to vacate an unimproved portion of the Dominika Street right-of-way laying south of Mary Lane.
Donner stated he will work with Meinel and has contacted Paul Duerst. He needs to talk to Budleski and Buska.

18. Remarks from Staff and Commission Members.
Maloney congratulated Wehner on his new job at Rib Mountain.

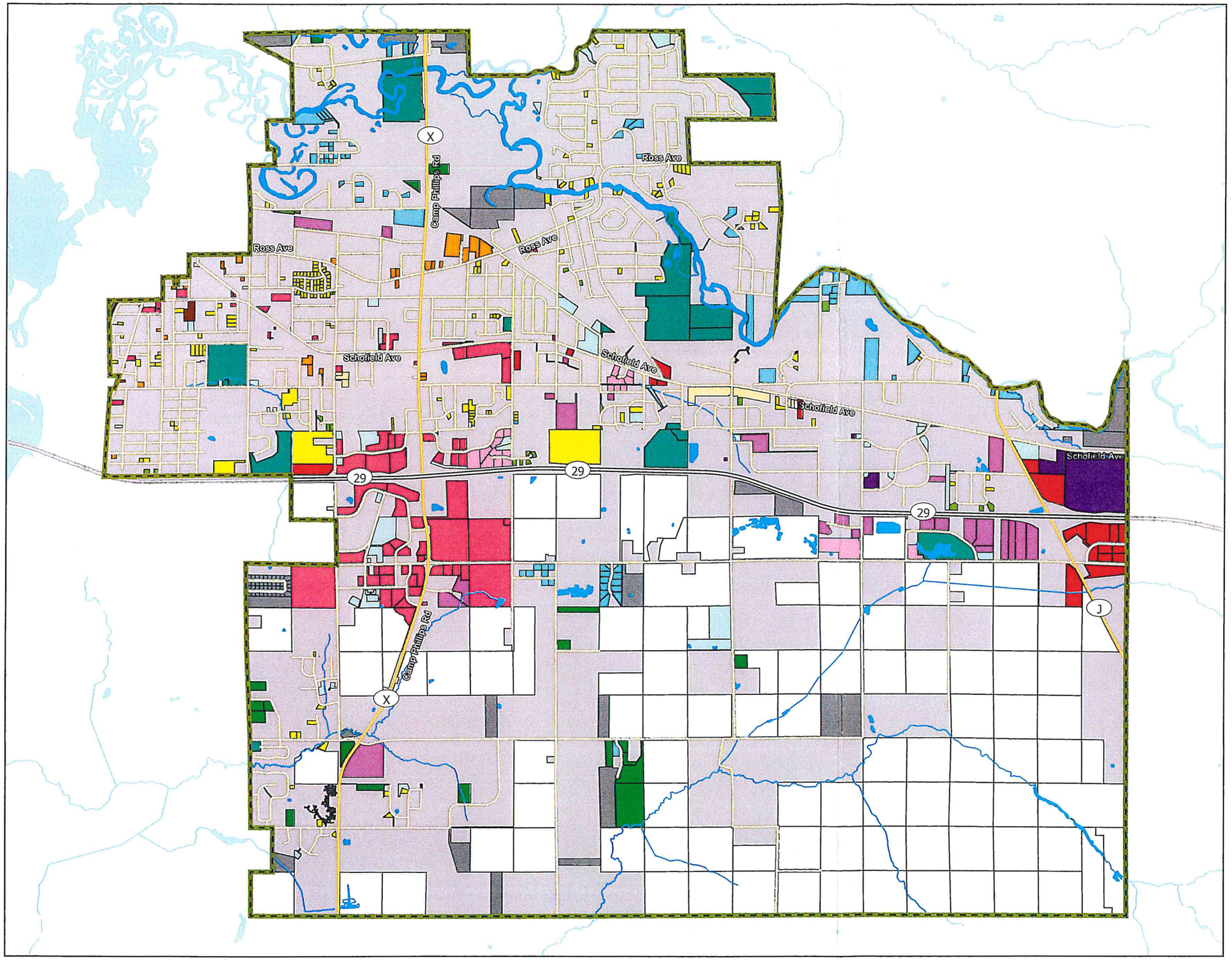
Jordan questioned Donner if the DNR backed off requiring the business names. Donner stated he was on a conference call this afternoon, and the DNR want us to submit a development agreement with the application to call it complete. The occupants can be divulged during the public hearing process.

ADJOURNMENT
19. Adjournment of PC.

Motion by Gau, Second by Jordan: to adjourn at 7:56 p.m.

Mark Maloney, Plan Commission Chair & Village Trustee
Jennifer Higgins, Director of Planning & Development
Valerie Parker, Recording Secretary

Vacant Parcels



Legend

Zoning District

- 2F
- AR
- B-1
- B-2
- B-3
- BP
- GI
- INT
- LI
- MF
- MH
- PR
- RM
- ROW
- RR-2
- RR-5
- RVR
- SF-L
- SF-S
- Developed
- State Highway
- County Highway
- Local Roads
- Water

Source: Village of Weston, NCWRPC 2018 GIS, Marathon County, WI DOR, WI DNR, WisDOT

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information and data used for reference purposes only. NCWRPC is not responsible for any inaccuracies herein contained.

N

0 0.5 1 2 Miles

North Central Wisconsin Regional Planning Commission
210 McClellan St., Suite 210, Wausau, WI 54403
715-849-5510 - staff@ncwrpc.org - ncwrpc.org

VILLAGE OF WESTON
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Village of Weston Plan Commission, on Monday, January 13, 2020, at approximately, 6:00 p.m., or shortly thereafter, at the Weston Municipal Center, 5500 Schofield Avenue, Weston, WI 54476, to take testimony relative to the following:

Project #20191407 Dan Higginbotham, of PGA, Inc, 7306 Zinser Street, for Gary Guerndt, of PGA, Inc., on behalf of property owner, Terry & Teresa Sudut, 2827 E 48th Avenue, Anchorage, AK 99507, requesting a rezone from SF-S (Single-Family Residential - Small Lot) Zoning District and WHP-A (Wellhead Protection – Zone A) Overlay District to MF (Multiple-Family Residential) Zoning District and WHP-A (Wellhead Protection – Zone A) Overlay District to allow for multi-family housing project. The properties to be rezoned are described as all of Volume 12 of Certified Survey Maps, Page 210, as recorded in Document 809248, of Marathon County Records. The parcels are addressed as 5510 Willow Street (PIN 192-2808-187-0135), 5506 Willow Street (PIN 192-2808-184-0136), and 5420 Willow Street (PIN 192-2808-187-0137).

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

Written testimony must be submitted 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 Tuesday, January 7, 2020, to be included in the Plan Commission Meeting Packet. All interested persons attending the Public Hearing 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 at 715-241-2607.

Dated this 26th day of December 2019

Valerie Parker
Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, December 30, 2019 and Monday, January 6, 2020.

REQUEST FOR CONSIDERATION

Public Mtg/Date:	Plan Commission, January 13, 2020
Description:	Public Hearing – Project #20191407 – Gary Guerndy of PGA, Inc. on behalf of property owners, Terry and Teresa Sudut, request to rezone 3 0.87-acre parcels at 5420, 5506 and 5510 Willow Street, south of Scofield Avenue from SF-S Single Family Residential-Small Lot to MF Multiple Family Residential.
From:	Jennifer Higgins, Director of Planning and Development
Question:	Should the Plan Commission recommend to the Board of Trustees to approve a draft ordinance to rezone 3 0.87-acre parcels at 5420, 5506 and 5510 Willow Street, south of Schofield Avenue from SF-S Single Family Residential-Small Lot to MF Multiple Family Residential?

BACKGROUND

The applicant has not shared any development plans for this property with staff except for a real preliminary layout of 4 8-unit apartments. The maximum allowed units at this site would be 33, under the current zoning code. Staff would like to note that the report that is often referenced in the application talks about the need for the "Missing Middle," which consists of multi-family products such as: Garden Apartments, Cluster Homes, Town/Row homes, and walk-up apartments. Mr. Guerndt has stated he is willing to work with the Village to develop the property based on the needs outlined in the Housing Assessment Study and the recommendations of the Schofield Avenue Corridor Plan.

Attached Docs:	Draft Determination, Current Zoning Map, and Draft Ordinance
Committee Action:	None
Fiscal Impact:	TBD. Will depend on the final site plan approved by Village.
Recommendation:	Staff report provided in the Rezone Determination Document included. Based on the information we have received to date. Staff recommends approval.

RECOMMENDED LANGUAGE FOR OFFICIAL ACTION

1) **RECOMMEND APPROVAL:** Plan Commission recommends approval of the rezone request and forwards the recommendation on to the Village Board 1/20/2020 meeting agenda.

2) **RECOMMEND DENIAL:** Plan Commission recommends denial of the rezone request and forwards the recommendation on to the Village Board 1/20/2020 meeting agenda.

3) **NO RECOMMENDATION:** Plan Commission takes no action and the request moves on to the Village Board 1/20/2020 meeting agenda.

4) **DEFER ACTION:** Plan Commission can defer action until the next meeting date. The Plan Commission has 45 days following the public hearing per code to take action.

ADDITIONAL ACTION:	Forward recommendation to the Board of Trustees for the January 20th meeting. Final Site Plan approval

Willow Street Proposed Re-zoning

Subject Parcels:
192-2808-184-0137
192-2808-184-0136
192-2808-184-0135

Narrative:

These three adjacent properties are along the West side of Willow Street in the first block south of Schofield Avenue. Nearby property uses include other multi-family, retail, commercial, condo and single family. Nearby amenities include Kennedy Park, Target, Wiggly Field, Ace Hardware and Pick and Save. In my opinion, that is what makes this property so attractive as multi-family. The 2017 NCWRPC Economic Development Report showed the trend of changing demographics and changing preferences within these demographics. Specifically the younger and older populations are most likely to want to forego their single family home in favor of apartments or community-based living, with both of those demographics interested in locations which were close to amenities such as parks, transportation and shopping making this location attractive for the planned use.

Questions from the Village of Weston Zoning Application:

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

This property is currently zoned single-family with the comprehensive plan showing this area as being two-family.

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.

Section 94.1.03 of the Village's zoning ordinance lists twelve purposes of the zoning ordinance. This rezoning would promote all of the intentions of the ordinance

3. Does the proposed re-zoning 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, the rezoning does not address a mistake in the mapping.

4. Does the proposed rezoning address factors that have changed which 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.

The rezoning does address factors that have changed that would make this zoning more appropriate. The NCWRPC and Wausau Region Chamber reports demonstrate the need to look at housing type differently than we did in the recent past. Also, The Schofield Avenue corridor is more fully developing which provides a greater diversity of amenities near this location. There are many walkable destinations

nearby reducing a person's dependence on vehicular transportation. The above-mentioned reports highlight the need to concentrate development in a region or corridor where public transportation services can be easily provided.

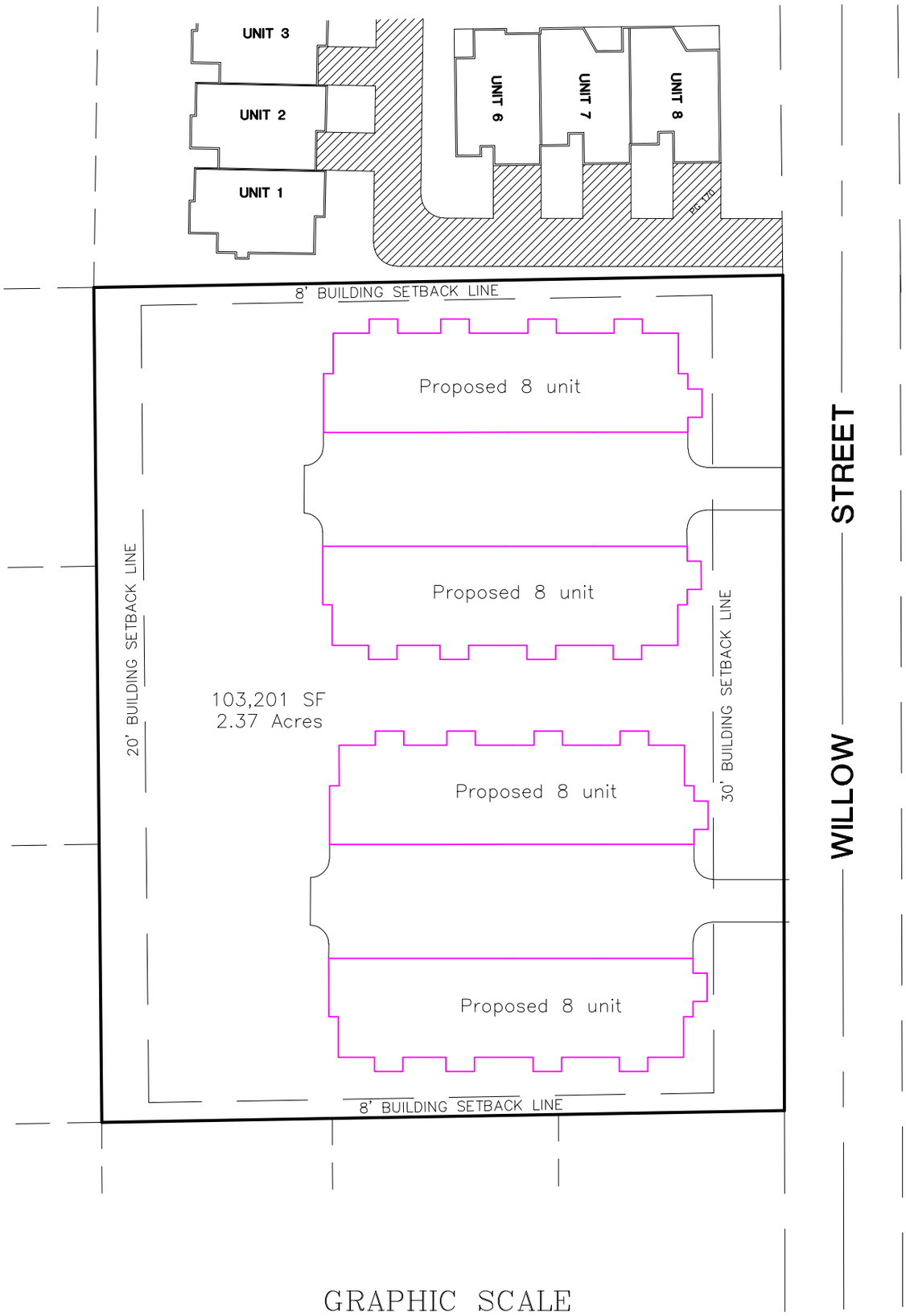
5. Have growth rates changed since the land was zoned as it is now? If yes, please provide supporting data and indicate how changed patterns or rates suggest the need for this rezoning.

According to the above cited reports, the growth rates haven't changed as much as the demand for this proposed type of housing stock.

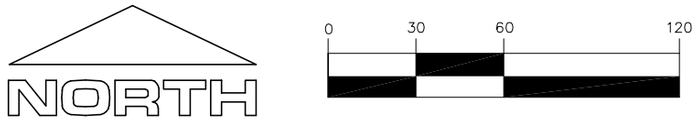
6. Will the proposed rezoning maintain a desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property? How?

Adjacent to the north of this property is a condo development and further north along the Schofield Avenue corridor are retail and service businesses. To the south is single family homes and then further south is Kennedy Park. In the block to the east is a mixture of multi-family, business and single-family home stock. In other words, this neighborhood is being altered by time and demographic trends which will persist. I believe that the proposed use fits into the eclectic mix within the neighborhood, will not be a burden by requiring services which are not available and is beneficial by increasing population density in a location that is suited for this increase.

Site Sketch 5420–5510 Willow Street



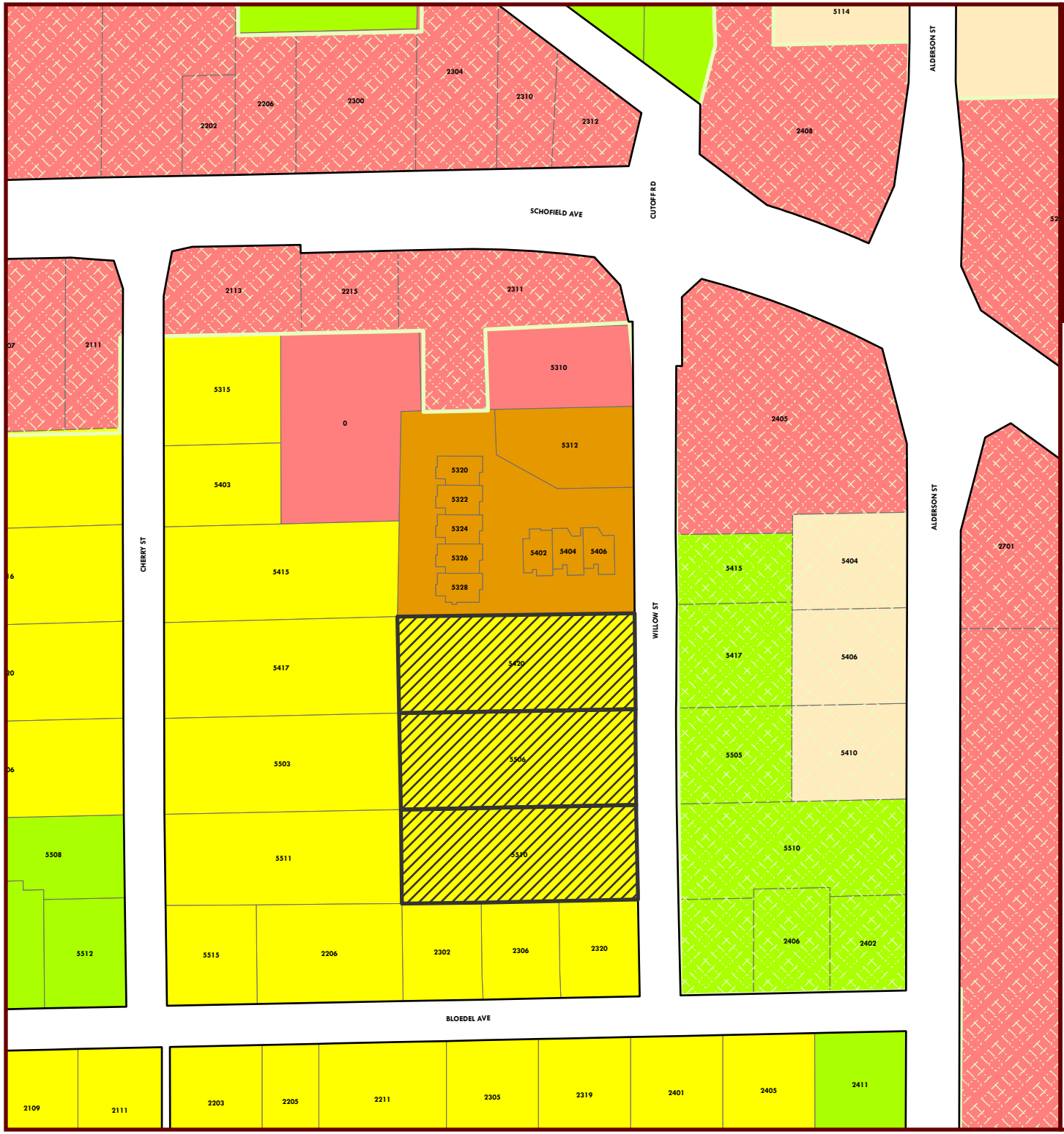
GRAPHIC SCALE



1 inch = 60 ft.

SURVEY PROVIDED BY:

PLOVER RIVER LAND CO. 2625 NORTHWESTERN AVENUE WAUSAU, WI 54403 (715)449–2229



Village of Weston
Marathon County, WI

OFFICIAL ZONING MAP

Map Date: 12/23/2019
Adoption Date: 2/21/2019

0 105 210 420 Feet

LEGEND

5510, 5506 & 5420 Willow Street

MUNICIPAL FEATURES

Village of Weston Incorporated Boundary

Right-of-Way

Tax Incement Finance District Boundary

ZONING DISTRICTS

SF-S - Single Family Residential-Small Lot

2F - Two Family Residential

MF - Multiple Family Residential

B-1 - Neighborhood Business

B-2 - Highway Business

WELLHEAD PROTECTION OVERLAY

Zone A 1-Year Municipal Well Recharge Area

Zone B 5-Year Municipal Well Recharge Area

Village of Weston
Marathon County, WI

AERIAL FOOTAGE MAP

Map Date: 1/8/2020
Adoption Date: 2/21/2019

0 100 200 400 Feet

LEGEND

5510, 5506 & 5420 Willow Street

Valerie Parker

To: lfuit@charter.net
Cc: PlanDev
Subject: RE: Project #20191407

01/06/2019

Thank you so much for your message. We will include this e-mail message in our meeting packet.

Sincerely,

Valerie Parker
Planning Technician
Village of Weston, Wisconsin
5500 Schofield Ave, Weston, WI 54476
Office: 715-241-2607
Email: vparker@westonwi.gov | **Website: www.westonwi.gov**

Questions regarding building and zoning in the Village? Email plandev@westonwi.gov

As a local governmental entity, the Village of Weston is subject to Wisconsin statutes relating to open records. Any e-mail received by anyone at the Village of Weston, as well as, any e-mail sent by someone from the Village of Weston, are subject to these laws. Unless otherwise exempted from the Open Records law, senders and receivers of Village e-mail should presume that any e-mail is subject to release upon request.

From: lfuit@charter.net <lfuit@charter.net>
Sent: Saturday, January 4, 2020 4:39 PM
To: Valerie Parker <vparker@westonwi.gov>
Subject: Project #20191407

This serves as a notice that the residents of Town and Country Estates Condominiums will attend the hearing on Monday, January 13, 2020, to voice concerns regarding Project #20191407.

List of Concerns

Decrease in Property Value
Water off Building
Water Ponding in field
Water run off on Willow St. North
Effect on our Lift Station
Damming Creek Bottom
Water Main Size
Sewer System Size
Traffic
Height of building
Easementt Allowance
Air Traffic as this is a runway line up
Curb and Gutter
Noise
Dust Pan idea until plan is presented

Our 8 condo residents are over 55, total owners = 15. Age is a factor as most are in their 70's and 80's. We all own our properties. Rentals are not allowed. So if rental buildings are built on this property, there is a concern as to the type of issues that could arise. Noise, drugs, domestic issues as an example.

Sincerely,

Town and Country Estates Condominium Officers
Richard Bunkelman - President
Leslie Fuit - Treasurer
Brent Montague - Secretary

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

Application/Petition No.:	**20191407**	Hearing Date:	**January 13, 2020**
Applicant:	**Gary Guerndt, PGA, Inc., 7306 Zinser Street, Weston, WI 54476**		
Property Location:	**5420, 5506 and 5510 Willow Street**		
Property Owner:	**Terry & Teresa Sudut, 2827 East 48th Avenue, Anchorage, AK 99507**		
Description:	**A rezoning of 3 0.78-acre parcels from SF-S Single Family Residential to MF Multiple Family Residential to pursue the construction of a multi-family housing project.**		

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:	**SF-S Single Family Residential-Small Lot**
Definition: 94.2.02(2)(b)	The SF-S district is intended for mainly single family detached residential development, along with compatible home occupations and small-scale institutional and recreational uses. Development within this district is served by public sanitary sewer and water services, and roadways with an urban cross section (e.g., curbs, storm sewer). The SF-S district enables smaller lot sizes than other single-family residential districts. The SF-S district is intended for areas planned for single family residential development, or portions of those areas planned for neighborhood development, within the Comprehensive Plan.
Proposed Zoning	**MF Multiple Family Residential**
Definition: 94.2.02(2)(d)	The MF district accommodates a range of housing types, including multiple family residences (e.g., townhouses, apartment buildings, multiplexes), two family residences, and single-family residences, along with compatible institutional and recreational uses. Development within this district is served by public sanitary sewer and water services, and roadways with an urban cross section (e.g., curbs, storm sewer). The MF district is intended for areas planned for multiple family residential development, or portions of areas planned for neighborhood development at the Village's discretion, within the Comprehensive Plan.
Future Land Use 1:	**Planned Neighborhood**
FLU Description:	**A range of housing types, including multiple family residences (e.g., townhouses, apartment buildings, multiplexes), two-family residences, and single-family residences, along with compatible institutional and recreational uses, all served by a public sewer system. Also mapped over existing (as of 2016) mobile home parks.**

Typical Implementing Zoning Districts:

- **MF Multiple Family Residential**
- **Areas used for single or two-family residences may instead be zoned SF-S or 2F N Neighborhood, where the village approves a unique design, layout, theme, or lot sizes**
- **MH Manufactured Home Park district may be zoned over existing manufactured/mobile home parks only**

Development Policies:

1. **Generally map Multiple Family Residential areas on the Future Land Use map:**

   • in areas <5 acres each, except condominiums or where serving as a buffer to a highway or non-residential uses.

   • no closer than ½ mile away from other Multiple Family Residential area, except if separated by arterial street/highway with a safe pedestrian crossing.

2. **Hold new multiple family housing and manufactured homes to similar standards for lasting quality and livability that is expected of single-family housing and neighborhoods. These standards include high-quality building materials, architectural variation and interest, durable and lasting finish materials (inside and out), inclusion of garage or underbuilding parking, and responsible management.**

3. **Monitor areas of aging multiple family and mobile home housing so that they are community assets. Work with owners and property managers to address problems.**

Lot Size and/or Density Range:

- **Minimum of 5,000 square feet of lot size per housing unit, except where otherwise approved in the N District**
- **Building sizes should allow for underbuilding parking and reflect desired character of neighborhood and village**

Future Land Use 2: **Two-Family Residential**

FLU Description: **Duplexes and two-flats, single family residences, home occupations, and small-scale institutional and recreational uses, all served by public sanitary sewer system**

Typical Implementing Zoning Districts:

- **2F Two Family Residential**
- **Areas used for single family residences may instead be zoned SF-S**
- **N Neighborhood, where the village approves a unique design, layout, theme, or lot sizes**

Development Policies:

1. **Map Two-Family Residential areas on the Future Land Use map:**

   • over consecutive, adjacent lots per side of street.

   • over roughly one lot out of every ten lots in most neighborhoods.

2. **Work with County, State, and local lenders to assist homeowners and landlords with rehabilitation of older duplexes in the village.**

Lot Size and/or Density Range:

- **Minimum of 5,000 square feet of lot size per housing unit, except where otherwise approved in the N District**

Future Land Use 3: **Commercial**

FLU Description: **Retail, commercial service, restaurant, and office uses, all served by public sanitary sewer and water services. Where along major highway corridors or outside of the Village's neighborhood areas, the scale and range of uses may expand, including lodging, large-scale retail, wholesaling, and outdoor display land uses.**

Typical Implementing Zoning Districts:

- **Where adjacent to residential development and/or away from major highways, B-1 Neighborhood Business or parts of N Neighborhood district.**
- **Where along major highways or outside of the village's neighborhood areas, B-2 Highway Business and B-3 General Business.**

Development Policies:

1. **Meet associated non-residential building and site design standards per zoning ordinance, including any overlay district requirements.**
2. **Time rezoning to when public utilities are available, and a development proposal is made.**
3. **Assure that development provides access and an attractive rear yard appearance to development behind it.**
4. **Require developments to address traffic, environmental, and neighborhood impacts.**

Lot Size and/or Density Range:

- **Minimum of 5,000 square feet of lot size per housing unit, except where otherwise approved in the N District**
- **Building sizes should allow for underbuilding parking and reflect desired character of neighborhood and village**

MF LOT STANDARDS	**REQUIRED [(d)]**	**PROPOSED**	**STATUS**
Min Lot Area:	3,000 sf/dwelling unit	101,930 Sq. Ft. [2.34 Acres]	**33 Units Allowed**
Min Lot Width:	100 Ft. (b)	354 Ft.	**MEETS REQUIREMENTS**
Min ROW Frontage:	40 Ft.	354 Ft.	**MEETS REQUIREMENTS**
Max Coverage:	40%	TBD by final site plan	**TBD by final site plan**
Max Accy Sq. Ft.	10% of Lot or 87,120 Sq. Ft.	TBD by final site plan	**TBD by final site plan**
Min LSR:	30%	TBD by final site plan	**TBD by final site plan**

(b) For zero lot line structures, each separate lot must be at least 50 feet in width
(d) Single-Family Detached Residences within the MF district shall comply with the SF-S district requirements.

DETERMINATION:

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

   Yes, the proposed zoning change to Multi-Family Residential is listed as a typical implementing zoning district in the Multiple Family Future Land Use Designation.

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

   Yes, the purpose and intent of the zoning code is being upheld to the standards intended.

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

   1. A mistake was made in mapping on the Official Zoning Map. That is, an area is or has developed in a manner and purpose different from that for which it is mapped. If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the Village may intend to stop an undesirable land use pattern from being perpetuated.
   2. **Factors have changed, such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes, making the subject property more appropriate for a different zoning district.**

3. Growth patterns or rates have changed, thereby creating the need for a rezoning.

Yes, per the Housing Assessment Study completed by the NCWRPC, the Village is in need of all types of housing. Vacancy rates in our multi-family properties are well below average to the near point of being non-existent. Our multi-family properties are being rented out as soon as they become available.

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

Yes. The Village's Comprehensive Plan shows this area having a mix of housing options/types and densities. Staff is in favor of denser development, as it decreases the cost of development per unit, as well as the cost of future repairs to the necessary infrastructure. Costs of maintenance for infrastructure are always increasing. To help alleviate future pressures to dramatically increase property taxes, denser development is strongly promoted.

BACKGROUND INFORMATION:
The applicant has not shared any development plans for this property with staff. The maximum allowed units at this site would be 33, under the current zoning code. Staff would like to note that the report that is often reference in the application talks about the need for the "Missing Middle," which consists of multi-family products such as: Garden Apartments, Cluster Homes, Town/Row homes, and walk-up apartments. Ultimately, the applicant could develop the property using a multitude of land use types like single family, duplex, townhomes, rowhouses or apartments.

CURRENT PROPERTY CONDITIONS:
The property is currently a grassy lot. It has never been developed. There is water and sewer in the street at Willow Street.

STAFF RECOMMENDATION:
Staff recommends approval since this proposed development is meeting a housing demand which is not being met at this time per the recent findings of the NCWRPC. Given the denser development within this area of the Village, Staff would prefer to see a development that matched that characteristic of the neighborhood. The developer is still undecided what type of housing development they would like to do but the MF zoning district would allow for single family, duplex and the multi-family and different densities. The Developer has provided a preliminary layout which shows 4, 8-unit buildings. He has reviewed the housing study and is willing to work with the Village to create a project which advances the Housing Study and Schofield Avenue Corridor Plan recommendations.

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

1) **RECOMMEND APPROVAL:** Plan Commission recommends approval of the rezone request and forwards the recommendation on to the Village Board 1/20/2020 meeting agenda.

2) **RECOMMEND DENIAL:** Plan Commission recommends denial of the rezone request and forwards the recommendation on to the Village Board 1/20/2020 meeting agenda.

3) **NO RECOMMENDATION:** Plan Commission takes no action and the request moves on to the Village Board 1/20/2020 meeting agenda.

4) **DEFER ACTION:** Plan Commission can defer action until the next meeting date. The Plan Commission has 45 days following the public hearing per code to take action.

ACTION:

Plan Commission Determination on 1/13/2020:	**RECOMMEND APPROVAL/DENIAL**

VILLAGE BOARD POLICY CHOICES: (Process is outlined in Sec. 94.16.03(8))

1) Board approves the rezone request per the PC recommendation by adopting Ord. No. 20-0XX as written. (simple majority required)

2) Board approves the rezone request with modifications to Ord. No. 20-0XX – Sec. 94.16.03(8)(b) Requires affirmative vote of ¾ or greater of the full Village Board.

3) Board denies the rezone request. – Sec. 94.16.03(8)(b) Requires affirmative vote of ¾ or greater of the full Village Board.

Board of Trustees Determination on 1/20/2020: APPROVE / DENY

VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN

ORDINANCE NO. 20-0XX

AN ORDINANCE TO APPROVE THE REZONING OF 3 0.87-ACRE PARCELS OF LAND FROM SF-S SINGLE-FAMILY RESIDENTIAL-SMALL LOT TO MF MULTIPLE FAMILY RESIDENTIAL; LOCATED AT 5420, 5506 & 5510 WILLOW STREET, SOUTH OF SCHOFIELD AVENUE, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN.

WHEREAS, the Plan Commission of the Village of Weston having held a public hearing on the 13th day of January 2020, 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 recommendation of said Commission;

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

SECTION 1: On the application (20191407) of property owners, Terry & Teresa Sudt for the following territory now comprising a part of the SF-S Single-Family Residential-Small Lot Zoning District, located in Section 18, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin, is hereby designated to be and become hereafter part of the following zoning district:

> **MF Multiple Family Residential and WHP-A Wellhead Protection-Zone A Overlay** - described as Lots 10, 11 and 12 of Certified Survey Map Number 3340, recorded in Volume 12 of Certified Survey Maps on Page 210, as Document Number 809248, as part of the Block 3 of the Krueger's Addition to the Pine Park Addition, Section 18, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin. This parcel is also identified as PINs 192 2808 184 0135, 192 2808 184 0136 and 192 2808 184 0137.

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

SECTION 2: The Zoning Administrator 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.

DRAFT

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

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

Dated the 20th day of January 2020.

BOARD OF TRUSTEES

By: _____
Wally Sparks, its President

Attest:

_____
Sherry Weinkauf, its Clerk

APPROVED: _____

PUBLISHED: _____

DRAFT

VILLAGE OF WESTON, WISCONSIN
AGENDA ITEM COVER SHEET / REQUEST FOR CONSIDERATION

DESCRIPTION:	December 2019 Staff-approved Certified Survey Maps and Site Plans.
FROM:	Jennifer Higgins, Director of Planning & Development Valerie Parker, Planning Technician
FOR REVIEW BY:	Plan Commission, 01/13/2020
POLICY QUESTION:	Should the PC acknowledge the staff approvals as submitted by the Department?
ISSUE-IN-BRIEF:	December 2019 Staff-approved Certified Survey Maps and Site Plans.
FISCAL IMPACT:	TBD.
GUIDANCE:	Director of Planning & Development recommends the PC acknowledge the report and place on file.
PRIOR REVIEW:	No previous public review.
REQUEST:	Acknowledge and place on file.

☐ **Is there an additional briefer with this agenda item?**

☐ **Are there additional documents which have been attached to this report?**

List of CSM's and Site Plans Approved by Staff Since the last PC Meeting:

Certified Survey Maps –

Project #20191425 – Plover River Land Company & Denyon Homes – Reconfiguring Property Lines between 3107 & 3203 Foxtail Court

Site Plans –

None.

VILLAGE OF WESTON, WISCONSIN
AGENDA ITEM COVER SHEET / REQUEST FOR CONSIDERATION

DESCRIPTION:	Report re: December 2019 Building Permits
FROM:	Jennifer Higgins, Director of Planning & Development Scott Tatro, Building Inspector Roman Maguire, Property Inspector
FOR REVIEW BY:	Plan Commission, 1/13/2020 CDA, 2/4/2020 Board of Trustees, 1/20/2020
POLICY QUESTION:	Should the PC, CDA & BOT acknowledge the December 2019 building permits issued as submitted by the Department?
ISSUE-IN-BRIEF:	Monthly report from the Planning & Development Department – Building Inspections Division.
FISCAL IMPACT:	**December 2019** **52 total permits issued (52 Village, 0 Town, 0 Rothschild)** **$4,401 in permit fees received** **In the Village of Weston-** **$4,401 in permit fees received** **$1,470,412 in permit valuation**
GUIDANCE:	Director and Inspectors recommend the PC, CDA & BOT acknowledge the report and place on file.
PRIOR REVIEW:	No previous public review.
REQUEST:	Acknowledge and place on file.

☐ **Is there an additional briefer with this agenda item?**

☒ **Are there additional documents which have been attached to this report?**

December 2019 Building Permits Issued Report

December 2019 Permit Total Report Code

Permits Issued

Date From 12/1/19 and Date To 12/31/19

Permit #	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Finished Sq Ft	Issue Date	Valuation	
Village of Weston									
201901409	Commercial Building	10005 SCHOFIELD AV, WESTON	19228082410992	VIRGIL V KUFAHL BETTY A KUFAHL	Insite RE, Inc.		12/09/2019	$1,375	$100.00
201901391	Commercial Building	2106 SCHOFIELD AV, WESTON	19228081810936	YAZDI LLC	The Samuels Group		12/04/2019	$298,837	$326.40
201901419	Deck	5403 ROXANN DR, WESTON	19228080940136	MICHEAL A CORTESE SANDRA A CORTESE			12/16/2019	$600	$0.00
201901418	Deck	4902 QUIRT SANN DR, WESTON	19228081720048	DENYON HOMES INC	Denyon Homes, LLC.		12/16/2019	$1,000	$75.00
201901384	Deck	8411 WINDSOR DR, WESTON	19228082930024	JOHN C BROEKER CAROL BROEKER	TLD CONSTRUCTION LLC		12/03/2019	$10,000	$75.00
201901425	Demolition	1527 VOLKMAN ST, WESTON	19228081830998	BRENT L DOLDE	Tito Inc.		12/19/2019		$100.00
201901411	Electrical	No Address	19228082140998	No Address	SEIFERT ELECTRIC INC		12/10/2019		$100.00
201901399	Electrical	6003 DECKER ST, WESTON	19228081440022	ALAN P DEILER	POLSTER ELECTRIC SERVICE LLC		12/06/2019		$55.00
201901416	Electrical	6806 LANG LN, WESTON	19228081540990	INCREDIBLE BANK	LCD Electric		12/13/2019		$55.00
201901426	Electrical	2216 CUTOFF RD, WESTON	19228081810030	DEBRA J WEHRMAN	Dean's Electric		12/19/2019		$55.00
201901407	Excavation	5701 BABL LN, WESTON	19228081030046	STACEY PARADOWSKI ROBERT PARADOWSKI	TDS Metrocom, LLC		12/09/2019		$75.00
201901439	General	No Address	Pin # 192-2808-333-0990	No Address	Jeremy Voigt Construction		12/20/2019	$600,000	$100.00
201901427	General	6300 BIRCH ST, WESTON	19228082010996	MHWI COLONIAL GARDENS OF WESTON LLC	Colonial Gardens MHP LLC.		12/20/2019	$600	$35.00
201901390	HVAC	2106 SCHOFIELD AV, WESTON	19228081810936	YAZDI LLC	Stainless Specialists Inc		12/04/2019	$20,000	$100.00
201901410	HVAC	5605 E JELINEK AV, WESTON	19228082110958	VORTEX HOLDINGS LLC	PGA Inc.		12/10/2019	$22,800	$100.00

Permits Issued

Date From 12/1/19 and Date To 12/31/19

Permit #	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Finished Sq Ft	Issue Date	Valuation	
201901388	HVAC	3314 CARTER AV, WESTON	19228081740069	HARMONY TRUST	Gilray Heating & Cooling Inc.		12/04/2019	$4,200	$30.00
201901422	HVAC	3605 CROSS POINTE BLVD, WESTON	19228082910038	BIRCHWOOD HIGHLANDS III			12/18/2019	$225,000	$100.00
201901442	Interior Remodel	4604 CREST RIDGE AV, WESTON	19228082120133	NEAL G ZALEWSKI			12/28/2019	$2,000	$240.00
201901417	Interior Remodel	6112 ALTA VERDE ST, WESTON	19228081910056	LAWRENCE HALIDA HARRIET HALIDA			12/16/2019	$4,500	$110.00
201901396	Minor Home Improvement	4909 COROZALLA DR, WESTON	19228081610101	PAUL KREFT			12/05/2019	$5,000	$50.00
201901386	Mobile Home	6300 BIRCH ST, WESTON	19228082010996	MHWI COLONIAL GARDENS OF WESTON LLC	Colonial Gardens MHP LLC.		12/03/2019	$35,000	$200.00
201901387	Mobile Home	6300 BIRCH ST, WESTON	19228082010996	MHWI COLONIAL GARDENS OF WESTON LLC	Colonial Gardens MHP LLC.		12/03/2019	$35,000	$200.00
201901421	Mobile Home	6300 BIRCH ST, WESTON	19228082010996	MHWI COLONIAL GARDENS OF WESTON LLC	Colonial Gardens MHP LLC.		12/17/2019	$35,000	$200.00
201901429	Mobile Home	6300 BIRCH ST, WESTON	19228082010996	MHWI COLONIAL GARDENS OF WESTON LLC	Colonial Gardens MHP LLC.		12/20/2019	$35,000	$200.00
201901414	Mobile Home	6300 BIRCH ST, WESTON	19228082010996	MHWI COLONIAL GARDENS OF WESTON LLC	Colonial Gardens MHP LLC.		12/12/2019	$35,000	$200.00
201901415	Mobile Home	6300 BIRCH ST, WESTON	19228082010996	MHWI COLONIAL GARDENS OF WESTON LLC	Colonial Gardens MHP LLC.		12/12/2019	$35,000	$200.00
201901428	Mobile Home	6300 BIRCH ST, WESTON	19228082010996	MHWI COLONIAL GARDENS OF WESTON LLC	Colonial Gardens MHP LLC.		12/20/2019	$40,000	$200.00
201901424	Occupancy	7102 COMMERCE DR, WESTON	19228082210131	WAUSAU SUPPLY CO	URBAN CONSTRUCTION COMPANY INC		12/19/2019		$50.00
201901392	Occupancy	6304 KELLY PL, WESTON	19228082220124	GOLD KEY INVESTMENTS INC	HH Property Services, Inc.		12/04/2019		$50.00
201901394	Occupancy	6403 BECKY BLVD, WESTON	19228082210021	BARBARA A ADAMS	What's the Buzz?		12/05/2019		$0.00

Permits Issued

Date From 12/1/19 and Date To 12/31/19

Permit #	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Finished Sq Ft	Issue Date	Valuation	
201901389	Plumbing	2106 SCHOFIELD AV, WESTON	19228081810936	YAZDI LLC	Stainless Specialists Inc		12/04/2019		$100.00
201901397	Plumbing	5612 RICHFLEX ST, WESTON	19228081740948	MICHAEL J BENASZESKI	Tundraland Home Improvements		12/06/2019		$30.00
201901398	Sign	4005 WESTVIEW BLVD, WESTON	19228082040981	WESTON 4005 WESTVIEW BLVD WI LLC	Bushman Electric Crane and Sign		12/06/2019	$4,500	$0.00
201901383	Sign	2106 SCHOFIELD AV, WESTON	19228081810936	YAZDI LLC	Graphic House Inc		12/02/2019	$8,000	$50.00
201901440	Sign	5810 SCHOFIELD AV, WESTON	19228081530005	RAJ SHAYAMAJI LLC	D & L Signs, Inc.		12/26/2019	$12,000	$175.00
201901400	Special Assessment	6002 ERIC ST, WESTON	19228081730137	WILLIAM HENRICH STEPHEN M HENRICH	County Land and Title Co.		12/06/2019		$40.00
201901401	Special Assessment	1710 HIGHLAND AV, WESTON	19228081910140	MICHAEL A FOLZ MAXINE S FOLZ	County Land and Title Co.		12/06/2019		$40.00
201901402	Special Assessment	3003 WEILAND AV, WESTON	19228081720084	DENYON HOMES INC	County Land and Title Co.		12/06/2019		$40.00
201901403	Special Assessment	5902 QUENTIN ST, WESTON	19228081020101	TIMOTHY V LONG	County Land and Title Co.		12/06/2019		$40.00
201901404	Special Assessment	6002 ERIC ST, WESTON	19228081730137	WILLIAM HENRICH STEPHEN M HENRICH	County Land and Title Co.		12/06/2019		$40.00
201901405	Special Assessment	3010 BARCLAY WAY, WESTON	19228081720051	DENYON HOMES INC	County Land and Title Co.		12/06/2019		$40.00
201901432	Special Assessment	6215 VON KANEL ST, WESTON	19228082110950	GREEN TREE CONSTRUCTION	County Land and Title Co.		12/20/2019		$40.00
201901433	Special Assessment	3902 BAYINGTON AV, WESTON	19228081740019	CRESTWOOD MANAGEMENT LLC	County Land and Title Co.		12/20/2019		$40.00
201901434	Special Assessment	5402 SCHMUTZLER ST, WESTON	19228081740018	CRESTWOOD MANAGEMENT LLC	County Land and Title Co.		12/20/2019		$40.00
201901430	Special Assessment	3115 CAMP PHILLIPS RD, WESTON	19228080920976	THE JIG PROPERTIES LLC	County Land and Title Co.		12/20/2019		$40.00
201901441	Special Assessment	5207 ASPEN ST, WESTON	19228081710002	BANK OF AMERICA N A	Midwest Title Group		12/27/2019		$40.00
201901431	Special Assessment	5902 QUENTIN ST, WESTON	19228081020101	TIMOTHY V LONG	County Land and Title Co.		12/20/2019		$40.00
201901435	Special Assessment	5106 QUIRT SANN DR, WESTON	19228081720072	DENYON HOMES INC	County Land and Title Co.		12/20/2019		$40.00

Permits Issued

Date From 12/1/19 and Date To 12/31/19

Permit #	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Finished Sq Ft	Issue Date	Valuation
201901436	Special Assessment	5420 WILLOW ST, WESTON	19228081840137	TERRY SUDUT TERESA SUDUT	County Land and Title Co.		12/20/2019	$40.00
201901437	Special Assessment	5506 WILLOW ST, WESTON	19228081840136	TERRY SUDUT TERESA SUDUT	County Land and Title Co.		12/20/2019	$40.00
201901438	Special Assessment	5510 WILLOW ST, WESTON	19228081840135	TERRY SUDUT TERESA SUDUT	County Land and Title Co.		12/20/2019	$40.00
201901385	Temp Sign	4903 SCHOFIELD AV, WESTON	19228081640984	COVANTAGE CREDIT UNION	COVANTAGE CREDIT UNION		12/03/2019	$25.00

Village of Weston Permits	52
Village of Weston Permits	$4,401
Village of Weston Permits	$1,470,412

Total Permits Issued	**52**
Total Permits Fees	**$4,401**
Total Permits Valuation	**$1,470,412**
Total Finished Sq Ft	

Permit Total Report Code

Issued From 12/01/19 and Issued To 12/31/19

Type	Report Code	Jurisdiction	No of Permits	Total Valuation	Fees Paid
Commercial Building					
	202 - Commercial Addition/ Build Out/ Remodel	Village of Weston	2	$300,212	$426.40
Deck					
	103 - New Residential Deck	Village of Weston	3	$11,600	$150.00
Demolition					
	800 - Demolition of Principal Structure	Village of Weston	1		$100.00
Electrical					
	700 - Commercial Electrical	Village of Weston	1		$100.00
	702 - Residential Electrical	Village of Weston	3		$165.00
Excavation					
	300 - Excavation	Village of Weston	1		$75.00
General					
	115 - Early Start (Residential)	Village of Weston	1	$600,000	$100.00
	104 - Residential Deck Repair	Village of Weston	1	$600	$35.00
HVAC					
	600 - Commercial HVAC New Project	Village of Weston	2	$42,800	$200.00
	604 - Residential HVAC Replacement	Village of Weston	1	$4,200	$30.00
	602 - Multifamily (3+ Units) HVAC New Project	Village of Weston	1	$225,000	$100.00
Interior Remodel					
	902 - Residential Non-Structural Remodel	Village of Weston	2	$6,500	$350.00
Minor Home Improvement					
	901 - Residential Exterior Remodel	Village of Weston	1	$5,000	$50.00
Mobile Home					
	114 - Manufactured Home Installation	Village of Weston	7	$250,000	$1,400.00
Occupancy					
	750 - Non-Residential Zoning	Village of Weston	2		$100.00
	758 - Residential Business	Village of Weston	1		$0.00
Plumbing					

Permit Total Report Code

Issued From 12/01/19 and Issued To 12/31/19

Type	Report Code	Jurisdiction	No of Permits	Total Valuation	Fees Paid
	500 - Commercial Plumbing	Village of Weston	1		$100.00
	502 - Residential Plumbing	Village of Weston	1		$30.00
Sign					
	400 - Permanent Sign	Village of Weston	3	$24,500	$225.00
Special Assessment					
	910 - Special Assessment	Village of Weston	16		$640.00
Temp Sign					
	401 - One Time Use Sign	Village of Weston	1		$25.00
Total			**52**	**$1,470,412**	**$4,401.40**

VILLAGE OF WESTON, WISCONSIN
AGENDA ITEM COVER SHEET / REQUEST FOR CONSIDERATION

DESCRIPTION:	Report re: December 2019 New Business Occupancy Permit Issuance
FROM:	Jennifer Higgins, Director of Planning & Development
FOR REVIEW BY:	Plan Commission, 1/13/2020
POLICY QUESTION:	Should the PC acknowledge the December 2019 Occupancy Permits issued to businesses as submitted in the report by the Department?
ISSUE-IN-BRIEF:	Monthly report from the Planning & Development Department
FISCAL IMPACT:	TBD
GUIDANCE:	Director recommends the PC acknowledge the report and place on file.
PRIOR REVIEW:	No previous public review.
REQUEST:	Acknowledge and place on file.

☐ **Is there an additional briefer with this agenda item?**

☒ **Are there additional documents which have been attached to this report?**

December 2019 Occupancy Permits Issued Report

Permits Issued

Date From 12/1/19 and Date To 12/31/19 and Template Occupancy and Jurisdiction Village of Weston

Permit #	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Finished Sq Ft	Issue Date	Valuation
Village of Weston								
201901424	Occupancy	7102 COMMERCE DR, WESTON	19228082210131	WAUSAU SUPPLY CO	URBAN CONSTRUCTION COMPANY INC		12/19/2019	$50.00
201901392	Occupancy	6304 KELLY PL, WESTON	19228082220124	GOLD KEY INVESTMENTS INC	HH Property Services, Inc.		12/04/2019	$50.00
201901394	Occupancy	6403 BECKY BLVD, WESTON	19228082210021	BARBARA A ADAMS	What's the Buzz?		12/05/2019	$0.00

Village of Weston Permits	3
Village of Weston Permits	$100
Village of Weston Permits	

Total Permits Issued	**3**
Total Permits Fees	**$100**
Total Permits Valuation	
Total Finished Sq Ft	

Jennifer Higgins
Planning & Development Director

MEMORANDUM

To: Plan Commission

Date: January 9, 2020

Re: Plan Commission Projects & Tasks

1. Community Entryway and Wayfinding Plan (*Complete*) *Plan was adopted as part of Comp Plan at 10/7 BOT meeting. Ordinance was published as of 10/10. Chartrand is working on the RFP for the Wayfinding Signs.*

2. Schofield Avenue Corridor Plan (*in progress*) *In progress. MDRoffers is working on. Draft plan was presented to CDA/PC on 8/13/19. It was well received by the CDA/PC and public. Document is proposed to be adopted as part of the Comp Plan – Volume 3 Supplemental Plans. PC and CDA recently endorsed the Plan and directed staff to start the public hearing process with the PC/BOT. Public Hearing has not been set yet. Staff has received but has not had time to review the final public hearing draft received from MDRoffers.*

3. Comprehensive Plan Update

4. Camp Phillips Centre Project (*In progress*)
   i. ATC Relocation (*In progress) – ATC agreement signed, loan secured, and steel purchased.*

   ii. Wetland Permit (*In progress) Individual Permit (IP) re-submittal to DNR in December. Nothing new to report at this time.*

   iii. TIA (*In progress) – submitted to DOT Fall 2018. JSD working on an update to correlate with new IP.*

5. Zoning Code Update – We are slowly making changes to the code where needed and as time allows.

6. Sports Complex – No progress. Sounds like the project will not be done in conjunction with the larger complex project. Unsure of status at this time.

Jennifer Higgins
Planning & Development Director

7. Transport Way Connection to Weston Ave (*stalled due to other priority projects*)
   i. Preliminary Construction Plan
   ii. ROW Plat
   iii. ROW Acquisition

8. Municipal Facilities (*in progress*)
   i. Administration Building and Public Works Garage
   ii. Public Safety
   iii. Aquatic Center
   iv. Ryan Street

   Staff has been meeting with the consultant bi-weekly. All the sale contingencies for the G&B Produce property have been met. Sale is pending later in January, early February.

9. County Road X Corridor Plan Implementation – no further progress. Waiting on Camp Phillips Centre IP.

10. Park Impact Fee Needs Assessment & Subdivision Ordinance Amendments – *in progress MDRoffers – needs to be completed to comply with WI Act 243. MDRoffers provided us the draft needs assessment. Staff met on this on 10/11. It's in the cue to begin the approval process so hopefully it can be early in 2020.*

11. Housing Study/Needs Assessment – *completed – The final plan has been loaded to the website. Staff will begin working on recommendations in early 2020.*

12. Weston Avenue Corridor Study and possible Corridor Reconstruction (County Road X to County Road J) – *future project. Plan has been budgeted for in 2020 Budget. MDRoffers has reviewed the engineering scope that Public Works had let a few years ago and provided a scope of services for the land use portion of the corridor study.*

13. Sewer and Water Crossing of Eau Claire River at Ryan Street – DPW is working on.

14. Construction of Well #7 at Yellow Banks Park – DPW working on.

15. Utility Planning Studies

Jennifer Higgins
Planning & Development Director

a. Paul's Farm – Master Planning & Traffic Study –
b. Main Extension Policy

16. Alpine Mobile Home Trailer Park redevelopment –*To date we have not received any proposals.*

17. Tourism Plan – *needs to be finished – MDRoffers had a draft plan almost complete and Guild had halted the project. We will need to decide if we want to finish it especially since the Chamber has adopted a recent Economic Development Plan to target tourism. 2020 project?*

Economic Development – New/Potential Projects

TIF 1

1. Barnett Property Residential Subdivision – Met with a residential home builder to discuss this site in August. Nothing new to report. We are still working with area landowners to make sure that we have two access points to the potential development.

TIF 2

1. Tommy Car Wash. – Under construction. Should be opening soon.

2. Schofield Oriental Market – business owner inquired in August 2019 about how they could help implement the Schofield Avenue Corridor Plan as they were part of a location called out in the plan for redevelopment. Nothing new to report

3. LaPorte Property – We have been talking to an interested party on this site. They have fine-tuned the site plan so it does not look like an amendment of the TIF 2 Plan will be needed for them to proceed. Ms. LaPorte has inquired about moving the home present on the lot to a vacant lot on Joseph St. This would require a public hearing and Plan Commission approval prior to the move.

4. Layne Northwest Property – no new progress.

Outside TIF

Jennifer Higgins
Planning & Development Director

1. Kennedy Park Nursing Home Redevelopment Project – Lokre has purchased the old nursing home and would like to redevelop the property into a unique multi-family project. The first step was to rezone the property which was completed in December 2019. No new progress has been made. Most likely the PC will not see anything additional from this until they begin phase II of the project as the interior remodeling only needs state approvals and a building permit.

2. Metro Animal Hospital – new construction – Birch St – nothing new to report. This project is still quiet.

3. DC Everest School Bldgs. – *The High School, Junior High and Weston Elementary are all under construction. They will be submitting Phase 3 of the High School project which is to add a new entrance/vestibule to the building and re-arrange the front drop off/parking area.*

4. Denyon Homes Bldg Addition – *under construction.* Met on 8/12 to discuss parking and landscape changes from original approval. They have not re-submitted to date. Staff will be following up with them this month now that construction season has slowed.

5. Crane Meadows – *building addition and sewer and water extension – Sewer and Water extension construction completed in fall 2019. Have not received any building plans to date.*

6. U-haul – 7701 Schofield Avenue – BOT authorized legal action against them for not getting site plan approvals and the CUP required to expand the use. Staff and Attorney are still working through this as the attorney is denying work was done. Tatro is in process of issuing citations.

7. Swiderski Multi-family Development – Callon Avenue Properties – rezone request was approved. Plan single story townhome like structures on this site but no site plan has been submitted. They also received rezone to MF on the single family home next door but have no plans with that property at this time.

8. Swiderski Multi-family Department – Metz Property – Camp Phillips Rd – Accepted offer by developer. Rezone request approved in November. Proposing to construct 120-unit apartment complex (6 – 20 unit buildings). All units will be 2 bed/2 bath with attached garages. SAFER is requiring two access points.

Marathon County has approved one cross access that will be shared with the property to the south. – [side note – staff met with a realtor who is looking to market the property to the south so this development could expand or be developed by another developer.]

9. Hoffman Personal Storage Facility Building and Office – 6005 Mesker Street – received a CUP from the PC in September. The personal storage facility will be marketed to motorhomes and those with larger storage needs. No updated building permit plans have been submitted to date.