



Village of Weston, Wisconsin

Meeting of the PLAN COMMISSION

**During the 24th legislative session of the elected Board
of Trustees (2020 – 2021)**

**Monday, June 8, 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: **Sparks {c}, Maloney {vc}, Cronin, Gau, Guerndt, Jordan, Meinel,**

Staff: **Jennifer Higgins, Director of Planning & Development**

Date/Time: **Monday, June 8, 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 06/02/2020.

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 PRESIDENT SPARKS AND TRUSTEE MARK MALONEY AND THE FIVE (5) APPOINTED MEMBERS OF THE PLAN COMMISSION: 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, June 8, 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 & Trustee Maloney.
2. Roll Call and declaration of a quorum by Secretary Parker of Plan Commission – WALLY SPARKS {C}, MARK MALONEY {VC}, STEVEN CRONIN, DUANE GAU, GARY GUERNDT, JOE JORDAN, STEVE MEINEL.
3. [Approve minutes from the May 11, 2020 PC/ETZ Meeting.](#)

COMMUNICATIONS

4. Opportunity for citizens to be heard.

Join Zoom Meeting by Computer (audio only meeting to make comments):

<https://zoom.us/j/92896711241>

Join Zoom Meeting by Phone (audio only meeting to make comments):

+13126266799,,92896711241# US (Chicago)

+19294362866,,92896711241# US (New York)

Meeting ID: 928 9671 1241

In person meeting attendance is limited to observe physical distancing of 6 feet at all times. This may require the Chair to limit in person participation to those most directly impacted by the agenda item. Total room capacity will be limited to 15-20 persons, including staff and Plan Commissioners. It is suggested to use the zoom option if at all possible.

5. Written communications received.

REVIEW OF REZONING & CONDITIONAL USE PERMIT PETITIONS

6. [Public Hearing – Project #20200161](#) – Village of Weston request for proposed amendments to the Comprehensive Plan and the Official Zoning Map:



VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN

OFFICIAL MEETING AGENDA OF THE PLAN COMMISSION.

- **4707 Camp Phillips Rd** – land use designation from Industrial to Institutional and zoning from GI General Industrial to INT Institutional. (PIN 192 2808 162 0971)
 - **4106 Ross Avenue** - from Multiple Family Residential to Institutional and zoning from MF Multiple Family Residential to INT Institutional. (PIN 192 2808 162 0970)
 - **4204 Ross Avenue** - from Multiple Family Residential to Institutional and zoning from MF Multiple Family Residential to INT Institutional. (PIN 192 2808 162 0969)
- a. Open Public Hearing.
 - b. Presentation by Staff.
 - c. Public Hearing/Public Comment Period. – Please log in using the Zoom meeting information listed above.
 - d. Written Correspondence.
 - e. Close Public Hearing.
 - f. Discussion by Commissioners.
 - g. Staff Report.
 - h. Recommendation by Plan Commission to the Board of Trustees on the Comprehensive Plan Amendment.
 - i. Recommendation by the Plan Commission to the Board of Trustees on the Rezone Request.
7. **Public Hearing – Project #20200162** – Village of Weston request for proposed amendment to the Comprehensive Plan and the Official Zoning Map - A parcel of land being part of Lot 1 of Certified Survey Map 17438 located in the Southwest ¼ of the Southeast ¼ of Section 23, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin. Said parcel contains 615,585 SF or 14.13 Acres. Subject to all roadways and easements of record. Land use designation from Park and Recreation to Industrial and zoning from AR Agriculture and Residential to LI Limited Industrial. (PIN 192 2808 234 0990)
- a. Open Public Hearing.
 - b. Presentation by Staff.
 - c. Public Hearing/Public Comment Period. – Please log in using the Zoom meeting information listed above.
 - d. Written Correspondence.
 - e. Close Public Hearing.
 - f. Discussion by Commissioners.
 - g. Staff Report.
 - h. Recommendation by Plan Commission to the Board of Trustees on the Comprehensive Plan Amendment.
 - i. Recommendation by the Plan Commission to the Board of Trustees on the Rezone Request.



VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN OFFICIAL MEETING AGENDA OF THE PLAN COMMISSION.

8. [Public Hearing - Project #20200127](#) - Jim Pinsonneault, 5002 Arrow St, Weston, requesting a Conditional Use Permit to allow an Outdoor and Vehicle Repair and Maintenance use within the B-2 (Highway Business) Zoning District at 3702 Schofield Ave. (PIN 192-2808-174-0883)
 - a. Open Public Hearing.
 - b. Presentation by Applicant.
 - c. Public Hearing/Public Comment Period. – Please log in using the Zoom meeting information listed above.
 - d. [Written Correspondence](#).
 - e. Close Public Hearing.
 - f. Discussion by Commissioners.
 - g. [Staff Report](#).
 - h. Action by Plan Commission.

9. [Public Hearing - Project # 20200157](#) - Aaron Pince, 523 McIndoe Street Wausau, WI 54403, requesting a Conditional Use Permit to allow a Personal Storage Facility within the LI (Limited Industrial) Zoning District at 7804 Service Lane, Units #3 & 6. (PIN 192-2808-233-0024)
 - a. Open Public Hearing.
 - b. Presentation by Applicant.
 - c. Public Hearing/Public Comment Period. – Please log in using the Zoom meeting information listed above.
 - d. Written Correspondence.
 - e. Close Public Hearing.
 - f. Discussion by Commissioners.
 - g. [Staff Report](#).
 - h. Action by Plan Commission.

10. [Public Hearing - Project #20200164](#) - Colin Durnen of 52 Properties on behalf of Illinois Avenue Housing, 1141 Main St, Stevens Point, WI 54481, requesting a Conditional Use Permit to allow a Personal Storage Facility within the MH (Manufactured Home) Zoning District at 4311 Schofield Ave. (PIN 192 2808 163 0943)
 - a. Open Public Hearing.
 - b. Presentation by Applicant.
 - c. Public Hearing/Public Comment Period. – Please log in using the Zoom meeting information listed above.
 - d. Written Correspondence.
 - e. Close Public Hearing.
 - f. Discussion by Commissioners.
 - g. [Staff Report](#).
 - h. Action by Plan Commission.



VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN
OFFICIAL MEETING AGENDA OF THE PLAN COMMISSION.

NEW BUSINESS

11. [Resolution 2020-PC-001](#): A Resolution Recommending Adoption of Components of the Comprehensive Plan of the Village of Weston, Marathon County, Wisconsin; Consisting of Amendments to Chapter 3: Land Use, Specifically Map 3-1 Future Land Use, of Volume 2: Vision and Directions.
12. [Project 20200185](#): Discussion and recommendation to the Board of Trustees Final Plat approval for Markovich Properties Condominium Second Addendum.

STAFF REPORTS

13. [Acknowledge Report re: May 2020 Staff-approved Certified Survey Maps and Site Plans.](#)
14. [Acknowledge Report re: May 2020 Building Permits.](#)
15. Acknowledge Report re: May 2020 New Business Occupancy Permit Issuance. – NONE Issued

MISCELLANEOUS

16. Next meeting date
 - a. Monday, July 13, 2020 @ 6 p.m. – Regular Meeting.
17. Remarks from Staff and Commission Members.

ADJOURNMENT

18. Adjournment of PC.

Village of Weston, Wisconsin
OFFICIAL PROCEEDINGS OF THE PLAN COMMISSION
held on Monday, May 11, 2020, at 6:00 p.m., in the Board Room, at the Municipal Center

AGENDA ITEMS.

- 1. Meeting called to order by Plan Commission (PC) Chair & Village President Wally Sparks.**
- 2. Roll Call of Village PC by Secretary Parker.**

Roll call indicated 7 Plan Commission members present.

<u>Member</u>	<u>Present</u>
Sparks, Wally	YES
Maloney, Mark	YES
Cronin, Steve	YES
Gau, Duane	NO - Absent
Guerndt, Gary	YES
Jordan, Joe	YES
Meinel, Steve	YES

Village Staff in attendance: Donner, Higgins, Wodalski, Wheaton, Tatro, Chartrand, Raczkowski, and Parker.

In the audience was Mark Roffers and Mitchell "Buck" Marcott.

- 3. Introduction of new Commissioner Cronin**

Sparks welcomed Steve Cronin to the Plan Commission.

- 4. Approval of minutes from March 9, 2020 PC/ETZ meeting**

Motion by Maloney, second by Meinel: to approve the March 9, 2020, PC/ETZ Meeting minutes.

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

<u>Member</u>	<u>Voting</u>
Sparks, Wally	YES
Maloney, Mark	YES
Cronin, Steve	YES
Gau, Duane	NOT VOTING
Guerndt, Gary	YES
Jordan, Joe	YES
Meinel, Steve	YES

- 5. Approval of minutes from the March 10, 2020 Special Joint BOT, PC, & CDA Meeting**

Motion by Maloney, second by Guerndt: to approve the March 10, 2020 Special Joint BOT, PC, & CDA Meeting

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

<u>Member</u>	<u>Voting</u>
Sparks, Wally	YES
Maloney, Mark	YES
Cronin, Steve	YES

Gau, Duane	NOT VOTING
Guerndt, Gary	YES
Jordan, Joe	YES

COMMUNICATIONS

6. Opportunity for citizens to be heard.

None

7. Written communications received.

None

REVIEW OF REZONING & CONDITIONAL USE PERMIT PETITIONS

8. Public Hearing – Project #20200118 – Mitchell & Polly Marcott, 8602 Ryan Street, Weston, requesting Conditional Use Permit to allow for Sec. 94.4.02(1)7 & 8 to be waived and modified, on a property within the AR (Agriculture and Residential) Zoning District, at 8400 Ryan Street (PIN 192 2808 272 0994).

a. Open Public Hearing.

Sparks opened the public hearing at 6:07 p.m.

b. Presentation by Applicant.

Buck Marcott is present via phone call and explained the way his house needs to be set on the property, due to the septic system, he would like his garage doors facing the Village’s compost piles, so will not be visible to the public and will be a quarter mile off the road. He said the issue is this does not meet the 60/40 rule, but since will not be visible is asking for this conditional use.

c. Public Hearing/Public Comment Period.

None.

d. Written Correspondence.

None.

e. Close Public Hearing.

Sparks closed the hearing at 6:12 p.m.

f. Discussion by Plan Commissioners.

The members had no concerns.

g. Staff Report.

Higgins stated his house will be set pretty far back, so it won’t be visible from road. Staff is okay and recommending approval of the CUP. There are some standard conditions placed in the staff report.

h. Action by Plan Commission.

Motion by Maloney, second by Guerndt: to approve CUP #20200118.

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

<u>Member</u>	<u>Voting</u>
Sparks, Wally	YES
Maloney, Mark	YES
Cronin, Steve	YES
Gau, Duane	NOT VOTING

Guerndt, Gary	YES
Jordan, Joe	YES
Meinel, Steve	YES

NEW BUSINESS

9. Site Plan Approval for Project #20200119 – PGA Excavating Department Operations Facility, 7315 Zinser Street.

Motion by Maloney, second by Meinel: to approve Project #2020019, per staff recommendation.

Meinel questioned the items being waived in the staff report, and recalls they did all of this last summer. Higgins explained the way the last approval was worded, this had to come back, as the last approval only had a waiver on the façade. Donner confirmed there was a lot of discussion about this, but bringing this back now just clears up any possible confusion.

Higgins explained the applicant is also purchasing property from the Village, and the process requires the Plan Commission approves site plans for any projects on those land sales. He is purchasing 5 acres of land, along the south side of this site, which he plans to combine to this site, via CSM.

Higgins confirmed that the approval tonight should include waivers (stated in the staff report) for the curb & gutter requirement around the paved parking lot, the requirement for bicycle and pedestrian facilities, for the applicant to submit a revised landscaping and lighting plan at the time of construction or expansion of storage yard (can be via staff review) and for the applicant to provide a revised hard surface/storage area plan at the time of construction of the expansion of the storage yard (can be via staff review).

Higgins explained how currently the lighting plan does not meet code, but once the additional 5 acres are attached, it will be fine. The landscaping will be based on the entire property, so we are not too worried about the landscaping plan until that expansion occurs also.

Meinel feels there should be less landscaping requirements with this being in the industrial park. Higgins stated the requirements are less. She explained the landscaping requirements looks at the impervious areas. She stated since he is fencing in the back yard, she thinks he would only need to add some trees along along Zinser Street.

Guerndt stated REVI has sent in the landscaping plan, and noted how Wheaton had notified REVI that the plan was not up to standards. Higgins stated REVI has the red maple trees planned, which are not allowed. Higgins stated the Parks Department is who requested the disallowance of the red maple tree species in the landscaping ordinance, during the 2015 Code update, as we were having issues with those dying off.

Higgins explained where the landscaping should be done on the property. Guerndt commented on how his issues are with the plantings next to the building, and how they will not survive the winter salt. Guerndt commented how he has \$45,000 in landscaping on this plan, and somehow they still do not meet our requirements, and he questioned what how much more he will need when the additional 5 acres is added. Higgins stated there will be some requirement for the general yard area. Guerndt stated there may be a stormwater pond area there. Higgins explained staff did not look at this area, since they will be adding on and

are asking that PC allow the staff to review this later when the expansion occurs. Typically, any property that the Village is selling the land requires PC approval, where normally this would be staff review.

Guerndt asked if anything on his plan does not meet code, if the additional 5 acres was not in play. Donner stated the lighting would not meet code as it shines beyond the property. Donner clarified that the staff recommendation is to allow staff to work with the applicant on this once the 5 acres is acquired.

Jordan questioned if the storage area will need to be paved. Higgins stated it will be gravel and fenced in, so it meets the requirements.

Sparks questioned if this recommendation will require this coming back to PC. Higgins stated it would come back to the Board with Developers Agreement. Higgins stated the site plan could be approved by Staff, if PC desires. Guerndt asked for more clarification on landscaping requirements. Higgins stated this will be further discussed with him once we receive the layout with the 5 acres added. Motion carried.

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

<u>Member</u>	<u>Voting</u>
Sparks, Wally	YES
Maloney, Mark	YES
Cronin, Steve	YES
Gau, Duane	NOT VOTING
Guerndt, Gary	ABSTAIN
Jordan, Joe	YES
Meinel, Steve	YES

10. Site Plan Approval for Project #20200088 – Willow Estates Multifamily Development, 5420, 5506, & 5510 Willow Street.

Higgins passed out updated plans (attached) and performance standards to the commissioners.

Wheaton stated she had added an additional waiver in regards to security cameras, which is included in the updated handout tonight. She stated there were a few performance standards that they do not meet that the code requires for 31 units: having a manager onsite and security cameras. Their landscaping does not meet the requirements. There is landscaping for the buffer yard provided along the two residential sides, however, there is general yard landscaping numbers included in buffer yard and the code is very specific that the buffer yard is not to include the general yard or hard surface. Another piece that does not meet is the refuse/recycling enclosure dumpster area does not meet the minimum setbacks, as it is proposed to be placed 20 feet from the property line, and the requirement is 30 feet. The enclosure is also planned to be placed in front of the building. Waiver for curb & gutter around paved parking lot and waive the minimum throat length requirement of the driveways.

Higgins stated to Sparks currently no curb & gutter along Willow Street. Maloney questioned the requirement for security cameras. Higgins stated with the performance standards, the bigger the project the more standards are in place. Maloney questioned when this standard was put in the code. Higgins stated this would have been added within the past few years when the multifamily standards were updated (January 23, 2019).

Motion by Maloney, second by Jordan: to approved per the staff report. Question - Higgins stated this is normally not a project that would come before PC, but based on the rezone, and PC requesting this

come back, it did. Donner clarified the curb and gutter on the noses, and Guerndt will clarify with Nick the noses around the buildings. Motion carried.

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

<u>Member</u>	<u>Voting</u>
Sparks, Wally	YES
Maloney, Mark	YES
Cronin, Steve	YES
Gau, Duane	NOT VOTING
Guerndt, Gary	ABSTAIN
Jordan, Joe	YES
Meinel, Steve	YES

Guerndt returned to his seat from the audience.

There was some discussion on the next item as to whether Guerndt should recuse himself from the discussion. Maloney commented about whether Trustees can vote during Plan Commission and at Board of Trustees meetings. Sparks stated there are legislative functions that this Commission creates, and very limited quasi judicial decisions that the Commission make. Specific hearings introducing evidence witnesses, decisions are unbiased and they have factual evidence reviewable record, written decisions, and the opportunity of appeal. The decisions the PC is making to zoning and plans, those are legislative functions that fall within the Plan Commission. There may be some limited circumstances where it would apply the quasi judicial decision, but those would be extremely limited and extremely rare. Sparks stated we are awaiting a legal opinion, though he feels this will not be an issue moving forward.

11. Introduction of the Draft Public Facilities Needs Assessment for a park and recreation fee on new residential development in the Village and proposed amendments to Chapter 74 Subdivision Regulations & Chapter 94 Zoning Ordinance to make technical changes and respond to state law changes, including adjustments in park and recreation impact fees for residential development.

Mark Roffers stated we are just looking for some initial direction before this gets scheduled for public hearing and action at a later meeting. Roffers then went through his presentation in the packet. This material attempts to guidance summary three things: 1) update with the new impact fee law, 2) address some other State law changes, and 3) address some issues that have been read through experience using the code.

Maloney questioned if this is something mandated by law or something to produce more income? Higgins stated it is mandated by law if we want to continue collecting the fee. State law requires we go through the needs assessment. Higgins stated there has always been a parkland dedication or fee in lieu of the land. Higgins stated the standards are different. Roffers stated there is no legal requirement for the Village to require dedication or fees. Up to the Village to decide if we want new parks or money to upgrade parks or add new parks or not.

Sparks questioned the calculation of fees and who pays for the fee. Higgins answered the developer pays it at the time of building permit issuance. Previously it was at the time of platting. Meinel confirmed that now the fee is being paid by the person building the single-family home, not the developer at the time of development.

Maloney commented when he moved into his house on Leduc Street (Freeman Addition) how there is still a corner vacant lot that was supposed to be a park, but has not been touched.

Donner stated the Park & Recreation Committee, some time ago, stated they did not want to have these small neighborhood parks, and that they'd rather see the larger parks (like Kennedy Park, Machmueller Park, etc.). Donner pointed out the needs assessment is showing we need more neighborhood parks.

Donner explained how we implemented the impact fee. The law requires we have a time period from the time the money is collected, first-in, first-out concept. We have to track that and if we do not spend it within those 8 years, we have to make refunds. If we want to continue collecting parkland it has to be through an impact fee, we can no longer collect a fee in lieu of land.

Donner stated we have been using the fee in lieu of land for park improvements. Higgins stated this was a change in State Law in 2018. Now it has to be used for land.

Guerndt agrees we need to maintain our parks and there needs to be some funds used towards that. Guerndt questioned where Roffers got \$35,000 per acre. Roffers stated based on land sales for land to be developed in the Village. Guerndt feels that price is too high. Guerndt stated he paid just over \$13,000 per acre for Misty Pines. Roffers stated if the Plan Commission believes they the land values are closer to the \$13,000 or \$20,000 per acre, he could use those amounts instead.

Maloney questioned with Machmueller Park, why it was placed on the far end of the subdivision, and not more centrally located for everyone in that subdivision to use. Higgins stated that may have been a Tappe decision based on how the subdivision was developing and the natural wetland feature on that side.

Sparks confirmed this fee is to purchase park land, and how we have park land that we can't even develop. It would make more sense if we could use the funds for the Prohaska Park.

Higgins clarified at the time a single-family home is to be constructed the fee would be paid for at time of building permit issuance. A question came up if a home were to burn down or be demolished if the owner would need to pay another parkland dedication fee at time of building permit. Roffers stated in that case they would not be responsible. Also, if someone converted a single-family home into a duplex, they would only be responsible for 1 fee not 2. But if you construct a new duplex there would be 2 fees.

Guerndt questioned if there is no way that the money can be used for existing park updates, just for purchasing land. Roffers stated can be used to expand existing parks or add on to them. Roffers commented how some communities have a Park Improvement Fee. Guerndt stated he does not see the community wanting 1 or 2-acre parks as the community does not have enough money to put playsets on them all. Roffers stated in those cases, you collect what you can from that development and buy land adjacent to it to build a large enough park.

Maloney feels a little 2-acre park, with no equipment, just a bench a lot of trees, and open space would be nice too. Sparks commented a small dog park is nice too in some neighborhoods.

Sparks commented if we are going more to higher single-family density, that there needs to be some outlets for them. He does not want to put an impact fee just to buy parks, but the maintaining or expanding what we have.

Donner questioned the fees that can be used for improvements to parks. Roffers stated we would have to redraft the impact fee study by placing improvements we would like to see in parks and divide that capital expense by how much residential development we think will be available to contribute to that, on the assumption that is fully attributable to the new residents or general population. We would have to designate a certain percentage of the funds towards people who are here and the remaining percentage towards the people who will come here. He stated this study is based the cost of land to serve the new developments. The ordinance is set up to either use that money for land or for improvements. Before we implement the ordinance we may want to get the Village attorney to review. Roffers commented on how some apartment developments could put in a clubhouse of some kind with a pool, where they maintain that. The Village could give credit towards that.

Sparks questioned if parkland fees were used for the Prohaska park or Mashuda park. Donner stated he would have to check. Sparks does not want to raise what they have to pay, but some sort of split for maintaining these parks.

Higgins stated to Meinel that legislation came from the developers and landlords bill of rights laws at the State level and where they want to know the costs up front.

Higgins stated we can keep the fees at \$244. This has to go to public hearing yet. Maloney proposed we go to \$600 for single family, \$400 for duplex, and \$300 for multi-family.

Guerndt feels the numbers are not matching and that we need to get them closer to Wausau. Guerndt questioned if in 24 years, can this come back in 5 years if these numbers aren't working out? Higgins stated would have to do another assessment. Guerndt questioned what is Village doing for maintaining these parks?

It was explained we need to update the study to include using the fees for park maintenance. Donner stated we are restricted on how we can collect our needs for maintenance, it needs to come from the general tax roll. Capital improvements we can borrow for, but we also have the ability to use parkland impact fee.

Guerndt feels if we are charging a parkland fee, we should use it.

Sparks would like to see this fee included to put something into our parks. He would like to see a split so we can use some for property acquisition and some for infrastructure.

Meinel would like to see the fees reasonable. He wants a clear understanding of what the other communities are charging. Roffers stated we have to base our fees on what our needs will be, not just follow what other communities are doing.

Sparks asked Roffers to address being able to develop some of the existing parkland (like Prohaska Park) and come back so we can find a reasonable rate that we should be charging.

Donner confirmed they want Roffers to look at the two components on the maximum fee. Determine the balance between park land and park improvements. Based on the needs assessment look at what we can justify charging.

Roffers stated you could charge a single fee, based on whether single-family or multi-family.

Cronin questioned how we can compete with other communities with the fees presented. Higgins stated the study gives the maximum rate and we can ultimately decide the rate to be charged.

Guerndt questioned what other funding sources are other communities (like Wausau) using.

Sparks commented on how we will draw people from other areas into our parks.

The Parks Comprehensive Outdoor Recreation Plan (CORP) looks at surrounding areas and what is available. We have to look at what is going on around us.

12. Discussion of future land use & zoning designations for Industrial/Business Park Properties south of State Highway 29.

Higgins stated originally this would have been done in the corridor plan project that we began in March. She stated Roffers is working with Ryan Barz of AECOM, who is the sub for the transportation portion of Weston Avenue corridor plan to collect some of the data. Originally, we were going to come back to meet with him on the initial data collection. Roffers was going to start talking to property owners along Weston Avenue for those

individual interviews, but due to COVID, the schedule has been moved back. Because we had a land sale and prior to the COVID issues, the Board had decided to sell or no longer use the Mashuda property for parkland, which was shown on the comprehensive plan map as recreational. So, in order to do a rezone on this property, she has to do a comprehensive plan map amendment and also rezone the property. Now is a good time to discuss what we want to see for zoning in this area (Zinser Street all the way to County Road J, south of STH-29). She went over the different zoning districts in that area. She discussed the inside of the park being GI, due to the storage standards. Higgins stated how with the new zoning code, we turned a lot of things into CUP's so we can look at what they are doing there.

Jordan stated he would like to see the properties in there used for light industrial first, as that is the hardest use to get, versus someone who decides to put in a large restaurant and takes up 5 acres of the business and industrial park.

Higgins discussed the districts that commercial entertainment is permitted in. Jordan would like to see it zoned light industrial, with the potential of other uses.

Higgins explained to Guerndt that the reason we ask potential businesses/tenants what they are doing (through operational plan) is so we can determine if they are a permitted use by right or if they need to come through as conditional use.

Jordan stated the primary thing is to allow for light industrial and to allow exceptions for some of those other uses.

Higgins stated the Weston Business & Technology Park was originally BP (the same as hospital complex). When we changed the code in 2015, we changed the zoning districts to reflect the uses.

Right now the Mashuda property is recreational. We have to change the future land use map/comprehensive plan to light industrial. The members agreed for light industrial, which also allows for business park uses.

Guerndt questioned if Norcon purchases property in the Business Park South, if they will meet zoning.

Sparks questioned if we could carve out a section from the Mashuda property for a park and parking. Guerndt stated some of their stormwater may run into that pond. Sparks feels we should either make that area a small park or we sell it.

Higgins showed the members the land Guerndt is purchasing. She showed the area that we can keep as parkland, and what we can change to light industrial.

Higgins stated we do not need to make a decision tonight, but to change future land use map for those properties to industrial. We do not use the business park district anymore. Most uses in the business park are light industrial.

Higgins discussed other changes to the comprehensive plan that will need to be made.

Guerndt discussed the Wiznewski property (SW Corner) across from the golf course, how they are trying to sell as residential, but the ground water is about 3 – 4 feet there, and it would be best suited for LI.

Roffers will lead discussion on Weston Avenue in the coming months.

STAFF REPORTS

13. Acknowledge Report re: March and April 2020 Staff-Approved Certified Survey Maps and Site Plans.

Motion by Maloney, second by Guerndt to acknowledge Item #13.

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

<u>Member</u>	<u>Voting</u>
Sparks, Wally	YES
Maloney, Mark	YES
Cronin, Steve	YES
Gau, Duane	NOT VOTING
Guerndt, Gary	YES
Jordan, Joe	YES
Meinel, Steve	YES

14. Acknowledge Report re: March and April 2020 Building Permits.

Motion by Maloney, second by Cronin to acknowledge Item #14.

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

<u>Member</u>	<u>Voting</u>
Sparks, Wally	YES
Maloney, Mark	YES
Cronin, Steve	YES
Gau, Duane	NOT VOTING
Guerndt, Gary	YES
Jordan, Joe	YES
Meinel, Steve	YES

15. Acknowledge Report re: March and April 2020 New Business Occupancy Permit Issuance.

Motion by Guerndt, second by Maloney to acknowledge Item #15.

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

<u>Member</u>	<u>Voting</u>
Sparks, Wally	YES
Maloney, Mark	YES
Cronin, Steve	YES
Gau, Duane	NOT VOTING
Guerndt, Gary	YES
Jordan, Joe	YES
Meinel, Steve	YES

16. Update on 2020 Project/Tasks for Plan Commission.

Higgins stated this is a standing item to update the PC where we are at based on projects hanging out there. Some will continue to be on hold until we are able to have more public participation and involvement. She gave the example of the Schofield Avenue Corridor Plan and how we had a full room for that discussion. We can't do that while the COVID-19 restrictions are in place.

17. Updated Workplan for Weston Avenue Corridor Plan Project.

Higgins stated this item has been pushed back a month. There will be a web meeting to start talking about this with Staff and MDRoffers in the next few weeks.

MISCELLANEOUS

18. Next meeting date

a. **Tuesday, June 8, 2020 @ 6pm – Regular Meeting.**

19. 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 has had a hard time getting a meeting with Paul Duerst. Donner stated he will call Joe Buska to see if he has been contacted by Duerst.

Meinel commented that it seems Duerst is avoiding us, and maybe it is time for us to speak to our attorney.

Donner stated when he talked to Buska back in January, he was in favor of that being reserved for right-of-way as he wants to retain access to land he has back there as well.

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

Higgins stated there is a draft Chapter 14 available. Staff needs to review and will bring back to you.

20. Remarks from Staff, Committee, and Commission Members.

Higgins stated the building inspectors are very busy with Weston and Kronenwetter construction projects.

Nothing from Commissioners.

ADJOURNMENT

21. Adjournment of PC

Motion by Maloney, Second by Meinel: to adjourn at 8:28 p.m.

Wally Sparks, Plan Commission Chair and Village President
Jennifer Higgins, Director of Planning & Development
Valerie Parker, Recording Secretary

REQUEST FOR CONSIDERATION

Public Mtg/Date:	Plan Commission, May 11, 2020
Description:	Discussion and Action on Willow Estates Multifamily Development; Developer's request of Waivers for Site Design Standards (Project #20200088) at 5420, 5506, and 5510 Willow Street
From:	Jennifer Higgins, Zoning Administrator Emily Wheaton, Assistant Planner
Question:	Should the Plan Commission approve the request to waive the site plan design standards requested by the applicant?

BACKGROUND

Updated 5/11/20 due to additional information being submitted.

Gary Guerndt and Tim Ciszewski (Platinum Investments, LLC) are proposing building a three building multi-family dwelling complex on 2.35 acres of land on Willow Street. Each building would contain 12 units of various sizes for a total of 69 bedrooms. After review of the submitted items, Staff have found the following items do not meet the Zoning Code:

- There is a performance standard for a manager or maintenance person residing on-site for developments of more than 31 units. No on-site person is planned.
- There is a performance standard that security cameras be located in parking lots and at entrances for developments of more than 31 units. No cameras are planned.
- A bufferyard is provided, however general yard trees are placed in the buffer yard. Code states that bufferyard landscape is separate from the other components of the landscaping calculation.
- The dumpster is located 20 feet from the front property line. It is required to be 30 feet from front property line. It is also located on the front side of the principal structure.
- Curb and gutter is not denotated for the parking lot on the site plan.
- The minimum permitted throat length of the driveways shall be 20 feet. However, there are parking spaces within this 20 feet.

Staff is in the process of finishing review of the building materials and lighting for the property.

As a note, Staff approved and signed the Certified Survey Map for the combination of the existing three lots that this project is being proposed on on May 4th, 2020. The CSM is waiting to be picked up at the Municipal Center. A building permit cannot be issued for this project until the CSM is picked up and recorded with the Register of Deeds.

Attached Docs:	Site Plan, Landscaping Plan, Building Elevations, Staff Site Plan Review Form
Committee Action:	None to date
Fiscal Impact:	None
Recommendation:	

RECOMMENDED LANGUAGE FOR OFFICIAL ACTION

REQUEST FOR CONSIDERATION

I move to [approve / deny] the site plan for Willow Estates with the following items waived/approved:

- Waive the curb and gutter requirement around the paved parking lot
- Waive the requirement that the dumpster be located no closer than 30 feet from the front property line as well as in front of the primary building
- Waive the requirement that there be a manager or maintenance person residing on site
- Waive the requirement that cameras be installed in the parking lot and at building entrances
- Waive the minimum throat length requirement of the driveways
- Approve the landscaping plan as presented

ADDITIONAL ACTION: Notify applicant of [approval / denial] [Staff]

**VILLAGE OF WESTON
NOTICE OF PUBLIC HEARING
AMENDMENT TO COMPREHENSIVE PLAN & OFFICIAL ZONING MAP**



NOTICE IS HEREBY GIVEN that a public hearing will be held before the Village of Weston Plan Commission, on Monday, June 8, 2020, at approximately, 6:00 p.m., or shortly thereafter, at the Weston Municipal Center, 5500 Schofield Avenue, Weston, WI 54476, to consider the proposed amendments to the Comprehensive Plan and the Official Zoning Map. The purpose of the Public Hearing is to accept public comments on the proposed amendment.

The Village requests that the future land use map & official zoning map be amended to change the land use designations and zoning designation on the following properties owned by the Village:

1. Project #20200161 –

- a. **4707 Camp Phillips Rd** – land use designation from Industrial to Institutional and zoning from GI General Industrial to INT Institutional. (PIN 192 2808 162 0971)
- b. **4106 Ross Avenue** - from Multiple Family Residential to Institutional and zoning from MF Multiple Family Residential to INT Institutional. (PIN 192 2808 162 0970)
- c. **4204 Ross Avenue** - from Multiple Family Residential to Institutional and zoning from MF Multiple Family Residential to INT Institutional. (PIN 192 2808 162 0969)

2. Project #20200162 –

A parcel of land being part of Lot 1 of Certified Survey Map 17438 located in the Southwest ¼ of the Southeast ¼ of Section 23, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin

Commencing at the South ¼ corner of Section 23, thence N 33o 33' 36" E, 59.85 feet to the SW corner of Lot 1 CSM No. 17438 and the Easterly R/W of Zinser Street; thence N 0o 06' 04" E, 382.14 feet along the Easterly R/W of Zinser Street to the point of beginning of the parcel herein described; thence continuing N 0o 06' 04" E, 348.08 feet along the Easterly R/W of Zinser Street to the SW Corner of Lot 2 CSM No. 17438; thence S 89o 55' 55" E, 314.00 feet along the South line of Lot 2 to the Southeast corner thereof; thence N 0o 06' 04" E, 37.19 feet along the East line of Lot 2; thence S 89o 55' 55" E, 324.67 feet; thence S 0o 00' 00" E, 384.52 feet; thence N 90o 00' 00" W, 639.34 feet to the Easterly R/W of Zinser Street and the point of beginning of the parcel herein described.

Said parcel contains 234,271 SF or 5.38 Acres. Subject to all roadways and easements of record.

AND

Commencing at the South ¼ corner of Section 23, thence N 33o 33' 36" E, 59.85 feet to the SW corner of Lot 1 CSM No. 17438 and the point of beginning of the parcel herein described; thence N 0o 06' 04" E, 730.23 feet along the Easterly R/W of Zinser Street to the SW Corner of Lot 2 CSM No. 17438; thence S 89o 55' 55" E, 314.00 feet along the South line of Lot 2 to the Southeast corner thereof; thence N 0o 06' 04" E, 37.19 feet along the East line of Lot 2; thence S 89o 55' 55" E, 324.67 feet; thence S 0o 00' 00" E, 192.19 feet to the centerline of an ANR Gas pipeline easement; thence S 89o 55' 55" E, 642.34 feet along the centerline of said easement to the Westerly R/W of Progress Way; thence S 0o 13' 48" W, 578.46 feet along the Westerly R/W of Progress Way to the Northerly R/W of Weston Avenue; thence N 89o 47' 13" W, 1280.05 feet along the Northerly R/W of Weston Avenue to the Easterly R/W of Zinser Street and the point of beginning of the parcel herein described.

Said parcel contains 615,585 SF or 14.13 Acres. Subject to all roadways and easements of record.

Land use designation from Park and Recreation to Industrial and zoning from AR Agriculture and Residential to LI Limited Industrial. (PIN 192 2808 234 0990)

All properties are currently owned by the Village of Weston.

The hearing notices 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, June 2, 2020, to be included in the Plan Commission Meeting Packet. Any written comments received shall become part of the record. **All interested persons wishing to provide testimony during the Public Hearings will be given an opportunity to be heard. Due to the COVID-19 social distancing measures currently in place, no more than 10 people will be allowed in attendance at the meeting at one time. Alternative measures will be provided on the final meeting agenda to allow those not in attendance to still participate and comment.**

Any person with questions or planning to attend needing additional special accommodations in order to participate should call Valerie Parker, Planning Technician, Planning and Development Department, at 715-241-2607.

Dated this 21st day of May 2020

Valerie Parker
Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, May 25, 2020 and Monday, June 1, 2020.

REQUEST FOR CONSIDERATION

Public Mtg/Date: Plan Commission, June 8, 2020

Description: Public Hearing – Project #20200161 – Village of Weston request for proposed amendments to the Comprehensive Plan and the Official Zoning Map:

- 4707 Camp Phillips Rd – land use designation from Industrial to Institutional and zoning from GI General Industrial to INT Institutional. (PIN 192 2808 162 0971)
- 4106 Ross Avenue - from Multiple Family Residential to Institutional and zoning from MF Multiple Family Residential to INT Institutional. (PIN 192 2808 162 0970)
- 4204 Ross Avenue - from Multiple Family Residential to Institutional and zoning from MF Multiple Family Residential to INT Institutional. (PIN 192 2808 162 0969).

From: Jennifer Higgins, Director of Planning and Development

Question: Should the Plan Commission recommend the Board of Trustees (BOT) approve a Comprehensive Plan Amendment and Rezone Request on 3 properties recently purchased by the Village for future use as a new municipal center location?

BACKGROUND

The Village recently purchased these 3 properties earlier in the year with plans to build the new Municipal Center on it one day. To begin the process of preparing it for development, Staff has initiated a Comprehensive Plan Map Amendment for these properties because the original intent for them when the Comprehensive Plan was adopted was not for Institutional Use. To maintain consistency with the Village Comprehensive Plan, specifically Map 3-1 Future Land Use Map, a comprehensive plan map amendment is first needed prior to the rezone requests being granted.

Project #20200161 – Camp Phillips Road – Old G&B Produce Site and two vacant lots. Proposed site of New Municipal Center Building

- **4707 Camp Phillips Rd** – land use designation from Industrial to Institutional and zoning from GI General Industrial to INT Institutional. (PIN 192 2808 162 0971)
- **4106 Ross Avenue** - from Multiple Family Residential to Institutional and zoning from MF Multiple Family Residential to INT Institutional. (PIN 192 2808 162 0970)
- **4204 Ross Avenue** - from Multiple Family Residential to Institutional and zoning from MF Multiple Family Residential to INT Institutional. (PIN 192 2808 162 0969)

The proposed plan for these lands is to complete the comprehensive plan map amendment so that the properties can be rezoned and a certified survey map can be completed to combine the 3 lots together and begin the final building design process.

REQUEST FOR CONSIDERATION

Please note, the rezone public hearing will take place now but the recommendation won't go to the BOT until the public hearing for the comp plan amendments goes to the Board. The rezone can only be approved if the comp plan amendment is approved.

Attached Docs:	Current Zoning Map, Current Future Land Use Map
Committee Action:	None
Fiscal Impact:	TBD.
Recommendation:	Director recommends approval of the comprehensive plan amendment and rezone request.

RECOMMENDED LANGUAGE FOR OFFICIAL ACTION

Comp Plan Amendment

- 1) RECOMMEND APPROVAL:** Plan Commission would approve the Resolution found later on this agenda. The Resolution would be sent on to the BOT at their 6/15/2020 meeting for acknowledgment.
- 2) DENY:** Plan Commission recommends denial and the request would not move on to public hearing and the rezone could not be approved either.

Rezone Request

- 1) RECOMMEND APPROVAL:** Plan Commission recommends approval of the rezone request and forwards the recommendation on to the Village Board 7/20/2020 meeting agenda. (action can't be taken on the rezone until the Comp Plan amendment public hearing at the BOT meeting 7/20/2020.
- 2) RECOMMEND DENIAL:** Plan Commission recommends denial of the rezone request and forwards the recommendation on to the Village Board 7/20/2020 meeting agenda.
- 3) NO RECOMMENDATION:** Plan Commission takes no action and the request moves on to the Village Board 7/20/2020 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 Resolution on to the BOT for acknowledgement.
Set public hearing before the BOT for 7/20/2020.
Hold public hearing 7/20/20 at BOT meeting.
Adoption of Ordinance to Amend Comp Plan (BOT)
Adoption of Ordinance to Amend Zoning Ordinance (BOT)

Village of Weston Marathon County, WI



FUTURE LAND USE MAP



Map Date: 5/21/2020
Adoption Date: 2/21/2019



LEGEND

4707 Camp Phillips Rd & 4106, 4204 Ross Ave

MUNICIPAL FEATURES

Village of Weston Incorporated Boundary

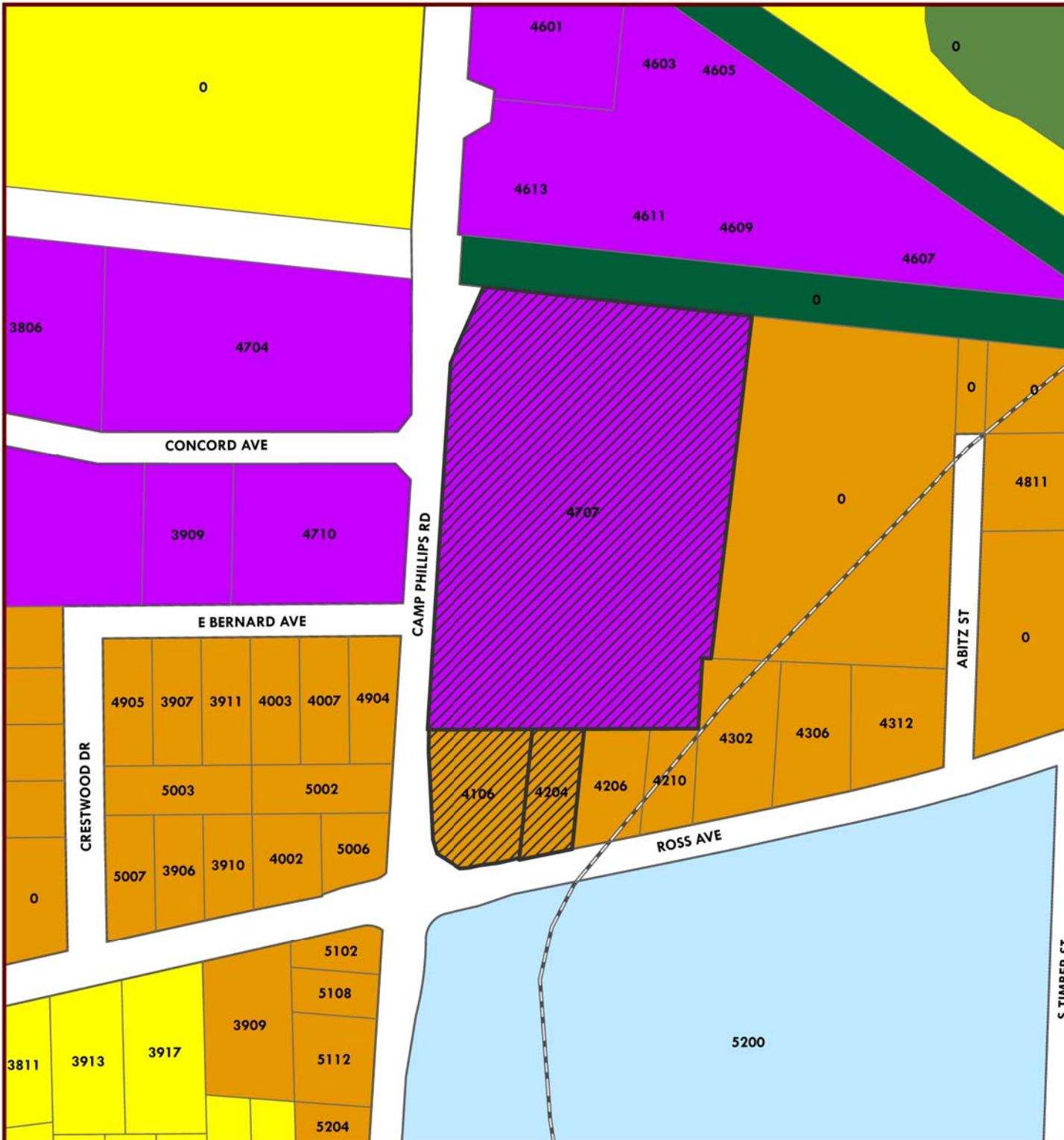
Right-of-Way

WELLHEAD PROTECTION OVERLAY

Zone B 5-Year Municipal Well Recharge Area

Future Land Use

- Agriculture
- Business/Office Park
- Commercial
- Environmental Corridor
- Industrial
- Institutional
- Mixed Use
- Multifamily Residential
- Park and Recreation
- Planned Neighborhood
- Single Family Residential - Sewered
- Single Family Residential - Unsewered
- Two Family Residential



Village of Weston Marathon County, WI



OFFICIAL ZONING MAP



Map Date: 5/21/2020
Adoption Date: 2/21/2019



LEGEND

4707 Camp Phillips Rd & 4106, 4204 Ross Ave

MUNICIPAL FEATURES

Village of Weston Incorporated Boundary

Right-of-Way

WELLHEAD PROTECTION OVERLAY

Zone B 5-Year Municipal Well Recharge Area

ZONING DISTRICTS

PR - Parks and Recreation

RR-5 - Rural Residential-5 Acre

SF-L - Single Family Residential-Large Lot

SF-S - Single Family Residential-Small Lot

MF - Multiple Family Residential

INT - Institutional

B-3 - General Business

LI - Limited Industrial

GI - General Industrial

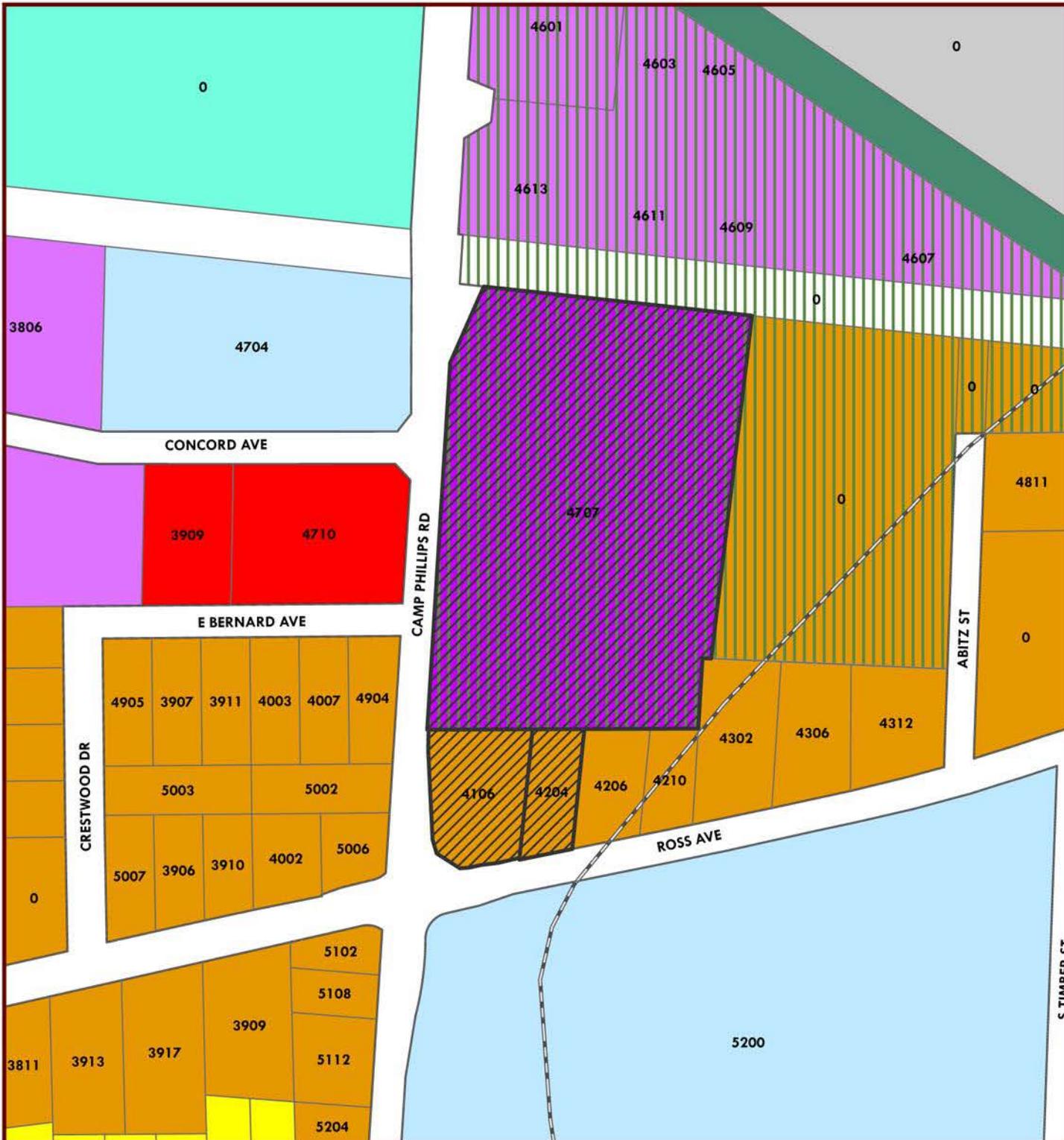
Overlay Districts

D-CO

D-R

D-RT

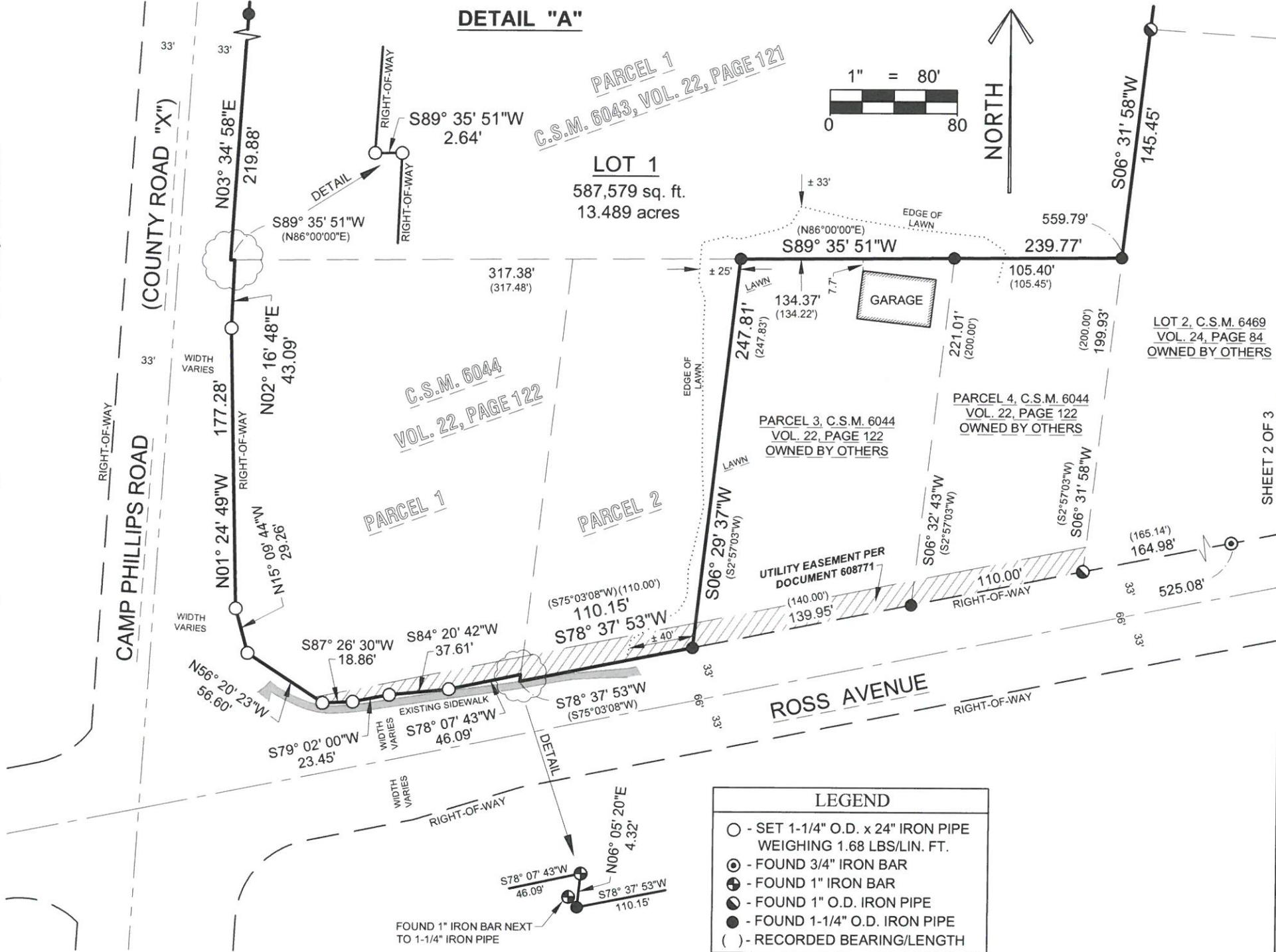
D-WM



Preliminary

MARATHON CO. CERTIFIED SURVEY MAP NO. _____

Of Parcel 1 of Certified Survey Map Number 6043 recorded in Volume 22 of Certified Survey Maps on Page 121, of Parcel 2 and part of Parcel 1 of Certified Survey Map Number 6044 recorded in Volume 22 of Certified Survey Maps on Page 122 located in the Northwest 1/4 of the Northwest 1/4 and the Southwest 1/4 of the Northwest 1/4 of Section 16, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin.



DRAWN BY M.F.L.	DATE NOVEMBER 14, 2019
CHECKED BY K.J.W.	PROJECT NO. 3182
PREPARED FOR: VILLAGE OF WESTON	

RIVERSIDE LAND SURVEYING LLC
5310 WILLOW STREET, WESTON, WI 54476
PH 715-241-7500 - FAX 715-355-6894
email - mail@riversidelandsurveying.com

SHEET 2 OF 3

Preliminary

MARATHON CO. CERTIFIED SURVEY MAP NO. _____

Of Parcel 1 of Certified Survey Map Number 6043 recorded in Volume 22 of Certified Survey Maps on Page 121, of Parcel 2 and part of Parcel 1 of Certified Survey Map Number 6044 recorded in Volume 22 of Certified Survey Maps on Page 122 located in the Northwest 1/4 of the Northwest 1/4 and the Southwest 1/4 of the Northwest 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 Parcel 1 of Certified Survey Map Number 6043 recorded in Volume 22 of Certified Survey Maps on Page 121, of Parcel 2 and part of Parcel 1 of Certified Survey Map Number 6044 recorded in Volume 22 of Certified Survey Maps on Page 122 located in the Northwest 1/4 of the Northwest 1/4 and the Southwest 1/4 of the Northwest 1/4 of Section 16, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin, described as follows:

Commencing at the Northwest corner of said Section 16; Thence South 03°34'58" West along the West line of said Northwest 1/4, 679.66 feet; Thence South 86°25'02" East, 33.00 feet to the East right-of-way line of Camp Phillips Road, the South right-of-way line of the abandoned railroad right-of-way and the North line of said Parcel 1 of Certified Survey Map Number 6043 which is the point of beginning; Thence South 83°53'21" East along said North line of Parcel 1, 602.45 feet to the West line of Certified Survey Map Number 2676 recorded in Volume 10 of Certified Survey Maps on Page 149; Thence South 06°31'58" West along said West line of Certified Survey Map Number 2676 and the West line of Lot 2 of Certified Survey Map Number 6469 recorded in Volume 24 of Certified Survey Maps on Page 84, 843.92 feet to the North line of Parcel 4 of said Certified Survey Map Number 6044 recorded in Volume 22 of Certified Survey Maps on Page 122; Thence South 89°35'51" West along said North line of Parcel 4 and the North line of Parcel 3 of said Certified Survey Map Number 6044 recorded in Volume 22 of Certified Survey Maps on Page 122, 239.77 feet to the West line of said Parcel 3 of Certified Survey Map Number 6044; Thence South 06°29'37" West along said West line, 247.81 feet to the North right-of-way line of Ross Avenue; Thence South 78°37'53" West along said North right-of-way line, 110.15 feet; Thence North 06°05'20" East along said North right-of-way line, 4.32 feet; Thence South 78°07'43" West along said North right-of-way line, 46.09 feet; Thence South 84°20'42" West along said North right-of-way line, 37.61 feet; Thence South 79°02'00" West along said North right-of-way line, 23.45 feet; Thence South 87°26'30" West along said North right-of-way line, 18.86 feet to said East right-of-way line of Camp Phillips Road; Thence North 56°20'23" West along said East right-of-way line, 56.60 feet; Thence North 15°09'44" West along said East right-of-way line, 29.26 feet; Thence North 01°24'49" West along said East right-of-way line, 177.28 feet; Thence North 02°16'48" East along said East right-of-way line, 43.09 feet; Thence South 89°35'51" West along said East right-of-way line, 2.64 feet; Thence North 03°34'58" East along said East right-of-way line, 908.27 feet to the point of beginning.

That the above described parcel of land contains 587,579 square feet or 13.489 acres, more or less;

That said parcel is subject to all easements, restrictions and right-of-ways of record including a permanent limited easement per Document Number 1221001 and a utility easement per Document Number 608771;

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

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

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

Dated this _____ day of _____

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

SHEET 3 OF 3

 RIVERSIDE LAND SURVEYING LLC 5310 WILLOW STREET, WESTON, WI 54476 email - mail@riversidelandsurveying.com PH 715-241-7500 - FAX 715-355-6894	DRAWN BY M.F.L.	DATE NOVEMBER 14, 2019
	CHECKED BY K..J.W.	PROJECT NO. 3182
	PREPARED FOR:	VILLAGE OF WESTON

**VILLAGE OF WESTON
NOTICE OF PUBLIC HEARING
AMENDMENT TO COMPREHENSIVE PLAN & OFFICIAL ZONING MAP**



NOTICE IS HEREBY GIVEN that a public hearing will be held before the Village of Weston Plan Commission, on Monday, June 8, 2020, at approximately, 6:00 p.m., or shortly thereafter, at the Weston Municipal Center, 5500 Schofield Avenue, Weston, WI 54476, to consider the proposed amendments to the Comprehensive Plan and the Official Zoning Map. The purpose of the Public Hearing is to accept public comments on the proposed amendment.

The Village requests that the future land use map & official zoning map be amended to change the land use designations and zoning designation on the following properties owned by the Village:

1. Project #20200161 –

- a. **4707 Camp Phillips Rd** – land use designation from Industrial to Institutional and zoning from GI General Industrial to INT Institutional. (PIN 192 2808 162 0971)
- b. **4106 Ross Avenue** - from Multiple Family Residential to Institutional and zoning from MF Multiple Family Residential to INT Institutional. (PIN 192 2808 162 0970)
- c. **4204 Ross Avenue** - from Multiple Family Residential to Institutional and zoning from MF Multiple Family Residential to INT Institutional. (PIN 192 2808 162 0969)

2. Project #20200162 –

A parcel of land being part of Lot 1 of Certified Survey Map 17438 located in the Southwest ¼ of the Southeast ¼ of Section 23, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin

Commencing at the South ¼ corner of Section 23, thence N 33o 33' 36" E, 59.85 feet to the SW corner of Lot 1 CSM No. 17438 and the Easterly R/W of Zinser Street; thence N 0o 06' 04" E, 382.14 feet along the Easterly R/W of Zinser Street to the point of beginning of the parcel herein described; thence continuing N 0o 06' 04" E, 348.08 feet along the Easterly R/W of Zinser Street to the SW Corner of Lot 2 CSM No. 17438; thence S 89o 55' 55" E, 314.00 feet along the South line of Lot 2 to the Southeast corner thereof; thence N 0o 06' 04" E, 37.19 feet along the East line of Lot 2; thence S 89o 55' 55" E, 324.67 feet; thence S 0o 00' 00" E, 384.52 feet; thence N 90o 00' 00" W, 639.34 feet to the Easterly R/W of Zinser Street and the point of beginning of the parcel herein described.

Said parcel contains 234,271 SF or 5.38 Acres. Subject to all roadways and easements of record.

AND

Commencing at the South ¼ corner of Section 23, thence N 33o 33' 36" E, 59.85 feet to the SW corner of Lot 1 CSM No. 17438 and the point of beginning of the parcel herein described; thence N 0o 06' 04" E, 730.23 feet along the Easterly R/W of Zinser Street to the SW Corner of Lot 2 CSM No. 17438; thence S 89o 55' 55" E, 314.00 feet along the South line of Lot 2 to the Southeast corner thereof; thence N 0o 06' 04" E, 37.19 feet along the East line of Lot 2; thence S 89o 55' 55" E, 324.67 feet; thence S 0o 00' 00" E, 192.19 feet to the centerline of an ANR Gas pipeline easement; thence S 89o 55' 55" E, 642.34 feet along the centerline of said easement to the Westerly R/W of Progress Way; thence S 0o 13' 48" W, 578.46 feet along the Westerly R/W of Progress Way to the Northerly R/W of Weston Avenue; thence N 89o 47' 13" W, 1280.05 feet along the Northerly R/W of Weston Avenue to the Easterly R/W of Zinser Street and the point of beginning of the parcel herein described.

Said parcel contains 615,585 SF or 14.13 Acres. Subject to all roadways and easements of record.

Land use designation from Park and Recreation to Industrial and zoning from AR Agriculture and Residential to LI Limited Industrial. (PIN 192 2808 234 0990)

All properties are currently owned by the Village of Weston.

The hearing notices 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, June 2, 2020, to be included in the Plan Commission Meeting Packet. Any written comments received shall become part of the record. **All interested persons wishing to provide testimony during the Public Hearings will be given an opportunity to be heard. Due to the COVID-19 social distancing measures currently in place, no more than 10 people will be allowed in attendance at the meeting at one time. Alternative measures will be provided on the final meeting agenda to allow those not in attendance to still participate and comment.**

Any person with questions or planning to attend needing additional special accommodations in order to participate should call Valerie Parker, Planning Technician, Planning and Development Department, at 715-241-2607.

Dated this 21st day of May 2020

Valerie Parker
Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, May 25, 2020 and Monday, June 1, 2020.

REQUEST FOR CONSIDERATION

Public Mtg/Date: Plan Commission, June 8, 2020

Description: Public Hearing – Project #20200162 – Village of Weston request for proposed amendment to the Comprehensive Plan and the Official Zoning Map - A parcel of land being part of Lot 1 of Certified Survey Map 17438 located in the Southwest ¼ of the Southeast ¼ of Section 23, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin. Said parcel contains 615,585 SF or 14.13 Acres. Subject to all roadways and easements of record. Land use designation from Park and Recreation to Industrial and zoning from AR Agriculture and Residential to LI Limited Industrial. (PIN 192 2808 234 0990).

From: Jennifer Higgins, Director of Planning and Development

Question: Should the Plan Commission recommend the Board of Trustees (BOT) approve a Comprehensive Plan Amendment and Rezone Request on 14.13 acres of land adjacent to Business Park South along Weston Avenue?

BACKGROUND

The Village Board recently decided to not proceed with the sports complex on this parcel and instead directed staff to begin marketing it for sale and expansion of Business Park South. To begin the process of preparing it for development, Staff has initiated a Comprehensive Plan Map Amendment for this property because the original intent for it when the Comprehensive Plan was adopted was recreational not for industrial park use. To maintain consistency with the Village Comprehensive Plan, specifically Map 3-1 Future Land Use Map, a comprehensive plan map amendment is first needed prior to the rezone request being granted.

The proposed plan for this property is to complete the comprehensive plan map amendment so that the property can be rezoned to industrial park/business park property. We are in the process of negotiations with PGA to sell 5 acres of it to them. The rest will be marketed for business park development.

Please note, the rezone public hearing will take place now but the recommendation won't go to the BOT until the public hearing for the comp plan amendments goes to the Board. The rezone can only be approved if the comp plan amendment is approved.

Attached Docs: Current Zoning Map, Current Future Land Use Map

Committee Action: None

Fiscal Impact: TBD.

Recommendation: Director recommends approval of the comprehensive plan amendment and rezone request.

REQUEST FOR CONSIDERATION

RECOMMENDED LANGUAGE FOR OFFICIAL ACTION

Comp Plan Amendment

- 1) **RECOMMEND APPROVAL:** Plan Commission would approve the Resolution found later on this agenda. The Resolution would be sent on to the BOT at their 6/15/2020 meeting for acknowledgment.
- 2) **DENY:** Plan Commission recommends denial and the request would not move on to public hearing and the rezone could not be approved either.

Rezone Request

- 1) **RECOMMEND APPROVAL:** Plan Commission recommends approval of the rezone request and forwards the recommendation on to the Village Board 7/20/2020 meeting agenda. (action can't be taken on the rezone until the Comp Plan amendment public hearing at the BOT meeting 7/20/2020.
- 2) **RECOMMEND DENIAL:** Plan Commission recommends denial of the rezone request and forwards the recommendation on to the Village Board 7/20/2020 meeting agenda.
- 3) **NO RECOMMENDATION:** Plan Commission takes no action and the request moves on to the Village Board 7/20/2020 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 Resolution on to the BOT for acknowledgement.
Set public hearing before the BOT for 7/20/2020.
Hold public hearing 7/20/20 at BOT meeting.
Adoption of Ordinance to Amend Comp Plan (BOT)
Adoption of Ordinance to Amend Zoning Ordinance (BOT)

Village of Weston Marathon County, WI



FUTURE LAND USE MAP



Map Date: 5/21/2020
Adoption Date: 2/21/2019



LEGEND

Project #20200162 Parcels

MUNICIPAL FEATURES

Village of Weston Incorporated Boundary

Right-of-Way

Surface Water

Future Land Use

Agriculture

Business/Office Park

Commercial

Environmental Corridor

Industrial

Institutional

Mixed Use

Multifamily Residential

Park and Recreation

Planned Neighborhood

Single Family Residential - Sewered

Single Family Residential - Unsewered

Two Family Residential



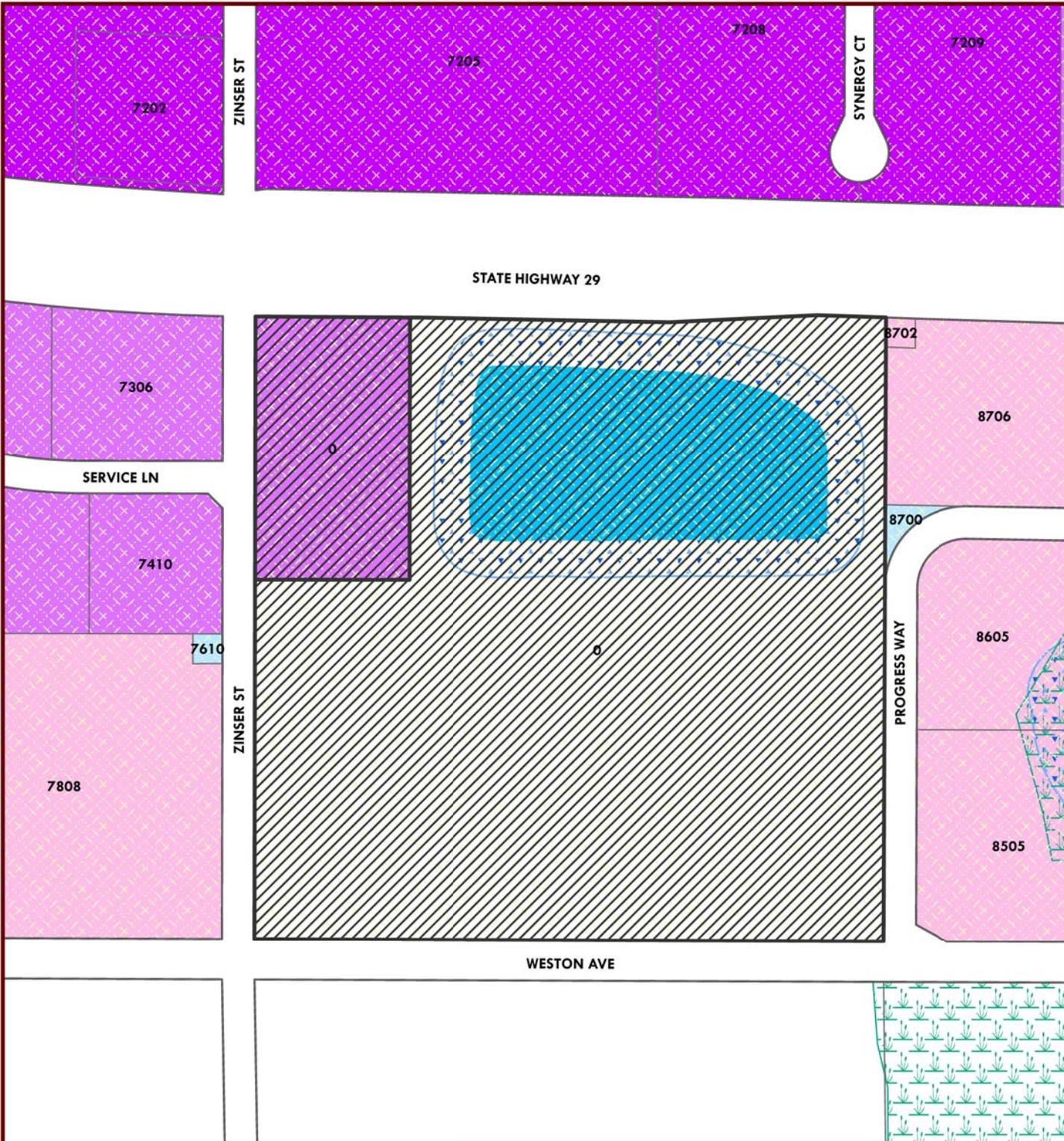
Village of Weston Marathon County, WI



OFFICIAL ZONING MAP



Map Date: 5/21/2020
Adoption Date: 2/21/2019



LEGEND

Project #20200162 Parcels

MUNICIPAL FEATURES

- Village of Weston Incorporated Boundary
- Right-of-Way
- Wetland Presence
- Surface Water
- Village of Weston Shoreland Overlay

ZONING DISTRICTS

- AR - Agriculture and Residential
- PR - Parks and Recreation
- INT - Institutional
- BP - Business Park
- LI - Limited Industrial
- GI - General Industrial

Overlay Districts

- D-CO
- D-R
- D-RT
- D-WM

017438

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



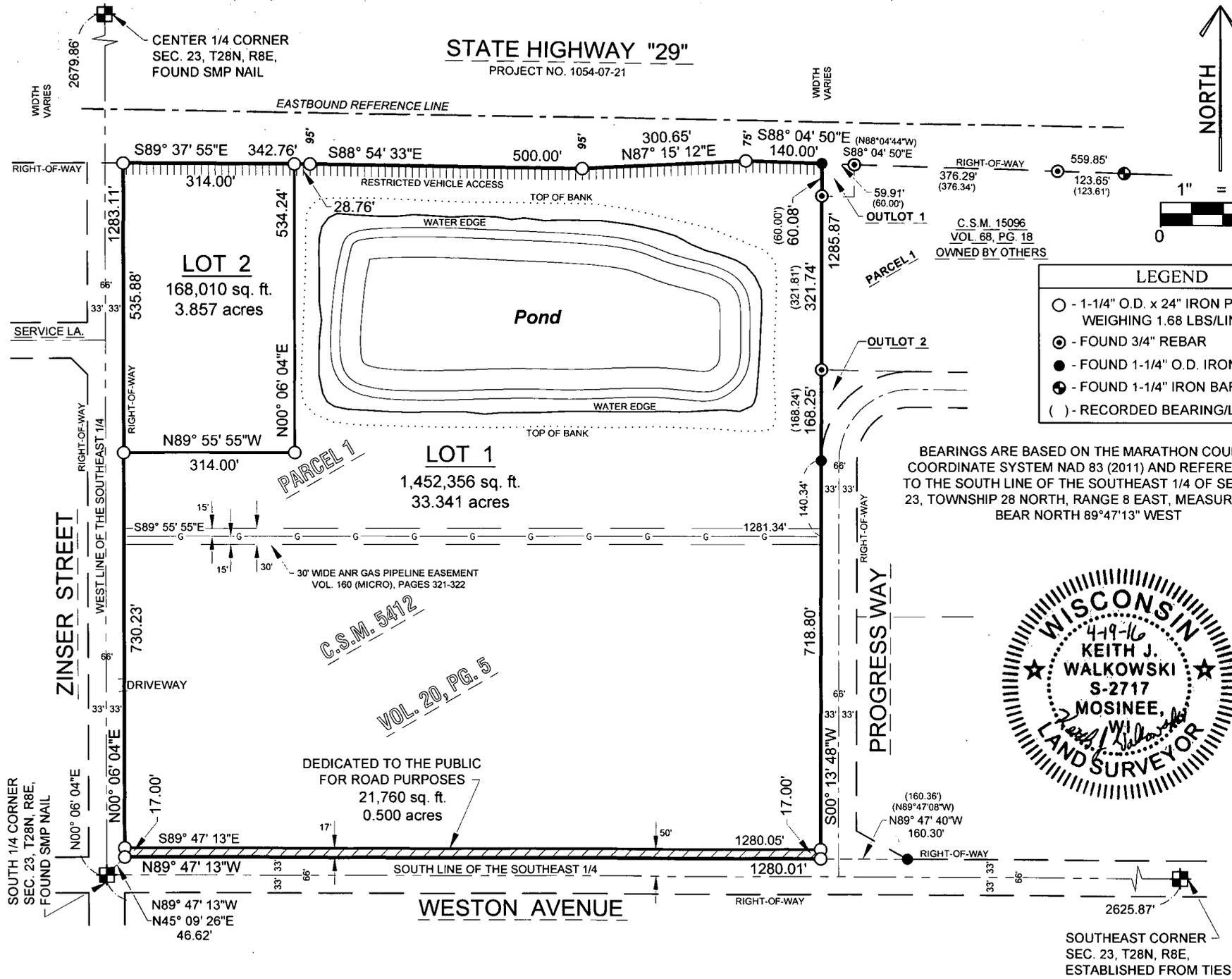
DOC# 1715999

Michael J. Sydow

City 30.00

MARATHON CO. CERTIFIED SURVEY MAP NO. 17438

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



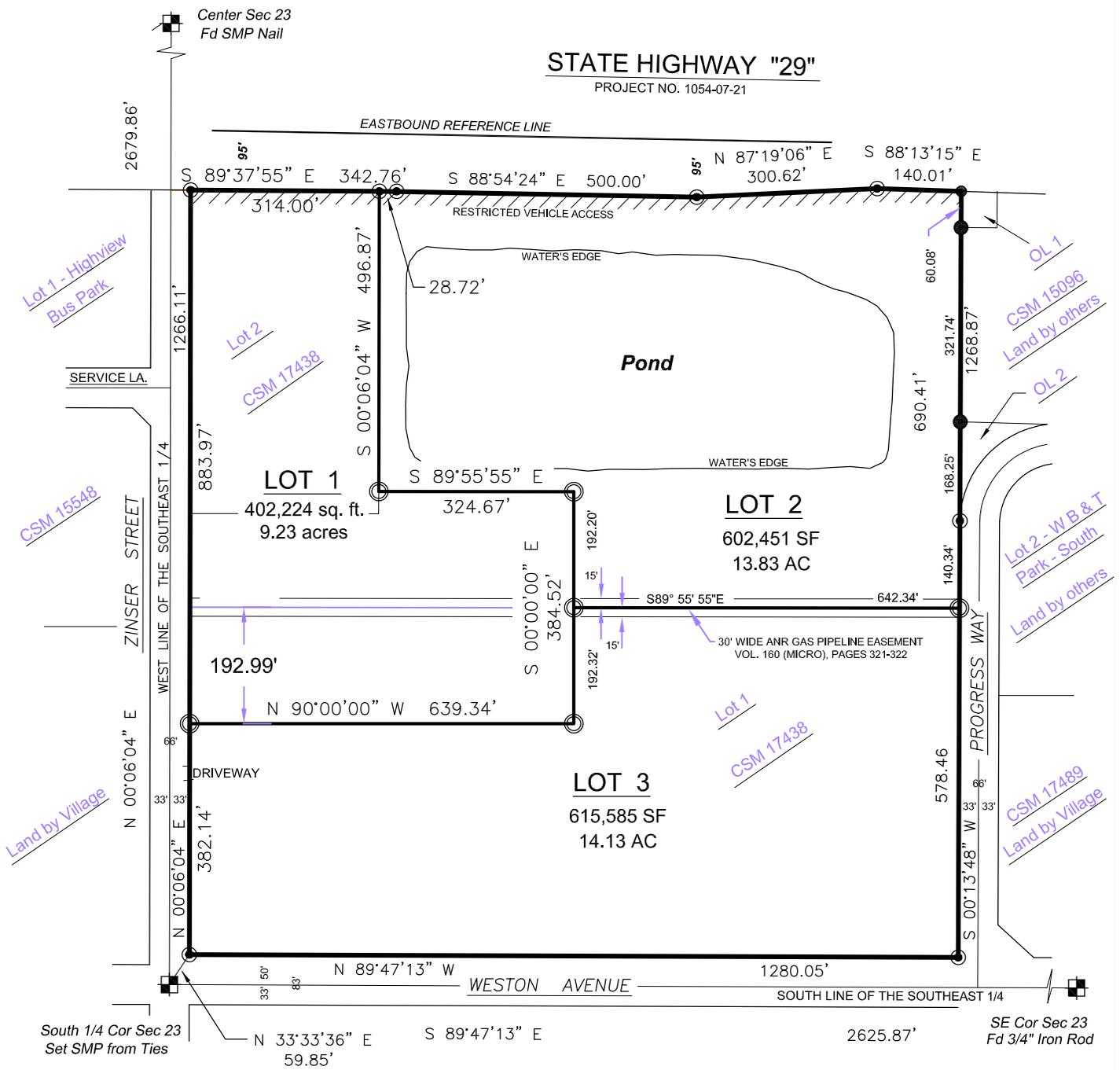
SHEET 1 OF 3

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

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

Certified Survey Map No _____

OF ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 17438
 LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23
 TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF WESTON
 MARATHON COUNTY, WISCONSIN



GRAPHIC SCALE



1 inch = 250ft.

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SE 1/4 OF SEC 23 ASSUMED TO BEAR S 89° 47' 13" E

- 1" X 24" OD IRON PIPE WEIGHING 1.13 LBS/LINEAL FOOT SET
- FOUND 3/4" IRON ROD
- ⊙ FOUND 1" ID IRON PIPE
- () RECORD DATA



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, June 8, 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 #20200127 Jim Pinsonneault, 5002 Arrow St, Weston, requesting a Conditional Use Permit to allow an Outdoor and Vehicle Repair and Maintenance use within the B-2 (Highway Business) Zoning District at 3702 Schofield Ave described as:

Lot 1 of CSM Vol 67 PG 160 (#15078 (DOC #1500475), Part of the SE ¼ of the SE ¼, Section 17, T28N, R8E, Village of Weston, Marathon County, Wisconsin The Parcel is identified as PIN 192-2808-174-0883.

Project # 20200157 Aaron Pince, 523 McIndoe Street Wausau, WI 54403, requesting a Conditional Use Permit to allow a Personal Storage Facility within the LI (Limited Industrial) Zoning District at 7804 Service Lane, Units #3 & 6 described as:

Units #3 & 6 of Wausau 29 Commercial Condominium Plat 1st Addendum – an Expandable Condominium, Section 23 T28N R8E, Village of Weston, Marathon County, Wisconsin. The Parcel is identified as PIN 192-2808-233-0024.

Project #20200164 Colin Durnen of 52 Properties on behalf of Illinois Avenue Housing, 1141 Main St, Stevens Point, WI 54481, requesting a Conditional Use Permit to allow a Personal Storage Facility within the MF (Multiple Family Residential) Zoning District at 4311 Schofield Ave described as:

Parcel A of CSM Vol 5 PG 206 (#1279) (DOC #712660) in the S1/2 of the SW1/4 of Section 16, T28N, R8E, Village of Weston, Marathon County, Wisconsin; including CSM Vol 19 PG 269 (#5401) (DOC #906347) AND CSM Vol 12 PG 59 (#3189) (DOC #801042) Except that part as described as follows: Commencing at the SW Corner of CSM Vol 18 PG 99 (#4931) (DOC #888335) N to NE Corner of Lot 9 of Indian Hills 1st Addition Continuing N 206.45 feet, thence N 85° E, 443.8 feet, thence S 11° E, 478.58 feet, thence Northwesterly to NW Corner of CSM Vol 12 PG 59 (#3189) (DOC#801042) Southerly 252.72 feet to N Line of E Jelinek Ave, thence Westerly 308.88 feet, thence S 6 feet, then W 298.12 feet to Point of Beginning. The Parcel is identified as PIN 192-2808-163-0943.

The hearing notice with application materials are 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, June 2, 2020, to be included in the Plan Commission Meeting Packet. **All interested persons wishing to provide testimony during the Public Hearing will be given an opportunity to be heard. Due to the COVID-19 social distancing measures currently in place, no more than 10 people will be allowed in attendance at the meeting at one**

time. Alternative measures will be provided on the final meeting agenda to allow those not in attendance to participate and comment.

Any person with questions or planning to attend needing additional special accommodations in order to participate should call Valerie Parker, Planning Technician, Planning and Development Department, at 715-241-2607.

Dated this 21st day of May 2020

Valerie Parker
Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, May 25, and Monday, June 1, 2020.

REQUEST FOR CONSIDERATION

Public Mtg/Date:	Plan Commission, June 8, 2020
Description:	Public Hearing – Project #20200127– Jim Pinsonneault, 5002 Arrow St, Weston, requesting a Conditional Use Permit to allow an Outdoor and Vehicle Repair and Maintenance use with the B-2 (Highway Business) Zoning District at 3702 Schofield Ave (PIN 192 2808 174 0883).
From:	Keith Donner, Village Administrator Jen Higgins, Director of Planning and Development Emily Wheaton, Assistant Planner
Question:	Should the Plan Commission deny the Conditional Use Permit application as requested by Jim Pinsonneault for the construction of an outdoor vehicle repair and maintenance facility?

BACKGROUND

The applicant has submitted a site plan for a vehicle repair facility at 3702 Schofield Ave. This property is zoned B2 (Highway Business) Zoning District. In this district, the proposed use is allowed by a conditional use permit. Conditional Use Permits are utilized in zoning to provide extra oversight over whether a potential land use might be a good fit for the property and the surrounding area. The B2 Zoning District accommodates restaurants, retail, and commercial services. This district is designed to be a step up from the BP (Business Park) or Industrial Zoning Districts.

As part of the application requirement for a Conditional Use Permit (Section 94.16.06(3).d), a requirement is a site plan submitted that “shall conform to any applicable requirements of Section 94.16.09, and any additional requirements as may be specified for the particular land use”. The proposed use does meet the requirements for the Outdoor and Vehicle Repair and Maintenance use. Staff have reviewed the site plan submitted and note that it does not meet the requirements of Section 94.16.09. The site plan has the following major deficiencies:

- Building material does not meet the 60/40% rule (*Does meet intent of the Schofield Avenue Corridor Plan. This is also a Zoning Code requirement regarding aesthetics of commercial buildings*)
- No curb and gutter on the parking lot plan – (*Inconsistent with surrounding development, curbed street, will have storm water drainage problems also impacting landscaping*)
- No sidewalk planned along the west side of Mount View Ave (*Inconsistent with surrounding development, Zoning Code requirement as there is an existing curbed street*)
- Dumpster enclosure is proposed to be located within 10 feet of the principal building - (*This requirement is based on Fire Code violation*)
- Interior plumbing plan was not fully submitted – (*Incomplete submittal, facility should have grease/oil separator as required by DSPS site plan review*).

Schofield Avenue Corridor Plan has been presented before the Plan Commission. While this document is still in draft form, the Plan Commission was highly favorable of this document. Staff anticipate the document to be approved by the Village Board within the next year. In the Corridor Plan, the suggested design for this intersection would be one that complements the Weston Marketplace Development with an architecturally distinct building. The proposed building is designed with metal panels and no architectural elements. The

REQUEST FOR CONSIDERATION

intersection is noted as one of the most impactful sites to redevelop in the entire Scofield Avenue and County Road X Corridors.

This property is a vacant greenfield. The applicant has the opportunity to develop the site to the full extent of the Zoning Code, with no encumbrance of working with a site with existing buildings or other hindrances.

Staff spoke with the applicant regarding meeting the Zoning Code through multiple phone calls and an email. Rather than providing corrections, the applicant has provided images of businesses in the surrounding area as comparisons for not meeting certain items in the code. Staff find these examples irrelevant as there are zoning differences between the properties, different requirements for uses, and sites that were developed during prior zoning codes when different requirements were in place (current code does not apply to existing properties retroactively).

Attached Docs: Draft Determination, Current Zoning Map, and Draft Conditional Use Permit #20200127, Site Plan, and Building Elevations.

Committee Action: None to date.

Fiscal Impact: None

Recommendation: Staff recommends the Conditional Use Permit be denied.

RECOMMENDED LANGUAGE FOR OFFICIAL ACTION

I move to [deny / defer action] Conditional Use Permit #20200127 allowing the construction of an Outdoor and Vehicle Repair and Maintenance use within the B2 (Highway Business) Zoning District at 3702 Schofield Ave.

ADDITIONAL ACTION: Notify applicant of [denial/deferment] [Staff]



Application for Conditional Use Permit
**CONDITIONAL PERMIT DETERMINATION BY THE VILLAGE OF WESTON
PLAN COMMISSION**

Application/Petition No.: **20200127** Hearing Date: **June 8, 2020**
Applicant: **Jim Pinsonneault, 5002 Arrow Street, Weston, WI 54476**
Location: **3702 Schofield Ave, Weston, WI 54476**
Description: **A conditional use permit application proposing the construction of an Outdoor and Vehicle Repair and Maintenance facility.**

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: **Business Highway (B-2) Zoning District**

Definition: 94.2.02(1)(b) 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)

Definition: 94.4.05(8) **Outdoor and Vehicle Repair and Maintenance.** Includes all land uses, except those that are separately listed in this Section, that perform maintenance services (including repair) and have all, or any portion (beyond simply loading) of their operations located outside of an enclosed building. Also includes all businesses that repair or maintain motor vehicles designed for road use and brought in from off-site.

Performance Standards:

1. All outdoor activity areas shall be completely enclosed by an opaque fence, wall, or building section for each Outdoor and Vehicle Repair and Maintenance use no later than January 1, 2017. Such enclosure shall be located a minimum of 50 feet from any residentially zoned property.
2. Outdoor storage of vehicle parts and abandoned, unlicensed, and inoperable vehicles is prohibited, except that each inoperable vehicle being serviced may be kept outdoors for a period not exceeding 30 days.
3. A bufferyard meeting the requirements of Section 94.11.02(3)(d) shall be provided along all property borders abutting residentially zoned property.
4. Minimum Required Off-Street Parking: one space per 300 square feet of Gross Floor Area, or one space per each employee on the largest shift, whichever is less.

DETERMINATION (To be completed by the Plan Commission):

1. Is the proposed conditional use is consistent with the Comprehensive Plan, this Chapter, and all other plans, programs, and ordinances adopted by the Village

No. The proposed vehicle repair facility meets the Comprehensive plan by supporting the redevelopment, infill, and rehabilitation of underutilized sites that are planned for commercial, industrial, and mixed uses in the community. The property is currently vacant and is located on a major corridor of the Village. The Future Land Use of the property is commercial. However, this use will not meet the purpose of the Zoning Code of promoting

high quality and sustainable community design. Staff have reviewed the site plan for this propose use and it does not meet all requirements as set forth in the Zoning Code. Several deficiencies include not meeting the 60/40% building materials standards, not included curbing in the parking lot, not adding sidewalk along the west side of Mount View Ave. This property is located along a major corridor of the Weston as well as included in the Schofield Avenue Plan.

2. The proposed conditional use, in its proposed location and as depicted on the required site plan, will not 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 all other plans, programs, and ordinances adopted by the Village.

No. This proposed use would have an aesthetic impact on the nearby area. In the Schofield Avenue Corridor Plan (draft but seen highly by the Plan Commission, the suggested design for this intersection would be one that complements the Weston Marketplace Development with an architecturally distinct building. The proposed building is designed with metal panels and no architectural elements. Newer buildings in the area have met more components of the Zoning Code and as such this building would stand out, negatively, as further development occurs in the area.

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

No. The surrounding area is commercial uses. There are other repair shops further down the road both east and west. However, the immediate area is more retail and food service. The future land use of the property is commercial.

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.

Yes. There are public utilities existing in this area. There are also public streets maintained by the Village that are heavily trafficked by residents and nonresidents passing through. This use will not impose an undue burden on these facilities.

5. 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. This proposed use would provide additional services to the area by expanding their existing vehicle repair facility at a different location.

BACKGROUND INFORMATION:

The applicant has submitted a site plan for a vehicle repair facility at 3702 Schofield Ave. This property is zoned B2 (Highway Business) Zoning District. In this district, the proposed use is allowed by a conditional use permit. Conditional Use Permits are utilized in zoning to provide extra oversight over whether a potential land use might be a good fit for the property and the surrounding area. The B2 Zoning District accommodates restaurants, retail, and commercial services. This district is designed to be a step up from the BP (Business Park) or Industrial Zoning Districts.

As part of the application requirement for a Conditional Use Permit (Section 94.16.06(3).d), a requirement is a site plan submitted that "shall conform to any applicable requirements of Section 94.16.09, and any additional requirements as may be specified for the particular land use". The proposed use does meet the requirements for the Outdoor and Vehicle

Repair and Maintenance use. Staff have reviewed the site plan submitted and note that it does not meet the requirements of Section 94.16.09.

Schofield Avenue Corridor Plan has been presented before the Plan Commission. While this document is still in draft form, the Plan Commission was highly favorable of this document. Staff anticipate the document to be approved by the Village Board within the next year. In the Corridor Plan, the suggested design for this intersection would be one that complements the Weston Marketplace Development with an architecturally distinct building. The proposed building is designed with metal panels and no architectural elements. The intersection is noted as one of the most impactful sites to redevelop in the entire Schofield Avenue and County Road X Corridors.

This property is a vacant greenfield. The applicant has the opportunity to develop the site to the full extent of the Zoning Code, with no encumbrance of working with a site with existing buildings or other hindrances.

CURRENT PROPERTY CONDITIONS:

The property is a 0.89 acre lot that is located at the corner of Schofield Ave and Mount View Lane, on the west side. The property is in the center of the Village's downtown corridor. There are currently no structures on this property with limited vegetation.

PLAN COMMISSION ACTION OPTIONS:

- 1) Deny the Conditional Use Permit for the construction of an Outdoor and Vehicle Repair and Maintenance facility at 3702 Schofield Avenue.**
- 2) Defer action on the Conditional Use Permit for the construction of an Outdoor and Vehicle Repair and Maintenance facility at 3702 Schofield Avenue and have the applicant work with Staff to bring the site plan into conformity with the Zoning Ordinance.**

Village of Weston Marathon County, WI



OFFICIAL ZONING MAP



Map Date: 5/21/2020
Adoption Date: 2/21/2019



LEGEND

3702 Schofield Ave

MUNICIPAL FEATURES

Village of Weston Incorporated Boundary

Right-of-Way

ZONING DISTRICTS

SF-S - Single Family Residential-Small Lot

2F - Two Family Residential

MF - Multiple Family Residential

INT - Institutional

B-2 - Highway Business

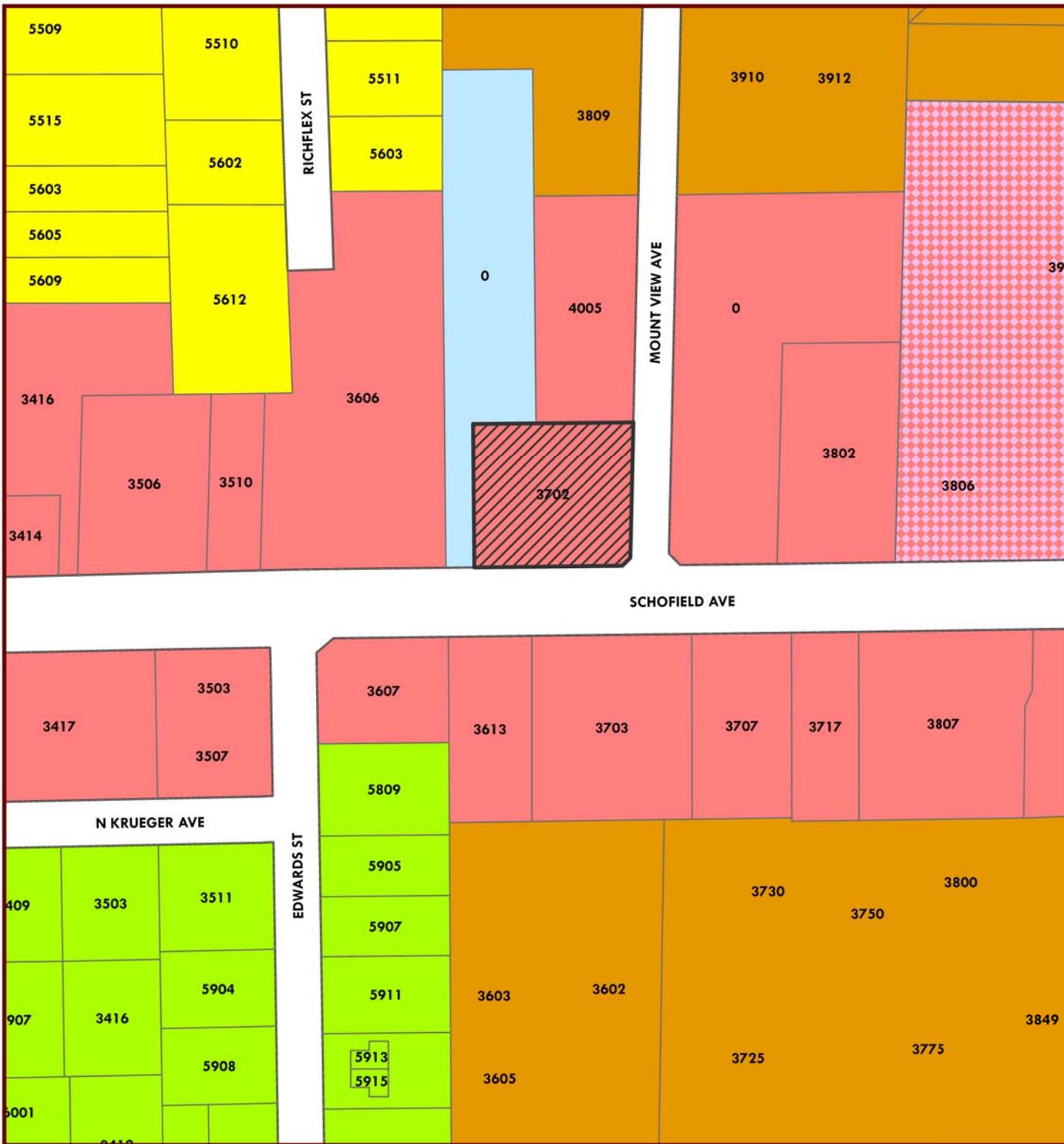
Overlay Districts

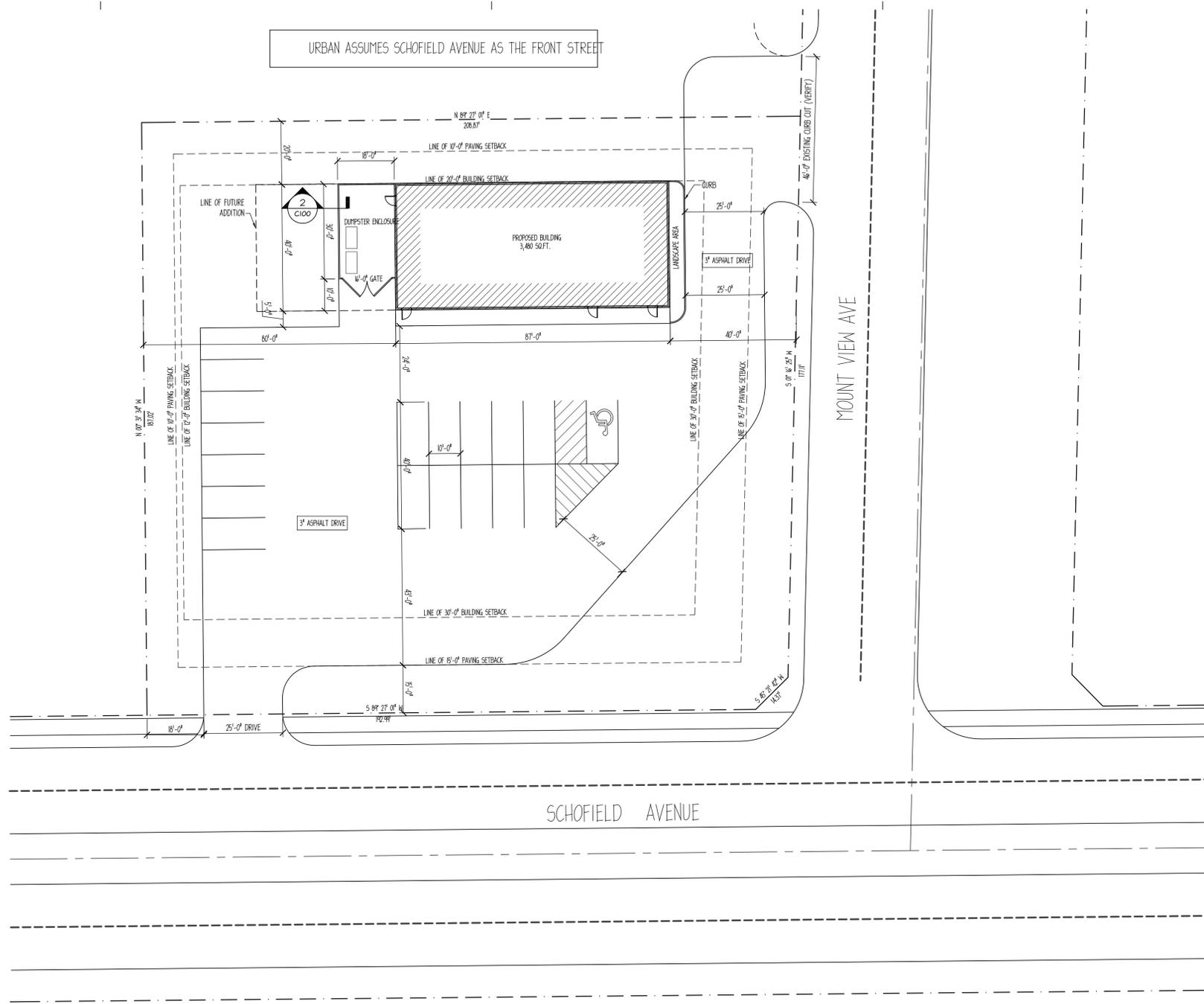
D-CO

D-R

D-RT

D-WM



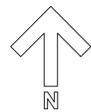


URBAN ASSUMES SCHOFIELD AVENUE AS THE FRONT STREET

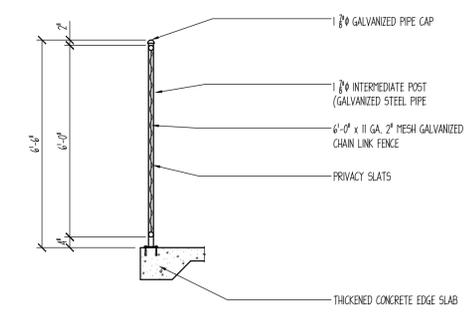
MOUNT VIEW AVE

SCHOFIELD AVENUE

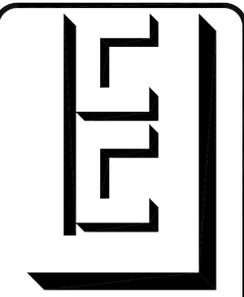
1 SITE PLAN
C100 1" = 20'-0"



	LOT 1	TOTALS
LOT AREA	38,463 sqft.	38,463 sqft.
BUILDING AREA	3,400 sqft.	3,400 sqft.
PAVED AREA	19,670 sqft.	19,670 sqft.
TOTAL IMPERVIOUS AREA	23,350 sqft.	23,350 sqft. (60%)
GREEN SPACE	15,113 sqft.	15,113 sqft. (40%)



2 CHAIN LINK FENCE SECTION
C100 3/8" = 1'-0"



**URBAN
CONSTRUCTION
COMPANY**

5909 N 39th Avenue
Wausau, WI 54401
TEL: 715-675-9425
FAX: 715-675-9781

OWNER:
Patriot Auto

LOCATION:
Weston, WI

PROJECT:

CONSULTANT:

REVISIONS:

#	Date	Description
3	4-20-2020	Revised Dumpster Area
4	4-28-2020	Revised Dumpster Area and Location of Building
5	4-29-2020	Revised Dumpster Area and Location of Building
6	5-14-2020	Added Property for Park Area
7	5-20-2020	General Revision to the Plan

DRAWING #: 20-711
PROJECT #: Preliminary
DRAWN BY: KWA
CHECKED BY:

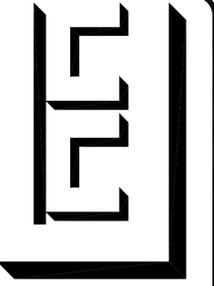
This Document contains confidential or proprietary information of URBAN CONSTRUCTION COMPANY. Neither this document nor the information herein is to be reproduced, distributed, used or disclosed either in whole or in part except as specifically authorized by URBAN CONSTRUCTION COMPANY.

PLOT DATE:
5/21/2020 8:26 AM
 Preliminary
 for Bid
 for Construction

SHEET TITLE
Site Plan

C100

SHEET OF



URBAN CONSTRUCTION COMPANY

5909 N 39th Avenue
Wausau, WI 54401
TEL: 715-675-9425
FAX: 715-675-9781

OWNER:
Patriot Auto

LOCATION:
Weston, WI

PROJECT:

CONSULTANT:

REVISIONS:

#	Date	Description
0	2-12-2020	Original Release
1	4-16-2020	General Revision
2	4-28-2020	Revised Door Location on the West Elevation
3	5-20-2020	General Revision

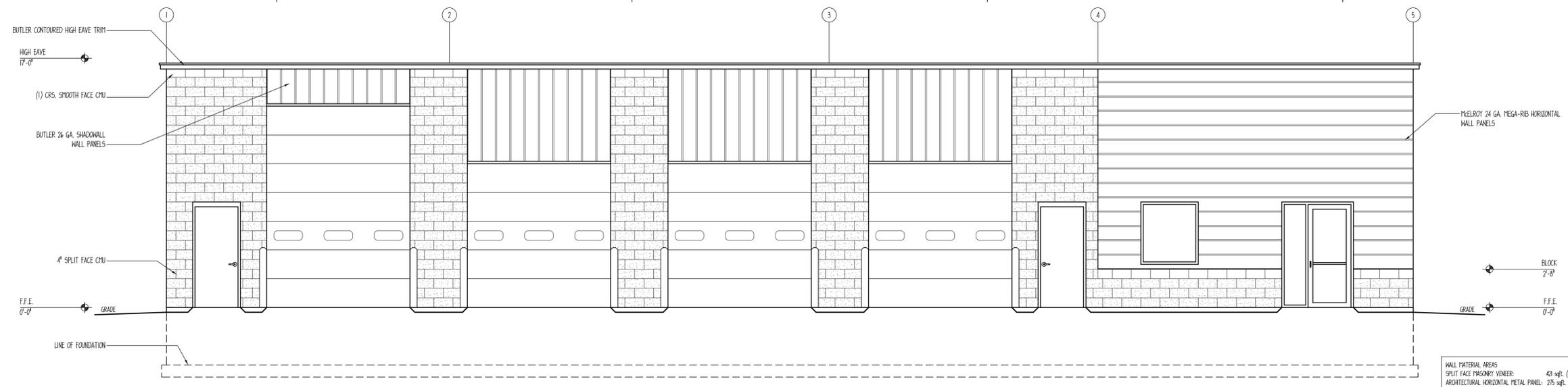
DRAWING #: 20-711
PROJECT #: Preliminary
DRAWN BY: K34
CHECKED BY:

This document contains confidential or proprietary information of URBAN CONSTRUCTION COMPANY. Neither this document nor the information herein is to be reproduced, distributed, used or disclosed either in whole or in part except as specifically authorized by URBAN CONSTRUCTION COMPANY.

PLOT DATE:
5/21/2020 8:27 AM
 Preliminary
 for Bid
 for Construction

SHEET TITLE
Exterior Elevations

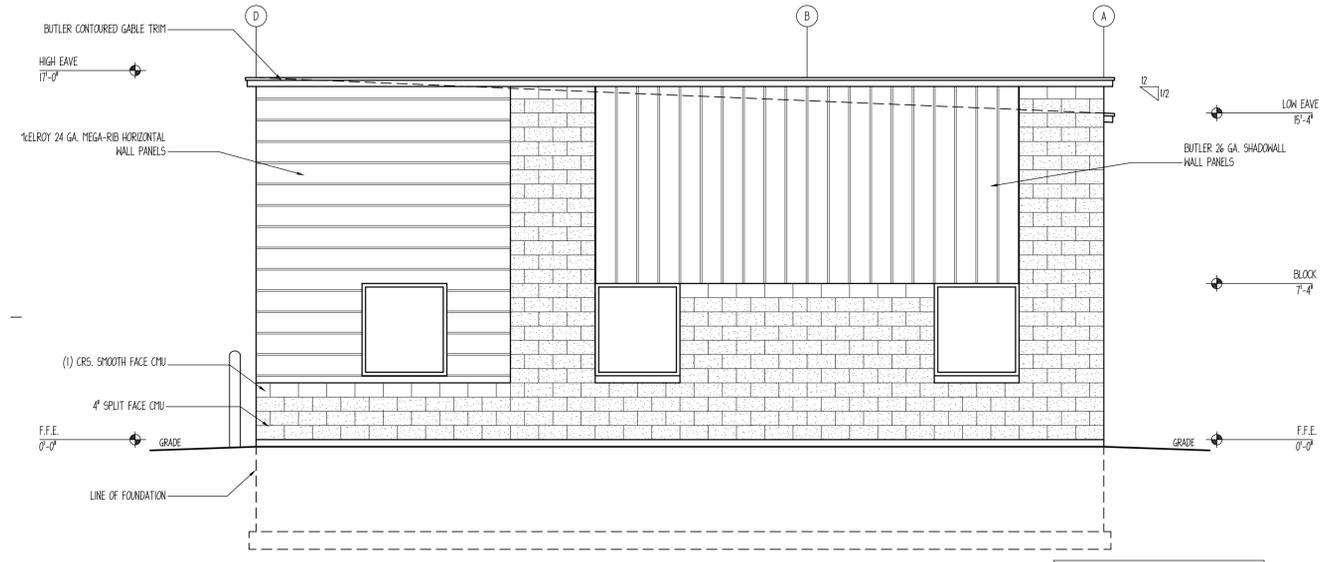
A200
SHEET OF



1 SOUTH ELEVATION
A200 1/4" = 1'-0"

WALL MATERIAL AREAS

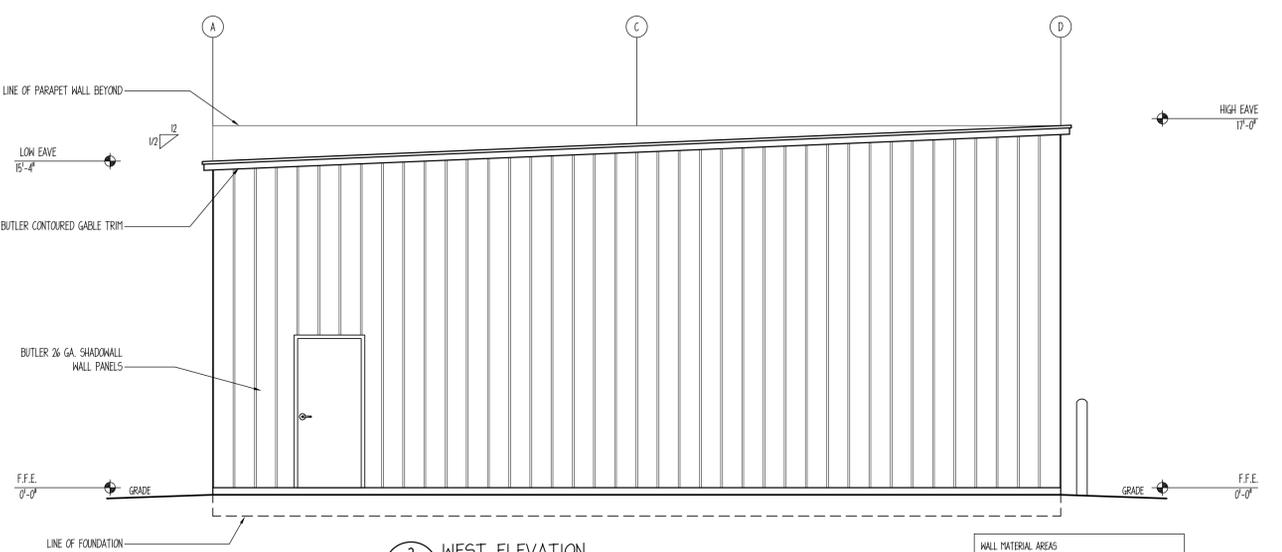
SPLIT FACE MASONRY VENEER:	43 sqft. (24)
ARCHITECTURAL HORIZONTAL METAL PANEL:	275 sqft. (19)
TYP. VERTICAL METAL WALL PANEL:	240 sqft. (44)
STEEL OVERHEAD DOORS:	40 sqft. (30)
STEEL WALK DOOR:	41 sqft. (2)
GLASS WINDOWS / DOOR:	54 sqft. (4)
TOTAL WALL AREA:	1,479 sqft.



2 EAST ELEVATION
A200 1/4" = 1'-0"

WALL MATERIAL AREAS

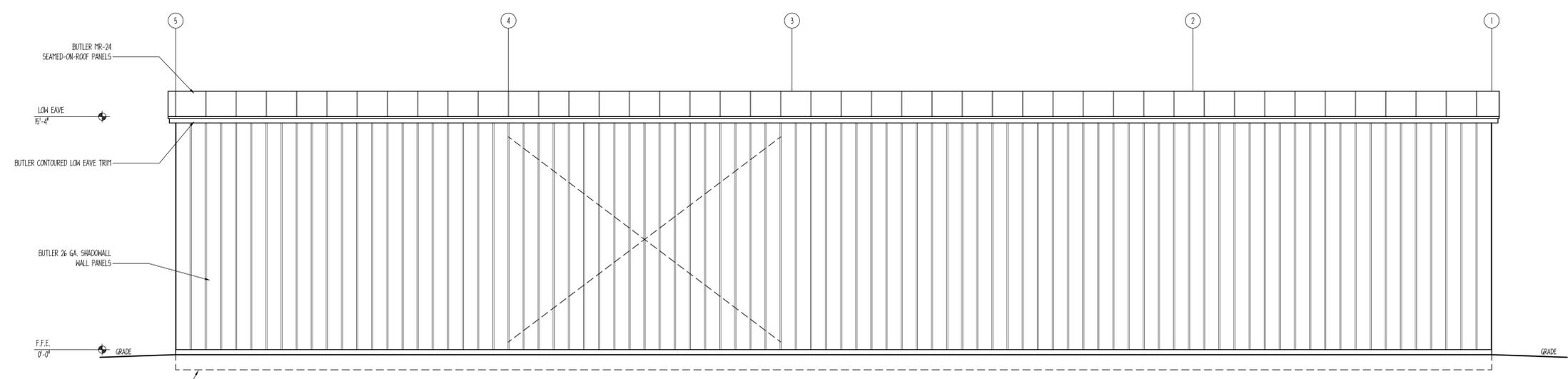
SPLIT FACE MASONRY VENEER:	280 sqft. (44)
ARCHITECTURAL HORIZONTAL METAL PANEL:	155 sqft. (23)
TYP. VERTICAL METAL WALL PANEL:	193 sqft. (28)
GLASS WINDOWS:	52 sqft. (8)
TOTAL WALL AREA:	680 sqft.



3 WEST ELEVATION
A200 1/4" = 1'-0"

WALL MATERIAL AREAS

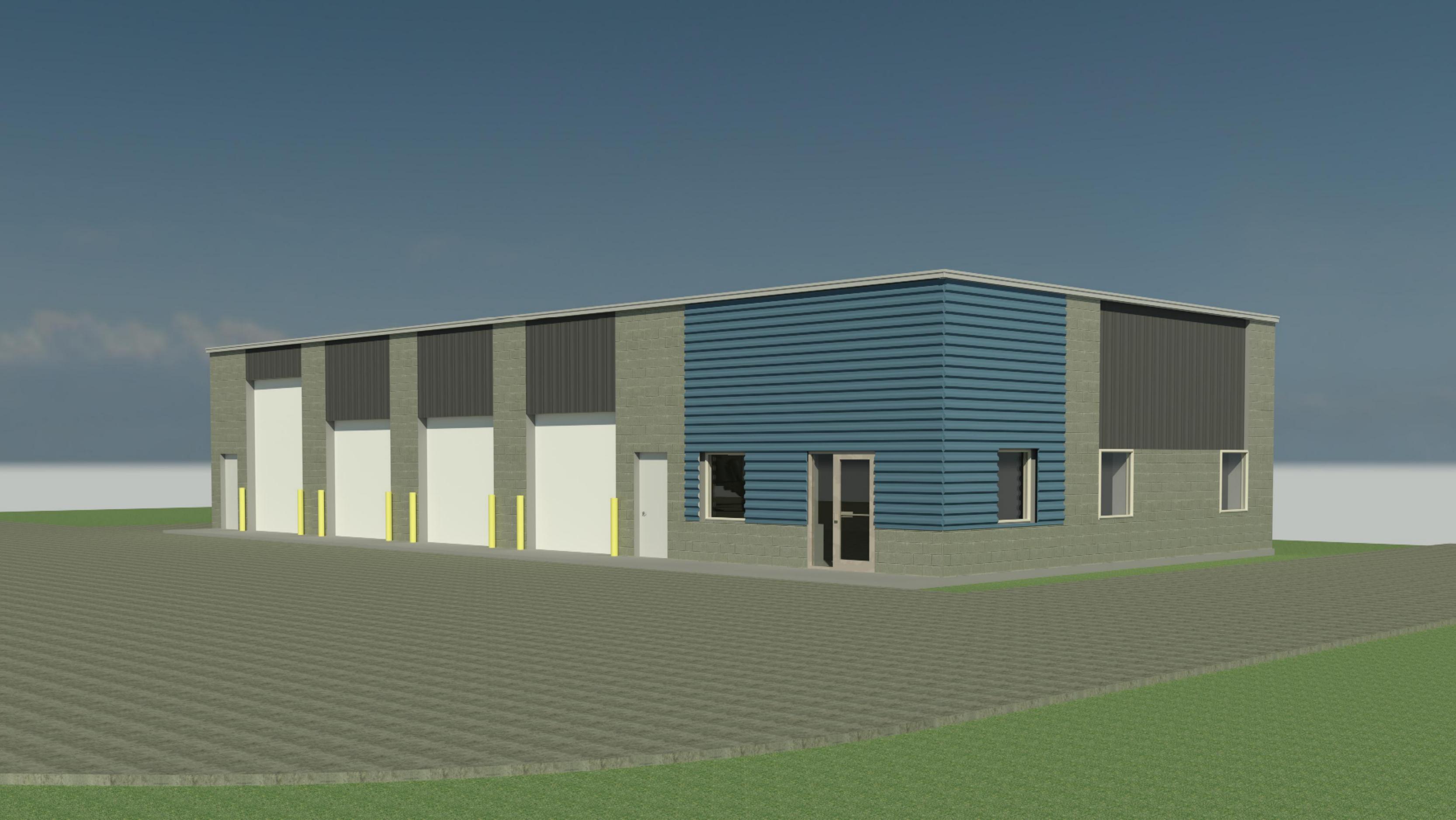
TYP. VERTICAL METAL WALL PANEL:	623 sqft. (44)
STEEL DOORS:	24 sqft. (4)
TOTAL WALL AREA:	647 sqft.



4 NORTH ELEVATION
A200 1/4" = 1'-0"

WALL MATERIAL AREAS

TYP. VERTICAL METAL WALL PANEL:	1,334 sqft. (100)
TOTAL WALL AREA:	1,334 sqft.



SITE PLAN REVIEW - STAFF REPORT**Project #20200127**

Planning and Development Department

Submitted on: 4/30/2020

PROJECT ADDRESS: 3702 Schofield Avenue, WESTON, WI 54476

STAFF DETERMINATION:

APPROVAL EXPIRATION DATE:

RELATED CASES: Conditional Use Permit Application

GENERAL			
Applicant/Company:	Jim Pinsonneault		
Address:	5002 Arrow Street, Weston, WI 54476		
Phone:	715-212-0540	Email:	Jarheadjim3521@gmail.com
Site Owner:	Jim Pinsonneault		
Address:	5002 Arrow Street, Weston, WI 54476		
Phone:	715-212-0540	Email:	Jarheadjim3521@gmail.com
Engineer/Company:	Brian Karlen, Urban Construction		
Address:	5909 N 39 th Avenue, Wausau, WI 54401		
Phone:	715-675-9425	Email:	bkarlen@urbanconstructionco.com
General Contractor:	Brian Karlen, Urban Construction		
Address:	5909 N 39 th Avenue, Wausau, WI 54401		
Phone:	715-675-9425	Email:	bkarlen@urbanconstructionco.com
Architect:	Urban Construction		
Address:	5909 N 39 th Avenue, Wausau, WI 54401		
Phone:	715-675-9425	Email:	bkarlen@urbanconstructionco.com
Landscape:	Barb Canne, Garden Scapes		
Address:	W4702 Mable Highland Dr, Tomahawk, WI, 54487-9736		
Phone:	715-351-0338	Email:	bcanne@frontier.com
Existing Zoning:	B2 – Highway Business Zoning District		
Adjacent Zoning:	NORTH:	B2 – Highway Business Zoning District	
	SOUTH:	B2 – Highway Business Zoning District	
	EAST:	B2 – Highway Business Zoning District	
	WEST:	INT- Institutional Zoning District	
Existing Land Use:	Vacant		
Adjacent Land Use:	NORTH:	Vacant	
	SOUTH:	Commercial/Restaurant	
	EAST:	Vacant	
	WEST:	Cemetery	
Future Land Use:	Commercial		

LEGAL DESCRIPTION OF SUBJECT PROPERTY:

Lot 1 of CSM Vol 67 PG 160 (#15078 (DOC #1500475), Part of the SE ¼ of the SE ¼, Section 17, T28N, R8E, Village of Weston, Marathon County, Wisconsin The Parcel is identified as PIN 192-2808-174-0883.

GENERAL DESCRIPTION OF PROJECT:

Automobile repair shop.

Proposed Land Use: Outdoor and Vehicle Repair and Maintenance

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

Meets the goal of infill and redevelopment of underutilized properties.

However, the site plan does not meet the Zoning Code purpose of a well designed site.

STAFF ANALYSIS PROVIDED BY:

S.A.F.E.R. DISTRICT (Inspector Christiansen), **EVEREST METRO POLICE DEPARTMENT** (Chief Schultz), **DEPARTMENT OF PUBLIC WORKS** (Michael Wodalski, 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; Roman Maguire, Property Inspector and Emily Wheaton, Assistant Planner).

STAFF COMMENTS HAVE BEEN INCORPERATED BELOW.

DENSITY, INTENSITY AND BUL REGULATIONS: Article 5			
LOT SPECIFICATIONS		REQUIRED	PROPOSED
Minimum Lot Size:		30,000 square feet	38,463 square feet
Minimum Lot Width:		80 feet	192 feet
Minimum Street Frontage:		40 feet	192 feet
Minimum Landscape Surface Ratio:		20%	Green space will be 40%
Maximum Floor Area Ratio:		1.0	FAR will be 0.1%
SETBACKS		REQUIRED	PROPOSED
Principal Structure:	Front / Street Side Yard:	30 feet	122 feet/ 40 feet along Mountview
	Interior Yard:	12 feet	80 feet
	Rear Yard:	20 feet	20 feet
Accessory Structure:	Rear / Side Yard:	6 feet	N/A
Hard Surface:	Front / Street Side Yard:	15 feet	15 feet along Schofield Ave/ No number is provided for the Mount View Ave side. Staff estimate this setback to be 10 feet – number was requested but never provided
	Interior / Rear Yard:	10 feet	18 feet/20 feet
Minimum Principal Building Separation:		10 feet	N/A
Principal Structure Height:		45 feet	Building height still not provided – can not confirm if it meet height maximum
Accessory Structure Height:		20 feet	N/A

LAND USE STANDARDS: Article 4	PROPOSED
Section 94.4.XX	
1. All outdoor activity areas shall be completely enclosed by an opaque fence, wall, or building section for each Outdoor and Vehicle Repair and Maintenance use no later than January 1, 2017. Such enclosure shall be located a minimum of 50 feet from any residentially zoned property.	Yes, this will be met
2. Outdoor storage of vehicle parts and abandoned, unlicensed, and inoperable vehicles is prohibited, except that each inoperable vehicle being serviced may be kept outdoors for a period not exceeding 30 days.	Will not be kept longer than 30 days.
3. A bufferyard meeting the requirements of Section 94.11.02(3)(d) shall be provided along all property borders abutting residentially zoned property.	No bufferyard required.
4. Minimum Required Off-Street Parking: one space per 300 square feet of Gross Floor Area, or one space per each employee on the largest shift, whichever is less.	This site requires 12 parking stalls. 16 are proposed.

OVERLAY ZONING STANDARDS: Section 94.6.XX	PROPOSED
Commercial Overlay	N/A

FLOODPLAIN ZONING STADARDS: Section 94.7.XX	PROPOSED
	There are no floodplains on the property.
SHORELAND ZONING STANDARDS: Section 94.8.XX	PROPOSED
	There are no shorelands on the property.
SHORELAND-WETLAND ZONING STADARDS: Section 94.9.XX	PROPOSED
	There are no wetlands on the property.
DESIGN STANDARDS: Article 10	PROPOSED
Section 94.10.03 Design Standards for Non-Residential and Multi-Family Development	
(1) Applicability. All new multi-family (3+ unit) residential principal buildings and non-residential principal buildings shall meet the design requirements in this Section, with the exception of farm structures such as barns, silos, and grain elevators. Expansion and exterior remodeling (exceeding 50 percent of the equalized assessed value of the structure at the time of the proposed project) of existing multi-family (3+ unit) residential principal buildings and non-residential principal buildings shall meet the design requirements in this Section to the extent determined practical by the applicable site plan approval authority. All Detached Accessory Structures serving multi-family residential principal buildings shall meet applicable design requirements in Section 94.4.09(2). All Detached Accessory Structures serving non-residential principal buildings shall meet applicable design requirements in Section 94.4.09(1).	(1)
(2) No Conversion of Residential Buildings for Commercial Use. No building designed and constructed for residential use shall be remodeled, converted, or used for a nonresidential use or activity, except for any of the permitted or conditional uses in the associated residential zoning district listed in Figure 3.04.	(2) This is a new building.
(3) Licensed Architect Required. All proposed new construction and building additions shall require building elevations stamped by an architect licensed in the State of Wisconsin, except for buildings devoted to a storage or disposal land use listed in Section 94.4.06, a transportation land use in Section 94.4.07, an industrial land use in Section 94.4.08, or as otherwise approved by the Plan Commission or Extraterritorial Zoning Committee.	(3) Yes, drawn by licensed architect.
(4) Building Size and Mass. The size and mass of buildings and structures shall be designed with consideration of the buildings, public ways, and places to which they are visually related (see Figure 10.03(1) for examples). The relative proportion of a building to its neighboring existing buildings, to pedestrians, or to other existing buildings shall be maintained or enhanced when new buildings are built or when existing buildings are altered.	(4) Yes, this will be met.
(5) Building Facade Continuity. Changes in building material, color, and texture shall occur at points related to the massing and overall design concept for the building. Each building shall be visually compatible with the buildings, public ways, and places to which it is visually related in its directional character, whether this is vertical character, horizontal character, or non-directional character. Building facades and appurtenances such as walls, fences, and landscape masses shall, when it is a characteristic of the area, form cohesive walls of enclosures along a street to ensure a favorable relationship with the	(5) Yes, this will be met.

<p>buildings, public ways, and places to which such elements are visually related (see Figure 10.03(2) for examples in an urban setting).</p>	
<p>(6) Building Design Proportions. (a) The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related. (b) The relationship of the width to height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related. (c) The relationship of solids to voids in the front façade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related. (d) The relationship of the building to the open space between it and adjoining buildings shall be visually compatible with the buildings, public ways, and places to which it is visually related. (e) The relationship of entrances and other projections to sidewalks shall be visually compatible with the buildings, public ways, and places to which it is visually related.</p>	<p>(a) Yes, this will be met.</p> <p>(b) Yes, this will be met.</p> <p>(c) Yes, this will be met.</p> <p>(d) Yes, this will be met.</p> <p>(e) Yes, this will be met.</p>
<p>(7) Approved Materials. Material selection shall relate to the prevailing material already used on recently constructed buildings in the area, or to a different character if identified in the Village’s Comprehensive Plan, the examples in Figures 10.03(3) and (4), or unique requirements associated with any D Design overlay district applicable to the site. In addition: (a) All new construction shall have a façade that consists of 60 percent of brick, native stone, tinted and/or textured concrete masonry units, glass, copper panels, stainless steel, brushed nickel, stained natural woods (as provided in subsection (c)) or other comparable material as approved by the site plan approval authority, except as provided below: 1. On all new commercial construction, for non-public facing façades, the requirement in subsection (a) shall remain, but at 40 percent. 2. On all new industrial construction, 60 percent of all non-expansion facades abutting a public right-of-way and the extension of 20 feet or 10 percent of the length of the side, whichever is greater, on either side shall meet the requirements of subsection (a). The remaining sides shall be matching masonry brick, stone or concrete panel for the first 4 feet from the finished floor elevation where abutting an all-weather surface and/or not screened by landscaping. 3. On all new industrial construction, the site plan approval authority may reduce the requirement in subsection (a) to 40 percent so long as the property is not (i) abutting Schofield Avenue, Camp Phillips Road, Weston Avenue, Ross Avenue and/or State Highway 29 or (ii) within the Weston Business and Technology Park or any additions thereto.</p>	<p>(a) Percentages are provided. South side has 51% elevated material This does not meet the 60% requirement of elevated material along a street facing facade. If the bay doors were full glass, that would bring the material up to the 60% requirement. East side has 48% elevated material This does not meet the 60% requirement of elevated material along a street facing facade. North side has 0% elevated material - This does not meet the 40% requirement of elevated material along a nonstreet facing facade. West side has 4% elevated material - This does not meet the 40% requirement of elevated material along a nonstreet facing facade.</p> <p>(b) The metal panels can not count towards the 60/40% rule.</p> <p>(c) N/A no wood on siding</p>

<p>(b) Vinyl, Dryvit, Exterior Insulation Finishing Systems (EIFS), plaster products, and metal panels shall not be counted towards the 60 percent requirement in subsection (a), except for architecturally finished and decorative versions of such materials if approved by the site plan approval authority.</p> <p>(c) Natural wood, including treated wood, shall be painted or stained. The site plan approval authority may authorize the use of cedar, redwood, or other naturally weather resistant wood species to be untreated.</p> <p>(d) Facades with an uninterrupted length of 200 feet or more shall include the use of two or more colors or employ the use of protruding or intruding exterior walls in a way that breaks and reduces the monotony.</p> <p>(e) Multifamily dwellings are required to have architectural and trim details such as frieze board, vertical corner trim, drip caps, gable vents, shingles and shakes.</p> <p>(f) Commercial buildings are required to be designed to provide human scale, interest, and variety, which shall be accomplished by incorporating at least two of the following techniques:</p> <ol style="list-style-type: none"> 1. Variation in building form, such as recessed or projecting bays, shifts in massing or distinct roof shapes. 2. Emphasis on building entries through projecting or recessing forms (e.g., cover entries or columns), details or material differences. 3. Variation in materials, material modules, express joints and details, surface relief, and/or texture to break up building forms and walls. <p>(g) Where concrete block or masonry is used on industrial buildings, such material shall be painted with no less than two coats of paint, stain, or shall be a decorative pattern or treatment as approved by the site plan approval authority.</p>	<p>(d) N/A no lengths longer than 200 feet</p>
	<p>(e) N/A</p>
	<p>(f) Only one of these techniques are met - Variation of materials on the street facing side, this technique is not expanded to all sides of the building</p>
<p>(8) Materials—Use of Metal and Other Non-Decorative Materials. No exposed façade shall be faced with a material that presents an unfinished appearance to the public and surrounding properties. The following exterior construction materials shall not be exposed along front or street side yard facing building facades: non-decorative concrete block, cinder block, or concrete foundation walls (except for the first two feet above grade), non-decorative plywood, chipboard, T1-11, asphaltic siding, vinyl siding less than 0.044 inches of thickness, any material using exposed fastener systems, metal sheets, panels or other similarly inferior materials as determined by the site plan approval authority. No façade of any principal building intended for a residential, institutional, or commercial use as listed in Figure 3.04 shall be sided with metal sheets or panels. Any accessory non-residential building sided with metal sheets or panels shall be fully screened from the public rights-of-way. Pole buildings shall be prohibited in any residential, commercial, and industrial zoning district.</p>	<p>(g) N/A, not industrial</p> <p>(8) Metal panels are proposed as a major element of the building siding.</p>

<p>(9) Colors. Building colors shall be selected to enhance or maintain general harmony with the existing area or neighborhood buildings, without creating a monotonous street appearance. See examples of appropriate color combinations in Figures 10.03(3) and 10.03(4).</p>	<p>(9) Yes, this will be met.</p>
<p>(10) Design. Building design features, materials and articulations shall be continued in all sides.</p>	<p>(10) This is not met. The design features do not continue on all sides. The north and west sides of the building are strictly bare metal panels with no design features.</p>
<p>(11) Roofing. Exposed roofing materials shall be variegated in color and texture in a manner that is complimentary to the color and texture of the façade.</p>	<p>(11) Roof is all one color, but is tipped away from the front right of way.</p>
<p>(12) Corner Lot Buildings. Buildings on corner lots shall continue the major front elevation design elements around the corner elevation.</p>	<p>(12) Yes, this will be met.</p>
<p>(13) Vents and Mechanical Units. All chimney and fireplace vents shall be enclosed in a case constructed of materials similar to those materials used on the building elevations. Metal housings designed by the vent manufacturer to enclose the chimney vents are acceptable. All heating, ventilating, and air-conditioning equipment shall be designed to be integral with the building architecture and site design and screened from view from public rights-of-way.</p>	<p>(13) There are no mechanical units on the building.</p>
<p>(14) Building Orientation. All buildings shall be sited to present their most desirable façade(s) to adjacent public rights-of-way. Garages and loading docks shall be designed as integral elements to the building and site, and shall not be the dominant visual element from public rights-of-way unless pre-existing site or building conditions would not allow this. All new loading docks shall be screened from public view to the extent practical. No truck canopies with visible wall hangers are permitted.</p>	<p>(14) The Bay doors are proposed to face the right of way. There is no pre-existing condition on the property that limits the building to be in this orientation. The building could have been located closer to the road and placed the bay doors on the rear of the building, away from public view.</p>
<p>(15) Outdoor Waste/Recycling Containers. Solid waste/recycling containers (dumpsters) stored outdoors shall be subject to applicable standards in Section 94.12.06(2) and Chapter 66 of the Municipal Code.</p>	<p>(15) This has been approved.</p>
<p>(16) Waiver or Modification of Standards. The applicable site plan approval authority under Section 94.16.09 may waive or modify any of the standards in this Section if at least one of the following circumstances is present: (a) Supplemental design elements or improvements that exceed normal standards are incorporated into the project. (b) Restricted building materials are used as limited decorative elements on a building façade that contributes to its architectural design. (c) Undesirable site or building conditions will not be visible from the public right-of-way and/or adjoining properties.</p>	<p>(16)</p>
<p>LARGE RETAIL/SERVICE STANDARDS: Section 94.10.04 PROPOSED</p>	
<p>(1) Large Retail and Commercial Service Development Questionnaire. The applicant for a conditional use permit shall complete and submit with such application a Large Retail and Commercial Service Development questionnaire. The Zoning Administrator shall prepare, maintain, and provide the Large Retail and Commercial Service Development questionnaire upon request.</p>	<p>(1) N/A</p>

<p>(2) Traffic Impact Analysis. A traffic impact analysis is required for each Large Retail and Commercial Service Development exceeding 75,000 square feet in total building gross floor area. The traffic impact analysis shall be completed by a consultant approved by the Village and holding appropriate experience and in accordance with the most current revision of the Traffic Impact Analysis Guidelines published by the State of Wisconsin DOT, except as otherwise approved by the Village Engineer. Where the Traffic Impact Analysis indicates that a project may cause off-site public roads, intersections, or interchanges to function below level of service (LOS) C, the Village may deny the application, may require a size reduction in the proposed development, and/or may require the developer to construct and/or pay for required off-site improvements to achieve LOS C for a planning horizon of a minimum of ten years assuming full build-out of the development.</p>	<p>(2) N/A</p>
<p>(3) Neighborhood Plan. Applicants for Large Retail and Commercial Service Developments exceeding 75,000 square feet in total building gross floor area shall prepare a neighborhood plan including the subject site and an impact area beyond the boundary of the development site as determined by the Zoning Administrator. The neighborhood plan must be submitted prior to or with the application for conditional use permit. The Zoning Administrator may waive this requirement if a neighborhood plan that anticipated the development has already been adopted or if the impact area is already substantially developed. The neighborhood plan shall be of sufficient detail to establish the mix of land uses and their relationship to the Large Retail and Commercial Service Development with regard to provision of street, bicycle/pedestrian, and bus transit connectivity, utilities, stormwater management, and community character, and a general layout that support the objectives of the Comprehensive Plan. The neighborhood plan shall contain the following elements:</p> <ul style="list-style-type: none"> (a) General types of land use types with specific zoning districts and/or land uses. (b) Transitional treatments such as berms and/or landscaping between areas with differing land uses or character. (c) Complete public road network. (d) Pedestrian and bicycle network. (e) Transit routes and stops, where applicable. (f) Conceptual stormwater management network. (g) Public facility sites including parks, schools, conservation areas, public safety facilities and public utility facilities. (h) Recommendations for community character themes including building materials, landscaping, streetscaping, and signage. 	<p>(a) N/A</p>
	<p>(b) N/A</p>
	<p>(c) N/A</p>
	<p>(d) N/A</p>
	<p>(e) N/A</p>
	<p>(f) N/A</p>
	<p>(g) N/A</p>
	<p>(h) N/A</p>
<p>(4) Facilities and Associated Features. The following requirements are applicable to each Large Retail and Commercial Service Development, in addition to other applicable standards in this Chapter:</p> <ul style="list-style-type: none"> (a) Building Location. Where buildings are proposed to be distant from a public street, as determined by the Plan Commission, the overall development design shall include smaller buildings on pads or secondary lots closer to the street. Placement and orientation must facilitate appropriate land use transitions and appropriate traffic flow to adjoining 	<p>(a) N/A</p>

<p>roads, and neighboring commercial areas and neighborhoods, and must forward any community character objectives in the Comprehensive Plan.</p> <p>(b) Building Materials. Exterior building materials shall be of comparable aesthetic quality on all sides. Building materials such as glass, brick, tinted and decorative concrete block, wood, stucco, and exterior insulation and finish systems (EIFS) shall be used, as determined appropriate by the Plan Commission. Decorative architectural metal with concealed fasteners or decorative tilt-up concrete panels may be approved if incorporated into the overall design of the building. See Figure 10.04(1).</p> <p>(c) Building Design. The building design shall complement other buildings in the vicinity, meet Section 94.10.03(6), and include the following (see also examples in Figure 10.04(1)):</p> <ol style="list-style-type: none"> 1. The building shall employ varying setbacks, heights, roof treatments, doorways, window openings, and other structural or decorative elements to reduce apparent building size and scale. 2. A minimum of 20 percent of the structure’s facades that are visible from a public street shall employ actual protrusions or recesses with a depth of at least four feet. No uninterrupted facade shall extend more than 100 feet. 3. A minimum of 20 percent of all of the combined linear roof eave or parapet lines of the structure shall employ differences in height, with such differences being four feet or more as measured eave to eave or parapet to parapet. 4. Roofs with particular slopes may be required to complement existing buildings or otherwise establish a particular aesthetic objective. 5. Ground floor facades that face public streets shall have arcades (a series of outdoor spaces located under a roof or overhang and supported by columns or arches), display windows, entry areas, awnings, or other such features along no less than 50 percent of their horizontal length. The integration of windows into building design is required, and shall be transparent, clear glass (not tinted) or spandrel glass between three to eight feet above the walkway along any facades facing a public street. The use of blinds shall be acceptable where there is a desire for opacity. 6. Building facades shall include a repeating pattern that includes no less than three of the following elements: (i) color change, (ii) texture change, (iii) material modular change, (iv) expression of architectural or structural bay through a change in plane no less than 24 inches in width, such as an offset, reveal or projecting rib. At least one of these elements shall repeat horizontally. All elements shall repeat at intervals of no more than 30 feet, either horizontally or vertically. 7. All buildings on secondary lots or sites within the development shall be of architectural quality comparable to or exceeding that of the primary building. <p>(d) Building Entrances. Public building entryways shall be clearly defined and highly visible on the building's exterior design, and shall be emphasized by on-site traffic flow patterns. Two or more of the following design features shall</p>	(b) N/A		
	(c)	1.	N/A
		2.	N/A
		3.	N/A
		4.	N/A
		5.	N/A
		6.	N/A
		7.	N/A
	(d) N/A		
	(e) N/A		
	(f)	1.	N/A
		2.	N/A
		3.	N/A
4.		N/A	
(g)	1.	N/A	
	2.	N/A	

<p>be incorporated into all public building entryways: canopies or porticos, overhangs, projections, arcades, peaked roof forms, arches, outdoor patios, display windows, distinct architectural details.</p> <p>(e) Building Colors. Building facade colors shall be non-reflective, subtle, neutral, or earth tone. The use of high intensity colors, metallic colors, fluorescent colors or black on facades shall be prohibited. Building trim and architectural accent elements may feature bright colors or black, but such colors shall be muted, not metallic, not fluorescent, and not specific to particular uses or tenants. Standard corporate and trademark colors shall be permitted only on signage. See Figure 10.04(1) for examples.</p> <p>(f) Screening.</p> <ol style="list-style-type: none"> 1. All ground-mounted and wall-mounted mechanical equipment, refuse containers and any permitted outdoor storage shall be fully concealed from on-site and off-site ground level views, with materials complementing those used on the building exterior. 2. All rooftop mechanical equipment shall be screened by parapets, upper stories, or other areas of exterior walls or roofs so as to not be visible from public streets adjacent or within 1,000 feet of the subject property. Fences or similar rooftop screening devices may not be used to meet this requirement. 3. Loading docks shall be completely screened from surrounding roads and properties. Said screening may be accomplished through loading areas internal to buildings, screen walls, which match the building exterior in materials and design, fully opaque landscaping at time of planting, or combinations of the above. 4. Gates and fencing may be used for security and access, but not for screening, and they shall be of high aesthetic quality. <p>(g) Parking.</p> <ol style="list-style-type: none"> 1. Parking lots in which the number of spaces exceeds the minimum number of parking spaces required for the specific use or uses in Article 4 by more than 50 percent shall be allowed only with specific justification based on actual parking demand for similar uses in other locations. 2. Parking lots shall be designed to create distinct parking areas of not more than 120 parking stalls each through use of landscaped and curbed medians or other approved techniques. 3. Each landscaped island or peninsula shall contain a minimum of 360 square feet in landscaped area. Landscaped islands or peninsulas shall be spaced at intervals no greater than one island per every 20 spaces in that aisle. <p>(h) Vehicular Access.</p> <ol style="list-style-type: none"> 1. All such projects shall have direct access to an arterial or collector street. 2. Vehicle access shall be designed to accommodate peak on-site traffic volumes without disrupting traffic on public 	3. N/A	
	(h)	1. N/A
		2. N/A
		3. N/A
	(i)	1. N/A
		2. N/A
		3. N/A
		4. N/A
		5. N/A
		6. N/A
		(j) N/A
		(k) N/A
		(l) N/A

<p>streets or impairing pedestrian safety. This shall be accomplished through adequate parking lot design and capacity; access drive entry throat length, width, design, location, and number; traffic control devices; and sidewalks.</p> <p>3. The site design shall provide direct vehicular connections to adjacent land uses if required by the Village.</p> <p>(i) Bicycle and Pedestrian Facilities.</p> <p>1. The development shall provide for safe pedestrian and bicycle access to all uses, and connections to existing and planned public pedestrian and bicycle facilities and adjacent properties.</p> <p>2. Pedestrian walkways shall be provided from all building entrances to existing or planned public sidewalks or pedestrian/bike facilities. The minimum width for sidewalks adjacent to buildings shall be eight feet; and the minimum width for sidewalks elsewhere in the development shall be five feet.</p> <p>3. Sidewalks other than street sidewalks or building aprons shall have adjoining landscaping along at least 50 percent of their length.</p> <p>4. Crosswalks shall be distinguished from driving surfaces to enhance pedestrian safety by using different materials, or colors, or textures, and signage.</p> <p>5. The development shall provide secure, integrated bicycle parking at a rate of one bicycle rack space for every 50 vehicle parking spaces.</p> <p>6. The development shall provide exterior pedestrian furniture in appropriate locations at a minimum rate of one seat for every 20,000 square feet of gross floor area.</p>	<p>(m) N/A</p>
<p>(j) Central Areas and Features. Each such development exceeding 75,000 square feet in total building gross floor area shall provide central area(s) or feature(s) such as a patio/seating area, pedestrian plaza with benches, outdoor playground area, water feature, and/or other such deliberately designated areas or focal points that adequately enhance the development or community. All such areas shall be openly accessible to the public, connected to the public and private sidewalk system, designed with materials compatible with the building and remainder of the site, and shall be maintained over the life of the building project.</p>	<p>(n) N/A</p>
<p>(k) Cart Returns. A minimum of one 200-square foot cart return area shall be provided for every 100 parking spaces. Cart corrals shall be of durable, non-rusting, all season construction, and shall be designed and colored to be compatible with the building and parking lot light standards.</p>	<p>(o) N/A</p>
<p>(l) Outdoor Display Areas. Exterior display areas shall be permitted only where clearly depicted on the approved site plan. All exterior display areas shall be separated from motor</p>	<p>(p) N/A</p>
<p></p>	<p>(q) N/A</p>

<p>vehicle routes by a physical barrier visible to drivers and pedestrians, and by a minimum of ten feet.</p> <p>(m) Outdoor Storage Uses and Areas. Exterior storage structures or uses, including the parking or storage of service vehicles, trailers, equipment, containers, crates, pallets, merchandise, materials, fork lifts, trash, recyclables, and all other items shall be permitted only where clearly depicted and labeled on the approved site plan. Such outdoor storage uses and areas shall be appropriately screened.</p>	<p>(r) N/A</p>
<p>(n) Landscaping. On-site landscaping shall be provided at time of building occupancy and maintained per the requirements of Article 11.</p> <p>(o) Lighting. On-site exterior lighting shall meet all the standards of Section 94.12.11. In addition, the color and design of pole lighting standards shall be compatible with the building and the public lighting in the area, and shall be uniform throughout the entire development site.</p> <p>(p) Signage. In addition to meeting the applicable requirements of Article 13, a signage plan for all exterior signage shall be provided for coordinated and complimentary exterior sign locations, configurations, and colors throughout the development, including secondary lots within the development. Combined signs for multiple users may be required instead of multiple individual signs.</p>	<p>(s) N/A</p>
<p>(q) Natural Resources Protection. Natural resources shall be protected in accordance with this Chapter and State and Federal regulations. In general, existing natural features shall be integrated into the site design as a site and community amenity.</p> <p>(r) Relationship to Existing Sites. Where such a building is proposed as a replacement location for a business already located within the Village, the Village prohibits any privately imposed limits on the type or reuse of the previously occupied building through conditions of sale or lease.</p> <p>(s) Development Agreement. The developer may be required to enter into a development agreement with the Village, which may address fees, off-site improvements, and other matters to assure compliance with conditional use permit approval conditions.</p> <p>(t) Exceptions. In the event the applicant desires a waiver or modification from the requirements of this Section, the applicant shall present justification for such deviation or exception, which may be approved or denied by the Plan Commission.</p>	<p>(t) N/A</p>

LANDSCAPING: Article 11 Section 94.11.02 Landscaping Requirements	Proposed	Required Points	Proposed Points
<p>(1) Applicability. Any use for which site plan approval is required under Section 94.3.03(10) shall provide landscaping in accordance with the requirements of this Section, including expansion, renovation, and redevelopment of existing buildings and sites. Where the predecessor zoning ordinance, or a Village zoning decision under that ordinance, required landscaping which have not been satisfactorily installed or maintained, the property owner shall be required to install or restore such landscaping. Where the appropriate site plan approval authority under Section 94.16.09 determines that full compliance with the requirements of this Section is impractical, the approval authority may require compliance to the extent it determines practical. Such a determination of “impracticality” may be based on one or more of the following conditions:</p> <p>(a) Preexisting buildings or impervious services, and/or insufficient lot area, do not provide sufficient green space for full compliance.</p> <p>(b) Village stormwater management or easement requirements do not provide sufficient area for full compliance.</p> <p>(c) A redevelopment project would otherwise be infeasible, based on financial information provided by the applicant.</p> <p>(d) Full compliance would result in a plan in which landscaping would, by maturity, interfere with or compete with one another for survival and may therefore require removal at a later date.</p> <p>(e) Where a proposed addition does not exceed 50% or the original building or hard surfaced area size. In such cases, the quantitative landscaping standards shall be met in proportion to the size of the addition as compared to the original building or hard surfaced area.</p>	<p>(1) A landscaping plan has been submitted.</p>		
<p>(2) 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.</p>	<p>(2)</p>		
<p>(3) Landscape Planting Requirements. Landscaping shall be provided based on the following requirements for street frontages, hard or gravel surfaced areas, building foundations, bufferyards (where applicable), and general yard areas. These requirements are additive to each other and any other landscaping or screening requirements in this Chapter. By approval of the applicable site plan approval authority, required landscaping points may be shifted between areas (e.g., hard surfaced areas to building foundations). The landscaping point system is described in greater detail in subsection (4), below.</p>	<p>(3)</p>		
<p>(a) Street Frontages. Street trees shall be planted in accordance with the following standards (see also example in Figure 11.02(1)):</p>	<p>1. 232 feet of road frontage</p>	<p>5</p>	<p>5</p>

<p>1. The total number of street trees shall be equal to or exceed the ratio of one for each 50 feet of street frontage, minus widths of proposed or existing driveways.</p> <p>2. Trees shall be planted in the right-of-way along all streets no closer than ten feet from driveways, street signs, fire hydrants, and other above-ground utilities, and 50 feet from the corner of an intersection, as measured from the right-of-way lines extended.</p> <p>3. When conditions are such that the required spacing cannot be satisfied in the right-of-way or, if in the opinion of the Zoning Administrator the right-of-way is not wide enough to support tree growth, street trees under this subsection shall be planted within the first ten feet inside the sidewalk line.</p> <p>4. The unpaved portion of a public right-of-way abutting a parcel shall be sodded with a salt tolerant grass equivalent to a mixture containing 30 percent alkali grass.</p> <p>5. Tree or shrub planting in any public right-of-way or on any public land in the Village shall be governed by Chapter 90 of the Code.</p>	2.		
	3.		
	4.		
	5.		
<p>(b) Hard and Gravel Surfaced Areas. Within industrial zoning districts, 100 points of landscaping shall be planted for each 2,500 square feet of hard and gravel surfaced area, not including rooftops. Within all other zoning districts, 100 points of landscaping shall be planted for each 1,500 square feet of hard or gravel surfaced area, not including rooftops. Plants required under this subsection shall be installed within landscaped islands within the hard or gravel surfaced area or within 15 feet of its edges, and shall include large deciduous trees unless otherwise approved by the appropriate site plan approval authority. See example in Figure 11.02(2).</p>	<p>(b) 19,870 square feet of hard surface</p> <p>Contradiction in lilac and spirea numbers between plan and worksheet Tina Crab plant is listed on the worksheet but not on the landscaping plan</p>	1,324.66	1,340
<p>(c) Building Foundations. Within industrial zoning districts, 100 points of landscaping shall be planted for each 50 lineal feet of exterior building wall that is visible from a public right-of-way or residentially zoned property. Within all other zoning districts, 100 points of landscaping shall be planted for each 75 lineal feet of exterior building wall. Plants required under this subsection must be installed within 20 feet of the building foundation, and shall not include large deciduous shade trees. See example in Figure 11.02(3).</p>	<p>(c) Foundation is 254 feet</p> <p>Magic carpet spirea is listed on worksheet but not listed on the landscaping plan</p>	338.66	360
<p>(d) Bufferyards. A bufferyard is a landscaped area, berm, fence, and/or wall that results in a reduction of visual and other interaction with an adjoining property. A bufferyard shall be provided if required for a particular land use listed in Article 4, and where otherwise required via site plan approval under Section 94.16.09. Where required, bufferyards shall comply with the following.</p> <p>1. The minimum width of a bufferyard shall be 25 feet, unless reduced by the site plan approval authority if it determines that a lesser width is adequate to separate incompatible uses/activities or is necessary owing to site constraints beyond the control of the owner.</p>	1. N/A		
	2. N/A		

<p>2. No building, parking lot, loading area, motor vehicle circulation area, trash storage area, or outdoor storage area shall be permitted in a required bufferyard.</p> <p>3. Landscaping within bufferyards shall be selected, positioned, and planted in sufficient quantities to provide an all-season screen within five years of planting and have a minimum height of three feet at time of planting. See example in Figure 11.02(4). Such landscaping shall not count towards any other frontage, hard or gravel surfaced area, building foundation, or general yard area planting requirement of this Article.</p> <p>4. The use of a decorative opaque fence or wall, and/or a berm, in lieu of or in addition to the landscaping may be approved by the site plan approval authority, provided the slope of any berm is less than 4:1; the berm, fence or wall does not interfere with access, utilities, or stormwater management.</p>	<p>3. N/A</p>		
	<p>4. N/A</p>		
<p>(e) General Yard Areas. Within industrial zoning districts, 100 points of landscaping shall be planted for each 4,000 square feet of total lot area, excluding those areas under a rooftop, hard or gravel surfaced area, required bufferyard, or being reserved for a future phase of development. Within all other zoning districts, 100 points of landscaping shall be planted for each 2,500 square feet of total lot area, excluding those areas under a rooftop, hard or gravel surfaced area, required bufferyard, or being reserved for a future phase of development. Landscaping required by this standard shall be placed where appropriate on the site to maximize visual impact of landscaping, such as in a front or street side yard or adjacent to other uses.</p>	<p>(e) 15,113 remaining lot area Worksheet states existing mixed species, but there are not existing trees on site (not shown on landscaping plan either).</p>	<p>604.52</p>	
<p>(f) Other Green Space Areas. Green space areas not used for landscape plantings, other than natural resource protection areas, shall be graded and sodded or seeded with a maintainable seed mix. Organic or natural mulch of plantings or planting beds is acceptable, but shall be installed so it does not erode, fall, be plowed, or otherwise transported into walks, drives, streets, or other hard-surfaced portions of the site.</p>	<p>(f)</p>		
<p>(4) Landscaping Points and Minimum Installation Sizes. Most of the above landscaping requirements are expressed in terms of landscape points. Each plant type, below, is worth a certain number of landscape points that can be used to fulfill the landscaping requirements. Minimum permitted installation sizes for each plant category are provided to ensure that landscaping provides its aesthetic and screening functions at the time of installation and to improve survival rates. The schedule of landscaping points and minimum permitted installation sizes is as presented in Figure 11.02(7).</p>	<p>(4)</p>		
<p>(5) Prohibited and Discouraged Species.</p> <p>(a) The following species are prohibited in the public right-of-way, within 10 feet of any lot line or parking lot perimeter, and in parking lot islands:</p> <ol style="list-style-type: none"> 1. Ailanthus (Tree of Heaven). 2. American Elm, and any other species of elm not resistant to Dutch Elm Disease 3. Ash (all varieties, until threat of emerald ash borer is eliminated) 4. Buckthorn (common or glossy) 	<p>(5) There are no prohibited species utilized.</p>		

<p>5. Black Locust 6. Box Elder 7. Catalpa 8. Cottonwood (except along water edges) 9. European White Birch 10. Fruit-bearing Trees (excluding crabapples) 11. Honeysuckle 12. Lombard Poplar 13. Mulberry 14. Red Maple 15. Russian Olive 16. Siberian Elm 17. Silver Maple 18. Walnut 19. Willow (except along water edges). 20. Other weak-wooded tree species or species that deposit a significant number of twigs, seed pods, fruits, nuts, and/or other debris, as determined by the Zoning Administrator. (b) Evergreen trees are prohibited within the public right-of-way.</p>	
<p>(6) Existing Plant Materials. A reasonable attempt shall be made to preserve as many existing trees as is practicable and to incorporate them into the landscape plan, including techniques for preservation. In instances where healthy plant materials of acceptable species, as determined by the Village, exist on a site prior to its development, the application of the standards in this section may be adjusted by the Village to allow credit for such material, provided that such adjustment is consistent with the intent of this Article.</p>	<p>(6) There is no existing vegetation on the property except for minimal trees along north and west edges.</p>
<p>(7) Installation. All landscaping required under this Section shall be installed consistent with Village standard specifications and industry accepted standards, and shall be guaranteed by the applicant or the applicant’s contractor for three years. Street terrace trees shall be balled and burlapped. All landscape beds shall be edged in accordance with industry best practices Installation shall occur prior to occupancy or commencement of operations, unless doing so would result in unsatisfactory plant survival. In this case, landscaping shall be installed within six months of occupancy or commencement of operations, and the Village may require a performance guarantee, such as a bond, cash deposit or letter of credit, before a permit or certificate for building occupancy is granted and until such landscaping is installed according to plan. (a) A single tree species may not exceed twenty percent (20%) of all the tree species proposed to be planted on a single site.</p>	<p>(7) This will be met.</p>
<p>(8) Maintenance. Landscaping required by this Section is intended to be a permanent site improvement. As such, all landscaping shall be continually maintained in a live state. Maintenance shall include periodic and timely watering, irrigation where necessary, replenishment of mulch, weeding, fertilizing, pruning and any other such normally required horticulture activity necessary to keep all landscaping in a healthy, safe and aesthetically pleasing state. Recognizing that over time plants may mature and die or otherwise expire because of natural or unnatural causes; maintenance shall also include the removal and replacement of dead or dying plants. Such replacement shall occur within the same year in which a</p>	<p>(8) This will be met.</p>

<p>plant dies or in the spring planting season of the following year. Landscaping shall also be subject to applicable maintenance standards with Section 50.102 of the Code.</p>	
<p>(9) Location in Utility Easements. Planting in utility easements is at the risk of the property owner. Any plants that must be removed because of utility work within such easements shall be replaced by the property owner at his or her cost.</p>	(9)
<p>94.11.03 Lawn Care, Alternative Groundcover and Preservation of the Topography</p>	
<p>(1) Lawn Care and Alternative Groundcover. Care of lawns, gardens, and natural areas shall comply with the requirements of Section 50.102(h) of the Code</p>	(1)
<p>(2) Preservation of Topography. (a) With development of any land, effort shall be maintained to preserve pre-existing topography to the extent practical and consistent with safe, efficient, and attractive land development. (b) No structure shall be built that would alter the existing drainage or topography in any way as to adversely affect the adjoining property(ies). (c) In no case shall any slope exceed the normal angle of slippage of the material involved. (d) No change in existing topography shall be made that would result in increasing the slope of any land within a distance of 20 feet from a property line to a ratio greater than four horizontal to one vertical (maximum 4:1 slope).</p>	(2) This will be met.

GENERAL PERFORMANCE STANDARDS: Article 12	PROPOSED
<p>94.12.03: Fences, Landscape Walls and Hedges.</p> <p>(a) Traffic Visibility. All fences, walls, and hedges must comply with the vision clearance requirements of Section 94.12.08(12).</p> <p>(b) Access. No fence shall be considered a hardship to access a rear yard, for purposes of storage of vehicles or other purposes in this Chapter.</p> <p>(d) Fences within all Non-residential Zoning Districts, Except for Residential Fences Located There</p> <ol style="list-style-type: none"> 1. Fences, walls, and continuous hedges not exceeding ten feet in height are permitted. Such fence, wall, or continuous hedge shall be set back a minimum of two feet from any front or street side property line. 2. Fences, walls, or continuous hedges may be required for screening particular land uses per Article 4 and Section 94.11.02(3)(d). <p>(g) Permanent Fence Appearance. For each permanent fence with a more finished or a more decorative (non-structural) side, such side shall face toward the adjoining property or right-of-way. Residential fences in a front or street side yard shall be of semi-open designs, such as vertical picket, weaved lattice, or wrought iron bars. Each permanent fence shall be of consistent design and color, and color shall be compatible with the predominant color of the principal building on the same lot.</p> <p>(h) Construction and Maintenance. All fences, landscape walls, or decorative posts shall be constructed and maintained in a structurally sound and attractive manner per manufacturer’s instructions. Living hedges must be trimmed so that all limbs remain entirely within the property. Each fence shall be built and maintained with a single material and a single color for its full length.</p>	<p>(a) There are no fences</p> <hr/> <p>(b) There are no fences</p> <hr/> <p>(d) There are no fences</p> <hr/> <p>(g) There are no fences</p> <hr/> <p>(h) There are no fences</p>
<p>94.12.06(2): Exterior Storage Standards.</p> <p>(a) All exterior (outside) storage of recyclable and non-recyclable containers, within multi—family dwellings and non-residential facilities and properties (all land uses other than “Single-Family Detached Residence”, “Two-Family Residence”, and “Agricultural Use”), shall be placed and maintained within a three-sided enclosure and enclosed on the fourth side with a gate to contain garbage, refuse, waste, recycling, and other debris. The enclosure shall further meet all of the following requirements:</p> <ol style="list-style-type: none"> 1. Subject to accessory structure setback requirements included in Figures 5.01(2) and 5.02(2). 2. Must be at least 10 feet from any combustible walls, openings, or combustible roof eave lines, as per NFPA 1 (most recent addition). 3. Not placed in any minimum required front or street side yard. 	<p>(a)</p> <ol style="list-style-type: none"> 1. This is met. 2. The trash enclosure is proposed to be located within 10 feet of the building. 3. This is met 4. It is on the interior side of the building. 5. Yes, it is 30 x 18 feet. 6. It is proposed at 6 feet high. Dumpsters will only be 3.5 feet tall, so a 6-foot fence should cover it okay. 7. Yes, will be placed on asphalt. 8. Screened by chain link fence with slats. 9. This will be met since containers are only 3.5 feet tall. 10. Application was submitted and hauler confirmed this location is good.

<p>4. Must be placed to the interior side or rear of the principal structure, unless such a location is not possible in the determination of the Zoning Administrator.</p> <p>5. Must be a minimum of 30-feet long by 10-feet wide.</p> <p>6. Must be 8-feet tall.</p> <p>7. Placed on a permanent hard surface.</p> <p>8. The recyclable and non-recyclable containers shall be fully screened and not visible from public rights-of-way and adjacent properties from the ground level; the screening shall consist of a solid fence constructed of masonry, commercial grade wood fencing, or other commercial grade material approved by the Zoning Administrator.</p> <p>9. This fence shall be constructed in such a manner so as to prevent paper, debris, and other refuse material from being blown through the fence.</p> <p>10. The Village’s Refuse and Recycling Site Application must be submitted and approved by the Village prior to installation. The owner shall provide proof to the Zoning Administrator, from the owner’s contracted solid waste/recycling hauler, that the design provides safe and reasonable access to the hauler to provide the contracted service.</p>	<p>(b)</p>
<p>(b) The site plan approval authority, or Zoning Administrator in the case where the project does not require site plan approval under this chapter, may waive or modify one or more requirements in subsection (a). Such waiver or modification may be provided only if the authority or Administrator determines that the intent of the ordinance requirement(s) will be met in another way and that the reduction is not contrary to the public interest, the purpose of this chapter, and the purpose of the associated zoning district.</p> <p>(c) The exterior storage of non-recyclable and recyclable material, and associated containers and enclosures, which are not in compliance with this subsection as of March 18, 2015, shall have one year from such date to comply.</p>	<p>(c) N/A</p>
<p>(3) Motor Vehicle Storage. Except in AR and RM zoning districts, storage of operable and licensed motor vehicles shall be on a hard or gravel surface. No motor vehicle in any zoning district shall be stored within the minimum hard or gravel surface setbacks of Article 5. All motor vehicle storage areas shall be landscaped in accordance with Article 11. Storage or parking of semi-trailers, busses and heavy duty trucks on property zoned or used for residential purposes is prohibited.</p>	<p>(3) There will be no long term storage of vehicles.</p>
<p>(4) Inoperable Vehicles and Junk. The outside storage of inoperable or unlicensed vehicles, appliances, and other junk or trash shall be prohibited, except as described within the “Junkyard or Salvage Yard” and “Outdoor and Vehicle Repair and Maintenance” land uses performance standards and for those uses approved in accordance with the requirements of this Chapter. The storage of inoperable vehicles in association with said uses shall be on a hard or gravel surface meeting the applicable hard surface setback requirements; and is also subject to the regulations set forth in Section 50.105 of the Code.</p>	<p>(4) This is an Outdoor and Vehicle Repair and Maintenance use.</p>

<p>(5) Construction Materials and Equipment Related to On-site Construction. Except within agricultural zoning districts, all temporary storage of construction materials and equipment related to on-site construction shall be set back a minimum of three feet from any interior side or rear property line, and outside of any front or street side yard unless provided site plan approval under Section 94.16.09.</p>	<p>(5) This will be met.</p>
<p>94.12.08: Access and Driveway Standards.</p>	
<p>(4) Distance from Property Line. The distance from an access drive or parking lot to the property line shall not be less than the minimum associated setback for hard and graveled surface areas in Figures 5.01(2) and 5.02(2), except in case of approved shared driveways, hared parking lots and cross-access ways.</p>	<p>(4) This will be met.</p>
<p>(5) Width of Driveway. All openings for access drives onto public streets shall adhere to the widths as specified in Chapter 71 of the Code.</p>	<p>(525 and 46 feet</p>
<p>(6) Traffic Control. Traffic into and out of all off-street parking, loading and traffic circulation areas serving six or more parking spaces shall be forward moving, with no backing into streets or pedestrian ways.</p>	<p>(6) This will be met.</p>
<p>(7) Surfacing. Driveway surfacing shall be per Section 94.12.09(6)(a).</p>	<p>(7) Will be surfaced with asphalt.</p>
<p>(8) All Garages to be Served by Driveways. All garages intended for vehicle parking shall be served by a driveway extending from the garage to the curb or street edge. Where such driveway(s) meets the garage, the width shall be, at minimum, the width of all garage door openings.</p>	<p>(8) N/A</p>
<p>(9) Installation Timing. Except for apron sections within public rights-of-way, no residential driveway shall be constructed until the owner has been issued a building permit for the residence. Each residential driveway shall be constructed prior to occupancy of the associated dwelling, except in cases when construction of the dwelling is completed between December 1st and March 31st. In such cases, driveways must be installed no later than June 1st following occupancy.</p>	<p>(9) N/A</p>
<p>(10) Provision for Sidewalk. Where there is existing curb and gutter street sidewalks shall be installed for all new construction and substantial remodels, which exceed 50% of the assessed value, of a structure, regardless if a sidewalk is present on either side of said project, in accordance with the Village’s Complete Streets Policy. Where the construction project or remodel does not exceed 50% of the assessed value then all driveways, new or existing, shall accommodate a 5-foot wide concrete sidewalk section within the public right-of-way, built to Village sidewalk standards, to maintain connection with existing sidewalks or to allow for the connection of future sidewalks on either side of the driveway. Plan Commission may waive the above stated provisions under the following circumstances: (a) The Village Capital Improvement Plan and/or sidewalk and trail planning maps, or similar planning documents do not include sidewalks within the project neighborhood; or (b) The Director of Public Works has determined that future sidewalk grades cannot be determined or; (c) The Director of Public Works has determined that substantial grading of the area between the curb and the right-of-way line is required for both the subject parcel and both neighboring parcels.</p>	<p>(10) There is existing side walk along Schofield Ave. However, no sidewalk is proposed on west side of Mount View Ave. There is existing curb and gutter streets along this property, sidewalk is a required provision.</p>

<p>(11) Maintenance. All driveways shall be maintained so as to prevent the transport of gravel, dirt, or other material from the property into the public right-of-way.</p>	<p>(11) This will be met.</p>
<p>(12) Vision Clearance Triangles. Within vision clearance triangles, no signs, structures, earthwork, vegetation, or other obstructions between 18 inches and ten feet in height shall be permitted, except for tree trunks and sign poles. The vision clearance triangle shall apply where public streets intersect, and where private driveways and alleys intersect with public streets, per the following standards (as also represented in Figure 12.08).</p>	<p>(12) This will be met.</p>
<p>94.12.09: Off-Street Parking and Traffic Circulation Standards.</p>	
<p>(3) Use of Off-Street Parking Areas; Snow Storage. Except as otherwise allowed below, the use of all off-street parking areas shall be limited to the parking of licensed and operable vehicles not for lease, rent, or sale. Within residentially zoned property, only licensed and operable cars and trucks with a rated gross vehicle weight of 26,000 pounds or less shall be parked or kept in parking areas or any other exterior location. The use of parking spaces and their circulation areas for purposes such as seasonal sales and snow storage shall be permitted only if sufficient parking spaces remain available to meet the parking requirements of this chapter and normal traffic and pedestrian movement and safety is not impeded.</p>	<p>(3) Applicant stated snow location would be the entire grass perimeter, however this is contradictory to the landscaping plan that places trees and vegetation along the perimeter of the parking area.</p>
<p>(4) Traffic Circulation and Traffic Control. Site circulation shall be designed to provide for the safe and efficient movement of all traffic entering, exiting, and on the site. Circulation shall be provided to meet the individual needs of the site with specific mixing of access and through movements, and where required, shall be depicted on the required site plan. Circulation patterns and traffic control measures shall conform to the general rules of the road and the requirements of the Manual of Uniform Traffic Control Devices.</p>	<p>(4) This will be met.</p>
<p>(5) Installation and Maintenance of Off-Street Parking and Traffic Circulation Areas. All off-street parking and traffic circulation areas shall be completed prior to building occupancy and shall be maintained in a dust-free condition at all times.</p>	<p>(5) this will be met.</p>
<p>(6) Off-Street Parking and Traffic Circulation Design Standards. (a) Surfacing. All off-street parking, driveway, and traffic circulation areas constructed after March 18, 2015, including residential driveways, shall be surfaced and continuously maintained with a hard surface as defined in Section 94.17.04, except that gravel, crushed stone, or a similar material is permitted for: 1. Agricultural uses. 2. Driveways in rural and open space zoning districts, where the intersecting road is gravel or the driveway is greater than 50 feet in length. 3. Emergency access driveways where required or approved by the Zoning Administrator. 4. Lightly traveled service drives for non-residential uses where included as part of an approved site plan under</p>	<p>(a) Will be surfaced with asphalt.</p>
	<p>(b) Stalls will be met.</p>

<p>Section 94.16.09, and where in the Village at least the first 50 feet connecting to a public street is hard surfaced.</p> <p>In cases where gravel or crushed stone is permitted under one of the above exceptions, the portion of the driveway within the public street right-of-way shall be hard surfaced, except where serving agricultural uses, where the intersecting public road is gravel surfaced, or for uses outside of non-residential and mixed use zoning districts in the ETZ area. Where any gravel or crushed stone driveway exists, the Village Public Works Director may require a hard surface tracking pad adjacent to the public street right-of-way, or other remedial action, if he or she determines that gravel or stone is being tracked into the public street.</p> <p>(b) Marking. All hard-surfaced areas intended for six or more parking stalls shall be striped in a manner that clearly indicates the boundaries of required parking spaces.</p> <p>(c) Curbing. For developments that require site plan approval under this Chapter, construction of curb and gutter shall be required around all parking, driveway, and other vehicular access areas and landscaped islands and peninsulas. The site plan approval authority may modify this standard to facilitate a unique stormwater management approach or condition, for lightly traveled service drives, at the edges of a phase of development of a parking area, for material or snow storage areas, or for approved gravel surfaced areas.</p> <p>(d) Lighting. All off-street parking and traffic circulation areas serving six or more cars shall be lit so as to ensure the safe and efficient use of said areas during the hours of use, with said illumination level shall not exceed the standards of Section 94.12.11.</p> <p>(e) Access. Each required off-street parking space shall open directly upon an aisle or driveway that is wide enough and designed to provide a safe and efficient means of vehicular access to the parking space without directly backing or maneuvering a vehicle into a public right-of-way. All off-street parking and traffic circulation facilities shall be designed with an appropriate means of vehicular access to a street or alley, in a manner that least interferes with traffic movements. Off-street parking spaces for residential uses may be stacked or in front of one-another for the same dwelling unit. Parking spaces located behind an enclosed garage and located directly off a through aisle shall be a minimum of 30 feet deep.</p> <p>(f) Signage. All signage located within, or related to, required off-street parking or traffic circulation areas shall comply with the requirements of Article 13.</p> <p>(g) Handicapped Parking Spaces. Parking for the handicapped shall be provided at a size, number, location, and with signage as specified by State and Federal regulations.</p>	<p>(c) There is no curbing shown on the site plan. There is a letter from the engineer stating that curbing would inhibit the flow of water on the site. However, the Public Works Directors contradicts this stated that stormwater flows to the drive access and to the road, not to the grass on the perimeter of the parking area.</p>
	<p>(d) This will be met.</p>
	<p>(e) This will be met.</p>
	<p>(f) No parking signage proposed.</p>
	<p>(g) A handicapped spot is provided.</p>
	<p>(h) Yes, stalls are 10 x 20ft.</p>

<p>(12) Locational Prohibitions for Off-Street Parking Areas. Off-street parking shall not be located between the principal structure on a residential lot and a street right-of-way, except within residential driveways and parking lots designated on any approved site plan. No private parking shall occur on street terraces, driveways, or any other areas located within a public right-of-way, except by conditional use permit. See also Section 94.12.07(9) and Figures 5.01(2) and 5.02(2).</p>	<p>(12) N/A</p>
<p>(13) Minimum Permitted Throat Length. All uses requiring site plan approval shall have a minimum permitted throat length of access drives serving parking lots of 20 feet from the nearest street right-of-way, except as modified by the site plan approval authority based on unique site conditions or suitable assurance that traffic will not back up into public rights-of-way.</p>	<p>(13) yes, this will be met.</p>
<p>(14) Bicycle Parking. A number of off-street bicycle parking spaces shall be provided equal to five percent of the automobile parking space requirement, with no fewer than two bicycle parking spaces provided for all uses requiring 20 or more vehicular parking spaces. Each “Inverted-U” or similar type rack counts as two bicycle parking spaces. All bicycle parking shall be on a hard-surfaced area in a location accessible to building entrances.</p>	<p>(14) No bicycle facility is provided on site. For this site, at least one bike rack would be required.</p>
<p>(15) Pedestrian Facilities. (a) The site shall provide for safe pedestrian and bicycle access to all uses, and connections to existing and planned public pedestrian and bicycle facilities and adjacent properties. (b) Pedestrian walkways shall be provided from all building entrances to existing or planned public sidewalks and/or pedestrian/bike facilities. The minimum width for sidewalks adjacent to buildings shall be five feet. (c) Sidewalks other than street sidewalks or building aprons shall have adjoining landscaping along at least 50 percent of their length if said sidewalk is over 50 feet in length. (d) Crosswalks shall be distinguished from driving surfaces to enhance pedestrian safety by using different materials, or colors, or textures, and signage.</p>	<p>(a) There is a slight sidewalk along the east end of the building apron. However, there is no sidewalk proposed along Mount View Ave.</p>
	<p>(b)</p>
	<p>(c)</p>
	<p>(d)</p>
<p>94.12.10: Off-Street Loading Standards</p>	
<p>(2) Applicability. Any new building that has a gross floor area of 10,000 square feet or more and that requires regular deliveries, or makes regular shipments from semi-trucks and trailers, shall provide off-street loading facilities in accordance with the regulations of this Section, except for agricultural uses.</p>	<p>(2) There is no loading zone.</p>
<p>(3) Location. (a) All loading berths shall be at least 25 feet from the intersection of two street right-of-way lines. (b) In commercial and institutional zoning districts, loading berths shall not be located along any front façade or street side façade of any building. In all other districts, loading berths shall not be located within any minimum required front yard or street side yard. (c) All loading and vehicle maneuvering areas shall be located on the private lot and shall not be located within, or so as to interfere with, any public right-of-way or minimum required hard and gravel surface setback in Figures 5.01(2) and 5.02(2).</p>	<p>(a) N/A</p>
	<p>(b) N/A</p>
	<p>(c) N/A</p>

<p>(4) Size of Loading Area. The first required loading berth shall be designed in accordance with Figure 12.10. All remaining required loading berths shall be a minimum of 50 feet in length and 10 feet in width. All required loading berths shall have a minimum vertical clearance of 14 feet.</p>	<p>(4) N/A</p>
<p>(5) Access to Loading Area. Each loading area shall be located so as to facilitate access to a public street or alley, shall not interfere with other vehicular or pedestrian traffic, and shall not interfere with the function of parking areas. Loading areas shall not rely on backing movements into public rights-of-way, except where building or site conditions established before March 18, 2015 require such movements.</p>	<p>(5) N/A</p>
<p>(6) Surfacing and Marking. All required loading areas shall be hard surfaced as defined in Section 94.17.04. Said surface shall be marked in a manner that clearly indicates required loading areas.</p>	<p>(6) N/A</p>
<p>(9) Calculation of Required Loading Spaces. (a) Indoor Institutional and Recreational Land Uses. One loading berth shall be required for each building with a gross floor area of 10,000 to 29,999 square feet. For such uses located in buildings having a gross floor area of 30,000 square feet or greater, two loading berths shall be required. (b) Commercial (except Offices), Storage/Disposal, Transportation, and Industrial Land Uses. One loading berth shall be required for each building having a gross floor area of 10,000 to 29,999 square feet. For such uses located in buildings having a gross floor area of 30,000 square feet or greater, an additional loading berth shall be required for any portion of each 50,000 square feet of gross floor area in addition to the original 29,999 square feet. (c) Office Land Uses. One loading berth shall be required for each building having a gross floor area of 10,000 to 99,999 square feet. For such uses located in buildings having a gross floor area of 100,000 square feet or greater, an additional loading berth shall be required for any portion of each 100,000 square feet of gross floor area in addition to the original 99,999 square feet.</p>	<p>(9) N/A</p>
<p>Section 94.12.11: Exterior Lighting Standards</p>	
<p>(2) Applicability. The requirements of this Section apply to all exterior lighting and all interior light visible from the exterior on private property within the jurisdiction of this Chapter, except for lighting within public rights-of-way; on communications towers or airports, heliports, helipads, or other similar facilities where required to meet federal and state safety regulations; and as excepted in subsection (10).</p>	<p>(2) A lighting plan has been submitted.</p>
<p>(4) Orientation of Fixture. In no instance shall an exterior lighting fixture be oriented so that the lighting element (or a clear shield) is visible from a residentially zoned property or allowed to direct light skyward. Shielded luminaries and careful fixture placement shall be used to ensure that exterior lighting prevents direct lighting above a horizontal plane, except that architectural lighting that focuses all light below the roof line may exceed the horizontal plane. Search lights are prohibited except for any search light deemed necessary by the FAA.</p>	<p>(4) All lighting will be cast downward.</p>
<p>(5) Intensity of Illumination. The amount of illumination attributable to exterior lighting, as measured at the property line, shall not exceed 1.0 footcandle above ambient lighting</p>	<p>(5) This will be met.</p>

conditions on a cloudless night. The maximum average lighting within any lit area shall not exceed 5.0 footcandles, except where the Zoning Administrator determines that greater illumination is necessary for public safety.	
(6) Fixture Heights. The maximum height from the base of the pole or its support to the fixture shall be 20 feet in residential, rural, and open space zoning districts, and 35 feet in all other districts.	(6) There is no pole lighting proposed.
(7) Location. Light fixtures shall not be located within any required bufferyard under this Chapter, or closer than three feet from a property line.	(7) This will be met.
(8) Flashing, Flickering and other Distracting Lighting. Flashing, flickering, moving (such as search spot or search lights), and/or other lighting that may distract motorists is prohibited.	(8) There will be no flashing light.
(9) Qualitative Requirements. Design and color of light fixtures and poles shall be compatible with building design and color on the same lot. Street intersections, driveway intersections, and pedestrian access routes shall be illuminated with lights of appropriate scale to the function, without providing an obviously uneven illumination pattern across the site.	(9) This will be met.
(10) Exceptions. The appropriate site plan approval authority may grant exceptions to the requirements of this Section in the following circumstances: (a) Outdoor recreation use and assembly areas such as athletic fields. (b) Gas station pump islands and other uses in which motor vehicles and pedestrians routinely operate in close proximity with one another. Use of recessed canopy lighting to minimize off-site impacts may be required. (c) Lighting for special events, per an approved special event permit under Chapter 67 of the Municipal Code.	(10) N/A
(11) Nonconforming Lighting. All lighting fixtures existing prior to the effective date of this Chapter shall be considered legal conforming structures and may be continued (see Article 15). However, as part of a site plan approval for a new, expanded, or remodeled project or use on the same site, the site plan approval authority may require that such lighting be reoriented to achieve greater or full compliance with this Section.	(11) There are no nonconforming lighting on site.
Section 94.12.12: Vibration Standards	
(3) Depiction on Required Site Plan. Any activity or equipment that creates detectable vibrations outside the confines of a building shall be depicted as to its location on the site plan, if required for the development of a property.	
(6) Standards in GI Districts. $D = K/f$ <u>On or beyond adjacent lot line:</u> 1. Continuous (0.0015): 2. Impulsive (0.030): 3. Less than 8 pulses per 24 hours (0.075): <u>On or beyond any residence district boundary line:</u> 4. Continuous (0.003): 5. Impulsive (0.006): 6. Less than 8 pulses per 24 hours (0.015):	1.
	2.
	3.
	4.
	5.
	6.
(7) Standards in other districts. $D = K/f$ <u>On or beyond adjacent lot line:</u> 1. Continuous (0.003): 2. Impulsive (0.006): 3. Less than 8 pulses per 24 hours (0.015):	1.
	2.
	3.

Section 94.12.13: Noise Standards	
<p>Increase in noise over ambient level: MF or MH districts shall not exceed +3 dBA INT, B-1, B-2, B-3 and BP districts shall not exceed +5 dBA GI, LI districts shall not exceed +8 dBA If noise is not constant or is only present during daytime hours: Daytime operation only: +5 dBA Less than 20% of any 1 hour period: +5 dBA* Less than 5% of any 1 hour period: +10 dBA* Less than 1% of any 1 hour period: +15 dBA* Noise of impulsive character: -5 dBA Noise of periodic character: -5 dBA *Only one may be applied</p>	
Section 94.12.14: Air Pollution Standards	
(2) The emission, from all sources within any lot, of particulate matter containing a section diameter larger than 44 microns is prohibited.	(2)
(3) Emission of smoke or particulate matter of density equal to or greater than Number 2 on the Ringelmann Chart (US Bureau of Mines) is prohibited at all times.	(3)
(4) Dust and other types of air pollution borne by the wind from such sources as storage areas, yards, and roads within the boundaries of any lot shall be kept to a minimum by appropriate landscaping, surfacing, watering, or other acceptable means. This standard shall not apply to allowable agricultural uses within an agricultural zoning district.	(4)
(5) All uses shall comply with all applicable State and Federal standards.	(5)
Section 94.12.15 Odor Standards	
No land use shall cause any odor that is offensive to a person of reasonable sensibilities detectable at any lot line of any lot in a residential district for periods exceeding a total of 15 minutes of any day.	
Section 94.12.16 Glare and Heat Standards	
(2) No direct or sky-reflected glare, whether from floodlights or from temperature processes such as combustion or welding or otherwise, so as to be visible at any lot line of a property shall be permitted. Furthermore, there shall be no transmission of heat or heated air so as to be discernible (by a healthy observer such as the Zoning Administrator or a designee) at the lot line. Solar Energy Systems regulated by Wis. Stat. § 66.0401 shall be entitled to the protection of its provisions.	There will be not glare.
Section 94.12.17 Fire and Explosion Standards	
(1) Any use involving materials that could detonate shall locate such materials not less than 400 feet from any residentially zoned property, except that this standard shall not apply to the storage or usage of liquefied petroleum, diesel, or natural gas for normal on-site purposes. All activities and storage of flammable and explosive materials at any point shall be provided with adequate safety and firefighting devices in accordance with all fire prevention codes of the State of Wisconsin.	(1) There will be no explosions.
(2) All materials that have capabilities ranging from “active” to “intense” burning shall be manufactured, utilized, processed, and stored only in completely enclosed buildings that have incombustible exterior walls and an automatic fire extinguishing system. The aboveground storage capacity of materials that produce flammable or explosive vapors shall not exceed:	(2)

<p>Over 187: Max 40,000 Gallons 105 – 187: Max 20,000 Gallons Below 105: Max 10,000 Gallons</p>	
<p>Section 94.12.18 Toxic or Noxious Material Standards</p>	
<p>(1) No use shall discharge across the boundaries of any property, or through percolation into the subsoil, toxic or noxious material in such concentration as to be detrimental to, or endanger, the public health, safety, comfort, or welfare, or cause injury or damage to the property or business.</p>	<p>There will be no discharge.</p>
<p>(2) No use shall discharge at any point into any public or private wastewater treatment system or stream, or into the ground, any liquid or solid materials except in accordance with the regulations of the Wisconsin Department of Public Health.</p>	
<p>Section 94.12.19 Waste Material Standards</p>	
<p>(1) No use shall discharge across the boundaries of any property, or through percolation into the subsoil, toxic or noxious material in such concentration as to be detrimental to, or endanger, the public health, safety, comfort, or welfare, or cause injury or damage to the property or business.</p>	<p>There will be no discharge.</p>
<p>(2) No use shall discharge at any point into any public or private wastewater treatment system or stream, or into the ground, any liquid or solid materials except in accordance with the regulations of the Wisconsin Department of Natural Resources and Wisconsin Department of Safety and Professional Services.</p>	
<p>Section 94.12.20 Hazardous Materials Standards</p>	
<p>(1) Compliance with Statutes. All hazardous materials shall be regulated in accordance with the relevant Wisconsin Statutes or their successors:</p> <ul style="list-style-type: none"> (a) Micro-Organism Cultures subject to Wis. Stat § 94.65; (b) Pesticides subject to Wis. Stat. § 94.67(25); (c) Biological Products subject to Wis. Stat. § 95.39; (d) Hazardous Substances subject to Wis. Stat. § 100.37(1)(c); (e) Toxic Substances subject to Wis. Stat. § 101.58(2)(j); (f) Infectious Agents subject to Wis. Stat. § 101.58(2)(f); (g) Any material for which the State of Wisconsin requires notification of a local fire department; or (h) Any other uses, activities, or materials which are subject to County, State, or Federal hazardous, or related, materials regulations. 	<p>There will be no hazardous materials.</p>
<p>(2) Notification of Use of Hazardous Materials. All land uses involving hazardous materials listed in this Section, except for agricultural uses, shall submit a written description of such materials and the operations involving such materials conducted on their property as part of any required site plan submittal.</p>	
<p>(3) Risk Management and Emergency Response Program. As part of any permit review process under this Chapter, the Village may require such operator to prepare and submit a process safety management, risk management, containment, and emergency response program for approval by the Fire Chief. In the event of any spill or other accident involving toxic, hazardous, or radioactive materials, the responsible party shall immediately notify the Fire Department and HazMat team, and shall follow procedures specified in any approved process safety management, risk management, containment, and emergency response program.</p>	
<p>Section 94.12.21 Electromagnetic Emissions Standards</p>	

No activity shall emit electrical, radioactive or other electromagnetic disturbances outside its premises that are dangerous to plant or animal life as determined by applicable federal or state regulation or which adversely affect the use of neighboring premises such as by interfering with the use or enjoyment of common household and business equipment such as radio, television, telephone, computer or facsimile operations, except where such activity is exempt or the standard is modified under state or federal law.

STREET ACCESS CONTROL: Chapter 71 Section 71.5.01: Access Design Standards	PROPOSED
Width at Property Line: 24 – 48 feet	Yes, 25 and 46 feet.
Width at Street: Based on vehicle used to access.	
(2) Grade. The maximum acceptable grade shall not exceed 10%. Under certain circumstances, which must be defined and presented to the Village Board by the Director of Public Works or Zoning Administrator prior to the meeting/hearing on the proposal, the Village may require that the access point grade shall not exceed 6%.	
(3) Clearance. All driveways shall provide a driveway corridor at least 12 feet wide with no tree branches or brush extending into the driveway corridor to a height of 15 feet.	
(4) Bridges. All driveways that utilize bridges shall construct all bridges to support a gross vehicle weight of 50,000 pounds with a minimum twelve-foot wide clear travel surface.	
(5) Driveway approach construction standards. (a) Standards for gravel. Require a minimum six inches of three-quarter-inch crushed aggregate base course. (b) Standards for asphalt. Minimum of two-and-one-half-inch compacted depth of surface mix over six-inch compacted three-quarter-inch crushed aggregate base course; no pea gravel allowed. (c) Standards for concrete. 1. Forms in the approach are to be a minimum of six inches in depth. 2. Concrete to be a minimum six-bag mix. 3. Expansion joints six inches by 1/2 inch required between curb and driveway approach, or as directed. 4. Concrete approaches are required where there is existing curb and gutter and sidewalk or where sidewalk is proposed in the future. 5. Driveway approaches require a minimum concrete thickness of six inches and four-inch compacted three-quarter-inch crushed aggregate base course (no pea gravel allowed). 6. In the absence of curb and gutter, concrete approaches are prohibited.	
(6) Brick pavers and decorative concrete in driveway approach. (a) If the driveway constructed in the public right-of-way is of brick paver/decorative concrete/embossed or colored asphalt it will be the owner's sole responsibility to maintain, repair, and replace if necessary, due to any damage by the Village or other public agencies, or due to normal wear.	
(7) Alignment. All driveways shall be constructed within 10° of perpendicular to the accessed street center line for the first 20 feet of the access. (a) Where possible, driveways should align on opposite sides of the street. (b) A variance is required for unique or site-specific limitations that may exist which restrict the applicant from complying with these dimensional requirements. A variance may not be granted for any driveway that intersects the street at less than 60° under any circumstances.	
(8) Vision triangle. No visual obstruction shall be located within a vision triangle, or the space formed by two existing or proposed right-of-way lines and/or a right-of-way to a private driveway. No structure or sign may be placed in the clear area of	

<p>a vision triangle. The clear area extends from 18 inches to 10 feet above from the average height of the right-of-way elevation of the adjoining streets and/or an existing or proposed access/driveway. These constraints are depicted by Figure 71.5.01A.</p>	
<p>(9) Sight distance. Permits shall not be issued for access that allows any turning movement where the sight distance is not sufficient to provide for the safe and efficient traffic flow entering or exiting a street, or encountering the access while upon the street.</p>	
<p>(10) Corner clearance.</p> <p>(a) Functional area. The intersection of two streets contains a functional area beyond the physical intersection that contains decision and maneuvering distance. To reduce conflict and promote safety, driveways must be located outside of this functional intersection area. Locate all driveways and access points as far as practical from the intersection of two intersecting rights-of-way. Driveway access is restricted in turning lanes, which are also located in the functional area of an intersection.</p> <p>Signalized, Local: 75’ Signalized, Collector: 150’ Signalized, Arterial: 200’ Non-signalized, Local: 90’ Non-signalized, Collector: 200’ Non-signalized, Arterial: 300’</p> <p>(b) Sight distance. Intersection sight distance, as determined by the Director of Public Works, using the vision triangle shall be required in conjunction with intersection setbacks to ensure safety and functionality on streets. The intersection sight distance figures are defined for both uncontrolled intersections along with those where vehicles approach the intersection from a stop or yield.</p>	<p>(a)</p>
	<p>(b)</p>
<p>(11) Common driveways. Common driveways are an effective way to control the number of access points on to collector and arterial streets. When a common driveway is utilized the following apply:</p> <p>(a) A common driveway easement of at least 30 feet in width shall be located on the common boundary between the two lots.</p> <p>(b) If located off a paved street in the AR, or Rural Residential Zoning districts and not required to be completely paved, the owner must meet the requirements for surfacing defined in Sec. 94.12.09(6)(a) of the Zoning Ordinance.</p>	

UTILITIES: Chapter 86		EXISTING CONDITIONS	
Water Lateral	Main to Curb Stop	Length:	
		Size:	
		Material:	
		Depth:	
	Curb Stop to Building	Length:	
		Size:	
		Material:	
		Depth:	
Sewer Lateral - Main to Building		Length:	
		Size:	
		Material:	
		Depth:	
Fire Suppression Service - Main to Building		Length:	
		Size:	
		Material:	
		Depth:	
Stormwater Lateral		Length:	
		Size:	
		Material:	
		Depth:	
PROPOSED			
Water Lateral <i>All water service laterals larger than 2" require a pressure test to 150 psi for 2 hours and demonstration of safe bacteriological test. Ductile iron services shall be cable bonded.</i>	Main to Curb Stop <i>2" and smaller requires Type K copper, Larger than 2" requires ductile iron.</i>	Length:	
		Size:	
		Material:	
		Depth:	
	Curb Stop to Building <i>2" and smaller may be Type K copper, CTS 200 psi HDPE, or PEX. Larger than 2" requires ductile iron</i>	Length:	159 LF
		Size:	1"
		Material:	Copper
		Depth:	**Note, water lateral is under pavement the entire way, may want to insulate and/or ensure adequate depth is maintained to minimize freezing potential in winter.
Sewer Lateral - Main to Building		Length:	158 LF (Clean outs are required if lateral is > 100ft per SPS 382.35) Please provide interior plumbing plan for trench drain.
		Size:	4"
		Material:	SCH 40 PVC
		Depth:	~ 9ft
Fire Suppression Service - Main to Building <i>Fire services and combined fire and metered service laterals are the property of the building owner from the connection to the public main. All fire services shall be ductile iron.</i>		Length:	N/A
		Size:	
		Material:	
		Depth:	
Stormwater Lateral		Length:	N/A
		Size:	
		Material:	
		Depth:	
Section 86.2.117: Cross Connections			
(c) Control and maintenance of connections. No person shall establish or permit to be established or maintain or permit to be maintained any cross connection. No interconnection shall be established whereby potable water from a private, auxiliary or emergency water supply other than the regular public water supply of the water utility may enter the supply or distribution			

<p>system of the village unless such private, auxiliary or emergency water supply and the method of connection and use of such supply shall have been approved by the water utility and by the department of natural resources in accordance with Wisconsin Administrative Code NR § 811.09(2).</p>	
<p>Section 86.2.436: Meter Installation</p>	
<p>Meters will be furnished and placed by the water utility and are not to be disconnected or interfered with by the consumer. All meters shall be so located that they shall be preserved from obstructions and allow easy access for reading and inspection, such location to be designated by the utility. All piping within the building must be supplied by the consumer. If additional meters are desired by the consumer, he shall pay for all piping in an amount sufficient to cover the cost of maintenance and depreciation as set by the board.</p>	<p>Is there a utility room inside the building? Water lines appear to enter at SW corner of building, but there does not appear to be a meter room in the SW corner, how will the meter be protected inside the building?</p>
<p>Section 86.5.207 Post Construction Storm water Management Performance Standards</p>	
<p>(3) The plan required under sub. (2) shall include the following: (a) BMPs shall be designed, installed and maintained to control total suspended solids carried in runoff from the post-construction site as follows: New Development → 80% TSS Reduction In-fill development → 80% TSS Reduction Redevelopment → 40% TSS Reduction of load from parking areas and roads. (b) By design, BMPs shall be employed to maintain or reduce the 1-year, 2-year, 10-year and 100-year 24-hour, post construction peak runoff discharge rates to pre-development rates for the respective storms, or to the maximum extent practicable. (c) BMPs shall be designed, installed and maintained to infiltrate runoff in accordance with 86.307(3)(c) or to the maximum extent practicable. (d) Protective areas shall be included on site plans (see this section of the ordinance for the respective distances for protective areas) (e) Fueling and vehicle maintenance areas shall have BMPs designed, installed and maintained to reduce petroleum runoff so that the runoff that enters waters of the state contains no visible petroleum sheen, or to the maximum extent practicable.</p>	<p>(a) Site is under 1-acre, N/A</p> <p>(b)</p> <p>(c)</p> <p>(d)</p> <p>(e)</p>
<p>Section 86.5.209 Storm water Management Plan</p>	
<p>(1) PLAN REQUIREMENTS. The storm water management plan required under Sec. 86.308 (2) shall contain at a minimum the following information: (a) Name, address, and telephone number for the following or their designees: landowner; developer; project engineer for practice design and certification; person(s) responsible for installation of storm water management practices; and person(s) responsible for maintenance of storm water management practices prior to the transfer, if any, Matter of maintenance responsibility to another party. (b) A proper legal description of the property proposed to be developed, referenced to the U.S. Public Land Survey system or to block and lot numbers within a recorded land subdivision plat. (c) Pre-development site conditions, including:</p>	<p>N/A</p>

<p>1. One or more site maps at a scale of not less than 1 inch equals 20 feet. The site maps shall show the following: site location and legal property description; predominant soil types and hydrologic soil groups; existing cover type and condition; topographic contours of the site at a scale not to exceed 10 feet; topography and drainage network including enough of the contiguous properties to show runoff patterns onto, through, and from the site; watercourses that may affect or be affected by runoff from the site; flow path and direction for all storm water conveyance sections; watershed boundaries used in hydrology determinations to show compliance with performance standards; lakes, streams, wetlands, channels, ditches, and other watercourses on and immediately adjacent to the site; limits of the 100 year floodplain; location of wells and wellhead protection areas covering the project area and delineated pursuant to Wisconsin Department of Natural Resources, Wisconsin Administrative Code § NR § 811.16.</p> <p>2. Hydrology and pollutant loading computations as needed to show compliance with performance standards. All major assumptions used in developing input parameters shall be clearly stated. The geographic areas used in making the calculations shall be clearly cross-referenced to the required map(s).</p> <p>(d) Post-development site conditions, including:</p> <ol style="list-style-type: none"> 1. Explanation of the provisions to preserve and use natural topography and land cover features to minimize changes in peak flow runoff rates and volumes to surface waters and wetlands. 2. Explanation of any restrictions on storm water management measures in the development area imposed by wellhead protection plans and ordinances. 3. One or more site maps at a scale of not less than 1 inch equals 20 feet showing the following: post-construction pervious areas including vegetative cover type and condition; impervious surfaces including all buildings, structures, and pavement; post-construction topographic contours of the site at a scale not to exceed 10 feet; post-construction drainage network including enough of the contiguous properties to show runoff patterns onto, through, and from the site; locations and dimensions of drainage easements; locations of maintenance easements specified in the maintenance agreement; flow path and direction for all storm water conveyance sections; location and type of all storm water management conveyance and treatment practices, including the on-site and off-site tributary drainage area; location and type of conveyance system that will carry runoff from the drainage and treatment practices to the nearest adequate outlet such as a curbed street, storm drain, or natural drainage way; watershed boundaries used in hydrology and pollutant loading calculations and any changes to lakes, streams, wetlands, channels, ditches, and other watercourses on and immediately adjacent to the site. 	
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

<p>4. Hydrology and pollutant loading computations as needed to show compliance with performance standards. The computations shall be made for each discharge point in the development, and the geographic areas used in making the calculations shall be clearly cross-referenced to the required map(s).</p> <p>5. Results of investigations of soils and groundwater required for the placement and design of storm water management measures. Detailed drawings including cross-sections and profiles of all permanent storm water conveyance and treatment practices.</p> <p>(e) A description and installation schedule for the storm water management practices needed to meet the performance standards in Sec. 86.307.</p> <p>(f) A maintenance plan developed for the life of each storm water management practice including the required maintenance activities and maintenance activity schedule.</p> <p>(g) Cost estimates for the construction, operation, and maintenance of each storm water management practice.</p> <p>(h) Other information requested in writing by the Director of Public Works, or the designee, to determine compliance of the proposed storm water management measures with the provisions of this ordinance.</p> <p>(i) All site investigations, plans, designs, computations, and drawings shall be certified by a licensed professional engineer to be prepared in accordance with accepted engineering practice and requirements of this ordinance.</p>	
<p>(2) ALTERNATE REQUIREMENTS. The Director of Public Works, or the designee, may prescribe alternative submittal requirements for applicants seeking an exemption to on-site storm water management performance standards under Sec. 86.307 (5).</p>	
<p>Section 86.5.210 Maintenance Agreement</p>	
<p>(1) The maintenance agreement for storm water management practices shall be an agreement between the Village of Weston and the responsible party to provide for maintenance of storm water practices beyond the duration period of the permit. Maintenance agreements shall be filed with the County Register of Deeds as a property deed restriction that is binding upon all subsequent owners served by the storm water management practices.</p>	<p>N/A</p>
<p>(2) AGREEMENT PROVISIONS. The maintenance agreement shall contain the following information and provisions and be consistent with the maintenance plan required by Sec. 86.309(1)(f):</p> <p>(a) Identification of the storm water facilities and designation of the drainage area served by the facilities.</p> <p>(b) A schedule for regular maintenance of each aspect of the storm water management system consistent with the storm water management plan required under Sec. 86.308 (2).</p> <p>(c) Identification of the responsible party(s), organization or city, county, town or village responsible for long term maintenance of the storm water management practices identified in the storm water management plan required under Sec. 86.308 (2).</p> <p>(d) Requirement that the responsible party(s), organization, or city, county, town or village shall maintain storm water</p>	<p>(a)</p> <p>(b)</p> <p>(c)</p>

<p>management practices in accordance with the schedule included in par. (b).</p> <p>(e) Authorization for the Director of Public Works, or the designee, to access the property to conduct inspections of storm water management practices as necessary to ascertain that the practices are being maintained and operated in accordance with the agreement.</p> <p>(f) A requirement on the Director of Public Works, or the designee, to maintain public records of the results of the site inspections, to inform the responsible party responsible for maintenance of the inspection results, and to specifically indicate any corrective actions required to bring the storm water management practice into proper working condition.</p> <p>(g) Agreement that the party designated under par. (c), as responsible for long term maintenance of the storm water management practices, shall be notified by the Director of Public Works, or the designee, of maintenance problems which require correction. The specified corrective actions shall be undertaken within a reasonable time frame as set by the Director of Public Works, or the designee.</p> <p>(h) Authorization of the Director of Public Works, or the designee, to perform the corrected actions identified in the inspection report if the responsible party designated under par. (c) does not make the required corrections in the specified time period. The Director of Public Works, or the designee, shall enter the amount due on the tax rolls and collect the money as a special charge against the property pursuant to Wis. Stats. Chapter 66 Subchapter VII.</p>	(d)
	(e)
	(f)
	(g)
	(h)
<p>Section 86.5.404(1).a Construction Site Erosion</p>	
<p>Applicability:</p> <ol style="list-style-type: none"> 1. Construction sites for which the Wisconsin Department of Natural Resources received a notice of intent in accordance with Wisconsin Administrative Code NR 216 Subchapter III on or after January 20, 2014; or 2. Construction sites for which a bid has been advertised or construction contract signed for which no bid was advertised, on or after January 20, 2014. 	
<p>Section 86.5.307 Performance Standards < 1 Acres</p>	
<p>(1) RESPONSIBLE PARTY. The landowner of the construction site or other person contracted or obligated by other agreement with the landowner to implement and maintain construction site BMPs is the responsible party and shall comply with this section.</p>	
<p>(2) EROSION AND SEDIMENT CONTROL PRACTICES. Erosion and sediment control practices at each site where land disturbing construction activity is to occur shall be used to prevent or reduce all of the following:</p> <ol style="list-style-type: none"> 1. The deposition of soil from being tracked onto streets by vehicles. 2. The discharge of sediment from disturbed areas into on-site storm water inlets. 3. The discharge of sediment from disturbed areas into adjacent waters of the state. 4. The discharge of sediment from drainage ways that flow off the site. 5. The discharge of sediment by dewatering activities. 6. The discharge of sediment eroding from soil stockpiles existing for more than 7 days. 	<p>Inlet protection shall be utilized on the east side of Mt View Ave as well as the west side. During construction if further tracking is noticed, additional inlet protection along Schofield Ave may be required.</p>

<p>7. The discharge of sediment from erosive flows at outlets and in downstream channels.</p> <p>8. The transport by runoff into waters of the state of chemicals, cement, and other building compounds and materials on the construction site during the construction period. However, projects that require the placement of these materials in waters of the state, such as constructing bridge footings or BMP installations, are not prohibited by this subdivision.</p>	
<p>Section 86.5.308 Performance Standards > 1 Acre</p>	
<p>(1) RESPONSIBLE PARTY. The responsible party shall implement an erosion and sediment control plan, developed in accordance with Sec. 86.410 that incorporates the requirements of this section.</p>	<p>N/A – under 1 acre</p>
<p>(2) PLAN. A written plan shall be developed in accordance with Sec. 86.410 and implemented for each construction site.</p>	
<p>(3) EROSION AND SEDIMENT CONTROL PRACTICES. Erosion and sediment control practices at each site where land disturbing construction activity is to occur shall be used to prevent or reduce all of the following:</p> <ol style="list-style-type: none"> 1. The deposition of soil from being tracked onto streets by vehicles. 2. The discharge of sediment from disturbed areas into on-site storm water inlets. 3. The discharge of sediment from disturbed areas into adjacent waters of the state. 4. The discharge of sediment from drainage ways that flow off the site. 5. The discharge of sediment by dewatering activities. 6. The discharge of sediment eroding from soil stockpiles existing for more than 7 days. 7. The discharge of sediment from erosive flows at outlets and in downstream channels. 8. The transport by runoff into waters of the state of chemicals, cement, and other building compounds and materials on the construction site during the construction period. However, projects that require the placement of these materials in waters of the state, such as constructing bridge footings or BMP installations, are not prohibited by this subdivision. 9. The transport by runoff into waters of the state of untreated wash water from vehicle and wheel washing. 	
<p>(b) SEDIMENT PERFORMANCE STANDARDS. In addition to the erosion and sediment control practices under par. (a), the following erosion and sediment control practices shall be employed:</p> <ol style="list-style-type: none"> 1. BMPs that, by design, discharge no more than 5 tons per acre per year, or to the maximum extent practicable, of the sediment load carried in runoff from initial grading to final stabilization. 2. No person shall be required to employ more BMPs than are needed to meet a performance standard in order to comply with maximum extent practicable. Erosion and sediment control BMPs may be combined to meet the requirements of this paragraph. Credit may be given toward meeting the sediment performance standard of this paragraph for limiting the duration or area, or both, of land disturbing construction activity, or for other appropriate mechanisms. 	

<p>3. Notwithstanding subd. 1., if BMPs cannot be designed and implemented to meet the sediment performance standard, the plan shall include a written, site-specific explanation of why the sediment performance standard cannot be met and how the sediment load will be reduced to the maximum extent practicable.</p>	
<p>(c) PREVENTIVE MEASURES. The plan shall incorporate all of the following:</p> <ol style="list-style-type: none"> 1. Maintenance of existing vegetation, especially adjacent to surface waters whenever possible. 2. Minimization of soil compaction and preservation of topsoil. 3. Minimization of land disturbing construction activity on slopes of 20% or more. 4. Development of spill prevention and response procedures. 	
<p>(5) ALTERNATE REQUIREMENTS. The Director of Public Works, or the designee, may establish storm water management requirements more stringent than those set forth in this section if the Director of Public Works, or the designee, determines that an added level of protection is needed for sensitive resources.</p>	

Patriot Auto
3702 Schofield Avenue
Project Narrative

In January 2015 I was able to make a lifelong dream come true, I opened my own automotive repair shop. I found commercial property, signed a lease, and remodeled the property to suit my needs. June 29, 2015 our doors were open for business as Patriot Auto Repair LLC. We have always strived to achieve 100% customer satisfaction in providing honest, reputable, repair work on automobiles and light trucks. Initially I ran the entire operation myself. Over the past five years, as our success continues to grow, I have added on two full time and one part time employee, and we are bursting at the seams.

Patriot Auto Repair draws clients from all over the state of Wisconsin to have their vehicles serviced and maintained. We regularly service clients who come from Butternut, WI all the way down to Madison and Waukesha. They make the drive to Weston, so that the professionals at Patriot Auto Repair can provide the level of care and attention to detail that their late model car requires. These individuals also find themselves fueling their vehicles at local gas stations, enjoying the shopping and food available in nearby Weston businesses while their vehicle is being serviced.

Fast forward to August of 2019. I attended a meeting at the Village of Weston. During this meeting the new Schofield Avenue Corridor Plan was unveiled for all to see. It consisted of some great ideas and visions on how we could make our great community even better than it is. How we could improve traffic patterns, add appropriate signage, and encourage growth on one of the highest traveled roadways of the village. In this meeting it was stated by Mark Roffers, "The most underutilized parcels of land in the village are on Schofield Avenue located between Birch street and Camp Phillips road." Some of those parcels are located at the intersection of Birch, while others are located to the east near Mount View Avenue, such as this one.

This got me thinking. The current building I am in is nearing the end of its service life. It will be in need of major renovations or replacement in the near future. I utilized the guidance from the plan and set out on how to facilitate finding a new home for Patriot Auto Repair. The property located on 3702 Schofield Avenue was called out in the corridor plan as a "priority development or redevelopment site," and it appeared to be just the spot. I hired on Keller construction to complete a preliminary site plan and then met with Village officials to see if this would be a feasible project in their eyes. After getting some good input and insight on what the village wanted to see from me, I had plans drawn up, bids for a building submitted, and began to secure financing for the building and land.

The parcel was purchased at the end of December 2019 to allow ease of securing financing for the new building vision on this real estate. 3702 Schofield Avenue is a vacant parcel of land consisting of .883 acres. This parcel has been undeveloped since the earliest recorded documents and photographs dating back to 1938 in the Weston area. The proposed site would be utilized to construct a state-of-the-art automotive repair facility, a park and create a local land mark and attraction as an asset to the Schofield Avenue Corridor Plan.

Currently this parcel is vacant land, housing noxious weeds, looking unattractive, and it is underutilized, undervalued real estate. It has the potential to be one of the first projects completed in the vision of the recently adopted Schofield Avenue Corridor plan. The corridor plan calls out, redevelopment of decaying buildings and land, as well as the development of vacant land.

The Schofield Avenue Corridor Plan states: "In Volume 2 of its Plan, the village suggests that "Weston should be able to achieve reinvestment and redevelopment along heavily traveled roads that form its community image," including Schofield Avenue. Through Volume 2, the village further advises that it will "promote mixed-use development and redevelopment along and near Schofield Avenue as a way to enhance the village's economy, viability and image," recognizing that "current land uses in these areas are often not representative of their modern 'highest and best use,' nor do they sometimes benefit from the higher traffic that these roads now experience. Also as relayed in Volume 2, one of Weston's overarching economic goals is to support business retention and development that adds jobs, products, services, and value to the village to maintain its affordable tax rate and enhance its vitality. The village encourages business retention, recruitment, and expansion in the basic economic sectors of the community (i.e., those that generate new economic activity serving customers from beyond Weston)."

The proposed construction on this property would have three parts to it.

First, a state of the art, clean, safe, reputable automotive repair shop would be constructed on the site. Construction would be commensurate with the plan guidelines and include high end architectural metal panels, glass store fronts, and use of masonry throughout the visible sides to appeal to the community. It will house the latest technology in automotive diagnostic and repair tools and equipment needed to service today's complex automobiles. This alone is a great asset to the community. It will also increase traffic and draw customers from surrounding communities to have their vehicles serviced.

Second, a portion of the parcel will be donated to the Village of Weston. It is to be used as a veteran's memorial park. There is no such park in existence in the village. There are many veterans who are proud to call Weston their home. What better way to give back to those who have given so much for us than by dedicating a park in their honor. This park would be in close proximity to the Weston farmer's market and the neighborhoods surrounding Mount View Avenue.

Third, a fixed or rotary winged aircraft would be loaned to the village from the Department of Defense, to be put on display in the park. This alone would create a draw to the already prosperous village of Weston. With the close proximity to shopping, restaurants and Highway 29 it could create many additional patrons to local businesses. It also sets off Schofield Ave from any other street in the village. It acts as a landmark and will be sure to make the list of those who visit the area.

In conclusion I hope that the village strongly considers supporting this opportunity to enhance the village's economy, retain and grow businesses, and utilize land areas to their highest and best uses.

Emily Wheaton

From: Jim Pinsonneault <patriotautorepairllc@gmail.com>
Sent: Thursday, May 7, 2020 5:40 PM
To: Emily Wheaton
Cc: Jennifer Higgins; Brian Karlen
Subject: Re: Patriot Auto Site Plan Operation Plan

Emily,

Thanks so much for reaching out. Below please find answers to your questions

- Proposed use **Automotive repair and maintenance**
- Owner of the property **James Pinsonneault**
- projected number of employees (and largest shift size) and maximum customer capacity **Current number of employees is 4, Projected is 4 at this time. Maximum customer capacity, does this refer to the number of people who can be in the waiting room at a time? If that is the case I would say less than 6. If this refers to maximum vehicles anticipated on the property at any time the number us not to exceed 20 (including employees)**
- hours and days of operation **Monday through Friday 8am to 5pm**
- anticipated traffic to and from the site **Equal number of cars entering and leaving the facility. Not to exceed 20 cars per day including employees**
- snow removal location **Entire grassed area around the perimeter of the parking lot**
- fire suppression method of building **SAFER, garden hoses and fire extinguishers as needed. We do not have any structure fires planned to occur at this time**
- Will there be outdoor storage? **Yes, vehicles will be stored outside and inside of the building. Scrap metal, trash, recyclables, and other industry related items will be stored in a "dumpster enclosure" adjacent to the building to the west. Dumpsters will maintain the 10' spacing from combustible walls.**

Please let me know if there is any other information you need. I look forward to meeting with you and your team to further discuss this project.

Thanks,
Jim

On Thu, May 7, 2020 at 4:46 PM Emily Wheaton <ewheaton@westonwi.gov> wrote:

Hi Jim,

Can you provide me an updated operation plan for the new Patriot Auto Site with the following information:

- Proposed use
- Owner of the property
- projected number of employees (and largest shift size) and maximum customer capacity
- hours and days of operation
- anticipated traffic to and from the site
- snow removal location
- fire suppression method of building
- Will there be outdoor storage?

Thank you,

Emily Wheaton

Assistant Planner

Village of Weston, Wisconsin

5500 Schofield Ave, Weston, WI 54476

Direct Office: [715-241-2639](tel:715-241-2639)

Department Office: [715-241-2613](tel:715-241-2613)

Direct Email: ewheaton@westonwi.gov

Department Email: plandev@westonwi.gov

How did I do for you today? Please take some time to fill out our online [Customer Service Survey](#). Thank you!

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.

Emily Wheaton

From: Jim P <jarheadjim3521@gmail.com>
Sent: Monday, June 1, 2020 11:18 PM
To: Jennifer Higgins
Cc: PlanDev; Keith Donner; Brian Karlen
Subject: Re: Planning Commission June 8 2020
Attachments: Tine and cellar trash.jpg; Planning Commission 8-13-18 Staff comments.pdf

Jennifer,

I have put together a "Schedule" referencing the file name for each photograph which was sent. Also please note one photo and one .pdf document was added with their respective appendix designations. Refer to the following file names to match each appropriate "Appendix":

Appendix A: **A**. Current Patriot Auto Location

Appendix B: **B1** Tine and cellar trash **B2** Tine and cellar trash and receptacle not in enclosure **B3** Tine and cellar trash blown out of enclosure

Appendix C: **C1** Lokre trash enclosure 1 **C2** Lokre trash enclosure 2 **C3** Lokre trash enclosure 3 **C4** Lokre trash enclosure 4

Appendix D: **D1** Chuck and Kris **D2** Chuck and Kris trash enclosure

Appendix E: **E1** Tommy Wash Complete **E2** Tommy Wash Overhead Door

Appendix F: **F1** Auto Select Complete **F2** Auto select addition of plain metal building **F3** Auto select alignment shop

Appendix G: **G1** Wooster Trash Enclosure **G2** Wooster disabled vehicles **G3** Wooster cars on blocks **G4** Wooster nonconforming signage

Appendix H: **H1** Wagner Shell Overhead doors

Appendix I: **I1** Tine and Cellar Overhead doors **I2** Tine and cellar proximity to proposed site **I3** Planning commission 8-13-18 staff comments

Appendix J: **J1** Dunkin Donuts trash enclosure

Appendix A will reference the current Patriot Auto location. It shows the building, which is aging, but kept in a neat appearance. It demonstrates that the fenced area is screened, no work on vehicles is taking place outside of the building. Cars are all registered and parked in an orderly fashion. There is not an overabundance of vehicles creating a "car farm." All signage, and work done inside and out of the building meets current code and all proper permits have been applied for, paid in full, and granted as deemed necessary by village staff.

Appendix B will reference the complete failure of the "design" approved by the village in regards to the trash enclosure located at the new Tine and Cellar building. It shows the enclosure does not even include the trash receptacle. Trash is blowing around in the parking lot and is not policed up by the business. The trash enclosure only houses the recycling dumpster. The unsightly grease dumpster is outside of the enclosure and leaks/spills grease onto the parking lot. The enclosure does however meet the height and material construction guidelines called out in the zoning code. The proposed enclosure for my building is designed to be a size which will hide all refuse, recycling, and scrap metal from public view. It also is constructed with usability in mind to prevent damage to the enclosure by the waste hauler. The waster hauler was involved in the design of the enclosure and its location on my plan.

Appendix C will reference the Lokre commercial buildings which include tenants such as Fantastic Sams, Jimmy Johns, Dollar General, etc. It shows how using a wood trash enclosure does not hold up at all. The enclosures are either completely missing or in such disrepair that they serve no purpose. These enclosures are not very old and certainly need to be replaced.

Appendix D will reference another auto repair facility on Schofield Avenue. It shows that their dumpsters are not enclosed. This business was granted occupancy after mine was in 2015 and I needed to comply with a 3 sided trash enclosure at that time. It also shows the lack of parking available, and that there are many disabled vehicles and cars parked on the grass.

Appendix E will reference Tommy Wash car wash. This property does not meet paving setbacks. It has not more than 10 feet of paving setback around the entirety of the lot. They are located at the busiest intersection on Schofield Avenue and were granted occupancy in 2020. Their plan was approved with the dominant feature of the building being an overhead door facing Schofield Avenue. EVERY vehicle using their wash must exit this door facing the road. Their pavement plan was so poorly designed that less than 2 months into the operation of the business the pavement needed to be cut out and expanded to accommodate the operation of any vehicle exiting the building larger than a small car.

Appendix F will reference the Auto Select Building. Another automotive repair shop located on Schofield Avenue. This business does not allow enough room to park customer and employee vehicles. Employees park in the neighboring business parking lot. Cars are frequently worked on outside (see F3) and their yard is not fenced. The addition to their building I believe happened in 2018. It consisted of a plain metal building being added to the current location. The building has two prominent 14' tall overhead doors facing Schofield Avenue. The building has no additional "architectural materials", brick, wood, stone, etc. It does not conform with many other zoning guidelines but was allowed to be built/added onto without conforming.

Appendix G will reference Wooster's Garage. This business was located on Schofield Avenue adjacent to the Weston Municipal center. It regularly housed vehicles which were not registered and were sitting on blocks/jack stands. Vehicles were being worked on in the parking lot. Their yard was not fenced. Their trash was not in a 3 sided enclosure. They recently moved just around the corner and nothing has changed. They have many disabled and unregistered vehicles. They work on cars outside and now have a fence, but the fence is not screened as required by the village. They have a non conforming sign, which is not permitted. They were granted occupancy a second time, at a second location and still do not have their trash in an enclosure.

Appendix H will reference the Wagner Shell Car wash. This building was completely demolished and rebuilt within the last 4 years. It has two overhead doors facing Schofield Avenue, which EVERY vehicle leaving the wash must use to exit the wash.

Appendix I will reference Tine and Cellar. This building is located at the second busiest intersection on Schofield Avenue in Weston. It has four overhead doors facing Schofield Avenue. They are clearly doors, as they have an "overhead door" sticker on each of them. In the Planning Commission meeting minutes from August 13 2018, Jennifer Higgins states "there is a mezzanine and overhead doors in Tine and Cellar that lift to open making it feel like dinners are outside." This is clearly an admission and acknowledgement from the Village that these are definitely doors and not windows. This Appendix also includes a photo showing the proximity of this building to my proposed building site. They are less than one block apart, yet have very similar architectural design elements incorporated to blend and fit in well.

Appendix J will reference the trash enclosure at Dunkin Donuts. It shows again that the designed enclosure meets the construction material requirements, but is not large enough to house all of the refuse the business generates. These particular drums not in the trash enclosure have been in that location since the middle of March 2020, and as of June 1 2020 are still there.

I certainly have many more examples and talking points on each of these documents and on the plans, designs, and items to be discussed for my proposed new building. I am looking forward to working with Village staff, and committees to find a reasonable compromise for all parties. Thank you for your time.

-Jim Pinsonneault

On Mon, Jun 1, 2020 at 4:53 PM Jim P <jarheadjim3521@gmail.com> wrote:

I will draft an email stating the importance of all of the photos this evening. I wanted to get as much info over to you as soon as I could. I will mark each photo with an exhibit and refer to the exhibit as called out in the narrative. I completely understand some of these structures are built before and after certain zoning and codes were changed or established.

On Mon, Jun 1, 2020, 4:34 PM Jennifer Higgins <jhiggins@westonwi.gov> wrote:

Thank you Jim for the emails with the pictures. Could you please provide a written narrative of why you are submitting these photos so staff and the Plan Commission can understand their relevance to your project better.

Please note that some of these businesses are located in different zoning districts than the one your property is located and therefore have different design and use regulations. Others were constructed under previous codes/regulations and still others were building additions which aren't required to meet the same standards as a new construction. Some of the garbage enclosure issues you pointed out are code enforcement issues that are being addressed by our building inspectors. If you can provide additional detail, we can hopefully better provide you the reasoning on why something may be the way it is.

Thank you!

Best regards,

Jennifer Higgins

Planning & Development Director

Zoning Administrator

Village of Weston, Wisconsin

5500 Schofield Ave, Weston, WI 54476

Direct: [715-241-2638](tel:715-241-2638)

Office: [715-359-6114](tel:715-359-6114)

Email: jhiggins@westonwi.gov | Website: www.westonwi.gov

How did I do for you today? Please take some time to fill out our online [Customer Service Survey](#). Thank you!

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: Jim P <jarheadjim3521@gmail.com>
Sent: Monday, June 1, 2020 8:59 AM
To: PlanDev <plandev@westonwi.gov>
Subject: Planning Commission June 8 2020

Please find attached photos to be included for the planning commission meeting on June 8. They likely will not all fit in one email, so I will send as many as needed to transfer the data.

Thanks,

Jim Pinsonneault

















































Mike Masgay, 1806 Fern Lane, Wausau, owner of Tine & Cellar (to locate at 3806 Schofield Avenue), was present in support. He stated this request is to allow for a small outdoor patio to complement their dining space.

White confirmed this follows what came in last month regarding the early start permit. Higgins stated yes, and following this approval tonight, the overall site plan and all other approvals will have been met.

Higgins stated a number of conditions on the Conditional Grant Determination. Higgins stated one of the conditions is that the owner maintain's the Class B liquor license to have alcohol outside.

Wehner commented on the Zastrow house next door (3802 Schofield Avenue), but that it has been vacant for several years, and now considered non-conforming and could not be used as a single-family home again.

c. Public Hearing/Public Comment Period.

Ermeling read the letter submitted from Irene Drake, the owner of 3802 Schofield Avenue, where she indicates her opposition to this CUP.

d. Close Public Hearing.

Ermeling closed the public hearing at 6:24 p.m.

e. Discussion by Plan Commission.

None.

f. Recommendation from staff.

Higgins stated staff approves, based on the provided conditions.

g. Determination and Action by Plan Commission.

Motion by White, second by Kollmansberger: to approve Conditional Use Permit, Project 20180035, per conditions as listed by staff.

Yes Vote: 4 No Votes: 0 Abstain: 0 Not Voting: 3 Result: PASS

<u>Member</u>	<u>Voting</u>
Ermeling, Barb	YES
Gau, Duane	---
Jordan, Joe	---
Kollmansberger, Tina	YES
Mumper, Roy	YES
White, Loren	YES
Zeyghami, Hooshang	---

9. Approval of Amendment to Weston Marketplace Masterplan per Sec. 94.6.03(3)(d) to add building #4 (Tine & Cellar) and complete associated parking lot revisions. (Project 20180035)

Higgins stated staff had listed some conditions in the staff report, as part of this approval, which will need to be met prior to occupancy. She explained there will be two other suites in the new building. There is an insurance agent wanting to move into one space as soon as it is finished.

Higgins stated there is a mezzanine and overhead doors in Tine and Cellar that lift to open making it feel like dinners are outside.

Motion by White, second by Mumper: to approve the Amendment to Weston Marketplace Masterplan (Project 20180035), per staff recommendation.



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, June 8, 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 #20200127 Jim Pinsonneault, 5002 Arrow St, Weston, requesting a Conditional Use Permit to allow an Outdoor and Vehicle Repair and Maintenance use within the B-2 (Highway Business) Zoning District at 3702 Schofield Ave described as:

Lot 1 of CSM Vol 67 PG 160 (#15078 (DOC #1500475), Part of the SE ¼ of the SE ¼, Section 17, T28N, R8E, Village of Weston, Marathon County, Wisconsin The Parcel is identified as PIN 192-2808-174-0883.

Project # 20200157 Aaron Pince, 523 McIndoe Street Wausau, WI 54403, requesting a Conditional Use Permit to allow a Personal Storage Facility within the LI (Limited Industrial) Zoning District at 7804 Service Lane, Units #3 & 6 described as:

Units #3 & 6 of Wausau 29 Commercial Condominium Plat 1st Addendum – an Expandable Condominium, Section 23 T28N R8E, Village of Weston, Marathon County, Wisconsin. The Parcel is identified as PIN 192-2808-233-0024.

Project #20200164 Colin Durnen of 52 Properties on behalf of Illinois Avenue Housing, 1141 Main St, Stevens Point, WI 54481, requesting a Conditional Use Permit to allow a Personal Storage Facility within the MF (Multiple Family Residential) Zoning District at 4311 Schofield Ave described as:

Parcel A of CSM Vol 5 PG 206 (#1279) (DOC #712660) in the S1/2 of the SW1/4 of Section 16, T28N, R8E, Village of Weston, Marathon County, Wisconsin; including CSM Vol 19 PG 269 (#5401) (DOC #906347) AND CSM Vol 12 PG 59 (#3189) (DOC #801042) Except that part as described as follows: Commencing at the SW Corner of CSM Vol 18 PG 99 (#4931) (DOC #888335) N to NE Corner of Lot 9 of Indian Hills 1st Addition Continuing N 206.45 feet, thence N 85° E, 443.8 feet, thence S 11° E, 478.58 feet, thence Northwesterly to NW Corner of CSM Vol 12 PG 59 (#3189) (DOC#801042) Southerly 252.72 feet to N Line of E Jelinek Ave, thence Westerly 308.88 feet, thence S 6 feet, then W 298.12 feet to Point of Beginning. The Parcel is identified as PIN 192-2808-163-0943.

The hearing notice with application materials are 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, June 2, 2020, to be included in the Plan Commission Meeting Packet. **All interested persons wishing to provide testimony during the Public Hearing will be given an opportunity to be heard. Due to the COVID-19 social distancing measures currently in place, no more than 10 people will be allowed in attendance at the meeting at one**

time. Alternative measures will be provided on the final meeting agenda to allow those not in attendance to participate and comment.

Any person with questions or planning to attend needing additional special accommodations in order to participate should call Valerie Parker, Planning Technician, Planning and Development Department, at 715-241-2607.

Dated this 21st day of May 2020

Valerie Parker
Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, May 25, and Monday, June 1, 2020.

REQUEST FOR CONSIDERATION

Public Mtg/Date:	Plan Commission, June 8, 2020
Description:	Public Hearing – Project #20200157– Aaron Pince, 523 McIndoe Street Wausau WI 54403, requesting a Conditional Use Permit to allow for a Personal Storage Facility within the LI (Limited Industrial) Zoning District at 7804 Service Lane, Units #3 & 6 (PIN 192 2808 233 0024).
From:	Emily Wheaton, Assistant Planner
Question:	Should the Plan Commission approve the Conditional Use Permit application as requested by Aaron Pince for the use of Personal Storage Facility at his existing building?

BACKGROUND

The applicant is proposing converting his existing units into Personal Storage Units for the public. As the project is a part of an existing condo building, a site plan would not be required. The only changes required would be alteration of the interior of the units, which would require a building permit. There is adequate parking existing on site. The units will be secured, and temperature controlled. The building entrance will have a digital keypad for entry. There will be security cameras inside and outside the units. The applicant plans on constructing 21 units, approximately 5' x 10' each.

Attached Docs:	Draft Determination, Current Zoning Map, and Draft Conditional Use Permit #20200157, Building Layout
Committee Action:	None to date.
Fiscal Impact:	None
Recommendation:	Staff requests the Conditional Use Permit be approved with the following conditions: <ol style="list-style-type: none">1. The construction of the Personal Storage Facility shall be in accordance within the performance standards listed in Section 94.4.6(3), as depicted on the building plan, attached 'Exhibit A' and per the submitted Operational Plan, attached as 'Exhibit B'.2. Upon the use expanding beyond the terms listed within the building plan, attached as "Exhibit A," then the owner/applicant of said use shall resubmit a new Conditional Use Permit application;3. The construction of the Personal Storage Facility shall be in accordance with the building plan approved by the Village Approval Authority within 6 months of the signing of this conditional use permit. Any future additions, modifications or changes in said building plan must be approved by the Village Approval Authority in advanced of any construction;4. No use is hereby authorized unless the use is conducted in a lawful, orderly, and peaceful manner. Nothing herein shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption, or exception to any law, ordinance, order or rule by the Village, Marathon County, State of Wisconsin, United States or other duly constituted authority, except only to the extent that it

REQUEST FOR CONSIDERATION

authorizes the use of the Subject Property in any specific respects described herein.

5. Should any paragraphs or phase of herein be determined by a court of competent jurisdiction to be unlawful, illegal, or unconstitutional, said determination as to the particular phrase or paragraph shall not void the remainder of this conditional use and the remainder shall continue in full force and effect.

RECOMMENDED LANGUAGE FOR OFFICIAL ACTION

I move to [approve / deny] Conditional Use Permit #20200157 allowing the use of a Personal Storage Facility at 7804 Service Lane, Units #3 & 6 with the recommended conditions.

ADDITIONAL ACTION: Notify applicant of [approval / denial] [Staff]

If approved, record CUP with the Marathon County Register of Deeds (MCROD) [Staff]



Application for Conditional Use Permit
**CONDITIONAL PERMIT DETERMINATION BY THE VILLAGE OF WESTON
PLAN COMMISSION**

Application/Petition No.: **20200157** Hearing Date: **June 8, 2020**
Applicant: **Aaron Pince, 523 McIndoe Street, Wausau WI 54403**
Location: **7804 Service Lane, Units #3 & 6, Weston WI 54476**
Description: **A conditional use permit application proposing the use of Personal Storage Facility at the above stated property.**

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: **Limited Industrial (LI) Zoning District**
- 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.
- Definition: 94.4.06(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. In addition to the building design standards in Section 94.10.03, buildings and facility shall be designed to minimize adverse visual impacts on nearby developments. The color, exterior materials, and orientation of proposed buildings and other structures shall complement surrounding development and be consistent with any building design standards within the Comprehensive Plan.
 2. 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.
 3. The Plan Commission or Extraterritorial Zoning Committee may restrict or limit unit doors facing a public street right-of-way or property not in an industrial zoning district, or may otherwise require that any such doors be screened from view with berms, landscaping, and/or opaque fencing.
 4. Facility shall be limited to indoor storage of household items and similar durable goods. No live animals, perishable items, odor producing materials (see Section 94.12.15), flammable or explosive materials (see Section 94.12.17), toxic or noxious materials (see Section 94.12.18), or hazardous materials (see Section 94.12.20) shall be stored on site.
 5. No storage unit may have any other function aside from storage, including but not limited to any retail, wholesale, workshop, hobby shop, manufacturing, residential, lodging, or service use.
 6. No outdoor storage of materials shall be permitted on site, with the exception of an outdoor trash or recycling receptacle, if proposed and approved as part of the site plan and screened in accordance with Section 94.12.06.

7. To prevent unauthorized access, each storage unit shall be outfitted with quality commercial locks and the Plan Commission or Extraterritorial Zoning Committee may require gated access to the facility and/or security fencing.

8. The Plan Commission or Extraterritorial Zoning Committee may require that the project be equipped with a digital security camera(s) that records site activity, with footage made available to the Everest Metro Police Department upon suspicion of criminal activity.

9. All storage units shall gain access from the interior of the building or site, as opposed to direct access from units to public streets.

10. The Plan Commission or Extraterritorial Zoning Committee may deny or limit a conditional use permit, where required, if it determines that the location, size, quantity, job or tax base creation, or other applicable characteristics of the proposed facility are incompatible with the economic development goals and objectives of the Village, including those within the Comprehensive Plan and any approved tax incremental district project plan.

11. Minimum Required Off-Street Parking: one space for each employee on the largest work shift.

DETERMINATION (To be completed by the Plan Commission):

1. Is the proposed conditional use is consistent with the Comprehensive Plan, this Chapter, and all other plans, programs, and ordinances adopted by the Village

Yes, the proposed Personal Storage Facility meets the Comprehensive plan by increasing the number of service providers within the Village. As more future multi-family developments are proposed within the Village, the need for offsite storage will increase. These units will allow future apartment tenants to have a space to storage their items. The request meets the purpose of the Zoning Code by preserving and enhancing community appearance. The use of storage units allows for items to be storage within an enclosed structure rather than strewn across and property or visible to the public.

2. The proposed conditional use, in its proposed location and as depicted on the required site plan, will not 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 all other plans, programs, and ordinances adopted by the Village.

Yes. This propose use would have no adverse impacts on the nearby area. The surrounding area is industrial uses. This is an existing building on the site and will not show exterior signs of it's proposed use. There is already incoming traffic from the other existing storage units.

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

Yes. It is an existing condo building that will have an interior alteration to added personal storage units. This proposed use will maintain that same environs as there are existing storage facilities on the same street. The surrounding area is industrial use.

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.

Yes. There are public utilities in this area. There will be no construction of public restrooms so there will be no additional burden to public utilities. The road is maintained by the Village, however this parcel is located at the end of a cul-de-sac that experiences no through traffic. This land use would not have an adverse effect on the public street.

5. 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 proposed use will provide storage space for future multi family tenants. The use is fully enclosed within an existing enclosed building.

BACKGROUND INFORMATION:

The applicant is proposing altering his existing building to add 21 personal storage units. As the project is a part of an existing condo building, a site plan would not be required. The only changes required would be alteration of the interior of the units. There is adequate parking existing on site. The units will be secured, and temperature controlled. The building entrance will have a digital keypad for entry. There will be security cameras inside and outside the units. The applicant plans on constructing 21 units, approximately 5' x 10' each.

This proposed use will meet the performance standards as stated in Section 94.4.06(3) of the Village Zoning Ordinance.

CURRENT PROPERTY CONDITIONS:

The location of the proposed use is with existing condo building where the applicant owns two units back to back. The building is located on property at the end of a cul-de-sac on Service Lane. There is existing paved access and parking around the building.

PLAN COMMISION ACTION OPTIONS:

- 1) **Approve the Conditional Use Permit for the use of Personal Storage Facility at 7804 Service Lane, Units #3 & 6 with the following conditions:**

1. **The construction of the Personal Storage Facility shall be in accordance within the performance standards listed in Section 94.4.6(3), as depicted on the building plan, attached 'Exhibit A' and per the submitted Operational Plan, attached as 'Exhibit B'.**
2. **Upon the use expanding beyond the terms listed within the building plan, attached as "Exhibit A," then the owner/applicant of said use shall resubmit a new Conditional Use Permit application;**
3. **The construction of the Personal Storage Facility shall be in accordance with the building plan approved by the Village Approval Authority within 6 months of the signing of this conditional use permit. Any future additions, modifications or changes in said building plan must be approved by the Village Approval Authority in advanced of any construction;**
4. **No use is hereby authorized unless the use is conducted in a lawful, orderly, and peaceful manner. Nothing herein shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption, or exception to any law, ordinance, order or rule by the Village, Marathon County, State of Wisconsin, United States or other duly constituted authority, except only to the extent that it authorizes the use of the Subject Property in any specific respects described herein.**
5. **Should any paragraphs or phase of herein be determined by a court of competent jurisdiction to be unlawful, illegal, or unconstitutional, said determination as to the particular phrase or paragraph shall not void the remainder of this conditional use and the remainder shall continue in full force and effect.**

- 2) **Deny the Conditional Use Permit for the use of a Personal Storage Facility at 7804 Service Lane, Units #3 & 6.**

VILLAGE OF WESTON, MARATHON COUNTY, WI
CONDITIONAL USE PERMIT #20200157

This CONDITIONAL USE PERMIT is issued as of 8th day of June 2020, by the PLAN COMMISSION of the VILLAGE OF WESTON to AARON PINCE of 523 McIndoe Street, Wausau WI 54403.

WHEREAS, AARON PINCE is the owner of the property described below in the Village of Weston, and which property is subject to an agreement whereby AARON PINCE intends to build thereon a PERSONAL STORAGE FACILITY related use. The said property upon which said activity is to take place is more particularly described as follows:

Units #3 & 6 of Wausau 29 Commercial Condominium Plat 1st Addendum – an Expandable Condominium, Section 23 T28N R8E, Village of Weston, Marathon County, Wisconsin. The Parcel is identified as PIN 192-2808-233-0024.

WHEREAS, the property described above is in the LI LIMITED INDUSTRIAL Zoning District of the Village of Weston, which permits the use of a PERSONAL STORAGE FACILITY in said zoning district by conditional use permit; and

WHEREAS, AARON PINCE have requested a conditional use permit for the property, per Figure 3.05: Allowable Uses in Non-Residential and Mixed-Use Zoning Districts of the Village of Weston Zoning Ordinance, so as to allow the construction of a PERSONAL STORAGE FACILITY on said premise;

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 Plan Commission review, investigation and a public hearing which was held June 8, 2020, the Plan Commission after giving full consideration to the criteria and standards for granting a conditional use permit, as set forth in the Village Ordinance, including Section 94.16.06, approve said application in writing; and

WHEREAS, upon the discontinuance of the use of a PERSONAL STORAGE FACILITY on said premise for a period exceeding 365 days, the issuance of the conditional grant shall automatically become invalidated. The burden of proof shall be on the property owner to conclusively demonstrate that the conditional use was operating during this period; and

WHEREAS, 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 where limited by the zoning code or by a specific condition attached to this conditional use grant herein.

NOW, THEREFORE, BE IT RESOLVED, the PLAN COMMISSION of the Village of Weston, in Marathon County, Wisconsin, here by grant AARON PINCE a conditional use permit for the property described above, for the use of a PERSONAL STORAGE FACILITY as defined in Section 94.4.06(3) of the Village Zoning Ordinance. The conditions for the issuance of the conditional use permit are as follows:

1. The construction of the Personal Storage Facility shall be in accordance within the performance standards listed in Section 94.4.6(3), as depicted on the building plan, attached 'Exhibit A' and per the submitted Operational Plan, attached as 'Exhibit B'.
2. Upon the use expanding beyond the terms listed within the building plan, attached as "Exhibit A," then the owner/applicant of said use shall resubmit a new Conditional Use Permit application;
3. The construction of the Personal Storage Facility shall be in accordance with the building plan approved by the Village Approval Authority within 6 months of the signing of this conditional use permit. Any future additions, modifications or changes in said building plan must be approved by the Village Approval Authority in advanced of any construction;
4. No use is hereby authorized unless the use is conducted in a lawful, orderly, and peaceful manner. Nothing herein shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption, or exception to

any law, ordinance, order or rule by the Village, Marathon County, State of Wisconsin, United States or other duly constituted authority, except only to the extent that it authorizes the use of the Subject Property in any specific respects described herein.

- 5. Should any paragraphs or phase of herein be determined by a court of competent jurisdiction to be unlawful, illegal, or unconstitutional, said determination as to the particular phrase or paragraph shall not void the remainder of this conditional use and the remainder shall continue in full force and effect.

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

Dated this 8th day of June 2020

WESTON PLAN COMMISSION

By: _____
Mark Maloney, its Vice- Chair

ATTEST:

Jennifer L. Higgins, Zoning Administrator

STATE OF WISCONSIN)

)ss.

COUNTY OF MARATHON)

Personally, came before this _____ day of June 2020, the above-named Mark Maloney, Vice-Chair, and Jennifer L. Higgins, Zoning Administrator, to me known to be the persons who execute the forgoing instrument and acknowledge the same.

Notary Public

My Commission expires on _____.

THIS INSTRUMENT DRAFTED BY:
Emily Wheaton, Village of Weston
Assistant Planner, Planning and Development
Weston, WI 54476

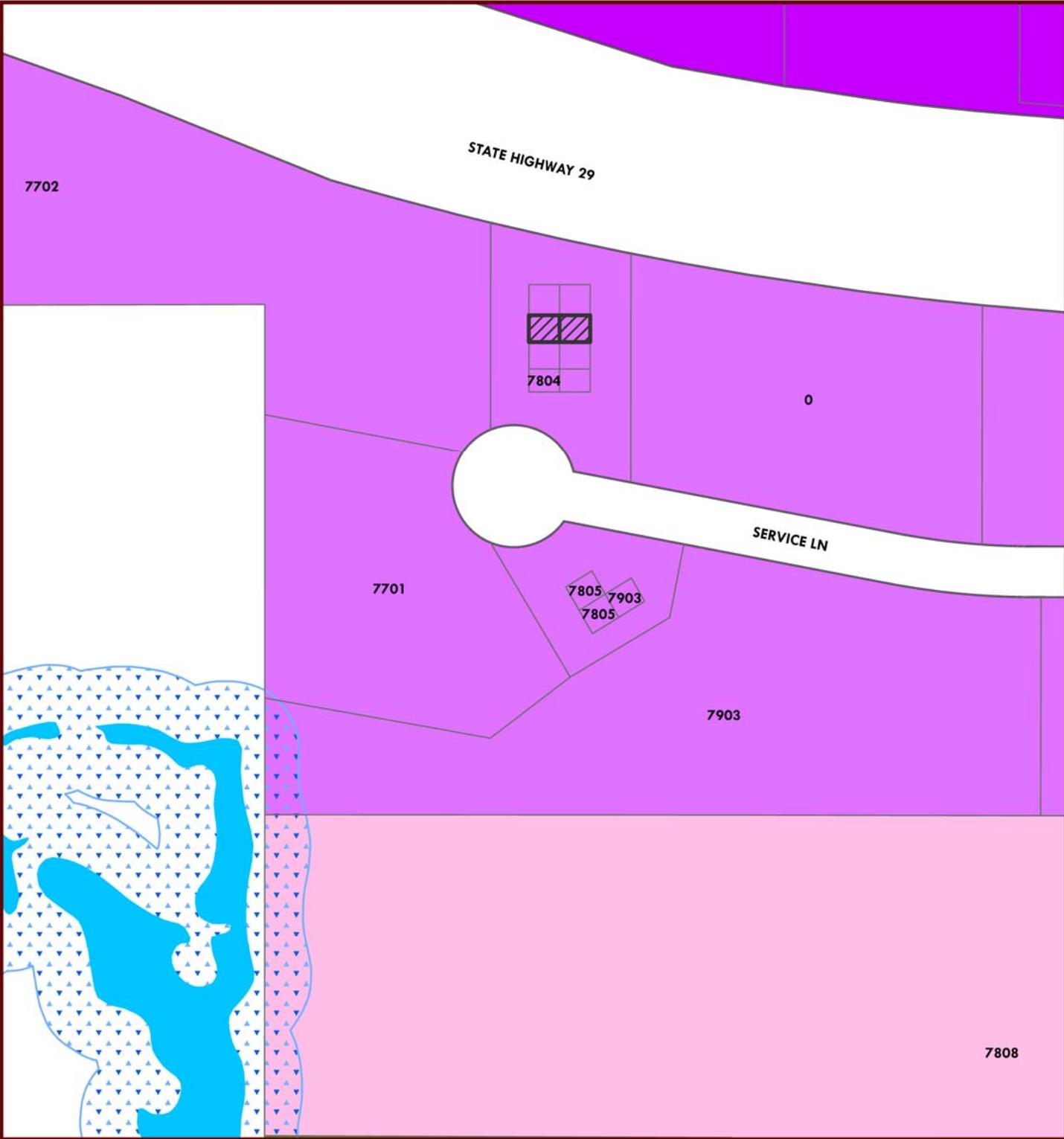
Village of Weston Marathon County, WI



OFFICIAL ZONING MAP



Map Date: 5/21/2020
Adoption Date: 2/21/2019



LEGEND

- 7804 Service Ln
- MUNICIPAL FEATURES**
- Village of Weston Incorporated Boundary
- Right-of-Way
- Wetland Presence
- Surface Water
- Village of Weston Shoreland Overlay

ZONING DISTRICTS

- AR - Agriculture and Residential
- RR-2 - Rural Residential-2 Acre
- BP - Business Park
- LI - Limited Industrial
- GI - General Industrial

Overlay Districts

- D-CO
- D-R
- D-RT
- D-WM

Written Description of Conditional Use

Regarding:

Aaron Pince
7804 Service Lane, #6
Weston, WI 54476

I propose to use my existing commercial condo building to house a secure, monitored, and temperature-controlled storage facility. The building structure for this facility is already in place and has been used for other purposes. Creating an indoor storage space would not change anything with the current layout of the land or surrounding areas. The only changes to this area would be made on the interior of the current structure. None of the interior changes will impact any type of structural integrity or bearing.

The building would be monitored by security cameras on the interior and exterior. The entry doors would be secured with digital keypad locking mechanisms. The building would maintain a steady temperature throughout the year. The interior of the building would include a layout of storage units which would be roughly 5 x 10 with a rollup garage style door for easy access. The current plan is to build 21 total units on the main level of the building.

Parking is available on the exterior of the building, both on the front and the back side. There is designated parking for two cars on each side, as well as additional space in front of the two large overhead garage doors on the front and back of the building. The overhead doors could be opened, if needed, for larger items to be stored, otherwise, these doors will remain closed to allow for the additional space.

Written Justification of Conditional Use

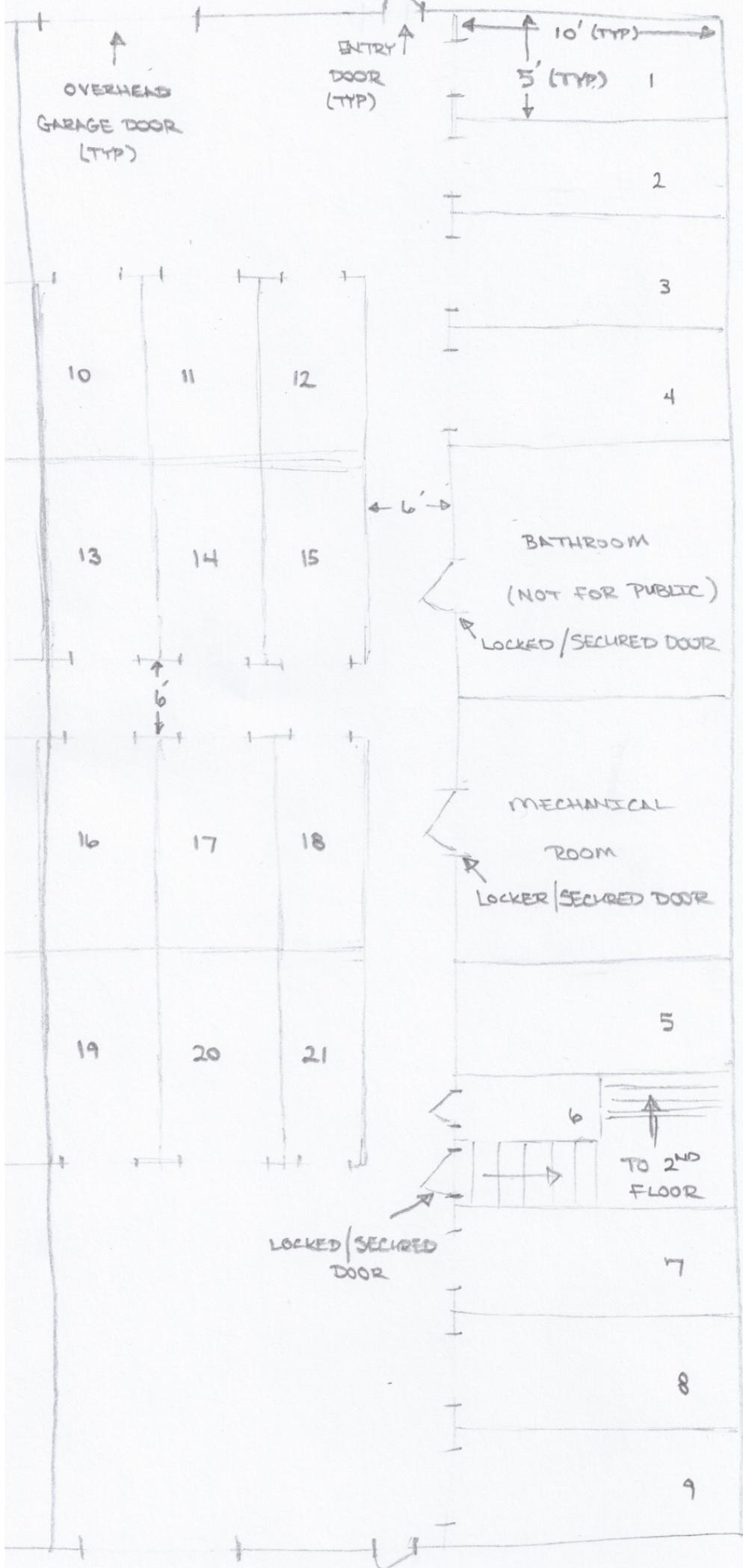
Regarding:

Aaron Pince
7804 Service Lane, #6
Weston, WI 54476

I believe that the addition of a secured, monitored, and temperature-controlled storage facility would be a great benefit to the area. Storage facilities are widely used, however, there are not many options that give the public a place to store their personal belongings while avoiding the cold, heat, and other weather-related conditions. This storage would flow nicely with the other surrounding storage units that are currently available across the street by another company. Although this might seem like competition, of sorts, I believe that this storage facility will draw more attention to the area and bring additional public to the storage company across the street as well. The public will have the opportunity to choose what is best for their own personal needs, and both businesses will benefit.

Additionally, this proposed facility would not change the layout or structure of the current land or businesses that surround the area. The building location is already present, and all work would be completed on the interior side of the structure only.

Public traffic in the area would only slightly increase. As with all storage facilities, there is a level of traffic, but it is very minimal from day to day. The average person does not visit their storage unit on a frequent basis. There would not be any additional impact on the natural environment as the exterior structure and parking space is already complete. Since the current zoning of this area is Limited Industrial (LI), I believe that this conditional use proposal will fit nicely with the surrounding area, developments, and businesses.



* NOTE: NOT TO SCALE



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, June 8, 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 #20200127 Jim Pinsonneault, 5002 Arrow St, Weston, requesting a Conditional Use Permit to allow an Outdoor and Vehicle Repair and Maintenance use within the B-2 (Highway Business) Zoning District at 3702 Schofield Ave described as:

Lot 1 of CSM Vol 67 PG 160 (#15078 (DOC #1500475), Part of the SE ¼ of the SE ¼, Section 17, T28N, R8E, Village of Weston, Marathon County, Wisconsin The Parcel is identified as PIN 192-2808-174-0883.

Project # 20200157 Aaron Pince, 523 McIndoe Street Wausau, WI 54403, requesting a Conditional Use Permit to allow a Personal Storage Facility within the LI (Limited Industrial) Zoning District at 7804 Service Lane, Units #3 & 6 described as:

Units #3 & 6 of Wausau 29 Commercial Condominium Plat 1st Addendum – an Expandable Condominium, Section 23 T28N R8E, Village of Weston, Marathon County, Wisconsin. The Parcel is identified as PIN 192-2808-233-0024.

Project #20200164 Colin Durnen of 52 Properties on behalf of Illinois Avenue Housing, 1141 Main St, Stevens Point, WI 54481, requesting a Conditional Use Permit to allow a Personal Storage Facility within the MF (Multiple Family Residential) Zoning District at 4311 Schofield Ave described as:

Parcel A of CSM Vol 5 PG 206 (#1279) (DOC #712660) in the S1/2 of the SW1/4 of Section 16, T28N, R8E, Village of Weston, Marathon County, Wisconsin; including CSM Vol 19 PG 269 (#5401) (DOC #906347) AND CSM Vol 12 PG 59 (#3189) (DOC #801042) Except that part as described as follows: Commencing at the SW Corner of CSM Vol 18 PG 99 (#4931) (DOC #888335) N to NE Corner of Lot 9 of Indian Hills 1st Addition Continuing N 206.45 feet, thence N 85° E, 443.8 feet, thence S 11° E, 478.58 feet, thence Northwesterly to NW Corner of CSM Vol 12 PG 59 (#3189) (DOC#801042) Southerly 252.72 feet to N Line of E Jelinek Ave, thence Westerly 308.88 feet, thence S 6 feet, then W 298.12 feet to Point of Beginning. The Parcel is identified as PIN 192-2808-163-0943.

The hearing notice with application materials are 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, June 2, 2020, to be included in the Plan Commission Meeting Packet. **All interested persons wishing to provide testimony during the Public Hearing will be given an opportunity to be heard. Due to the COVID-19 social distancing measures currently in place, no more than 10 people will be allowed in attendance at the meeting at one**

time. Alternative measures will be provided on the final meeting agenda to allow those not in attendance to participate and comment.

Any person with questions or planning to attend needing additional special accommodations in order to participate should call Valerie Parker, Planning Technician, Planning and Development Department, at 715-241-2607.

Dated this 21st day of May 2020

Valerie Parker
Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, May 25, and Monday, June 1, 2020.

REQUEST FOR CONSIDERATION

Public Mtg/Date:	Plan Commission, June 8, 2020
Description:	Public Hearing – Project #20200164– Colin Durnen of 52 Properties on behalf of Illinois Avenue Housing, 1141 Main St, Stevens Point, WI 54481, requesting a Conditional Use Permit to allow for a Personal Storage Facility within the MH (Manufactured Home) Zoning District at 4311 Schofield Ave (PIN 192 2808 163 0943).
From:	Emily Wheaton, Assistant Planner
Question:	Should the Plan Commission approve the Conditional Use Permit application as requested by Colin Durnen for the use of Personal Storage Facility at his existing property?

BACKGROUND

The applicant is proposing opening the existing detached accessory buildings for storage to the public. The buildings are currently solely being rented to the tenants of the Mobile Home Park. These buildings are an accessory use to the principle use of Mobile Home Park. By opening the buildings to the public, this changes the accessory use to a principal use of Personal Storage Facility. No new buildings are being proposed. There would be little modification to the buildings, just some cosmetics changes to the doors and roof. As this proposed use is taking plan in in existing structures, a full site plan is not required.

Attached Docs:	Draft Determination, Current Zoning Map, and Draft Conditional Use Permit #20200164
Committee Action:	None to date.
Fiscal Impact:	None
Recommendation:	Staff requests the Conditional Use Permit be approved with the following conditions: 1.The use of the Personal Storage Facility shall be in accordance within the performance standards listed in Section 94.4.6(3), and as per the submitted Operational Plan, as attached as “Exhibit A;” 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; 3.The use of the Personal Storage Facility shall be in accordance with the operation plan within 6 months of the signing of this conditional use permit. Any future additions, modifications or changes in said building plan must be approved by the Village Approval Authority in advanced of any construction; 4.No use is hereby authorized unless the use is conducted in a lawful, orderly, and peaceful manner. Nothing herein shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption, or exception to any law, ordinance, order or rule by the Village, Marathon County, State of Wisconsin, United States or

REQUEST FOR CONSIDERATION

other duly constituted authority, except only to the extent that it authorizes the use of the Subject Property in any specific respects described herein.

5. Should any paragraphs or phrase of herein be determined by a court of competent jurisdiction to be unlawful, illegal, or unconstitutional, said determination as to the particular phrase or paragraph shall not void the remainder of this conditional use and the remainder shall continue in full force and effect.

RECOMMENDED LANGUAGE FOR OFFICIAL ACTION

I move to [approve / deny] Conditional Use Permit #20200164 allowing the use of a Personal Storage Facility at 4311 Schofield Ave with the recommended conditions.

ADDITIONAL ACTION: Notify applicant of [approval / denial] [Staff]

If approved, record CUP with the Marathon County Register of Deeds (MCROD)
[Staff]



Application for Conditional Use Permit
**CONDITIONAL PERMIT DETERMINATION BY THE VILLAGE OF WESTON
PLAN COMMISSION**

Application/Petition No.: **20200164** Hearing Date: **June 8, 2020**
Applicant: **Colin Durnen of 52 Properties on behalf of Illinois Avenue Housing, 1141 Main Street, Stevens Point WI 54481**
Location: **4311 Schofield Ave, Weston WI 54476**
Description: **A conditional use permit application proposing the use of Personal Storage Facility at the above stated property.**

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: **MH Manufactured Home Zoning District**
- Definition: 94.2.02(3)(f) The **MH District** provides a safe, attractive, and functional environment for “parks” and subdivisions specifically intended for mobile and/or manufactured homes. Development within this district is served by public sanitary sewer and water services, and public roadways with an urban cross section (e.g., curbs, storm sewer). The roadway, sewer, and water networks within each manufactured home community are to be privately owned, except where otherwise approved by the Village. The MH district is intended for portions of areas planned for multiple family residential development or neighborhood development, within the Comprehensive Plan, at the Village’s discretion. (Predecessor district: R-5 Residential Manufactured/Mobile Home Park)
- Definition: 94.4.06(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. In addition to the building design standards in Section 94.10.03, buildings and facility shall be designed to minimize adverse visual impacts on nearby developments. The color, exterior materials, and orientation of proposed buildings and other structures shall complement surrounding development and be consistent with any building design standards within the Comprehensive Plan.
 2. 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.
 3. The Plan Commission or Extraterritorial Zoning Committee may restrict or limit unit doors facing a public street right-of-way or property not in an industrial zoning district, or may otherwise require that any such doors be screened from view with berms, landscaping, and/or opaque fencing.
 4. Facility shall be limited to indoor storage of household items and similar durable goods. No live animals, perishable items, odor producing materials (see Section 94.12.15), flammable or explosive materials (see Section 94.12.17), toxic or noxious materials (see Section 94.12.18), or hazardous materials (see Section 94.12.20) shall be stored on site.
 5. No storage unit may have any other function aside from storage, including but not limited to any retail, wholesale, workshop, hobby shop, manufacturing, residential, lodging, or service use.

6. No outdoor storage of materials shall be permitted on site, with the exception of an outdoor trash or recycling receptacle, if proposed and approved as part of the site plan and screened in accordance with Section 94.12.06.
7. To prevent unauthorized access, each storage unit shall be outfitted with quality commercial locks and the Plan Commission or Extraterritorial Zoning Committee may require gated access to the facility and/or security fencing.
8. The Plan Commission or Extraterritorial Zoning Committee may require that the project be equipped with a digital security camera(s) that records site activity, with footage made available to the Everest Metro Police Department upon suspicion of criminal activity.
9. All storage units shall gain access from the interior of the building or site, as opposed to direct access from units to public streets.
10. The Plan Commission or Extraterritorial Zoning Committee may deny or limit a conditional use permit, where required, if it determines that the location, size, quantity, job or tax base creation, or other applicable characteristics of the proposed facility are incompatible with the economic development goals and objectives of the Village, including those within the Comprehensive Plan and any approved tax incremental district project plan.
11. Minimum Required Off-Street Parking: one space for each employee on the largest work shift.

DETERMINATION (To be completed by the Plan Commission):

1. Is the proposed conditional use is consistent with the Comprehensive Plan, this Chapter, and all other plans, programs, and ordinances adopted by the Village

Yes, the proposed Personal Storage Facility meets the Comprehensive plan by increasing the number of service providers within the Village. As more future multi-family developments are proposed within the Village, the need for offsite storage will increase. These units will allow future apartment tenants to have a space to store their items. The request meets the purpose of the Zoning Code by preserving and enhancing community appearance. The use of storage units allows for items to be storage within an enclosed structure rather than strewn across and property or visible to the public.

2. The proposed conditional use, in its proposed location and as depicted on the required site plan, will not 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 all other plans, programs, and ordinances adopted by the Village.

Yes. This propose use would have no adverse impacts on the nearby area. The surrounding area is residential and commercial. This is an existing building on the site and will not show exterior signs of it's proposed use. There is already incoming traffic from the manufactured home park on site as well.

3. Does the proposed conditional use will 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 use will take place within existing detached accessory structures that will have minor exterior alteration to ready for public use. The site this use is proposed on is home to an existing manufacture home park. The surrounding use is residential and commercial.

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.

Yes. There are public utilities in this area. However, there is no plumbing or sewer proposed for this site, so there will be no additional burden to public utilities. The road is maintained by the Village, however this land use would not have an adverse effect on the public street.

5. 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 proposed use will provide storage space for future multi family tenants. The use is fully enclosed within an existing enclosed building.

BACKGROUND INFORMATION:

The applicant is proposing opening the existing detached accessory buildings for storage to the public. The buildings are currently solely being rented to the tenants of the Mobile Home Park. Currently, this is an accessory use to the principle use of Mobile Home Park. By opening the buildings to the public, this changes the accessory use to a principal use of Personal Storage Facility. There would be little modification to the buildings, just some cosmetics changes to the doors and roof.

The proposed use will meet the performance standards as stated in Section 94.4.06(3) of the Village Zoning Ordinance.

CURRENT PROPERTY CONDITIONS:

The location of the proposed use is within an existing manufactured home park. The buildings are existing detached accessory units tucked back on the property. There are trees and fences shielding the units.

PLAN COMMISION ACTION OPTIONS:

1) Approve the Conditional Use Permit for the use of Personal Storage Facility at 4311 Schofield Ave with the following conditions:

- 1.The use of the Personal Storage Facility shall be in accordance within the performance standards listed in Section 94.4.6(3), and as per the submitted Operational Plan, as attached as "Exhibit A;"
- 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;
- 3.The use of the Personal Storage Facility shall be in accordance with the operation plan within 6 months of the signing of this conditional use permit. Any future additions, modifications or changes in said building plan must be approved by the Village Approval Authority in advanced of any construction;
- 4.No use is hereby authorized unless the use is conducted in a lawful, orderly, and peaceful manner. Nothing herein shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption, or exception to any law, ordinance, order or rule by the Village, Marathon County, State of Wisconsin, United States or other duly constituted authority, except only to the extent that it authorizes the use of the Subject Property in any specific respects described herein.
- 5.Should any paragraphs or phase of herein be determined by a court of competent jurisdiction to be unlawful, illegal, or unconstitutional, said determination as to the particular phrase or paragraph shall not void the remainder of this conditional use and the remainder shall continue in full force and effect.

2) Deny the Conditional Use Permit for the use of Personal Storage Facility at 4311 Schofield Ave.

VILLAGE OF WESTON, MARATHON COUNTY, WI
CONDITIONAL USE PERMIT #200164

This CONDITIONAL USE PERMIT is issued as of 8th day of June 2020, by the PLAN COMMISSION of the VILLAGE OF WESTON to COLIN DURNEN of 52 Properties on behalf of Illinois Avenue Housing of 1141 Main St, Stevens Point WI 54481.

WHEREAS, COLIN DURNEN is a representative of the owner of the property described below in the Village of Weston, and which property is subject to an agreement whereby COLIN DURNEN intends to utilize thereon a PERSONAL STORAGE FACILITY, related use. The said property upon which said activity is to take place is more particularly described as follows:

Parcel A of CSM Vol 5 PG 206 (#1279) (DOC #712660) in the S1/2 of the SW1/4 of Section 16, T28N, R8E, Village of Weston, Marathon County, Wisconsin; including CSM Vol 19 PG 269 (#5401) (DOC #906347) AND CSM Vol 12 PG 59 (#3189) (DOC #801042) Except that part as described as follows: Commencing at the SW Corner of CSM Vol 18 PG 99 (#4931) (DOC #888335) N to NE Corner of Lot 9 of Indian Hills 1st Addition Continuing N 206.45 feet, thence N 85o E, 443.8 feet, thence S 11o E, 478.58 feet, thence Northwesterly to NW Corner of CSM Vol 12 PG 59 (#3189) (DOC#801042) Southerly 252.72 feet to N Line of E Jelinek Ave, thence Westerly 308.88 feet, thence S 6 feet, then W 298.12 feet to Point of Beginning. The Parcel is identified as PIN 192-2808-163-0943.

WHEREAS, the property described above is in the MH Manufactured Home Zoning District of the Village of Weston, which permits the use of a PERSONAL STORAGE FACILITY in said zoning district by conditional use permit; and

WHEREAS, COLIN DURNEN have requested a conditional use permit for the property, per Figure 3.05: Allowable Uses in Non-Residential and Mixed-Use Zoning Districts of the Village of Weston Zoning Ordinance, so as to allow the use of a PERSONAL STORAGE FACILITY on said premise;

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 Plan Commission review, investigation and a public hearing which was held June 8, 2020, the Plan Commission after giving full consideration to the criteria and standards for granting a conditional use permit, as set forth in the Village Ordinance, including Section 94.16.06, approve said application in writing; and

WHEREAS, upon the discontinuance of the use of a PERSONAL STORAGE FACILITY on said premise for a period exceeding 365 days, the issuance of the conditional grant shall automatically become invalidated. The burden of proof shall be on the property owner to conclusively demonstrate that the conditional use was operating during this period; and

WHEREAS, 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 where limited by the zoning code or by a specific condition attached to this conditional use grant herein.

NOW, THEREFORE, BE IT RESOLVED, the PLAN COMMISSION of the Village of Weston, in Marathon County, Wisconsin, here by grant COLIN DURNEN a conditional use permit for the property described above, for the use of a PERSONAL STORAGE FACILITY as defined in Section 94.4.06(3) of the Village Zoning Ordinance. The conditions for the issuance of the conditional use permit are as follows:

1. The use of a Personal Storage Facility shall be in accordance within the performance standards listed in Section 94.4.6(3), and per the submitted Operational Plan, attached as 'Exhibit A'.
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;

3. The use of a Personal Storage Facility shall be in accordance with the operation plan within 6 months of the signing of this conditional use permit. Any future additions, modifications or changes in said operation plan must be approved by the Village Approval Authority in advanced of any construction;
4. No use is hereby authorized unless the use is conducted in a lawful, orderly, and peaceful manner. Nothing herein shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption, or exception to any law, ordinance, order or rule by the Village, Marathon County, State of Wisconsin, United States or other duly constituted authority, except only to the extent that it authorizes the use of the Subject Property in any specific respects described herein.
5. Should any paragraphs or phase of herein be determined by a court of competent jurisdiction to be unlawful, illegal, or unconstitutional, said determination as to the particular phrase or paragraph shall not void the remainder of this conditional use and the remainder shall continue in full force and effect.

All of the uses permitted in the MH Manufactured Home 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 of the terms, provisions or conditions of this Conditional Use Permit may, pursuant to the Ordinances of the VILLAGE OF WESTON, result in termination of the rights and privileges granted herein.

Dated this 8th day of June 2020

WESTON PLAN COMMISSION

By: _____
Mark Maloney, its Vice -Chair

ATTEST:

Jennifer L. Higgins, Zoning Administrator

STATE OF WISCONSIN)
)ss.

COUNTY OF MARATHON)

Personally, came before this _____ day of June 2020, the above-named Mark Maloney, Vice-Chair, and Jennifer L. Higgins, Zoning Administrator, to me known to be the persons who execute the forgoing instrument and acknowledge the same.

Notary Public

My Commission expires on _____.

Village of Weston Marathon County, WI



OFFICIAL ZONING MAP



Map Date: 5/21/2020
Adoption Date: 2/21/2019



LEGEND

4311 Schofield Ave

MUNICIPAL FEATURES

- Village of Weston Incorporated Boundary
- Right-of-Way
- Wetland Presence
- Surface Water
- Village of Weston Shoreland Overlay

WELLHEAD PROTECTION OVERLAY

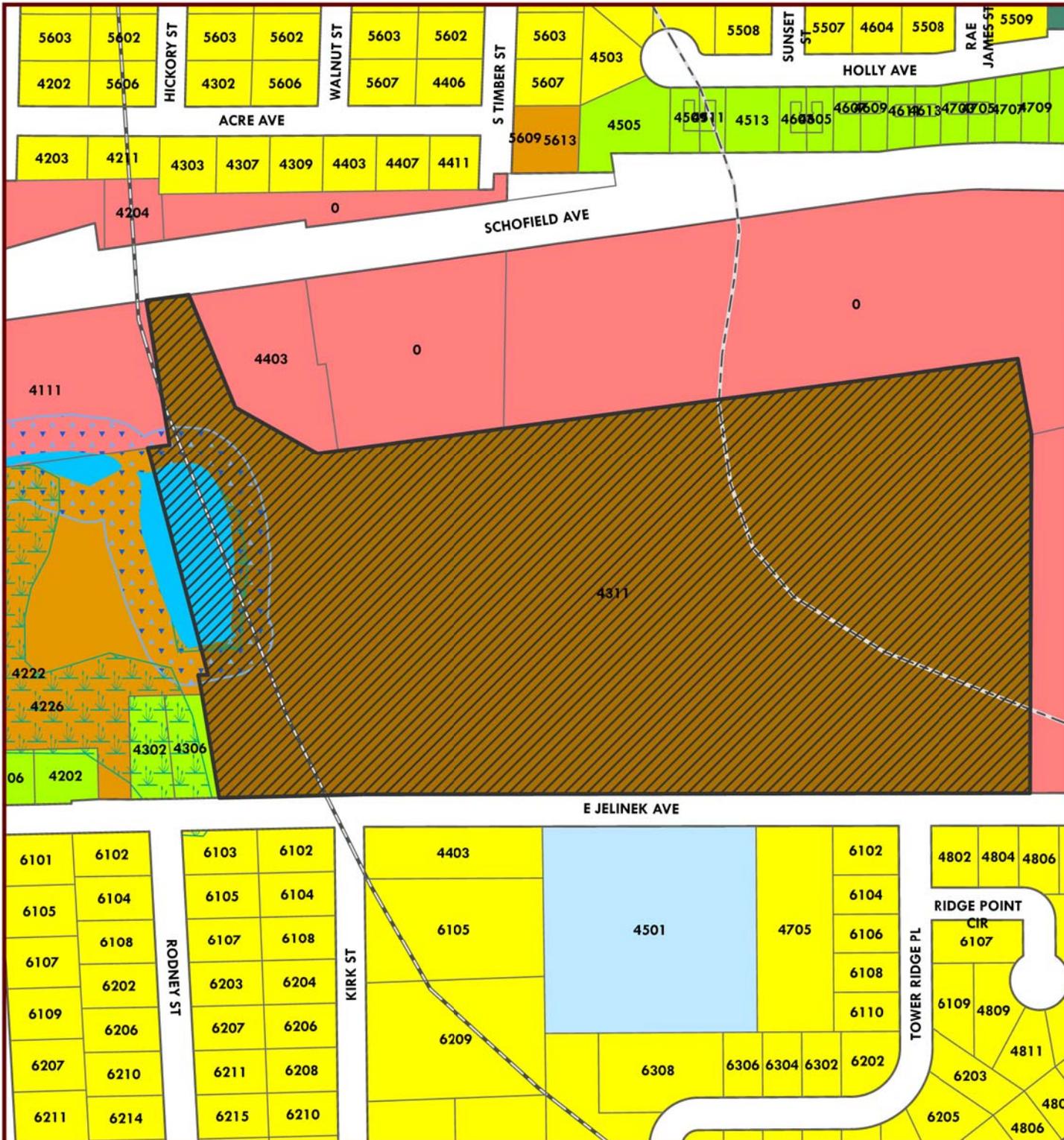
- Zone A 1-Year Municipal Well Recharge Area
- Zone B 5-Year Municipal Well Recharge Area

ZONING DISTRICTS

- PR - Parks and Recreation
- SF-S - Single Family Residential-Small Lot
- 2F - Two Family Residential
- MF - Multiple Family Residential
- MH - Manufactured Home
- INT - Institutional
- B-2 - Highway Business

Overlay Districts

- D-CO
- D-R
- D-RT
- D-WM



Stillwater Landing- Public Use of Storage Units

To whom it may concern,

We at 52 Properties believe that the storage units at Stillwater Landing should be made available for lease to the public. As it stands currently, we are only permitted to lease these units to the tenants of the mobile home community. The units are spaced nicely throughout the property and aren't stacked on top of one another. This prevents congestion of traffic on the park roads if there were an increase in storage unit tenant. Also the units have the advantage of being mostly non-visible on the roadways. We have been making improvements to the units as well. We have replaced the roofs that leak and all old dilapidated garage doors. All units are fully functional and secure for tenants to use. If there are any additional items that the village would like us to address for us to obtain the proper permitting, we are willing to work on those items as well.

Thank you,

Colin Durnen

52 Properties

Stillwater Landing MHP Operations Plan

Date: June 4, 2020

Name of Business: 52 Properties (management company) Illinois Avenue Housing, LLC (Owner)

Applicant: 52 Properties

1141 Main Street

Stevens Point, WI 54481

Contact: Colin Durnen

Phone: (715) 496-0084

colin@52properties.com

Owner: Illinois Avenue Housing, LLC

1141 Main Street

Stevens Point, WI 54481

Contact: Keaton Schultz

Phone: (715) 498-1297

keaton@schultzrealestate.com

Proposed Use: 52 Properties and Illinois Avenue Housing, LLC would like to rent the already existing storage units at Stillwater Landing MHP to park residents and people in the surrounding community. These units would serve as general storage and it would be non-permissible for tenants to operate a business, hobby shop or car garage out of these units.

Days of Operation: Monday through Friday

Hours of Operation: 7:30 AM – 5:00 PM

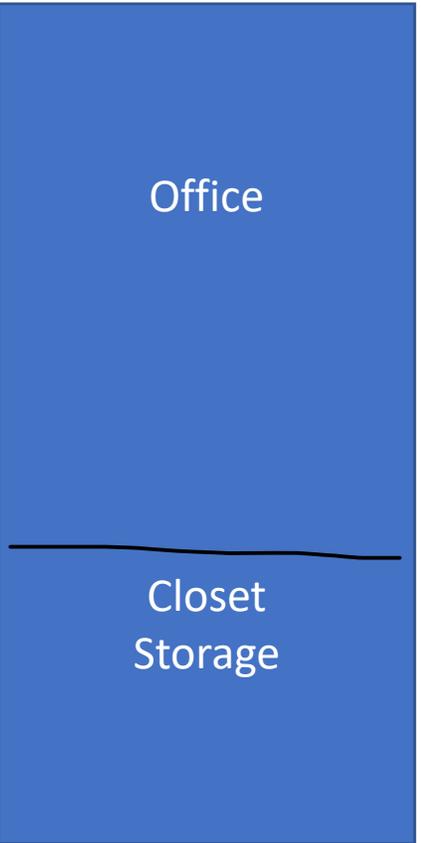
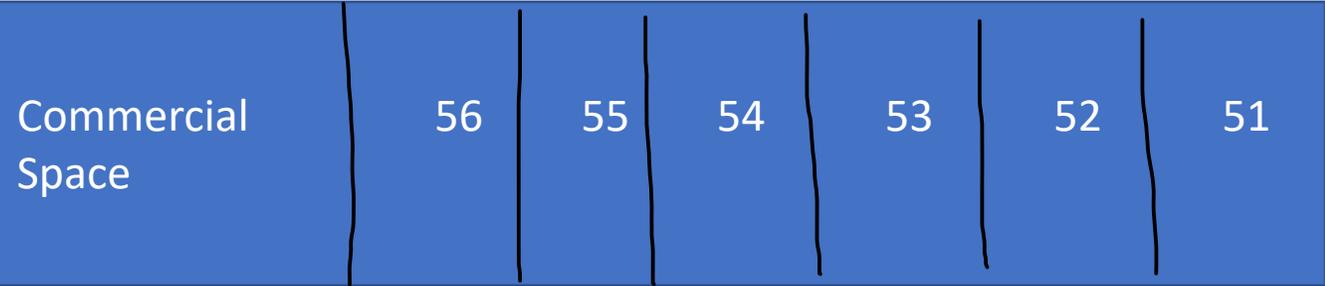
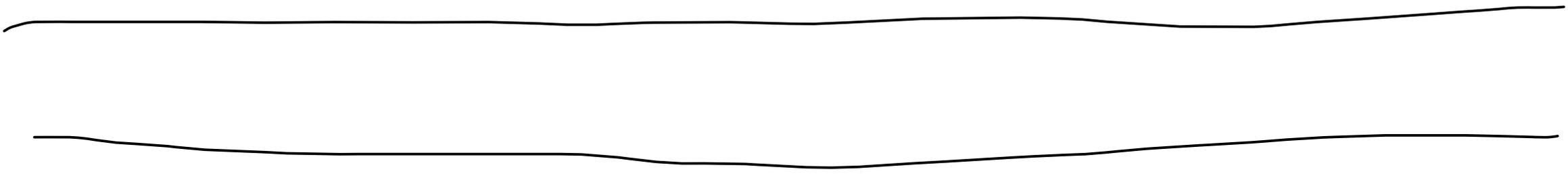
Traffic and Security: Currently 44 of 67 total units are leased. At peak hours we anticipate no more than 5 tenants visiting their units at one time (numbers based on 67 units rented). Proper leasing practices would be maintained prior to any tenants moving items into a unit. It is also required that all rented units be under lock and key to prevent and discourage theft. Currently there is a security camera the previous owner installed located at the main office. We would be willing to install cameras that have views of all storage units for tenant safety/security.

Perspective tenants can call during business hours to inquire about renting a unit, however if any existing tenant have issues outside of business hours they are able to call our emergency line.

Construction: All units are currently built, and we do not intend on building any new units on the property. All old and dilapidated doors have been replaced with new, secure doors.

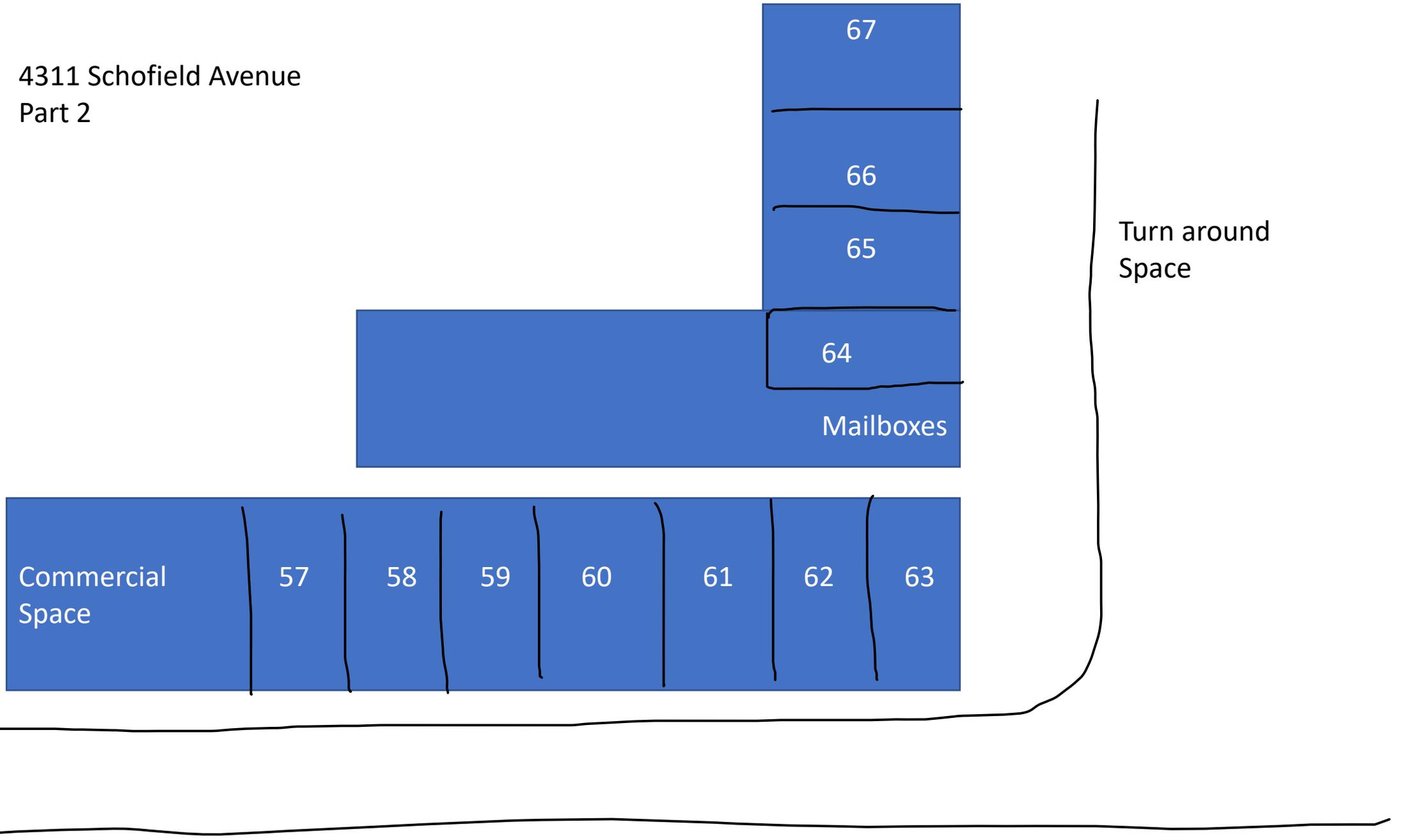
Outdoor Storage: There are 8 total buildings that house the 67 storage units. None of the buildings contain more than 10 units and are spread evenly throughout the park to prevent congestion of day to day traffic.

Additional Licensing: We are seeking a conditional use permit to allow the leasing of storage units to people that don't reside in the Stillwater Landing MHP.

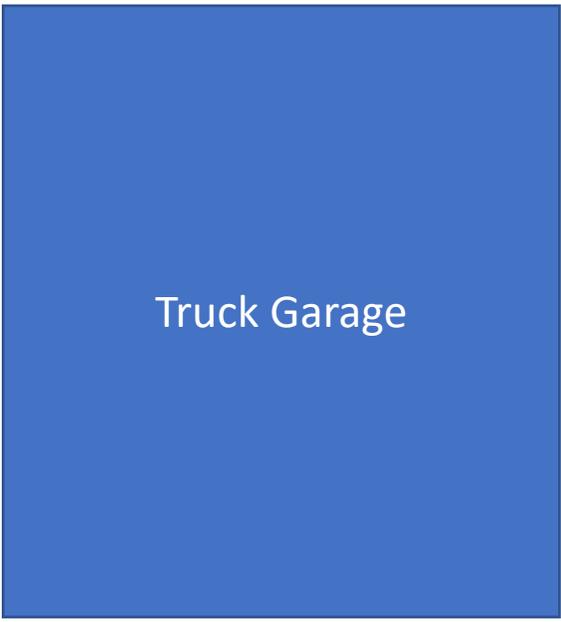
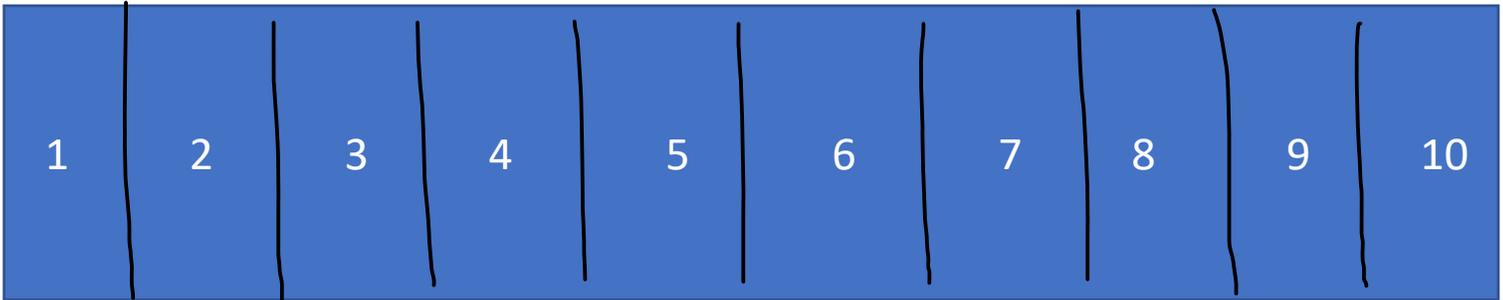


4311 Schofield Avenue
Part 1

4311 Schofield Avenue
Part 2



1st Road leading
to homes



4311 Schofield Avenue
Part 4

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

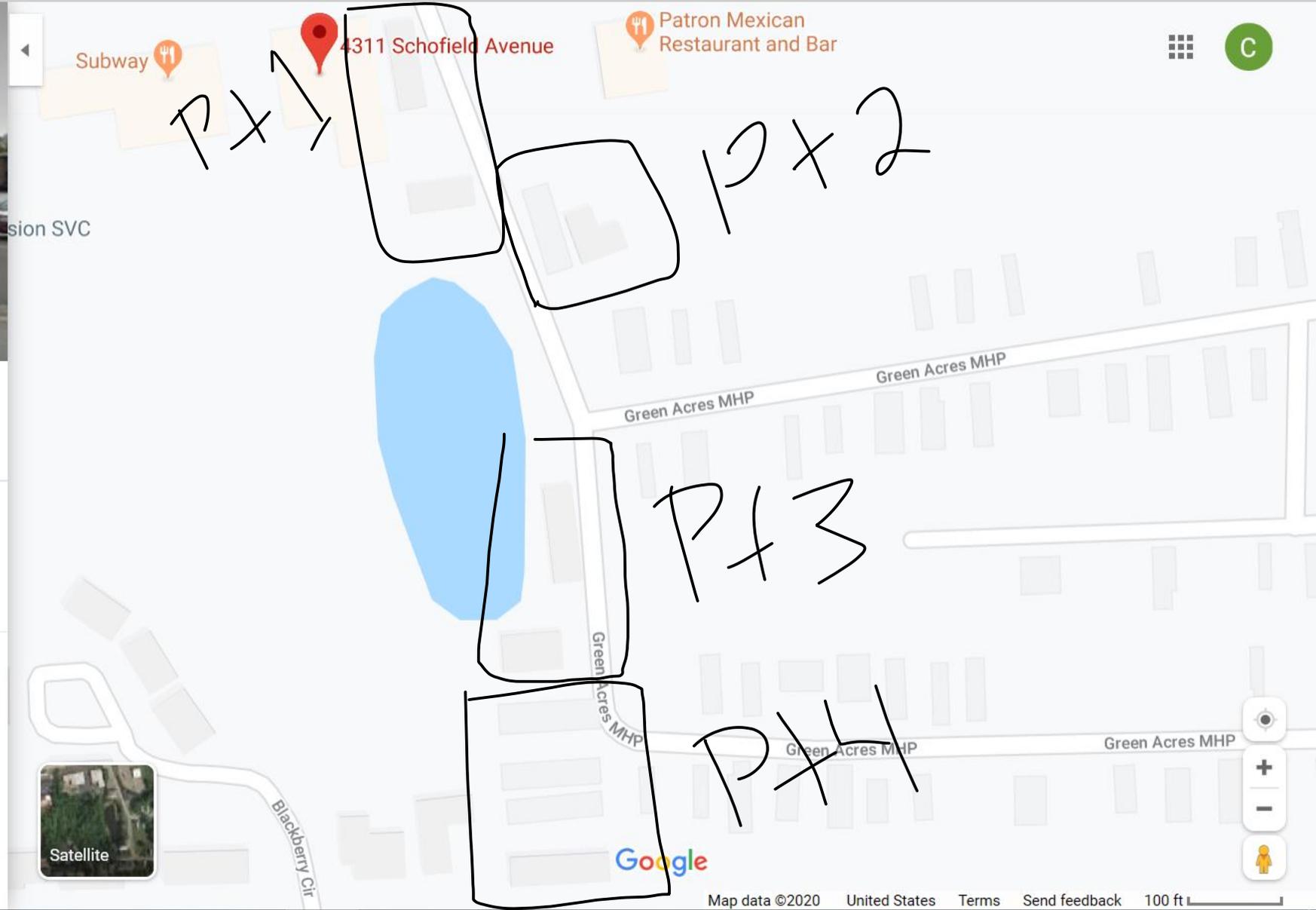
4311 Schofield Avenue, Weston, WI



4311 Schofield Ave
Weston, WI 54476

- Directions
- Save
- Nearby
- Send to your phone
- Share

- WC3H+VQ Weston, Wisconsin
- Suggest an edit on 4311 Schofield Ave
- Add a missing place
- Add your business
- Add a label



VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN
5500 SCHOFIELD AVENUE, WESTON, WI 54476
REQUEST FOR CONSIDERATION

Public Mtg/Date: Plan Commission – 6/8/2020

Description: A RESOLUTION RECOMMENDING ADOPTION OF COMPONENTS OF THE COMPREHENSIVE PLAN OF THE VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN; CONSISTING OF AMENDMENTS TO CHAPTER 3: LAND USE, SPECIFICALLY MAP 3-1 FUTURE LAND USE, OF VOLUME 2: VISION AND DIRECTIONS.

From: Jennifer Higgins, Director of Planning & Development

Question: Should the Plan Commission approve Resolution 2020-PC-001 and therefore begin the process to amend the Comprehensive Plan Future Land Use Map?

Background

Village staff has initiated a Comprehensive Plan Map Amendment for properties the Village currently owns. Development plans have recently changed for these properties resulting in a need to rezone them. To maintain consistency with the Village Comprehensive Plan, specifically Map 3-1 Future Land Use Map, a comprehensive plan map amendment is first needed prior to the rezone requests being granted.

Project #20200161 – Camp Phillips Road – Old G&B Produce Site and two vacant lots. Proposed site of New Municipal Center Building

- **4707 Camp Phillips Rd** – land use designation from Industrial to Institutional and zoning from GI General Industrial to INT Institutional. (PIN 192 2808 162 0971)
- **4106 Ross Avenue** - from Multiple Family Residential to Institutional and zoning from MF Multiple Family Residential to INT Institutional. (PIN 192 2808 162 0970)
- **4204 Ross Avenue** - from Multiple Family Residential to Institutional and zoning from MF Multiple Family Residential to INT Institutional. (PIN 192 2808 162 0969)

The proposed plan for these lands is to complete the comprehensive plan map amendment so that the properties can be rezoned and a certified survey map can be completed to combine the 3 lots together. The Village is in the process of designing a new municipal center that would be constructed on this site in 2021.

Project #20200162 – Weston Avenue – Previously owned by Cliff Mashuda Property – vacant – site previously planned for sports complex.

VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN
5500 SCHOFIELD AVENUE, WESTON, WI 54476
REQUEST FOR CONSIDERATION

- A parcel of land being part of Lot 1 of Certified Survey Map 17438 located in the Southwest ¼ of the Southeast ¼ of Section 23, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin. Said parcel contains 615,585 SF or 14.13 Acres. Subject to all roadways and easements of record. Land use designation from Park and Recreation to Industrial and zoning from AR Agriculture and Residential to LI Limited Industrial. (PIN 192 2808 234 0990)

The proposed plan for this parcel is to complete a comprehensive plan map amendment to allow the property to be rezoned to allow the expansion of Business Park South.

The first step in the comprehensive plan amendment process is to have the Plan Commission review the requests. A public hearing has been noticed in conjunction with the rezone request public hearings.

The Plan Commission can recommend approval to the Village Board by approving the Resolution. The Resolution will then be taken to the Board for acknowledgement and a public hearing noticed before the Board in late July due to State Statute noticing requirements.

Attached Docs: Resolution No. 2020-PC-001.

Committee Action: Board of Trustees approved purchase of Camp Phillips Rd Properties. BOT also authorized staff to begin marketing the old Mashuda property for Business Park development.

FISCAL IMPACT: TBD.

Recommendation: Director recommends approval.

Recommended Language for Official Action

I move to Approve Resolution No. 2020-PC-001.

Additional action: Draft Public Hearing Notice for BOT Meeting on 7/20/2020 (Staff)
Hold Public Hearing on the comp plan amendment (BOT)
Adoption of the Plan & Rezone requests by Ordinances (BOT)



VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN

RESOLUTION NO. 2020-PC-001

A RESOLUTION RECOMMENDING ADOPTION OF COMPONENTS OF THE COMPREHENSIVE PLAN OF THE VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN; CONSISTING OF AMENDMENTS TO CHAPTER 3: LAND USE, SPECIFICALLY MAP 3-1 FUTURE LAND USE, OF VOLUME 2: VISION AND DIRECTIONS

WHEREAS, pursuant to §§61.35 and 62.23(2) and (3) of the Wisconsin Statutes, the Village of Weston is authorized to prepare and adopt a comprehensive plan as defined in §§66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes; and

WHEREAS, the Village has divided its comprehensive plan into three volumes, titled Volume 1—Conditions and Issues, Volume 2—Vision and Directions, and Volume 3—Supplemental Plans; and

WHEREAS, Volume 2—Vision and Directions contains the Village’s vision and the comprehensive plan chapters, specified under Wisconsin law. Most chapters include a goal, objectives, policies, and initiatives to guide the future enhancement and development of the Village. Goals are broad statements that express general public priorities about how the Village will approach development issues. Objectives are more specific than goals and are usually attainable through planning and implementation activities. Policies may be understood as day-to-day rules to ensure plan implementation and to accomplish the goals and objectives. Initiatives are specific, proactive projects or efforts that will, once implemented, achieve the vision, goals, and objectives in this volume; and

WHEREAS, Volume 2 – Vision and Directions contains a Chapter 3 Land Use and a Map 3-1 Future Land Use which serves as the land use plan for the Village and is the basis for more detailed planning efforts, the zoning map and ordinance, rezoning and conditional use permits, subdivision plats and certified survey maps, and annexations and intergovernmental agreements; and

WHEREAS, it is required by law there be consistency between the Comprehensive Plan and zoning and subdivision ordinances, rezoning and other land use decisions; and

WHEREAS, to maintain consistency there are times the Comprehensive Plan may be amended to meet the changing needs of the community and its vision for the future; and

WHEREAS, an amendment process is provided for these reasons in Sec. 94.16.14 of the Zoning Ordinance; and

WHEREAS, the Village completed an application to amend the future land use map found in Map 3-1 of Volume 2 Vision and Directions for the following properties:

- 4707 Camp Phillips Rd – land use designation from Industrial to Institutional. (PIN 192 2808 162 0971)
- 4106 Ross Avenue - from Multiple Family Residential to Institutional. (PIN 192 2808 162 0970)
- 4204 Ross Avenue - from Multiple Family Residential to Institutional. (PIN 192 2808 162 0969)
- A parcel of land being part of Lot 1 of Certified Survey Map 17438 located in the Southwest ¼ of the Southeast ¼ of Section 23, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin. Said parcel contains 615,585 SF or 14.13 Acres. Subject to all

roadways and easements of record. - Land use designation from Park and Recreation to Industrial. (PIN 192 2808 234 0990); and

WHEREAS, an official notice to obtain public comment was published in the Monday, May 25, 2020, and Monday, June 1, 2020, editions of the Wausau Daily Herald, with one opportunity for such comment occurring at a Plan Commission meeting on June 8, 2020; and

WHEREAS, the Village Board has also scheduled a public hearing on the afore mentioned Community Entryway and Wayfinding Plan on July 20, 2020, in compliance with the requirements of §66.1001(4)(d) of Statutes; and

WHEREAS, the Plan Commission has considered public comments received to date and the recommendations of Village staff and has determined to recommend Board approval of the afore mentioned amendments to 3-1 Future Land Use in Volume 2 Vision and Directions.

NOW THEREFORE BE IT RESOLVED, the Plan Commission of the Village of Weston hereby recommends that the Village Board adopt an ordinance to constitute official Village approval of the following amendments to Map 3-1: Future Land Use of Volume 2—Vision and Directions of the Village’s comprehensive plan:

- 4707 Camp Phillips Rd – land use designation from Industrial to Institutional. (PIN 192 2808 162 0971)
- 4106 Ross Avenue - from Multiple Family Residential to Institutional. (PIN 192 2808 162 0970)
- 4204 Ross Avenue - from Multiple Family Residential to Institutional. (PIN 192 2808 162 0969)
- A parcel of land being part of Lot 1 of Certified Survey Map 17438 located in the Southwest ¼ of the Southeast ¼ of Section 23, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin. Said parcel contains 615,585 SF or 14.13 Acres. Subject to all roadways and easements of record. - Land use designation from Park and Recreation to Industrial. (PIN 192 2808 234 0990)

ADOPTED BY THE PLAN COMMISSION OF THE VILLAGE OF WESTON, at a meeting thereof, this 8th day of the month of June, 2020.

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

By: _____
MARK MALONEY, Plan Commission Vice-Chair

ATTEST:

By: _____
JENNIFER HIGGINS, Director of Planning & Development

Village of Weston Marathon County, WI



FUTURE LAND USE MAP



Map Date: 5/21/2020
Adoption Date: 2/21/2019



LEGEND

4707 Camp Phillips Rd & 4106, 4204 Ross Ave

MUNICIPAL FEATURES

Village of Weston Incorporated Boundary

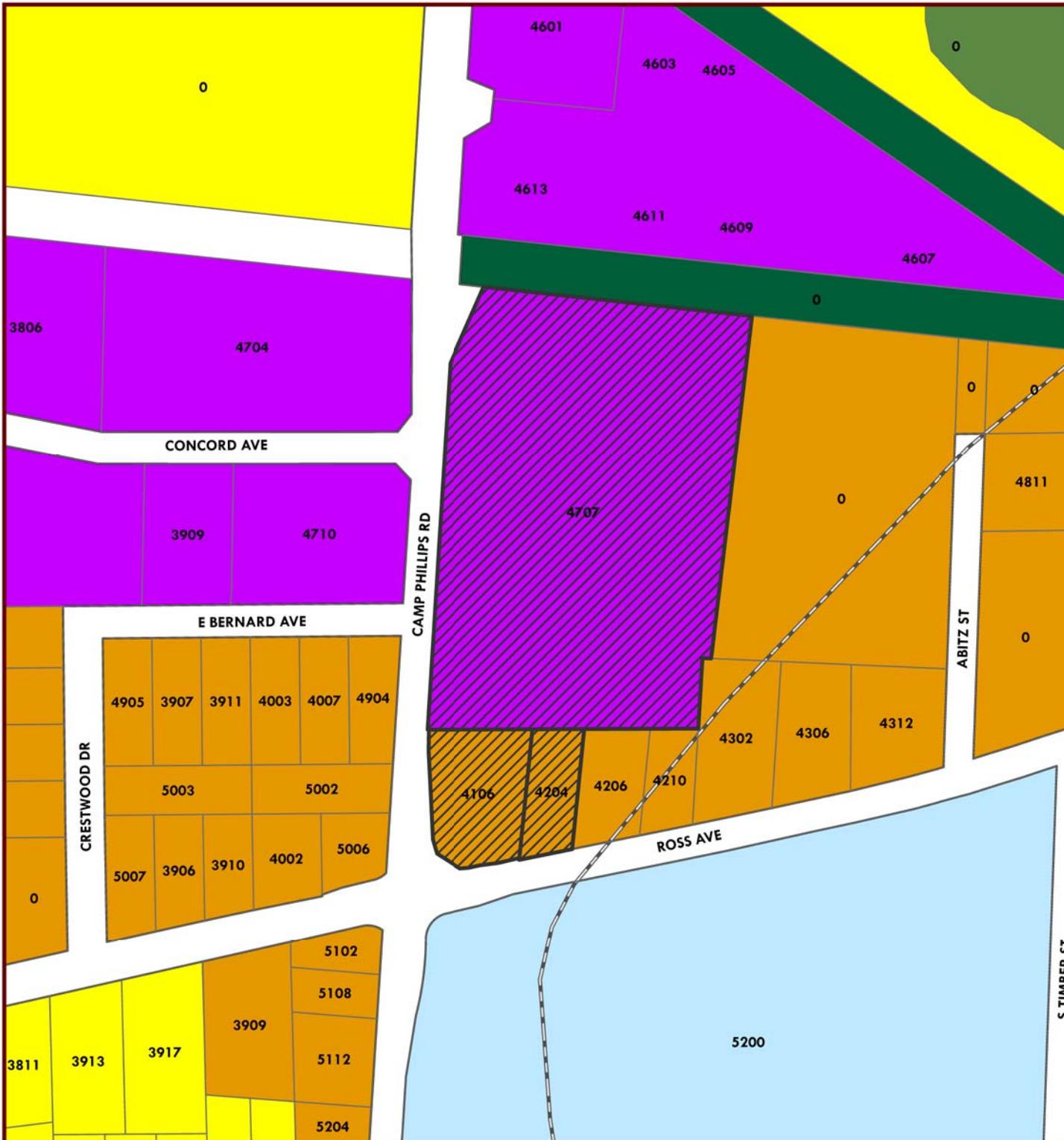
Right-of-Way

WELLHEAD PROTECTION OVERLAY

Zone B 5-Year Municipal Well Recharge Area

Future Land Use

- Agriculture
- Business/Office Park
- Commercial
- Environmental Corridor
- Industrial
- Institutional
- Mixed Use
- Multifamily Residential
- Park and Recreation
- Planned Neighborhood
- Single Family Residential - Sewered
- Single Family Residential - Unsewered
- Two Family Residential



Village of Weston Marathon County, WI



FUTURE LAND USE MAP



Map Date: 5/21/2020
Adoption Date: 2/21/2019



LEGEND

Project #20200162 Parcels

MUNICIPAL FEATURES

Village of Weston Incorporated Boundary

Right-of-Way

Surface Water

Future Land Use

Agriculture

Business/Office Park

Commercial

Environmental Corridor

Industrial

Institutional

Mixed Use

Multifamily Residential

Park and Recreation

Planned Neighborhood

Single Family Residential - Sewered

Single Family Residential - Unsewered

Two Family Residential



REQUEST FOR CONSIDERATION

Public Mtg/Date:	Plan Commission, June 8, 2020
Description:	Discussion and recommendation to the Board of Trustees on application 20200185 to approve a Final Plat for Markovich Properties Condominium Second Addendum.
From:	Emily Wheaton, Assistant Planner Jennifer Higgins, Director of Planning and Development
Question:	Should the Plan Commission recommend approval to the Board of Trustees for Markovich Properties Condominium Second Addendum?

BACKGROUND

The Markovich Properties Condominium Plat was originally approved in 2004 and created a total of 4 condo units. In 2014, the Plat was amended to include a 5th unit. A site plan has been submitted to build a three tenant building on Unit #5. To alleviate some disputes that have arisen from another unit owner, the property owner has submitted an amended plat that shifts Unit #5 to the east to lessen the degree at which this new building might block the existing Pizza Ranch visibility from Schofield Ave. Each unit would maintain the same percentage of ownership in the current plat.

If recommended approval, this item will go before the Board of Trustees for approval.

Attached Docs:	Proposed Addendum No. 2 to Markovich Properties Condominium, Ownership Declaration
Committee Action:	N/A
FISCAL IMPACT:	N/A
Recommendation:	Staff recommends approval.

RECOMMENDED LANGUAGE FOR OFFICIAL ACTION

I move to recommend approval of the proposed amendment to the Markovich Properties Condominium Plat, Second Addendum.

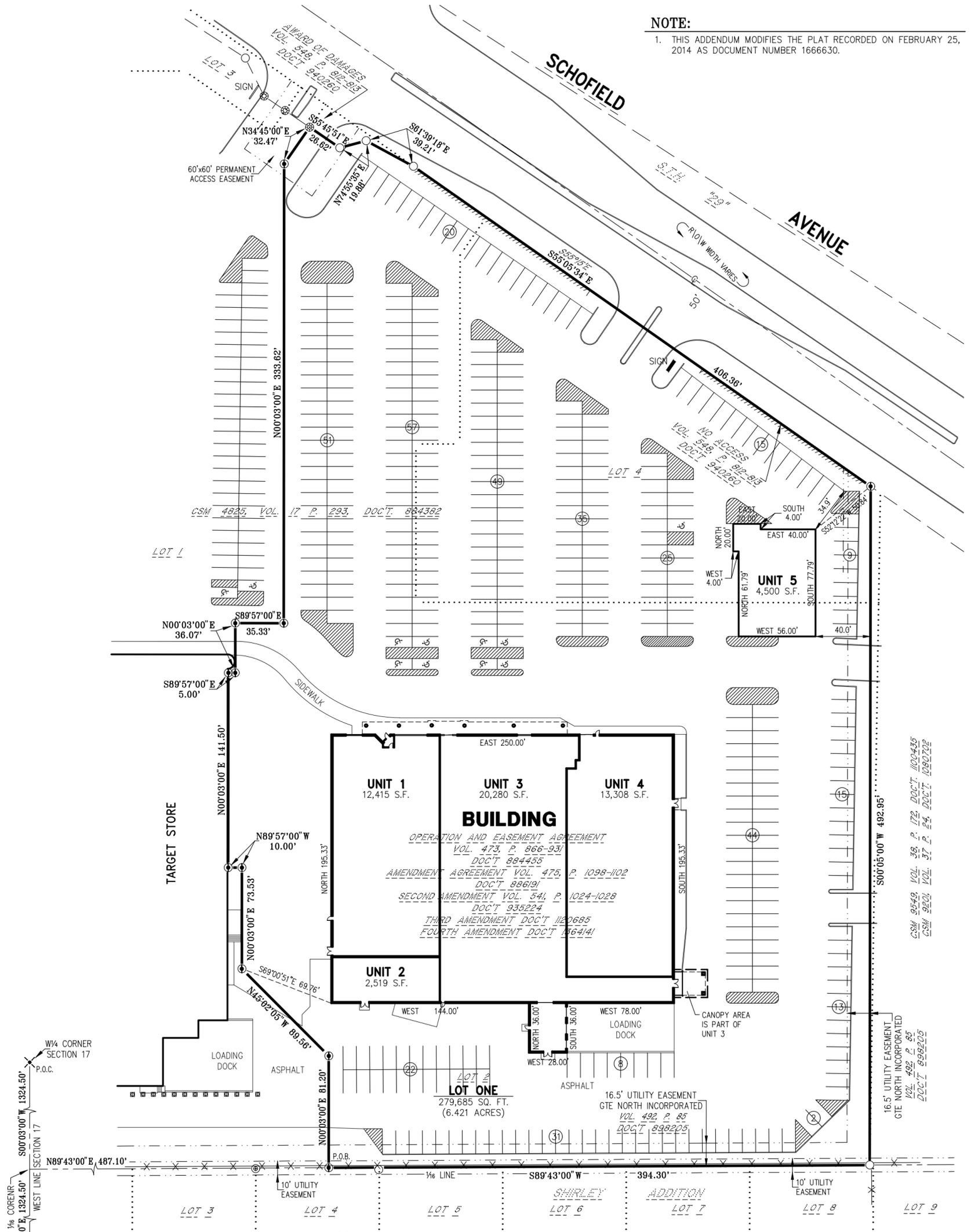
Additional action:	Signatures obtained on addendum plat and plat recorded at Marathon Register of Deeds.
---------------------------	---------------------------------------------------------------------------------------

MARKOVICH PROPERTIES CONDOMINIUM SECOND ADDENDUM

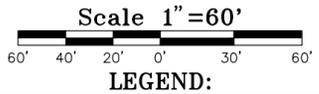
A CONDOMINIUM LOCATED IN PART OF LOT 2 AND ALL OF LOT 4,
CSM 4825, BEING PART OF THE NW¼SW¼, SECTION 17, T28N, R8E,
VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN

NOTE:

1. THIS ADDENDUM MODIFIES THE PLAT RECORDED ON FEBRUARY 25, 2014 AS DOCUMENT NUMBER 1666630.



OPERATION AND EASEMENT AGREEMENT
VOL. 473, P. 866-931
DOC'T 884455
AMENDMENT AGREEMENT VOL. 475, P. 1098-1102
DOC'T 886191
SECOND AMENDMENT VOL. 541, P. 1024-1028
DOC'T 933224
THIRD AMENDMENT DOC'T 1126685
FOURTH AMENDMENT DOC'T 1164411



BASIS FOR BEARINGS:
THE WEST LINE OF THE SW¼, SECTION 17,
T28N, R8E, ASSUMED TO BEAR N00°03'00"E.

- LEGEND:**
- ⊙ ¾" ROD FOUND
 - ⊙ 1" ROD FOUND
 - ⊙ 1" O.D. PIPE FOUND
 - ⊙ DRILL HOLE FOUND
 - ⊙ P.K. NAIL FOUND
 - ⊙ GUARD POST
 - ⊙ FENCE
 - DENOTES NO ACCESS
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - PREVIOUSLY RECORDED AS (DOC'T)

ALL AREAS NOT DEFINED OR SHOWN
AS A UNIT ARE COMMON ELEMENTS

ESP GROUP, INC.
LAMPERT-LEE & ASSOCIATES
ENGINEERS • SURVEYORS • PLANNERS
10968 State Hwy. 54 East • Wisconsin Rapids, WI 54494-8718
TELEPHONE 715-424-3131 • FAX 715-423-8774

Dwg. No. **8946-D-1-B**
Project No. 20-077
Drawn By: Pat Pazurek
Date: June 1, 2020
Sheet 1 of 3 Sheets

MARKOVICH PROPERTIES CONDOMINIUM SECOND ADDENDUM

A CONDOMINIUM LOCATED IN PART OF LOT 2 AND ALL OF LOT 4,
CSM 4825, BEING PART OF THE NW¼SW¼, SECTION 17, T28N, R8E,
VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN

Surveyor's Certificate

I, Donald J. Schmoll, Registered Land Surveyor, hereby certify:

That in full compliance with the provisions of Chapters 236 and 703 of the Wisconsin Statutes and the subdivision and zoning regulations of the Village of Weston, and under the direction of Thomas E. Markovich, President, Markovich Properties, Inc., owner of said land, I have surveyed, divided and mapped Markovich Properties Condominium; that such condominium plat correctly represents all exterior boundaries of the land surveyed; and that this land is located in the NW1/4SW1/4, Section 17, T28N, R8E, Village of Weston, Marathon County, Wisconsin, containing 279,685 square feet or 6.421 acres of land and described as follows:

Part of Lot 2, and All of Lot 4, CSM 4825, Being part of the NW1/4SW1/4, Section 17, T28N, R8E, Village of Weston, Marathon County, Wisconsin;

Commencing at the P.K. nail on the West quarter corner of Section 17; Thence S00°03'00"W along the West line of Section 17, 1324.50 feet to the 1/16 corner;

Thence N89°43'00"E along the 1/16 line and the South line of Lot 1, CSM 4825, 487.10 feet to a rod on the Southwest corner of Lot 2, CSM 4825 and the Point of Beginning of the following description;

Thence N00°03'00"E along the West line of Lot 2, CSM 4825, 81.20 feet to a rod on a corner of said Lot 2;

Thence N45°02'05"W along the Westerly line of Lot 2, CSM 4825, 89.56 feet to a rod on a corner of said Lot 2;

Thence N00°03'00"E along the West line of Lot 2, CSM 4825, 73.53 feet to a rod on a corner of said Lot 2;

Thence N89°57'00"W along the Westerly line of Lot 2, CSM 4825, 10.00 feet to a rod on a corner of said Lot 2;

Thence N00°03'00"E along the West line of Lot 2, CSM 4825, 141.50 feet to a rod on a corner of said Lot 2;

Thence S89°57'00"E along the Westerly line of Lot 2, CSM 4825, 5.00 feet to a rod on a corner of said Lot 2;

Thence N00°03'00"E along the West line of Lot 2, CSM 4825, 36.07 feet to a rod on a corner of said Lot 2;

Thence S89°57'00"E along the Westerly line of Lot 2, CSM 4825, 35.33 feet to a rod on a corner of said Lot 2;

Thence N00°03'00"E along the West line of Lot 2, CSM 4825, 333.62 feet to a rod on a corner of said Lot 2;

Thence N34°45'00"E along the Westerly line of Lot 2, CSM 4825, 32.47 feet to a drill hole in concrete on the Southerly line of Schofield Avenue;

Thence S55°45'51"E along the Southerly line of Schofield Avenue, 26.62 feet to a pipe;

Thence N74°55'35"E along the Southerly line of Schofield Avenue, 19.88 feet to a pipe;

Thence S61°39'18"E along the Southerly line of Schofield Avenue, 39.21 feet to a pipe on the North line of Lot 2, CSM 4825;

Thence S55°05'34"E along the Southerly line of Schofield Avenue and the North line of Lots 2 and 4, CSM 4825, 406.36 feet to a rod on the Northeast corner of said Lot 2;

Thence S00°05'00"W along the East line of Lot 2, CSM 4825, 492.95 feet to a pipe on the Southeast corner of said Lot 2 and the 1/16 line;

Thence S89°43'00"W along the South line of Lot 2, CSM 4825 and the 1/16 line, 394.30 feet to the Point of Beginning;

Dated this 1st day of June, 2020.

Donald J. Schmoll
Professional Land Surveyor, S-2608

Owner's Certificate Of Dedication

Markovich Properties, Inc., a North Carolina corporation duly organized and existing under and by virtue of the laws of the State of North Carolina, as owner, does hereby certify that said company caused the land described on this condominium plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Markovich Properties, Inc., does further certify that this condominium plat is required by s.236 or s.703 to be submitted to the following for approval or objection:

Village of Weston

In witness whereof, the said Markovich Properties, Inc., has caused these presents to be signed by Thomas E. Markovich, president, and Joan K. Markovich, secretary, at _____ (city), _____ (state), on this ____ day of _____, 2020.

In the presence of:

Markovich Properties, Inc.

Thomas E. Markovich, President

Joan K. Markovich, Secretary

STATE OF _____)
COUNTY) SS

Personally came before me this ____ day of _____ 2020, Thomas E. Markovich, president, and Joan K. Markovich, secretary, of the above named corporation, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, State of _____

My commission expires: _____

Submission/Acceptance Certificate

Village of Weston
Village Board

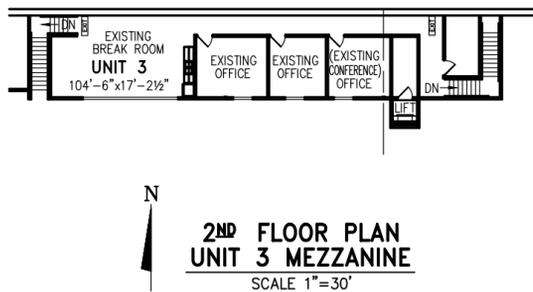
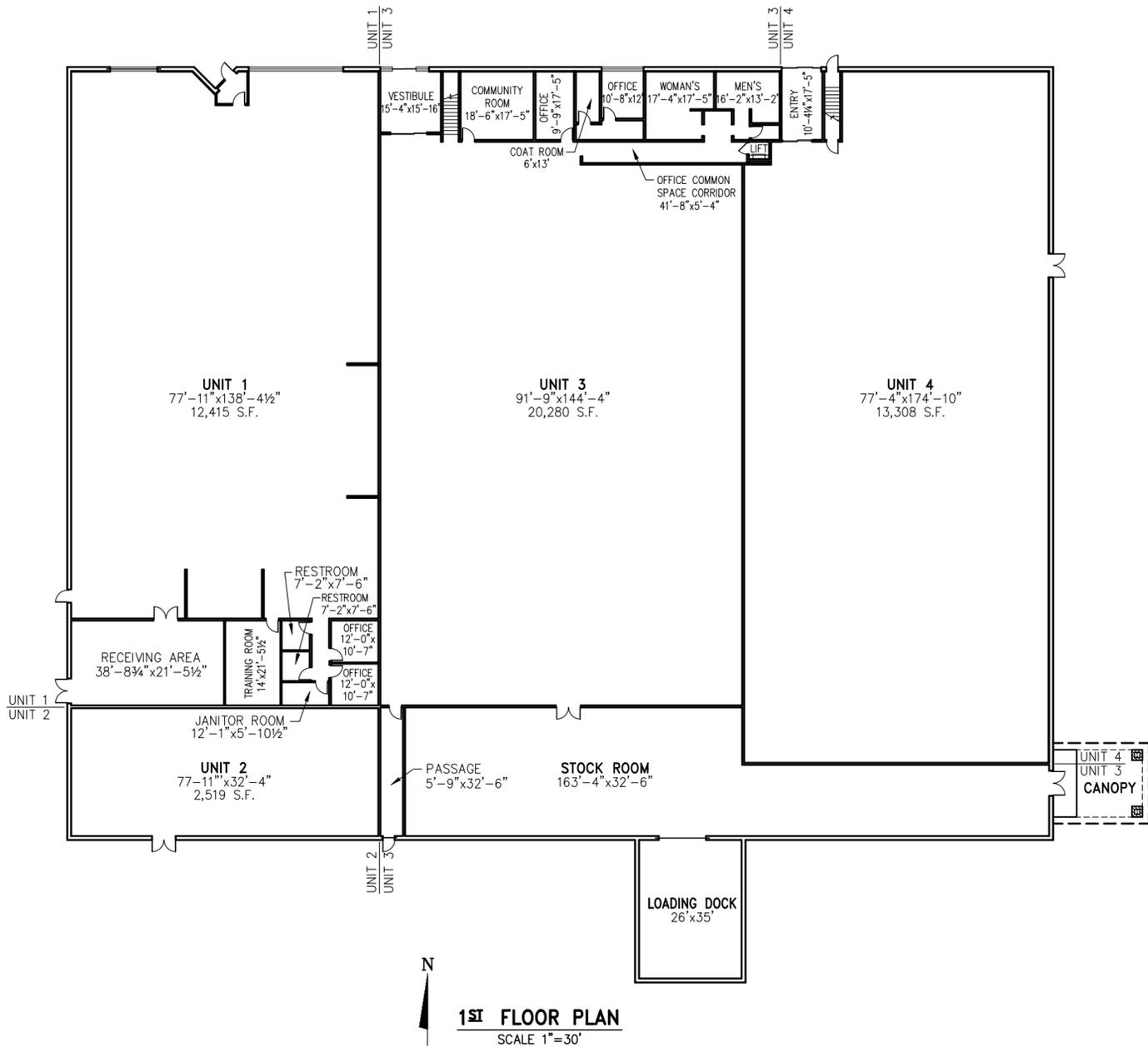
The foregoing condominium plat has been submitted to the Village Board for review and approval as to conformity with Village ordinances, Village roads, Village easements and other Village property, as the case may be, which may be affected by such survey, and is hereby accepted as in conformity with such Village ordinances, Village roads, Village easements and other Village property, as the case may be, on this ____ day of _____, 2020.

Village Board

Jennifer Higgins, Director of Planning & Development

MARKOVICH PROPERTIES CONDOMINIUM SECOND ADDENDUM

A CONDOMINIUM LOCATED IN PART OF LOT 2 AND ALL OF LOT 4,
CSM 4825, BEING PART OF THE NW¼SW¼, SECTION 17, T28N, R8E,
VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN



UNIT #1	12,415 S.F. TOTAL
UNIT #2	2,519 S.F. TOTAL
UNIT #3	20,280 S.F. TOTAL
UNIT #4	13,308 S.F. TOTAL
UNIT #5	4,920 S.F. TOTAL

NOTE:

1. THE AREA OF EACH UNIT (S.F.) IS DETERMINED BY DEFINITION UNDER 4.D. OF THE DECLARATION OF CONDOMINIUM OF MARKOVICH PROPERTIES CONDOMINIUM RECORDED ON JULY 7, 2004 AS DOCUMENT NUMBER 1379793.
2. THE AREA FOR UNIT #5 IS A 60'x82' PAD, AS SHOWN ON SHEET 1 OF 3 AND DOES NOT HAVE A FLOOR PLAN AT THE PRESENT TIME.

 <p>ESP GROUP, INC. LAMPERT-LEE & ASSOCIATES ENGINEERS • SURVEYORS • PLANNERS</p> <p>10968 State Hwy. 54 East • Wisconsin Rapids, WI 54494-8718 TELEPHONE 715-424-3131 • FAX 715-423-8774</p>	Dwg. No. 8946-D-3-B
	Project No. 20-077
	Drawn By: Pat Pazurek
	Date: June 1, 2020
Sheet 3 of 3 Sheets	

**Amendment to Declaration of
Condominium Ownership**
Title of Document

Document Number

This Amendment to Declaration of Condominium of Markovich Properties Condominium is made as of this _____ day of June, 2020 by **Markovich Properties, Inc.**, a North Carolina corporation (the "Declarant") and the undersigned representing two-thirds of the Unit Owners of the Condominium.

RECITALS

A. The Declarant previously submitted that certain real estate owned by the Declarant to the provisions of Chapter 703, Wisconsin Statutes, known as the Wisconsin Condominium Ownership Act by executing and recording a Declaration of Condominium Ownership dated July 7, 2004 and recorded in the office of the Marathon County Register of Deeds on July 7, 2004 as document number 1379793 (the "Declaration").

B. The Declarant previously amended the terms of the Declaration pursuant to that certain Amendment to Declaration of Condominium Ownership dated December 30, 2013 and recorded in the office of the Marathon County Register of Deeds on February 25, 2014 as Document Number 166629 (the "First Amendment").

C. The Declarant and the undersigned representing two-thirds of the Unit Owners of the Condominium wish to further amend the Declaration as provided herein.

TERMS AND CONDITIONS

1. **Identification of Units.** Exhibit B attached to the Declaration, as amended by the First Amendment, is hereby deleted in its entirety and shall be replaced with the Exhibit B attached hereto and incorporated herein by reference. All references to Exhibit B in the Declaration shall hereafter refer to the Exhibit B attached hereto.

2. **Ratify and Amended.** Except as amended herein, the remaining terms and conditions and other provisions of the Declaration shall continue in full force and effect and the same are hereby ratified and approved.

(Signature Pages Attached)

Recording Area

Name and Return Address

**Attorney Keith J. Pilger
Anderson O'Brien Law Firm
1257 Main Street, P.O. Box 228
Stevens Point, WI 54481**

Parcel Identification Number (PIN)

The undersigned do hereby approve the amendments contained herein as of the date set forth above.

DECLARANT:

MARKOVICH PROPERTIES, INC.

By: _____
Thomas E. Markovich – President

By: _____
Joan K. Markovich – Secretary

STATE OF _____)
) ss.
COUNTY OF _____)

Personally came before me this _____ day of _____, 20__ the above-named Thomas E. Markovich and Joan K. Markovich to me known to be the persons who executed the foregoing instrument and acknowledged the same.

(print name)
Notary Public, State of _____
My Commission expires _____

UNIT OWNERS ASSOCIATION:

MARKOVICH PROPERTIES UNIT OWNERS
ASSOCIATION

By: _____
Name: _____ - President

By: _____
Name: _____ - Secretary

STATE OF _____)
) ss.
COUNTY OF _____)

Personally came before me this _____ day of _____, 20__ the above-named _____ to me known to be the persons who executed the foregoing instrument and acknowledged the same.

(print name)
Notary Public, State of _____
My Commission expires _____

DECLARATION OF CONDOMINIUM

Markovich Properties Condominium

EXHIBIT B

See attached condominium plat.



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

DESCRIPTION: May Staff-approved Certified Survey Maps and Site Plans.

FROM: Jennifer Higgins, Director of Planning & Development
Valerie Parker, Planning Technician

FOR REVIEW BY: Plan Commission, 06/08/2020

POLICY QUESTION: Should the PC acknowledge the staff approvals as submitted by the Department?

ISSUE-IN-BRIEF: May 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 #20200106 Pauls Farm CSM, Pauls Avenue, Dividing off rental property

Site Plans –

Project #20200088 Willow Estate Apartments, 5420 Willow Street

Project #20200119 PGA Zinser Commercial Site Plan, 7315 Zinser Street



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

DESCRIPTION: Report re: May 2020 Building Permits

FROM: Jennifer Higgins, Director of Planning & Development
Scott Tatro, Building Inspector
Roman Maguire, Property Inspector

FOR REVIEW BY: Plan Commission, 6/8/2020
Board of Trustees, 6/15/2020

POLICY QUESTION: Should the BOT acknowledge the May 2020 building permits issued as submitted by the Department?

ISSUE-IN-BRIEF: Monthly report from the Planning & Development Department – Building Inspections Division.

FISCAL IMPACT: **2020 Building Permits to date (5/31/20)**
431 total permits issued (424 Village, 5 Town, 2 Rothschild)
\$71,978 in permit fees received with a valuation of \$12,952,810
In the Village of Weston-
424 permits
\$63,848 in permit fees received
\$11,804,064 in permit valuation

In May – 126 permits in the Village were issued. \$20,148 in permit fees were collected with a valuation of \$2,672,303

GUIDANCE: Director and Inspectors recommend the 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?

May 2020 Building Permits Issued Report

May 2020 Permit Total Report Code

Permits Issued

Date From 05/01/2020 and Date To 05/31/2020

Permit #	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Finished Sq Ft	Issue Date	Valuation
Town of Weston								
202000558	Driveway	226110 CLEARVIEW DR, WESTON	0822808123096 8	KEVIN MARSHALL EVONNE MARSHALL	Woodbury Custom Homes		05/04/2020	\$470,000 \$75.00
202000559	WUBPA	226110 CLEARVIEW DR, WESTON	0822808123096 8	CHRIS KAUTZA STACY KAUTZA	Woodbury Custom Homes	3,774	05/05/2020	\$470,000 \$3,250.00
							Town of Weston Permits Is	2
							Town of Weston Permits F	\$3,325
							Town of Weston Permits V	\$940,000
Village of Weston								
202000729	Accessory	6300 BIRCH ST, WESTON	1922808201099 6	MHWI COLONIAL GARDENS OF WESTON LLC	Colonial Gardens MHP LLC.		05/26/2020	\$200 \$30.00
202000638	Accessory	6300 BIRCH ST, WESTON	1922808201099 6	MHWI COLONIAL GARDENS OF WESTON LLC			05/12/2020	\$900 \$30.00
202000755	Accessory	5902 FLAMBEAU ST, WESTON	1922808102016 7	ANDREW GEOFFREY			05/28/2020	\$3,000 \$60.00
202000693	Accessory	5701 BABL LN, WESTON	1922808103004 6	STACEY PARADOWSKI ROBERT PARADOWSKI			05/18/2020	\$3,000 \$30.00
202000705	Accessory	3103 CALEB DR, WESTON	1922808102022 1	VANGSUE YANG			05/20/2020	\$4,000 \$60.00
202000711	Accessory	6103 CAMP PHILLIPS RD, WESTON	1922808212000 2	PATRICIA A BARTZ			05/22/2020	\$4,700 \$120.00
202000750	Accessory	7106 KIOWA LN, WESTON	1922808151098 3	JOSH LEKIE GINA LEKIE			05/28/2020	\$12,444 \$210.00
202000620	Accessory	8603 RYAN ST, WESTON	1922808274099 8	MICHAEL R WILDECK LORI L WILDECK			05/11/2020	\$41,300 \$262.80

Permits Issued

Date From 05/01/2020 and Date To 05/31/2020

Permit #	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Finished Sq Ft	Issue Date	Valuation
202000682	Accessory	5705 HIGH RIDGE CIR, WESTON	19228081610150	MICHAEL R TRACEY JANE E TRACEY			05/16/2020	\$2,400 \$100.00
202000756	Commercial Building	6001 MESKER ST, WESTON	19228081640107	T & A HOFFMANN LLC			05/29/2020	\$457,000 \$1,300.00
202000605	Commercial Building	7605 SCHOFIELD AV, WESTON	19228082320949	KWIK TRIP INC	Ron's Refrigeration & Air Cond LLC		05/08/2020	\$12,000 \$100.00
202000550	Deck	5912 MORNING VIEW LN, WESTON	19228081520115	MEGAN M BROWN			05/04/2020	\$2,800 \$75.00
202000751	Deck	6402 TOWER RIDGE PL, WESTON	19228082120163	MATTHEW D DEMERS	THATCHER CONST & REMODELING LL		05/28/2020	\$6,000 \$75.00
202000594	Driveway	2810 JOSEPH AV, WESTON	19228081730001	ROBERT WITZELING			05/07/2020	\$1,300 \$35.00
202000625	Driveway	No Address	gavitt st	No Address	Perret Homes inc.		05/11/2020	\$3,000 \$75.00
202000706	Driveway	3103 CALEB DR, WESTON	19228081020221	VANGSUE YANG			05/20/2020	\$3,000 \$75.00
202000644	Driveway	5702 CANOE ST, WESTON	19228080910123	JANE A MANNING			05/13/2020	\$3,300 \$35.00
202000639	Driveway	5120 MAPLE ST, WESTON	19228081720009	WILLIAM E KASKAVITCH DENISE M KASKAVITCH			05/12/2020	\$4,200 \$35.00
202000672	Driveway	5508 GLAD ST, WESTON	19228081730032	MARY K ROTH			05/14/2020	\$6,400 \$35.00
202000673	Electrical	6300 BIRCH ST, WESTON	19228082010996	MHWI COLONIAL GARDENS OF WESTON LLC	FLOYD J MOORE		05/14/2020	\$55.00
202000608	Electrical	4311 SCHOFIELD AV, WESTON	19228081630943	RJS VENTURE INC	52 Properties		05/08/2020	\$55.00
202000683	Electrical	5403 ROXANN DR, WESTON	19228080940136	MICHEAL A CORTESE SANDRA A CORTESE	K and M Electric		05/17/2020	\$55.00
202000745	Electrical	5712 HIDDEN RIVER CIR, WESTON	19228081030038	KEITH A MARQUARDT KIM R MARQUARDT	NEWTON ELECTRIC CORP		05/27/2020	\$55.00
202000576	Electrical	5003 FULLER ST, WESTON	19228081520001	MICHAEL A FRANKE CAITLIN N FRANKE	North Branch Electric LLC		05/06/2020	\$55.00

Permits Issued

Date From 05/01/2020 and Date To 05/31/2020

Permit #	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Finished Sq Ft	Issue Date	Valuation	
202000560	Electrical	6405 RICHARDS AV, WESTON	1922808103001 7	THOMAS E YOUNGER ELAINE R YOUNGER	Elite Electrical Contractors LLC		05/05/2020	\$55.00	
202000600	Electrical	6300 BIRCH ST, WESTON	1922808201099 6	MHWI COLONIAL GARDENS OF WESTON LLC	FLOYD J MOORE		05/08/2020	\$55.00	
202000597	Electrical	6300 BIRCH ST, WESTON	1922808201099 6	MHWI COLONIAL GARDENS OF WESTON LLC	Colonial Gardens MHP LLC.		05/08/2020	\$55.00	
202000601	Electrical	6300 BIRCH ST, WESTON	1922808201099 6	MHWI COLONIAL GARDENS OF WESTON LLC	FLOYD J MOORE		05/08/2020	\$55.00	
202000602	Electrical	6300 BIRCH ST, WESTON	1922808201099 6	MHWI COLONIAL GARDENS OF WESTON LLC	FLOYD J MOORE		05/08/2020	\$55.00	
202000598	Electrical	6300 BIRCH ST, WESTON	1922808201099 6	MHWI COLONIAL GARDENS OF WESTON LLC	Colonial Gardens MHP LLC.		05/08/2020	\$55.00	
202000599	Electrical	6300 BIRCH ST, WESTON	1922808201099 6	MHWI COLONIAL GARDENS OF WESTON LLC	Colonial Gardens MHP LLC.		05/08/2020	\$55.00	
202000518	Excavation	1803 SCHOFIELD AV, WESTON	1922808184005 8	TROY D CHAMPAN	Brandenburg Mechanical Inc		05/01/2020	\$75.00	
202000561	Excavation	4705 E JELINEK AV, WESTON	1922808212097 7	KELSEY METZ	Charter Communicati ons		05/05/2020	\$75.00	
202000562	Excavation	Right of Way	Weston Ridge Dr		Charter Communicati ons		05/05/2020	\$75.00	
202000624	Excavation	7707 SCHOFIELD AV, WESTON	1922808232099 2	LONE OAK-SCHOFIELD LLC			05/11/2020	\$75.00	
202000728	Excavation	5802 ALAN LN, WESTON	1922808103002 7	KEVIN J MALONEY SUZANNE I MALONEY	MiTech Services		05/26/2020	\$75.00	
202000640	Fence	3710 MOUNT VIEW AV, WESTON	1922808174088 4	NANCY FREDEL			05/12/2020	\$350	\$30.00
202000698	Fence	3601 RIVER MEADOW DR, WESTON	1922808091003 0	JARED R JOHNSON CALLIE JO JOHNSON			05/20/2020	\$500	\$30.00
202000593	Fence	5905 MORNING VIEW LN, WESTON	1922808152012 4	JOSH NANTELL			05/07/2020	\$1,200	\$30.00

Permits Issued

Date From 05/01/2020 and Date To 05/31/2020

Permit #	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Finished Sq Ft	Issue Date	Valuation
202000741	Fence	5102 RIVER BEND RD, WESTON	1922808151001 5	SANDRA A HAGEMEISTER			05/27/2020	\$1,500 \$30.00
202000723	Fence	4404 AUGUSTINE AV, WESTON	1922808163002 6	MICHAEL G JAECKS			05/26/2020	\$1,500 \$30.00
202000675	Fence	5609 GORDON ST, WESTON	1922808174098 3	JANE A MANNING DEMITRI SALINAS			05/15/2020	\$1,845 \$30.00
202000752	Fence	5207 SCOTT ST, WESTON	1922808161012 6	PATRICK J SCHLOEMER MARY LOU SCHLOEMER			05/28/2020	\$2,000 \$30.00
202000595	Fence	2727 SHEPHERD LN, WESTON	1922808202004 1	MARK C NOVAK DEBRA J NOVAK			05/07/2020	\$2,700 \$30.00
202000621	Fence	1514 FOOTHILL AV, WESTON	1922808192006 6	GLORIA WHITE WING			05/11/2020	\$3,000 \$30.00
202000677	Fence	5506 RAE JAMES ST, WESTON	1922808163016 0	PAUL D LOUCKS JENNIFER L LOUCKS	1976		05/15/2020	\$3,000 \$30.00
202000557	Fence	2913 PARK RIDGE DR, WESTON	1922808202001 0	KEITH C GAYKEN SHERRY L GAYKEN			05/04/2020	\$3,033 \$30.00
202000714	Fence	3303 CALEB DR, WESTON	1922808102028 7	ADAM F STOUFFER JULIE STOUFFER			05/22/2020	\$5,000 \$30.00
202000742	Fence	2903 CROSSTRAIL LN, WESTON	1922808323001 2	ROCKY VANG MAILEE X VANG	1985		05/27/2020	\$10,000 \$30.00
202000645	Fence	5702 CANOE ST, WESTON	1922808091012 3	JANE A MANNING			05/13/2020	\$13,843 \$30.00
202000700	General	8400 RYAN ST, WESTON	2912807024099 9	MARATHON CTY HEALTH CTR			05/20/2020	\$270,000 \$100.00
202000565	General	7315 ZINSER ST, WESTON	1922808234098 9	EAU CLAIRE RIVER LLC	PGA, Inc.		05/05/2020	\$800,000 \$200.00
202000725	General	6601 PENINSULA LN, WESTON	1922808242001 8	CLARK F HUBBARD EILEEN M HUBBARD	reviDESIGN		05/26/2020	\$12,500 \$100.00
202000730	General	6300 BIRCH ST, WESTON	1922808201099 6	MHWI COLONIAL GARDENS OF WESTON LLC	Colonial Gardens MHP LLC.		05/26/2020	\$350 \$35.00
202000731	General	6300 BIRCH ST, WESTON	1922808201099 6	MHWI COLONIAL GARDENS OF WESTON LLC	Colonial Gardens MHP LLC.		05/26/2020	\$350 \$35.00
202000746	Home Improvement	5903 SHOREY AV, WESTON	1922808342099 7	CAROLINE L MCTAVISH			05/27/2020	\$20,000 \$325.00

Permits Issued

Date From 05/01/2020 and Date To 05/31/2020

Permit #	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Finished Sq Ft	Issue Date	Valuation
202000551	Interior Remodel	1811 DALEY AV, WESTON	19228081910109	GREGORY W WENZEL JO ANN S WENZEL	AB Handyman & Construction LLC		05/04/2020	\$5,000 \$50.00
202000701	Lateral	3107 FOXTAIL CT, WESTON	19228082020177	INTERCITY STATE BANK	Denyon Homes, LLC.		05/20/2020	\$545.00
202000748	Lateral	3203 FOXTAIL CT, WESTON	19228082020178	INTERCITY STATE BANK	Denyon Homes, LLC.		05/28/2020	\$545.00
202000726	Lateral	No Address	176-2808-301-1009	No Address	TIMBER RIDGE BUILDERS LLC		05/26/2020	\$545.00
202000727	Lateral	No Address	176-	No Address	TIMBER RIDGE BUILDERS LLC		05/26/2020	\$545.00
202000721	Minor Home Improvement	6205 JACQUELYN RD, WESTON	19228082210006	JOSHUA J KONKOL	Renewal of last years permit		05/23/2020	\$2,000 \$50.00
202000695	Minor Home Improvement	6503 LANG LN, WESTON	19228081540012	JOSHUA J KONKOL	Renewal of last years permit		05/19/2020	\$2,000 \$50.00
202000696	Minor Home Improvement	6507 LANG LN, WESTON	19228081540011	JOSHUA J KONKOL	Renewal of last years permit		05/19/2020	\$2,000 \$50.00
202000722	Minor Home Improvement	3414 ROSS AV, WESTON	19228081710089	JOSHUA J KONKOL	Renewal of last years permit		05/23/2020	\$3,000 \$50.00
202000519	Minor Home Improvement	5603 GLAD ST, WESTON	19228081730050	WILLIAM G MILLER TONYA M MILLER	A RITE CONSTRUCTION AND ROOFIN		05/01/2020	\$3,505 \$50.00
202000648	Minor Home Improvement	4101 E JELINEK AV, WESTON	19228082120001	MICHAEL S WASILCZUK DEBRA M WASILCZUK			05/13/2020	\$4,500 \$50.00
202000643	Minor Home Improvement	9309 CAMP PHILLIPS RD, WESTON	19228083210981	WILLIAM E LEWIS	Lewis Construction		05/13/2020	\$5,000 \$50.00
202000688	Minor Home Improvement	5907 EDWARD ST, WESTON	19228081740929	RACHAEL MESHAK			05/18/2020	\$5,800 \$50.00

Permits Issued

Date From 05/01/2020 and Date To 05/31/2020

Permit #	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Finished Sq Ft	Issue Date	Valuation
202000704	Minor Home Improvement	6804 N APACHE LN, WESTON	1922808151005 1	JAMES W RIEHLE SANDRA M RIEHLE	TRANTOW ROOFING & CONSTRUCTI ON		05/20/2020	\$6,000 \$50.00
202000617	Minor Home Improvement	9868 SIBERIAN DR, WESTON	1922808322005 3	BEN J BARWICK JOCELYN N BARWICK	Oakwood Exteriors LLC		05/11/2020	\$7,950 \$50.00
202000738	Minor Home Improvement	5108 VON KANEL ST, WESTON	1922808162004 2	DANIEL T JONES JORDYN R KACHEL			05/26/2020	\$10,000 \$50.00
202000724	Minor Home Improvement	9900 SANDHILL DR, WESTON	1922808322001 8	CHRISTOPHER G PELOQUIN SUSAN P PELOQUIN	MSR&I Construction		05/26/2020	\$12,000 \$50.00
202000743	Minor Home Improvement	3005 CROSSTRAIL LN, WESTON	1922808323000 7	PAUL D MARTIN KRISTEN A MARTIN	Oakwood Exteriors LLC		05/27/2020	\$13,000 \$50.00
202000615	Minor Home Improvement	3106 WARWICK DR, WESTON	1922808293001 5	JACOB J VANDENBERG KELSEY M VANDENBERG	Oakwood Exteriors LLC		05/11/2020	\$13,500 \$50.00
202000744	Minor Home Improvement	10109 STANDING OAK DR, WESTON	1922808323003 0	THOMAS W STUBBS MARY E STUBBS	Oakwood Exteriors LLC		05/27/2020	\$17,000 \$50.00
202000618	Minor Home Improvement	3104 WARWICK DR, WESTON	1922808293001 4	MATTHEW J YOUNG DIANNE J YOUNG	Oakwood Exteriors LLC		05/11/2020	\$24,655 \$50.00
202000616	Minor Home Improvement	10206 STANDING OAK DR, WESTON	1922808323001 6	CHRISTOPHER SMITH JUDITH A BECKER-SMITH	Oakwood Exteriors LLC		05/11/2020	\$26,778 \$50.00
202000674	Minor Home Improvement	5404 DJ LN, WESTON	1922808094018 5	THOMAS J SIERAKOWSKI MARY L SIERAKOWSKI	Oakwood Exteriors LLC		05/15/2020	\$32,000 \$50.00
202000732	Mobile Home	6300 BIRCH ST, WESTON	1922808201099 6	MHWI COLONIAL GARDENS OF WESTON LLC	Colonial Gardens MHP LLC.		05/26/2020	\$35,000 \$240.00
202000733	Moving	6500 ALDERSON ST, WESTON	1922808191099 4	D C EVEREST AREA SCHOOL DISTRICT	Habitat for Humanity of Wausau, Inc.		05/26/2020	\$0.00
202000757	Plumbing	6001 MESKER ST, WESTON	1922808164010 7	T & A HOFFMANN LLC			05/29/2020	\$100.00
202000712	Pool	2511 JELINEK AV, WESTON	1922808202098 2	LAURI M MCDONALD DEAN D MCDONALD			05/22/2020	\$4,500 \$30.00
202000699	Resurface	6312 RANDY JAY ST, WESTON	1922808212001 0	SANDRA S CONSOLVER			05/20/2020	\$35.00
202000628	Resurface	2704 PARK RIDGE DR, WESTON	1922808202006 9	DANIEL J STARK KARL ANN STARK			05/11/2020	\$35.00

Permits Issued

Date From 05/01/2020 and Date To 05/31/2020

Permit #	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Finished Sq Ft	Issue Date	Valuation
202000609	Roof	2111 SCHOFIELD AV, WESTON	1922808184009 9	ROSE BARTELLS	INGERSOL CONSTRUCTI ON		05/08/2020	\$6,000 \$100.00
202000754	Roof	5707 FULLER ST, WESTON	1922808153097 3	PLEASANT VALLEY PROPERTIES OF WI LLC	1968		05/28/2020	\$3,000 \$50.00
202000753	Special Assessment	No Address	CECIL STREET	No Address	Knight Barry Title - QTax		05/28/2020	\$40.00
202000685	Special Assessment	5806 PINE TER, WESTON	1922808103013 7	LYNNE M WALTER	Knight Barry Title - QTax		05/18/2020	\$40.00
202000720	Special Assessment	9873 SIBERIAN DR, WESTON	1922808322000 4	DANIEL R SHERN	County Land and Title Co.		05/22/2020	\$40.00
202000647	Special Assessment	2505 POINTE RD, WESTON	1922808202015 7	MATTHEW J SACHSE SARAH J SACHSE	Knight Barry Title - QTax		05/13/2020	\$40.00
202000607	Special Assessment	6203 RODNEY ST, WESTON	1922808212005 7	BRIAN L KRIEG JENNY L KRIEG	EPIC PROPERTY SERVICES		05/08/2020	\$40.00
202000715	Special Assessment	6306 QUENTIN ST, WESTON	1922808101006 9	ZACH L ROBERTS TABITHA L ROBERTS	County Land and Title Co.		05/22/2020	\$40.00
202000646	Special Assessment	2903 HAMPTON AV, WESTON	1922808082003 4	DNA RENTALS LLC DAVID HARVATH	POINT TITLE, LLC		05/13/2020	\$40.00
202000716	Special Assessment	4906 QUIRT SANN DR, WESTON	1922808172004 9	DENYON HOMES INC	County Land and Title Co.		05/22/2020	\$40.00
202000717	Special Assessment	6302 QUENTIN ST, WESTON	1922808101006 7	STEVEN POZORSKI LYNN R POZORSKI	County Land and Title Co.		05/22/2020	\$40.00
202000637	Special Assessment	1302 NEUPERT AV, WESTON	1922808183097 2	MARLYS SHEPANIK	Runkel Abstract & Title Co		05/11/2020	\$40.00
202000718	Special Assessment	7403 COMPASS CIR, WESTON	1922808143005 7	MATTHEW J POPP ASHLEY M POPP	County Land and Title Co.		05/22/2020	\$40.00
202000719	Special Assessment	4812 CREST RIDGE AV, WESTON	1922808212014 4	TAYLOR STRAMA	County Land and Title Co.		05/22/2020	\$40.00
202000587	Special Assessment	9805 SIBERIAN DR, WESTON	1922808322005 7	MATTHEW J MOORE SARA E NIKOLAI	County Land and Title Co.		05/06/2020	\$40.00
202000588	Special Assessment	8602 RYAN ST, WESTON	1922808274099 0	MITCHELL L MARCOTT POLLY S MARCOTT	County Land and Title Co.		05/06/2020	\$40.00
202000589	Special Assessment	2902 WEILAND AV, WESTON	1922808172006 2	DENYON HOMES INC	County Land and Title Co.		05/06/2020	\$40.00
202000636	Special Assessment	6106 BABL LN, WESTON	1922808152014 4	SUSAN M MURPHY	Runkel Abstract & Title Co		05/11/2020	\$40.00

Permits Issued

Date From 05/01/2020 and Date To 05/31/2020

Permit #	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Finished Sq Ft	Issue Date	Valuation
202000703	Special Assessment	3606 STERNBERG AV, WESTON	19228081710060	MYRTLE BEACH PLANTATION TRUST	Midwest Title Group		05/20/2020	\$40.00
202000591	Special Assessment	8405 LEEDS CT, WESTON	19228082930034	SCOTT E DOLL JENNIFER DOLL	Knight Barry Title - QTax		05/06/2020	\$40.00
202000563	Special Assessment	7107 ROSS AV, WESTON	19228081040990	JACE D KLEMM	Midwest Title Group		05/05/2020	\$40.00
202000629	Special Assessment	7406 RYAN AMY DR, WESTON	19228082320033	KURT S REDETZKE AMY M REDETZKE	Runkel Abstract & Title Co		05/11/2020	\$40.00
202000580	Special Assessment	9608 NEWBERRY DR, WESTON	19228083210043	KEVIN WEIER SARA WEIER	County Land and Title Co.		05/06/2020	\$40.00
202000581	Special Assessment	6008 CANOE ST, WESTON	19228081020225	BENJAMIN M SHEPHERD	County Land and Title Co.		05/06/2020	\$40.00
202000635	Special Assessment	2205 BLOEDEL AV, WESTON	19228081840108	MICHELLE L MEURETTE	Runkel Abstract & Title Co		05/11/2020	\$40.00
202000630	Special Assessment	6904 RIVER TRAIL DR, WESTON	19228081540161	WESTON RIDGE LLC	Runkel Abstract & Title Co		05/11/2020	\$40.00
202000582	Special Assessment	3410 ROSS AV, WESTON	19228081710090	KATHLEEN M DONAHUE	County Land and Title Co.		05/06/2020	\$40.00
202000583	Special Assessment	3905 KNAACK AV, WESTON	19228081740015	MILLER & MECOLI LLC	County Land and Title Co.		05/06/2020	\$40.00
202000631	Special Assessment	9602 LUXOR LN, WESTON	19228083220155	INCREDIBLE BANK	Runkel Abstract & Title Co		05/11/2020	\$40.00
202000632	Special Assessment	9603 LUXOR LN, WESTON	19228083220156	INCREDIBLE BANK	Runkel Abstract & Title Co		05/11/2020	\$40.00
202000633	Special Assessment	7010 RIVER TRAIL DR, WESTON	19228081540166	WESTON RIDGE LLC	Runkel Abstract & Title Co		05/11/2020	\$40.00
202000634	Special Assessment	5411 VOLKMAN ST, WESTON	19228081830985	HEIDI E OBERSTADT BRIAN OBERSTADT	Runkel Abstract & Title Co		05/11/2020	\$40.00
202000584	Special Assessment	3113 NORMA AV, WESTON	19228081730085	NATHAN D DOBECK DANIELLE M BERG	County Land and Title Co.		05/06/2020	\$40.00
202000585	Special Assessment	3203 LEYBURN DR, WESTON	19228082930039	KATHLEEN A CARLSON	County Land and Title Co.		05/06/2020	\$40.00

Permits Issued

Date From 05/01/2020 and Date To 05/31/2020

Permit #	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Finished Sq Ft	Issue Date	Valuation
202000586	Special Assessment	5509 WINDING CREEK DR, WESTON	19228080910083	ZACHARY E OTTO	County Land and Title Co.		05/06/2020	\$40.00
202000592	Sprinkler	5206 WINDING CREEK DR, WESTON	19228080910070	MANEE Y VONGPHAKDY THAVONE VONGPHAKDY			05/07/2020	\$1,500 \$50.00
202000641	Temp Use	6205 BUSINESS HIGHWAY 51, WESTON	19228081920981	BERNARD G ENKRO GERALDINE M ENKRO	Trig's		05/12/2020	\$25.00
202000702	WUBPA	3107 FOXTAIL CT, WESTON	19228082020176	DEAN M HOIDA	Denyon Homes, LLC.	1,336	05/20/2020	\$147,000 \$2,325.00
202000749	WUBPA	3203 FOXTAIL CT, WESTON	19228082020176	Denyon Homes	Denyon Homes, LLC.	1,282	05/28/2020	\$147,000 \$2,385.00
202000692	WUBPA	4906 QUIRT SANN DR, WESTON	19228081720049	DENYON HOMES INC	Denyon Homes, LLC.	1,945	05/18/2020	\$190,000 \$2,555.00
202000740	WUBPA	5202 QUIRT SANN DR, WESTON	19228081720073	DENYON HOMES INC	Denyon Homes, LLC.	2,037	05/27/2020	\$219,000 \$2,775.00

Village of Weston Permits 126

Village of Weston Permits \$20,148

Village of Weston Permits \$2,672,303

Total Permits Issued 128

Total Permits Fees \$23,473

Total Permits Valuation \$3,612,303

Total Finished Sq Ft 10,374

Permit Total Report Code

Issued From 05/01/2020 and Issued To 05/31/2020 and Jurisdiction Village of Weston

Type	Report Code	Jurisdiction	No of Permits	Total Valuation	Fees Paid
<i>Accessory</i>					
	101 - Residential Accessory Building	Village of Weston	8	\$69,544	\$802.80
	106 - Residential Attached Garage Addition	Village of Weston	1	\$2,400	\$100.00
<i>Commercial Building</i>					
	200 - New Commercial Construction	Village of Weston	1	\$457,000	\$1,300.00
	202 - Commercial Addition/ Build Out/ Remodel	Village of Weston	1	\$12,000	\$100.00
<i>Deck</i>					
	103 - New Residential Deck	Village of Weston	2	\$8,800	\$150.00
<i>Driveway</i>					
	111 - New Residential Driveway/Driveway Addition	Village of Weston	6	\$21,200	\$290.00
<i>Electrical</i>					
	702 - Residential Electrical	Village of Weston	12		\$660.00
<i>Excavation</i>					
	300 - Excavation	Village of Weston	5		\$375.00
<i>Fence</i>					
	108 - New Fence or Alteration (Residential)	Village of Weston	14	\$49,471	\$420.00
<i>General</i>					
	115 - Early Start (Residential)	Village of Weston	1	\$270,000	\$100.00
	215 - Early Start (Commercial)	Village of Weston	1	\$800,000	\$200.00
	755 - Shoreland Zoning	Village of Weston	1	\$12,500	\$100.00
	104 - Residential Deck Repair	Village of Weston	2	\$700	\$70.00
<i>Home Improvement</i>					
	105 - 1&2 Family Interior Remodel	Village of Weston	1	\$20,000	\$325.00
<i>Interior Remodel</i>					
	901 - Residential Exterior Remodel	Village of Weston	1	\$5,000	\$50.00
<i>Lateral</i>					
	503 - Residential Lateral	Village of Weston	4		\$2,180.00
<i>Minor Home Improvement</i>					

Permit Total Report Code

Issued From 05/01/2020 and Issued To 05/31/2020 and Jurisdiction Village of Weston

Type	Report Code	Jurisdiction	No of Permits	Total Valuation	Fees Paid
	901 - Residential Exterior Remodel	Village of Weston	18	\$190,688	\$900.00
<i>Mobile Home</i>					
	114 - Manufactured Home Installation	Village of Weston	1	\$35,000	\$240.00
<i>Moving</i>					
	301 - Moving	Village of Weston	1		\$0.00
<i>Plumbing</i>					
	500 - Commercial Plumbing	Village of Weston	1		\$100.00
<i>Pool</i>					
	113 - Pool/Hot Tub (Residential)	Village of Weston	1	\$4,500	\$30.00
<i>Resurface</i>					
	112 - Residential Driveway Resurfacing	Village of Weston	2		\$70.00
<i>Roof</i>					
	205 - Commercial Roofing	Village of Weston	1	\$6,000	\$100.00
	901 - Residential Exterior Remodel	Village of Weston	1	\$3,000	\$50.00
<i>Special Assessment</i>					
	910 - Special Assessment	Village of Weston	33		\$1,320.00
<i>Sprinkler</i>					
	110 - In-Ground Irrigation System	Village of Weston	1	\$1,500	\$50.00
<i>Temp Use</i>					
	756 - Temporary Use	Village of Weston	1		\$25.00
<i>WUBPA</i>					
	100 - New Home Construction	Village of Weston	4	\$703,000	\$10,040.00
Total			126	\$2,672,303	\$20,147.80