



Village of Weston, Wisconsin

Meeting of the PLAN COMMISSION

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

**Monday, July 13, 2020
@ 6:00 P.M. (or
immediately following
the 5 p.m. Joint PC/PW
meeting**

**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, July 13, 2020, 6 pm or immediately following the 5pm Joint PC/Public Works Committee Meeting.**
- 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 07/07/2020.

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

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

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



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

TO THE HONORABLE 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, July 13, 2020, immediately following the 5 p.m. Joint Plan Commission & Public Works Meeting or 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 Chair & President Sparks.
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 June 8, 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/92159521496>

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

+1 312 626 6799 US (Chicago)

Meeting ID: 921 5952 1496

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.

UNFINISHED BUSINESS

6. Project #20200127 - Jim Pinsonneault, 5002 Arrow St, Weston, requesting a Conditional Use Permit to allow an Outdoor and Vehicle Repair and Maintenance



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

use within the B-2 (Highway Business) Zoning District at 3702 Schofield Ave. (PIN 192-2808-174-0883)

- a. Action on request by Applicant for additional 60-day extension of Plan Commission Review Period for Conditional Use Permit Action per Sec. 94.16.06(6).
 - b. Discussion of provisions of sidewalk for the Patriot Auto Site Plan.
7. Acknowledgment of Amendment to Site Layout at SC Swiderski Callon Ave Project – River Estates II.

NEW BUSINESS

8. Discussion of Potential Amendments to Chapter 94 Zoning – Sign Code

STAFF REPORTS

9. Acknowledge Report re: May 2020 Staff-approved Certified Survey Maps and Site Plans.
10. Acknowledge Report re: May 2020 Building Permits.
11. Acknowledge Report re: May 2020 New Business Occupancy Permit Issuance.

MISCELLANEOUS

12. Next meeting date
 - a. Monday, August 10, 2020 @ 6 p.m. – Regular Meeting.
13. Remarks from Staff and Commission Members.

ADJOURNMENT

14. Adjournment of PC.

Village of Weston, Wisconsin
OFFICIAL PROCEEDINGS OF THE PLAN COMMISSION

held on Monday, June 8, 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) Vice Chair & Village Trustee Maloney.**
- 2. Roll Call of Village PC by Secretary Parker.**

Roll call indicated 5 Plan Commission members present.

| <u>Member</u> | <u>Present</u> |
|---------------|----------------|
| Sparks, Wally | NO - Excused |
| 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, Crowe, Wheaton, Tatro, Chartrand, and Parker.

There were 9 audience members present.

- 3. Approval of minutes from May 11, 2020 PC meeting**

Motion by Guerndt, second by Meinel: to approve the May 11, 2020, PC Meeting minutes.

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

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

COMMUNICATIONS

- 4. Opportunity for citizens to be heard.**

None

- 5. Written communications received.**

None

REVIEW OF REZONING & CONDITIONAL USE PERMIT PETITIONS

Higgins stated we are doing a rezone hearing before the Plan Commission and also the first step before the Comprehensive Plan Amendment. In order for Comprehensive Plan to be amended, it has to go to a public hearing before the Board of Trustees, which will happen later. Plan Commission needs to adopt a resolution basically that they approve of this, and in effort to save time, we tend to do the rezone and the Comprehensive Plan Map Amendment at the same time. We also hold the hearing at the Plan Commission level because it does not make sense to have it go before the Board if the Plan Commission does not approve. Tonight we are

asking Plan Commission to recommend the rezone to the Board of Trustees and also adopt a resolution later on in this agenda for these Comprehensive Plan Map Amendments that will kick off the public hearing that will take place later in July for both of the next two agenda items.

6. Public Hearing – 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)

a. Open Public Hearing.

Maloney opened the public hearing at 6:02 p.m.

b. Presentation by Staff.

Higgins explained this public hearing is for the new Municipal Center site on the corner of Camp Phillips Road and Ross Avenue. The Village purchased these 3 parcels (one zoned Industrial and the other two zoned Multifamily Residential), and would like to combine the three lots together, but in order to do that, all three parcels need to be rezoned to INT (Institutional) and in order to be consistent with the Comprehensive Plan, it has to be amended. We are asking PC to approve rezoning to INT and to approve a Comprehensive Plan Map Amendment.

Guerndt questioned why this needs to be zoned to INT. Higgins stated INT catches all the schools, churches, hospitals, municipal properties, etc. Guerndt questioned if there will be any issues with the heavy equipment there. Higgins stated everything will be housed inside buildings. Maloney discussed some of the tours they went on last year, looking at other municipal facilities.

Meinel questioned if there will be any issues with dust as far as northwest winds blowing towards the school. Higgins stated there will not be much material stored there. Donner and Wodalski stated the site will all be paved. Wodalski stated any material stored on site there will be within a 3-sided enclosure with a roof. Maloney stated this will be very neighborhood friendly.

Cronin asked if there has been any negative feedback from neighboring property owners.

Higgins stated she received a phone call today, but the person was just curious what was going there, and just wanted to be sure it was not going to be a gas station.

Maloney stated he took a call from a property owner this weekend, who owns a lot of property in Weston, and once she found out about this project, she was fine. He stated she had some concerns about the medians in the road, where she would like us to test astroturf, like what is in Wausau.

Maloney stated we started negotiations on these parcels in October, and recently closed on them. The two smaller lots along Ross Avenue were negotiated in to help with access control in that intersection.

There was discussion about 4210 Ross Avenue being for sale, and how that could have made for a nice entrance. There was discussion on there being two entrances off of Camp Phillips Road.

c. Public Hearing/Public Comment Period.

Dave Diesen, 1804 Highland Avenue, Weston, commented how Meinel brought up a good point with a charter school across the street, he feels a contact with them would be a good suggestion.

d. Written Correspondence.

None.

e. Close Public Hearing.

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

f. Discussion by Plan Commissioners.

None.

g. Staff Report.

None.

h. Recommendation by Plan Commission to the Board of Trustees on the Comprehensive Plan Amendment.

Motion by Jordan, second by Cronin: to recommend approval on the Comprehensive Plan Amendment.

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

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

i. Recommendation by the Plan Commission to the Board of Trustees on the Rezone Request.

Motion by Jordan, second by Guerndt: to recommend approval on the Rezone.

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

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

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.

Maloney opened the public hearing at 6:14 p.m.

b. Presentation by Staff.

Higgins stated this is the “Mashuda” property, which was previously looked at for a sports complex. Board of Trustees directed staff to sell this property as part of the Business Park. At last Plan Commission, they talked about leaving Lot 2 for parking area for the pond, and if that does not happen, we can bring that back later. Looking at the proposed CSM, we are looking at a rezone and Comprehensive Plan Map Amendment to a portion of lot 1 and lot 3. Lot 1 is going through a sale before the Board of Trustees.

c. Public Hearing/Public Comment Period.

None.

d. Written Correspondence.

Wheaton stated we received two comments today. One from Darlene Wiesneski, who owns the 40-acre parcel on the southwest corner of Weston Avenue and Zinser Street, who is fine with changes but wanted to know if this will have any affects on her land. The other comment was from Michael Meuli, who owns a 40-acre parcel on the southwest corner of Weston Avenue and Jones Street, he is also fine with this but had questions on the use of his land and how this may affect it.

e. Close Public Hearing.

Maloney closed the hearing at 6:16 p.m.

f. Discussion by Plan Commissioners.

Higgins clarified the proposed property layout on the proposed CSM.

Maloney stated Board of Trustees decided to keep some land with pond for parking.

g. Staff Report.

Higgins stated staff recommends approval.

h. Recommendation by Plan Commission to the Board of Trustees on the Comprehensive Plan Amendment.

Motion by Jordon, second by Meinel: to recommend approval on the Comprehensive Plan Amendment.

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

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

i. Recommendation by the Plan Commission to the Board of Trustees on the Rezone Request.

Motion by Jordan, second by Cronin: to recommend approval on the Rezone.

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

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

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.

Maloney opened the public hearing at 6:20 p.m.

b. Presentation by Applicant.

Pinsonneault, 5002 Arrow Street, Weston, was present in support. He explained how he approached the Village two years ago on either needing to remodel or relocate his business. He has a small automobile repair shop, which he started by himself, and now employees four people. He is in an existing building on Schofield Avenue, which was not in good repair when he moved into there, and they have done a fair amount of improvements with painting, doors, a big interior remodel, installed all new lighting, electrical, HVAC, and now has a clean waiting area, all to make this a safe clean place to work. He stated he approached staff to find out where he could relocate to. Then the Schofield Avenue Corridor Plan came out last year and he attended that hearing. During this meeting a parcel, zoned B2 was identified. Pinsonneault stated he asked specifically if automobile repair shops were permitted in B2 zoning districts, and he said he was told they are. He pointed out this lot is vacant and at the time it was stated this is important to be developed. He contacted the property owner and was able to purchase the property in 2019, and moved forward in getting plans with two different contractors to build a new automobile repair facility. He has met with Village staff since through phones calls and email correspondence. He understands in order to have this business in the B2 it has to be approved by Plan Commission. He stated there are some things on the plan that needs a variance or approval by Plan Commission in order to move forward, and he is hoping to work out a compromise and be able to develop this property to make it more valuable than just a vacant piece of land.

Jordan questioned the diagonal line from Mount View to Schofield Avenue. Wheaton stated that is the edges of the asphalt. The rest will all be greenspace. Maloney questioned if that area all has to be greenspace, as it was originally planned for a park.

There was discussion on the vision triangle area. Pinsonneault stated there would not be any vehicles parked there. Wodalski stated the vision triangle is 20 feet.

Maloney commented on the height of the building. Pinsonneault stated that is noted on the plan now and the height will be 17 feet.

Wheaton stated there was some discrepancies with the landscaping plan versus what was indicated on the landscaping worksheet.

Maloney questioned the purpose of the submission of the photos of the garage doors on other businesses. Guerndt stated he believes the situation was not meeting the 60/40% requirement, and how these other places do not meet that. These were just samples of existing properties with overhead doors facing the right-of-way. Guerndt pointed out that Higgins has clarified those other properties were done under different codes or are under different zoning districts. Guerndt stated how in an Industrial Park there is more forgiveness, but this is on a main corridor where we want to protect that 60%. Guerndt suggested Pinsonneault consider glass doors as glass qualifies as part of the 60%. Pinsonneault explained his examples. Guerndt stated Tine and Cellar does not have an automobile use. Maloney stated the glass doors there are to give a café look. He feels the car washes are trying to show a clean car coming out of the building, and those plans have been submitted and approved since new code. Higgins stated the code does not list overhead doors facing the right-of-way as prohibited. She explained Section 94.10.03(14), states "...Garages and loading docks...shall not be the dominant visual element from public rights-of-way unless pre-existing site or building conditions would not allow this...". She stated with Tommy Wash, with the architectural elements, you don't see that there is a door there. She stated with Auto Select that was an existing site. She pointed out Pinsonneault is developing a greenfield site. Higgins stated Pinsonneault could incorporate glass doors to get to the 60%. The biggest issue is not meeting requirements around the rest of building. In the commercial areas, those requirements go all the way around the building. In the industrial you do not have to meet that. Only on street facing sides.

Pinsonneault asked if on proposed expansion walls, if they do not have to meet that percent requirement. Higgins stated we would only do that for a certain time period. Pinsonneault stated the expansion is planned (and shown) to be on the west side of his building. He is also working with Arden Emmerich to purchase the lot to the north because Village staff had issues with the driveway easement that was there, which will allow him to add on to the north as well. This is the reasoning why there is no brick or stone on the north or west sides. He stated both street facing sides have the approved materials. Higgins stated there would need to be some kind of Development Agreement put in place with Village Board and Plan Commission so that it is done within a certain timeframe. Higgins stated then the required materials get added after-the-fact or the expansion takes place within a certain time, otherwise there are no guarantees that will ever happen. It was also clarified that staff did not have a problem with the driveway easement. We had only told the applicant it would be required as he needed to access the driveway over the Emmerich property.

Pinsonneault stated how during the summer months, his doors will be open, so glass or not you would not see them. The side that faces Mount View Avenue exceeds the 60%. [Staff note: this façade does not meet the 60% requirement. It is currently 51%.

Cronin commented on a letter from the owner to the north who expressed concerns about noise and screening from the north. Higgins stated there is no bufferyard required because the north lot is commercial.

Higgins explained all the properties surrounding this property, and explained the cemetery along the west side.

Pinsonneault wants the noise from his shop projected towards Schofield Avenue. To face them other directions will project noise to residents.

Wheaton stated the percentages on the building are 51% front, 48% on east. Wheaton stated public street facing is 60% and non-street facing is 40%.

Donner questioned the dashed line indicating future building addition.

Guerndt questioned if they were to require Pinsonneault to put up a fence along the north side, could he get away with not meeting the 40%? Higgins stated that would be up to PC. We are bound by the code, and as staff, we don't have the leeway to allow it. Guerndt questioned the entry on Mount View Avenue. Pinsonneault

stated he was told he could not have that entry there because it did not meet paving setback. The main entrance will be off of Schofield Avenue.

The refuse area is planned along the west of the building. If he expands there, it would get pushed further to the west. Pinsonneault described the existing trees and landscaping on this property. He would prefer right now to leave those existing trees there as a buffer for now.

Guerndt questioned if Pinsonneault can use the driveway off of Mount View or not. Higgins stated it just needed a cross access easement agreement, since that driveway serves both Pinsonneault's property and Emmerich's property. Higgins stated we would rather they share the entrance versus two entrances next to each other.

Guerndt questioned Wheaton if Pinsonneault were to take the dumpsters and move them to the north side of the building, if there would be enough room. Wheaton stated he would need to maintain the 6 foot setback from the property line and the 10' setback from the building so it would get pretty tight there. Pinsonneault stated when he originally worked with his hauler, that was their original recommendation (north side), but he could not meet the 6-foot setback.

Guerndt suggested he fence the north side and put his dumpsters there, then he could get away from the 40% on that side. He feels moving that dumpster enclosure west further along with the parking lot revisions for a future expansion will be a pain. There was discussion on how the hauler would get around the property.

Wheaton brought up no curb and gutter on parking lot plan. It does not affect storm water much. There is no sidewalk on the Mount View Avenue side. There is curb and gutter on Mount View Avenue, so code requires sidewalk to be there. Pinsonneault stated there is no sidewalk to connect to, to the north. Maloney feels we would require a sidewalk on the property to the north of his too. Pinsonneault commented on this residential neighborhood and sidewalk discussions going on there.

Maloney questioned the snow placement issue and how it will be in the way of the landscaping. Pinsonneault questioned where he is supposed to go with this snow storage with all the required landscaping. Maloney stated a lot of businesses have their snow removed. Wheaton stated he could shift his shrubbery and make room for snow storage. Donner stated could adjust where customers park and store snow there. Higgins stated landscaping can be shifted to open up a spot for snow storage.

Higgins explained the landscaping and how it could shift and Pinsonneault questioned about the existing trees. Higgins stated if they show the existing trees on the plans, those can get counted towards the landscaping.

Wheaton stated a landscaping plan was submitted but not included in this packet.

Higgins stated Conditional Use Permit is tied to the site plan. Staff is recommending denying or deferring so that we can continue working with Pinsonneault, based on what Plan Commission decides to do. Staff does not have the ability to give waivers, that is for Plan Commission. We would want something for the future addition shown. Jordan asked Pinsonneault if he is opposed to the dumpster enclosure in the back (north side). Pinsonneault is in support of that, but it would not meet the 6-foot setback.

Jordon suggested the enclosure be on the backside, with the fence extending along the entire north property line to address vision with neighbors to north. Jordon feels it makes sense to have the doors along the front to avoid the noise. Jordon questioned if Pinsonneault is advocating for glass doors? Pinsonneault stated he is not for energy conservancy concerns and because the glass doors will allow the sunlight to glare through making it difficult to see. Jordan is fine with metal doors. He confirmed that Pinsonneault is willing to work with staff on the landscaping details.

Cronin questioned if some kind of time constraint should be added for building expansion. Jordan is opposed to having a date (based on what happened to his property), though is fine with describing a long-term plan.

Donner stated we are talking about a Conditional Use here because this land use is not a permitted use by right here. One of the things the code asks for is compliance with code. With the Schofield Avenue Corridor, we want to preserve the look of the plan. It is up to the Commission on the recommendation.

Guerndt brought up fencing options, and stated if Pinsonneault would construct a decent 6-foot tall fence around the expandable side faces going to the tree line. Guerndt questioned if veneer could go over the overhead doors.

c. Public Hearing/Public Comment Period.

None.

d. Written Correspondence.

Wheaton stated we received an e-mail from Zach Drewek, who has the noise and screening concerns.

e. Close Public Hearing.

Maloney closed the hearing at 7:05 p.m.

f. Discussion by Plan Commissioners.

Guerndt questioned if there are any issues in front. Maloney likes the look of building. Cronin question possibly tinting the glass so the light could not come in? There was a discussion about a different rendering shown. Jordan feels glass does not make practical sense. Pinsonneault stated there will be no windows in the overhead doors. The exhaust will come out the north side.

g. Staff Report.

Donner stated the staff report discussed the building materials, need more determination from Plan Commission on the curb requirement by landscaping. Pinsonneault stated a letter he received from Justin Vreeland who drew up the drainage plan, and recommended the water will drain into the streets stormsewer. Vreeland's recommendation is to drain as much of that water into the grassy area to filter it before it hits the stormsewer. Wodalski stated we allow the use a variation of curb, and there are ways to make it drain that way. Wodalski stated he sees a lot draining into stormsewer. Wodalski stated the curb will help direct the water. Mountable curb will allow him to plow snow. Pinsonneault said if Plan Commission recommends mountable, he will do that. Maloney stated we would want the south and east sides to have curbing. Not require in the expansion area. Donner stated the expansion area is the building. Higgins stated the parking lot would not change, just get re-striped. Guerndt commented on angled parking. Donner questioned if the parking lot plan shown here is how it will look from day one. Pinsonneault commented on Plan Commission suggesting moving the parking lot west and putting in angled parking stalls.

Maloney stated sidewalk will be required along Mount View Avenue.

Donner stated there is no interior plumbing plan included. He discussed plans for plumbing are shown on the building plan. Guerndt commented on grease floor now shown. Jordan stated that could be subject to staff review. This will have to go to State who will require the catch basin.

h. Action by Plan Commission.

Wheaton stated this approval is Conditional Use Permit, not the site plan approval. Wheaton stated they could deny or defer until we receive an updated site plan.

Higgins stated the site plan is tied to the Conditional Use Permit and explained the staff recommendations. If they defer, this would come back next month. Staff would work with Pinsonneault on his revised plans.

Motion by Guerndt, second by Cronin: to recommend deferral on Project #20200127.

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

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

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.

Maloney opened the public hearing at 7:23 p.m.

b. Presentation by Applicant.

Aaron Pince, 523 McIndoe Street, Wausau, was present. They have a facility in the commercial condo building and wants to repurpose and make interior storage.

Wheaton stated Pince is proposing to put in 21 units in their two units. There will be no exterior changes to building.

Guerndt questioned the asphalt on that property and who is responsible for finishing it with the condo association. Pince stated West 29 is responsible. Pince stated they are waiting for 2nd lift. Higgins stated that most developers claim they are adding on, and then it never happens. Tatro stated we could start legal action. Higgins stated we will have to call the owner for that. Guerndt stated he has the sister's contact information and could provide that to staff. Higgins stated this is what Maguire was hired was to do, these property inspections. Guerndt commented on how the water stands in front of the buildings as it can't get over the curbing without that second lift of asphalt.

c. Public Hearing/Public Comment Period.

None

d. Written Correspondence.

None

e. Close Public Hearing.

Maloney closed the hearing at 7:28 p.m.

f. Discussion by Plan Commissioners.

None.

g. Staff Report.

Staff recommends approval.

h. Action by Plan Commission.

Motion by Guerndt, second by Jordan: to recommend approval of Project #20200157.

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

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

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.

Maloney opened the public hearing at 7:32 p.m.

b. Presentation by Applicant.

Colin Durnen, of 52 Properties, 1141 Main Street, Stevens Point, was present. He stated this is just taking the existing storage units currently leased to tenants and opening them up to the community. He stated what is available to the public is 23 units as it sits right now. There are a total of 67 units and 42 are rented already (some by people outside of the park). The previous owner had allowed public to lease. This will be a 1st come 1st serve. The tenants have the luxury to have storage on site, but neighbors have option now. They had done some improvements to these buildings.

c. Public Hearing/Public Comment Period.

None.

d. Written Correspondence.

Wheaton stated we received comments from Doug & Jaci Bender, who own the multi-tenant commercial building west of this property, who were just confirming there were no additional buildings going up. Also a comment from Stephanie Nagel, of 4807 E. Jelinek Avenue, wondering if there would be additional buildings being added. Maloney stated he also received a call and as it is right now, is how it will be.

Durnan stated there is a side office that they would like to make additional units. Higgins stated if they expand the use, they will have to come back.

e. Close Public Hearing.

Maloney closed the hearing at 7:34 p.m.

f. Discussion by Plan Commissioners.

None.

g. Staff Report.

Staff recommends approval.

h. Action by Plan Commission.

Motion by Cronin, second by Guerndt: to recommend approval on Project #20200164.

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

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

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.

Higgins stated this is the formal document, which goes with their earlier action tonight. This document will go before the Board of Trustees next week, which kicks off the public hearing for the Comprehensive Plan. The rezone will sit for a month, and go for approval at the same time as the Comprehensive Plan in July.

Motion by Jordan, second by Meinel: to approve the resolution recommending adoption of Components of the Comprehensive Plan.

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

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

12. Project #20200185: Discussion and Recommendation to the Board of Trustees Final Plat Approval for Markovich Properties Condominium Second Addition.

Wheaton the Village received a site plan for Unit 5 of the Markovich Properties on Schofield Avenue. Staff has been working with them and a dispute came up from Unit 4, with concerns that Unit 5 will block the view of their building. So now Markovich is moving the building over to the east, which Unit 4 is comfortable with. There will be 3 tenants in this new building with parking around.

Motion by Jordan, second by Guerndt: to approve Project #20200185. Q: Meinel questioned the landscaping and plumbing. Wheaton stated they are planning some landscaping of shrubbery around the building. Wodalski stated there are trees in the islands already. Maloney confirmed this will be the last building.

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

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

STAFF REPORTS

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

Motion by Jordan, second by Cronin, to acknowledge Item #13.

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

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

14. Acknowledge Report re: May 2020 Building Permits.

Motion by Geurndt, second by Meinel, to acknowledge Item #14.

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

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

15. Acknowledge Report re: May 2020 New Business Occupancy Permit Issuance.

None.

MISCELLANEOUS

16. Next meeting date

a. Monday, July 13, 2020 @ 6pm – Regular Meeting.

17. Remarks from Staff and Commission Members.

Guerndt questioned how defining Pinsonneault's requirements. Donner stated we went through the bullet points and the discussion in the report. Higgins stated Parker is taking the minutes and we will compile all of that.

ADJOURNMENT

18. Adjournment of PC

Motion by Jordan, Second by Guerndt: to adjourn at 7:41 p.m.

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

Valerie Parker

Attachments: FW: Concerns for Tonight's Plan Commission Meeting; Re: 06/08/2020 @ 6PM Village Plan Commission Meeting Packet; RE: Project # 20200164

From: Valerie Parker
Sent: Monday, June 8, 2020 4:04 PM
To: Jennifer Higgins <jhiggins@westonwi.gov>
Cc: PlanDev <plandev@westonwi.gov>
Subject: Public Comments for PC Mtg

Hi Jen,

Though it would be good to put this together regardless. Below is a summary of all the calls/emails I took in today related to our public hearings. Should I forward this info to PC or just read them during the meeting?

Valerie

Project #20200162 Comp Plan & Rezone Village Parcel on Weston Ave:

1. Darlene Wiesneski – owns the 40-acre parcel on the southwest corner of Weston Avenue and Zinser Street. She is fine with the changes, just wanted to be sure it would not affect her land.
2. Michael Meuli – owns the 40-acre parcel on the southwest corner of Weston Avenue and Jones Street. He is fine with the changes, just wanted to learn more about it and had questions on future use of his land.

Project #20200127 Patriot Auto Conditional Use:

1. Zach Drewek – owns the Mountain-Bay Apartments on Mount View Avenue and had concerns about noise and screening (see attached e-mail).

Project #20200164 Stillwater Landing Conditional Use:

1. Doug & Jaci Bender – owns the multi-tenant retail business west of the Mobile Home Park and just verified they are not proposing to construct additional buildings (see attached e-mail).
2. Stephanie Nagel – resides at 4807 E Jelinek Avenue and wanted to confirm no additional buildings being constructed, no trees being impacted along E. Jelinek Avenue side, and no access from E. Jelinek Avenue side (see attached e-mail).

Valerie Parker

Subject: FW: Concerns for Tonight's Plan Commission Meeting

From: Valerie Parker

Sent: Monday, June 8, 2020 2:40 PM

To: Jennifer Higgins <jhiggins@westonwi.gov>; Emily Wheaton <ewheaton@westonwi.gov>

Subject: FW: Concerns for Tonight's Plan Commission Meeting

FYI... for tonight's meeting.

-----Original Message-----

From: Zach Drew <drewekinc@gmail.com>

Sent: Monday, June 8, 2020 2:37 PM

To: Valerie Parker <vparker@westonwi.gov>

Subject: Re: Concerns for Tonight's Plan Commission Meeting

Hello Valerie,

Thanks for addressing our concerns. Noise and privacy screening is really it. We would ask that if the proposed development is allowed to advance that privacy screening to the north would be considered regardless of zoning or approved land use. Not sure how acceptable noise levels could be addressed, but those are our concerns.

Thanks.

Zach Drewek

715-470-4701

Drewek Inc.

From: Valerie Parker

Sent: Monday, June 8, 2020 11:46 AM

To: Zach Drewek (<drewekinc@gmail.com>) <drewekinc@gmail.com>

Cc: PlanDev <plandev@westonwi.gov>

Subject: Concerns for Tonight's Plan Commission Meeting

06/08/2020

Hi Zach,

It was nice speaking with you regarding your concerns of the proposed vehicle repair facility (Patriot Auto – Jim Pinsonneault) at 3702 Schofield Avenue.

Since we typically require written comments and concerns to be taken to Plan Commission, I offered to put in an e-mail confirming your concerns, which you will reply that my interpretation of our discussion is accurate. Below your concerns, I did list information found within the report.

1. Noise concerns – you are concerned about noise issues throughout all hours of the day.
 - a. *I do see in the report, their hours of operation will be Monday – Friday, 8am – 5pm.*

2. Screening – you are concerned that there will be junk laying around the backside of the property that your tenants will have to look at.
 - a. *In the report, the owner states there will be vehicles stored outside and inside of the building. Scrap metals, trash, recyclables, and other industry related items will be stored in a “dumpster enclosure” adjacent to the building to the west.*
 - b. *It appears that since the property directly north of this one is also zoned B2 (Highway Business), there is no bufferyard requirement.*
3. Will this go to any other meetings?
 - a. A Conditional Use Permit requires that a site plan submittal meeting our Zoning Code be provided. Since this site plan does not meet all the requirements of our zoning code, staff is recommending to the Plan Commission to either defer or deny this Conditional Use Permit request. If Plan Commission defer or deny, this will come back again at a later time. If they approve this CUP and site plan, then there would be no other meetings (such as Village Board) to approve.

Please reply letting me know that I have your concerns correct, and feel free to add any other comments. We will share this with our Plan Commission for tonight’s meeting.

Also, as I mentioned, there is a way that you can call in to discuss your concerns, which can be done during the Public Comments section of the agenda (near the beginning of the meeting), then you would not have to stay tuned in for the entire meeting. You would call: 1 312-626-6799, ID#928 9671 1241. You can find this information on the attached meeting agenda.

Jen or Emily – please feel free to make any comments or corrections to the responses I provided.

Sincerely,

Valerie Parker

Planning Technician

Village of Weston, Wisconsin

5500 Schofield Ave, Weston, WI 54476

Direct Office: [715-241-2607](tel:715-241-2607)

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

Direct Email: vparker@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.

Valerie Parker

From: Doug Bender <bender@benderrent.com>
Sent: Monday, June 8, 2020 1:19 PM
To: Valerie Parker
Subject: Re: 06/08/2020 @ 6PM Village Plan Commission Meeting Packet

Thanks Valerie. Appreciate it
Take care

Sent from my iPhone

On Jun 8, 2020, at 9:41 AM, Valerie Parker <vparker@westonwi.gov> wrote:

06/08/2020

Hi Jaci,

They are not proposing to add any storage units, so this is for their existing storage units. They are proposing to open up rental of these storage units to the public.

I have that full report (with site plan) attached for your use.

Have a wonderful day!

Sincerely,

Valerie Parker

Planning Technician

Village of Weston, Wisconsin

5500 Schofield Ave, Weston, WI 54476

Direct Office: [715-241-2607](tel:715-241-2607)

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

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From: Doug Bender <bender@benderrent.com>
Sent: Saturday, June 6, 2020 10:11 PM
To: Valerie Parker <vparker@westonwi.gov>
Cc: Rodney Bender <rbrllc@yahoo.com>; Ruby King <rugene416@gmail.com>
Subject: Re: 06/08/2020 @ 6PM Village Plan Commission Meeting Packet

Thanks for the monthly meeting notice Valerie. With the zoning change for the Trailer Park on Schofield Avenue, do you have a plan on where and how many storage units being planned?

Jaci Bender

Sent from my iPad

On Jun 5, 2020, at 5:40 PM, Valerie Parker <vparker@westonwi.gov> wrote:

06/05/2020

Bcc: All Officials; All Staff, Board of Trustees, Plan Commission, Public Meeting Notices, PC Agenda Item List

The Village Plan Commission will hold their monthly meeting at the Weston Municipal Center. The Public may join the meeting by audio (via Zoom or phone) to make comments. See instructions below. If joining in person and the 6 feet of social distancing is unable to be met people will be required to wear masks.

Public participation

To join the **audio only** meeting to make comments via **Zoom**, please visit: <https://zoom.us/j/92896711241>

To join the audio only meeting to make comments via **phone**, please dial:
+1 312 626 6799 US (Chicago)
+1 929 436 2866 US (New York)
Meeting ID: 928 9671 1241

The meeting agenda for quick reference is attached. The Plan Commission meeting packet can be found on the Village's website: <https://westonwi.gov/AgendaCenter/ViewFile/Agenda/06082020-1069>.

Have a wonderful weekend!

Sincerely,

Valerie Parker

Planning Technician

Village of Weston, Wisconsin

5500 Schofield Ave, Weston, WI 54476

Direct Office: [715-241-2607](tel:715-241-2607)

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

Direct Email: vparker@westonwi.gov

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law, senders and receivers of Village e-mail should presume that any e-mail is subject to release upon request.

<00 Mtg_PC_200608_Agenda.pdf>

<10_MTG_200608_PC_Stillwater Landing CUP.pdf>

Valerie Parker

Subject: FW: Project # 20200164

From: Valerie Parker
Sent: Monday, June 8, 2020 12:38 PM
To: Stephanie Nagel <stepnagel@outlook.com>
Cc: PlanDev <plandev@westonwi.gov>
Subject: RE: Project # 20200164

06/08/2020

Hi Stephanie,

Sorry if there was any confusion. But yes, just regarding the existing buildings – no new buildings.

Hope you have a great day!

Valerie

From: Stephanie Nagel <stepnagel@outlook.com>
Sent: Monday, June 8, 2020 12:25 PM
To: Valerie Parker <vparker@westonwi.gov>
Subject: RE: Project # 20200164

So this is basically just changes to the storage units they currently have on the west side of the trailer park? From the letter it seemed that new ones were going to be built.

Thanks Valerie 😊

Have a good day and stay out of the heat!

Stephanie

From: Valerie Parker <vparker@westonwi.gov>
Sent: Monday, June 8, 2020 11:59 AM
To: Stephanie Nagel <stepnagel@outlook.com>
Cc: PlanDev <plandev@westonwi.gov>
Subject: FW: Project # 20200164
Importance: High

06/08/2020

Hi Stephanie,

I did receive your voicemail, along with several others (on other topics) and was working my way down on the list. 😊

It appears, aside from some cosmetic changes (new doors and roofs) to the existing storage buildings, the only change here will be that the storage buildings will be opened up for the general public to rent, versus just the tenants of the park. The access into the property will remain the same from Schofield Avenue.

Please let me know if you have further questions or comments. We can share your concerns with Plan Commission, if you would like.

Sincerely,

Valerie Parker

Planning Technician

Village of Weston, Wisconsin

5500 Schofield Ave, Weston, WI 54476

Direct Office: [715-241-2607](tel:715-241-2607)

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

Direct Email: vparker@westonwi.gov

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From: Stephanie Nagel <stepnagel@outlook.com>

Sent: Monday, June 8, 2020 10:54 AM

To: Valerie Parker <vparker@westonwi.gov>

Subject: Project # 20200164

Importance: High

Good Morning Valerie,

I left a voicemail for you but now how frequently you are able to check it. I had some questions regarding the project noted above for personal storage facility.

I am wondering if the access to the storage facility would be off Schofield avenue? Also, will they be removing the trees on the E Jelinek Ave side? Will they be fencing in the area for security and to block the unsightly view?

I guess I am opposed to anything that will bring down property values for our E Jelinek neighborhood. And anything that brings additional traffic onto E Jelinek where speeding is already an issue and the village has done nothing to bring about traffic calming.

We already have the trailer park and the industrial/business area to the east to contend with.

Stephanie Nagel

4807 E Jelinek Ave

Weston, WI 54476

(715)298-0914

REQUEST FOR CONSIDERATION

| | |
|-------------------------|--|
| Public Mtg/Date: | Plan Commission, July 13, 2020 |
| Description: | Patriot Auto Conditional Use Permit- Jim Pinsonneault, 3702 Schofield Ave – Extension Request |
| From: | Emily Wheaton, Assistant Planner Jen Higgins, Director of Planning and Development |
| Question: | Should the Plan Commission accept the extension request for the conditional use permit at 3702 Schofield Avenue? |

BACKGROUND

The applicant, Jim Pinsonneault, has submitted a site plan and conditional use permit application for a vehicle repair facility at 3702 Schofield Ave. This property is zoned B2 (Highway Business) Zoning District. At last month's meeting, the Plan Commission reviewed and deferred action on the conditional use permit request for the applicant to bring forward a completed site plan. The applicant has requested an extension on the conditional use permit to gain more time in clarifying the matter regarding the location of the sidewalk requirement.

94.16.06(6)

Review and Action by the Plan Commission or Extraterritorial Zoning Committee. Within 60 days after the public hearing, or an extension of said period requested in writing or electronic format by the applicant and granted by the Commission or Committee, the Plan Commission or Extraterritorial Zoning Committee shall take final action on the conditional use permit request. Prior to acting on a conditional use permit application, the Plan Commission or the Extraterritorial Zoning Committee may request further information and/or additional reports from the Zoning Administrator, the applicant, outside experts and/or any other source. The Commission or Committee may approve the conditional use as originally proposed, may approve the proposed conditional use with conditions or modifications, or may deny approval of the proposed conditional use and include reasons for denial. Any action to approve or amend the proposed conditional use permit requires a majority vote of Commission or Committee members in attendance. Nothing in this Chapter requires town plan commission or town board action on proposed conditional use permits in the ETZ Area.

| | |
|--------------------------|--|
| Attached Docs: | Email with Extension Request |
| Committee Action: | None to date. |
| Fiscal Impact: | N/A |
| Recommendation: | Staff recommends the Plan Commission accept the extension request and that the Plan Commission take action on the application no later than the 9/14/2020 meeting. |

RECOMMENDED LANGUAGE FOR OFFICIAL ACTION

I move to [accept/not accept] the extension request for the conditional use permit at 3702 Schofield Ave with a Plan Commission decision no later than at the September 14, 2020 Meeting.

| | |
|---------------------------|--------------------------------------|
| ADDITIONAL ACTION: | Notify applicant of decision [Staff] |
|---------------------------|--------------------------------------|

Valerie Parker

Subject: FW: Sidewalks

From: Jim P <jarheadjim3521@gmail.com>

Sent: Thursday, July 2, 2020 3:37 PM

To: Keith Donner <kdonner@westonwi.gov>; PlanDev <plandev@westonwi.gov>

Cc: Brian Karlen <bkarlen@urbanconstructionco.com>; Dustin Vreeland <dustin@vreelandassociates.us>; Tom Chartrand <tchartrand@westonwi.gov>

Subject: Re: Sidewalks

Planning department staff,

As per the conversation with Keith and other Village staff this afternoon, I would like to formally request an extension on the Conditional Use permit I submitted many weeks ago. There is concern with a lack of village owned Right of Way to install a public sidewalk on, and doing so is mandated by current zoning code. Village staff determined in a meeting on June 25, 2020, that there is to be NO variances or waivers granted on Schofield Avenue, thus mandating sidewalks being installed. The direction of staff was to ask the planning commission for their recommendations for installing sidewalks, and that they recommend to the Board of Trustees to put together a proposal to purchase additional Right of Way to install new sidewalks onto.

It is understood that by submitting this letter that I will appear in front of the Planning Commission on July 13, 2020, to discuss this matter with the commission. No updated site plans will be available for review to include but not limited to (plumbing, landscaping, snow storage, grading, inlet storm water protection, parking lot and general site layout, etc.) This was discussed and agreed upon by Keith Donner on a phone conversation just prior to the drafting of this letter. Pending the direction of the Planning Commission, and Board of Trustees all plans which need to be updated will be resubmitted to the appropriate Village Staff for review. It is also understood that prompt action will be taken by the aforementioned parties. All decisions and recommendations will be forwarded to my team in a timely fashion, so that I can have decisions and guidance as soon as possible, preventing any further undue hardship and prolonging the site plan and conditional use approvals for longer than it has already been.

The only reason I need to request an extension to prepare my plans is due to not yet having answers from Village Staff, to correct deficiencies in conforming with the code which were defined in the Planning Commission meeting June 8, 2020.

Sincerely,
Jim Pinsonneault

On Thu, Jul 2, 2020 at 2:16 PM Jim P <jarheadjim3521@gmail.com> wrote:

Keith,

Can you please clarify your response? From what I understand, you would like me to put a public sidewalk on private property. This is something I certainly would like to discuss with the planning commission. Please ensure I am on the agenda. Once a decision is made, then I will update the site plan, landscape plan, etc. accordingly. I can have a revised set of building plans submitted for the committee to review, but it makes no sense to continue to pay to have the site

plan, grading plan, landscape plan, etc. change, until I have real direction from Village staff and officials. I will also call Emily to see if she can provide additional information.

Thanks,
Jim

On Thu, Jul 2, 2020 at 12:25 PM Keith Donner <kdonner@westonwi.gov> wrote:

Hi Jim:

I have discussed the requirements of the code and ordinances for sidewalk with staff as it relates to your project.

For whatever reason I read the provisions of the original development agreement addressing additional R.O.W. or easement for a future sidewalk from Schofield Avenue to the mid-point of the curve on Mount View rather than from Sternberg Avenue to the center of the curve on Mt. View – 2 street names beginning with “S.” My apology.

The zoning code and Village ordinance requirement to construct public sidewalk would be impractical to abide by due to the 50 foot R.O.W. for Mt. View and the street being offset to the west reducing the distance from the back of curb to the property line to 6 feet or less.

However, the zoning code also requires pedestrian accommodations to access existing sidewalks and with this being a high traffic corridor that should be done with a sidewalk parallel to Mount View extending from the Schofield Avenue sidewalk to the driveway off of Mount View. This sidewalk would be located within the 15 foot setback which needs to be provided for the parking lot/hard surface setback on both the Schofield Avenue and Mount View frontages of your lot. The preferred placement would be abutting the property line. This issue could be discussed with the Plan Commission on 7/13.

Please follow up with Emily Wheaton for citations to the municipal code.

If you feel you need more time to prepare your plans you can request an extension to at least get you to the August 10 meeting of the Plan Commission, . 94.16.06 (6) **Review and Action by the Plan Commission or Extraterritorial Zoning Committee. Within 60 days after the public hearing, or an extension of said period requested in writing or electronic format by the applicant and granted by the Commission or Committee, the Plan Commission or Extraterritorial Zoning Committee shall take final action on the conditional use permit request.** Prior to acting on a conditional use permit application, the Plan Commission or the Extraterritorial Zoning Committee may request further information and/or additional reports from the Zoning Administrator, the applicant, outside experts and/or any other source. The Commission or Committee may approve the conditional use as originally proposed, may approve the proposed conditional use with conditions or modifications, or may deny approval of the proposed conditional use and include reasons for denial. Any action to approve or amend the proposed conditional use permit requires a majority vote of Commission or Committee members in attendance. Nothing in this Chapter requires town plan commission or town board action on proposed conditional use permits in the ETZ Area.

Please e-mail any additional comments and questions to the Planning & Development department. Thanks!

REQUEST FOR CONSIDERATION

| | |
|-------------------------|---|
| Public Mtg/Date: | Plan Commission, July 13, 2020 |
| Description: | Patriot Auto Site Plan - Jim Pinsonneault, 3702 Schofield Ave, Provisions for Sidewalk |
| From: | Keith Donner, Village Administrator Jen Higgins, Director of Planning and Development Emily Wheaton, Assistant Planner |
| Question: | Should the Plan Commission recommend the Village Board acquire a portion of property at 3702 Schofield Avenue for right-of-way to construct public sidewalk on the west side of Mount View Ave. for the Patriot Auto Development? |

BACKGROUND

The applicant, Jim Pinsonneault, has submitted a site plan and conditional use permit application for a vehicle repair facility at 3702 Schofield Ave. This property is zoned B2 (Highway Business) Zoning District. At the June meeting of the Plan Commission the applicant presented information and exhibits on items which were still unresolved in his site plan submittal. Overall, due to the number of items to be resolved, the Plan Commission deferred action on the conditional use permit with the direction for the applicant to bring forward a completed site plan. A significant issue is the need for the applicant to comply with requirements of the zoning code for a Conditional Use Permit because the proposed use is not permitted by right.

Staff met with Mr. Pinsonneault on June 25th to go over the deficiencies within his site plan. As a result of this meeting staff believes the applicant understands the deficiencies with his plans though updated submittals have yet to be reviewed. One of the unresolved deficiencies of the site plan is there being no sidewalk planned on the east side of the site. Section 94.12.08 (10) of the Zoning Code requires a property owner to construct the public sidewalk if no sidewalk is present and the street has existing curb and gutter. There are exceptions which can be considered. (See attachment)

A question that has come up during the development of the site plan is there being a lack of right-of-way along the west side of Mount View Ave, causing difficulty for locating a sidewalk along the east side of the site. An initial review by staff incorrectly interpreted a clause in the original development agreement for the properties to the north requiring a dedicated easement for this west side sidewalk between Schofield Avenue and the mid-point of the curve on Mount View. The easement was dedicated for a connection from the mid-point of the curve on Mount View to **Sternberg** Avenue. As has been noted in discussion of this topic with the applicant there is a reference to an easement on the west side of Mt. View on the original CSM but, no recorded dedication of this easement.

Secondarily, whether public sidewalk is constructed or not, a site plan is to include provisions for pedestrian facilities on the private property for safe movement of pedestrians to connect to public pedestrian facilities and adjacent properties (Section 94.12.10 (15)). In e-mail correspondence (see RFC for CUP time extension) and phone conversation with the applicant on Thursday, July 2, the Administrator requested that a private sidewalk adjacent to the east lot line of the property be included on the site plan. The applicant has, understandably questioned the reasonableness of this request from the perspective this should be a public sidewalk and asked for further discussion with the Plan Commission and Board of Trustees.

Upon further consideration there are 3 options which could be considered for the sidewalk on the west side of Mount View Avenue as follows:

- a. Require a private sidewalk adjacent to the lot line within the building and hard surface setback.

REQUEST FOR CONSIDERATION

- b. Negotiate an easement for a public sidewalk on private property within the building and hard surface setback. (Is a public sidewalk on private property by easement an option?)
- c. Negotiate a dedication/purchase (acquisition by eminent domain?) of a strip of land to add to the R.O.W. and allow a public sidewalk to be constructed. The building and site improvements will then have to shift to meet setbacks based on a shifted property line. (We would also want to commit to purchase/acquire the additional sidewalk property or easement area on lots to the north of this.)

The question of whether the sidewalk needs to be included and whether it is public or private impacts the site plan. Staff recommended and the applicant has requested an extension of time be granted by the Plan Commission for action on the conditional use permit to allow the Village to clarify this matter. With the proximity of existing and future multifamily complexes to the north, additional business uses to north, the property located on a main corridor of the Village, and the growth of walking opportunities in the area, Staff believes a sidewalk on the west side of Mount View Ave is vital to maintaining the walkability of the area.

The proposed Patriot Auto site was purchased for \$225,000 in 2020 and contains 0.89 acres or 34,503 square feet. This works out to ±\$6.52 per square foot. If the Village offered to purchase the additional R.O.W. (1,300 sq. ft.) from the applicant for his purchase price, staff estimates this cost to be ±\$8,500. The 948 square feet of sidewalk for the site would cost ±\$4,740 (\$5.00 per sq. ft.). If this same purchase price were applied to the 700 feet of frontage to reach the mid-point of the Mount View curve to the north, there would be an estimated 4,900 sq. ft. of R.O.W. (±\$31,948) and 3,500 sq. ft. of sidewalk (±\$17,500). Total R.O.W. would then be approx. \$40,500, excluding appraisals or other fees. Sidewalk construction ±\$22,250 plus engineering, etc. Responsibility for construction is subject to negotiation. The Village has options for funding a sidewalk project if choosing to take responsibility. Total project cost would be in the range of \$100,000 for budget purposes.

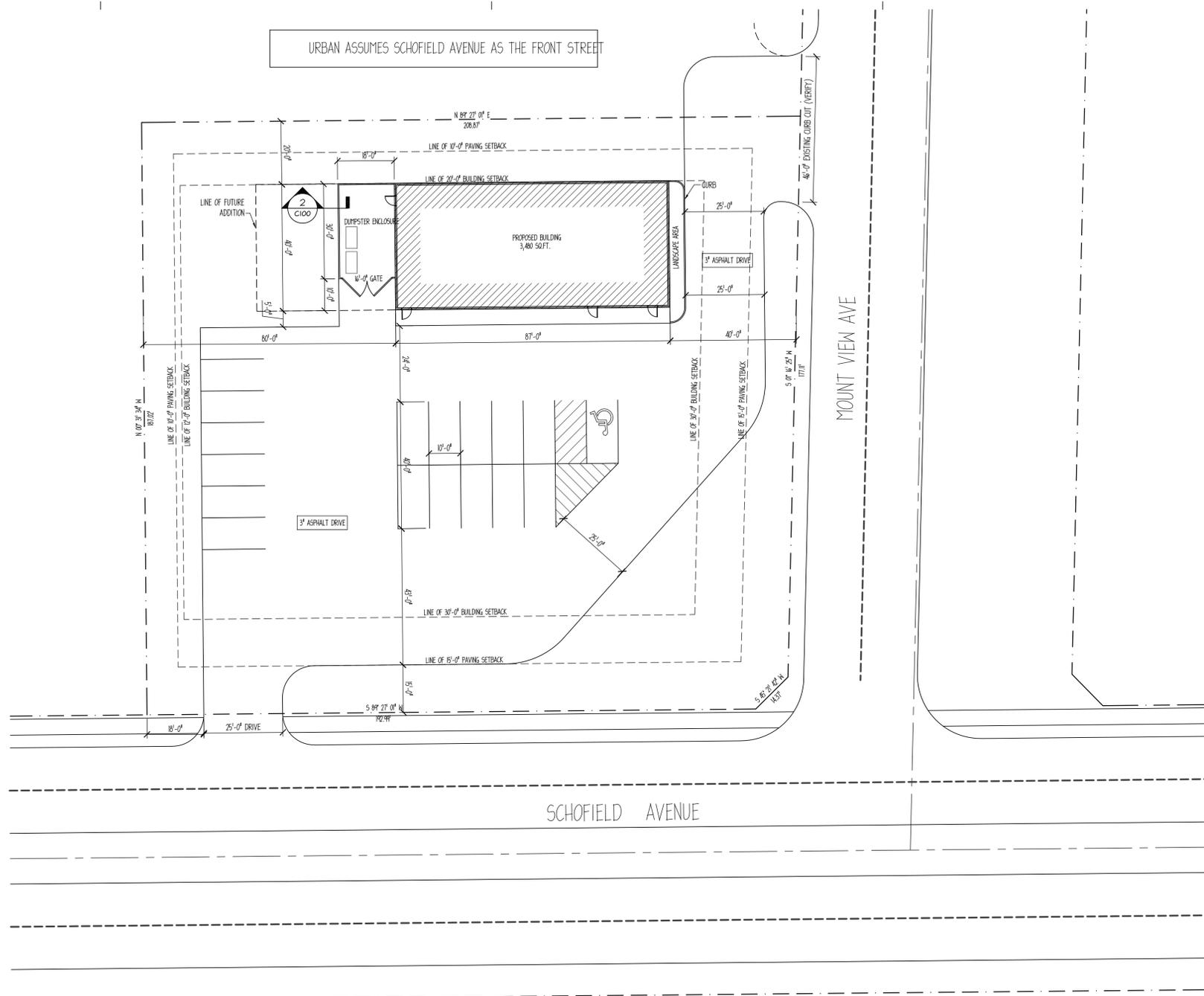
As Staff does not have the authority to purchase property, this item has been brought to the Plan Commission's review to provide direction to the Board of Trustees. The Village attorney has been consulted to provide an opinion on the options for the sidewalk and staff is awaiting response.

| | |
|--------------------------|--|
| Attached Docs: | Site Plan, Sidewalk Ordinances |
| Committee Action: | None to date. |
| Fiscal Impact: | TBD |
| Recommendation: | Staff recommends a public sidewalk on the west side of Mt. View for Patriot Auto provided the Village is committed to construct sidewalk to the north as well. |

RECOMMENDED LANGUAGE FOR OFFICIAL ACTION

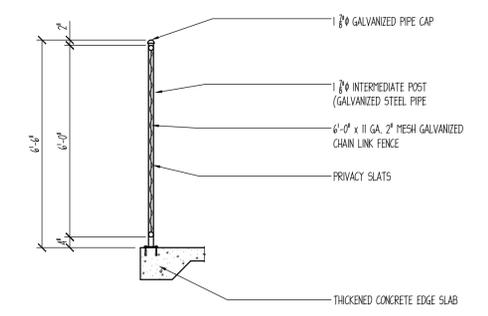
I move to [recommend/not recommend] the Village Board consider purchasing a portion of property at 3702 Schofield Ave for right-of-way to construct a public sidewalk on the west side of Mt. View Avenue for the Patriot Auto Development ?.....Or, Something else.....

| | |
|---------------------------|--|
| ADDITIONAL ACTION: | Work with applicant to complete site plan submittal consistent with the R.O.W. acquisition by the Village. [Staff] |
|---------------------------|--|

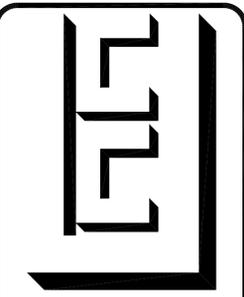


1 SITE PLAN
 C100 1" = 20'-0"

| | 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 |

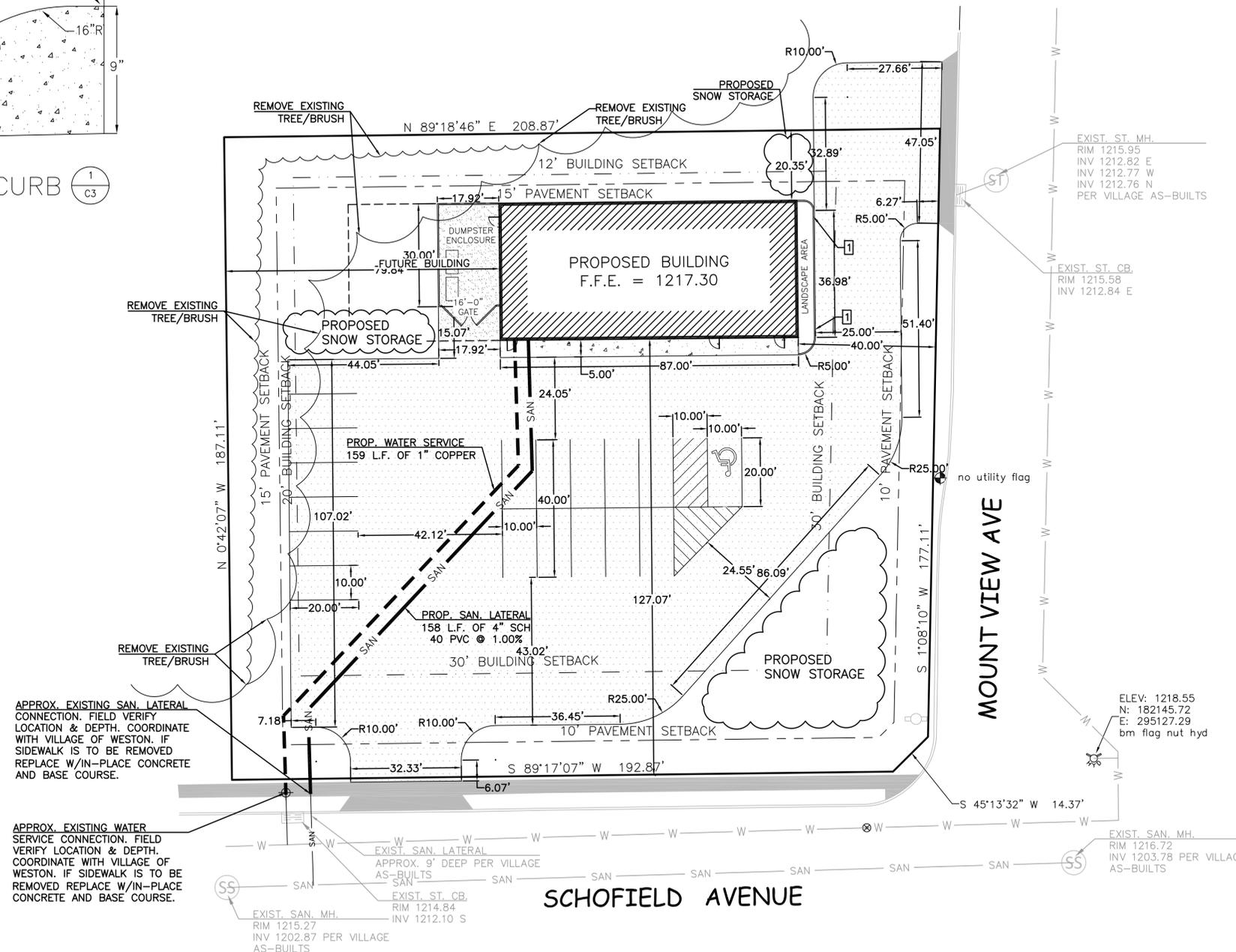
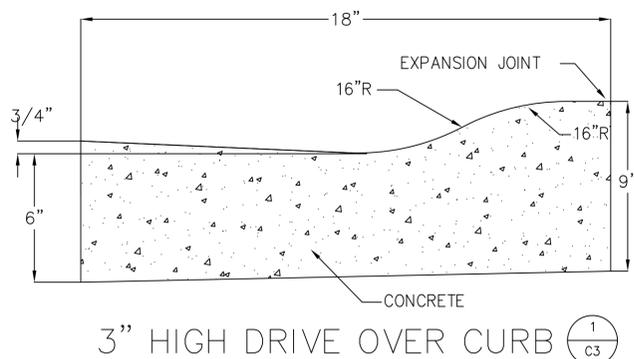
DRAWING #: 20-711
 PROJECT #: Preliminary
 DRAWN BY: KWA
 CHECKED BY:

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

SHEET TITLE
Site Plan

SHEET
C100
 OF



SITE PLAN LEGEND

- PROPOSED 4" CONCRETE
- PROPOSED 6" REINFORCED CONCRETE
- PROPOSED 3" ASPHALT PAVEMENT
- PROPOSED DRIVE OVER CURB & GUTTER
SEE DETAIL 1/C3

| | LOT 1 | TOTALS |
|-----------------------|--------------|--------------------|
| LOT AREA | 38,463 sqft. | 38,463 sqft. |
| BUILDING AREA | 3,480 sqft. | 3,480 sqft. |
| PAVED AREA | 19,870 sqft. | 19,870 sqft. |
| TOTAL IMPERVIOUS AREA | 23,350 sqft. | 23,350 sqft. (60%) |
| GREEN SPACE | 15,113 sqft. | 15,113 sqft. (40%) |

SURVEYOR'S NOTES

1. AT THE TIME OF THE SURVEY, SNOW AND/OR ICE EXISTED OVER THE SUBJECT PROPERTY. VREELAND LAND SURVEYORS & ENGINEERS SHALL NOT BE HELD RESPONSIBLE FOR ANY POSSIBLE ERRORS OR OMISSIONS DUE TO SAID WINTER CONDITIONS.

PRIVATE UTILITIES NOT LOCATED UNDERGROUND UTILITIES

THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE SURVEYOR AND ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT.

SOME UTILITIES HAVE BEEN LOCATED BY MAPS PROVIDED BY OTHERS - LOCATIONS ARE APPROXIMATE.

PRIVATE UTILITIES MAY EXIST BUT ARE NOT SHOWN ON MAP.

FIELD VERIFY SANITARY AND STORM SEWER PIPE SIZE AND LOCATION.

UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE BASED IN PART ON MARKINGS BY DIGGERS HOTLINE.

SURVEYOR'S LEGEND

- RECTANGULAR CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- WATER SERVICE
- WATER VALVE
- EXISTING CONCRETE
- EXISTING LIGHT POLE

SCALE NOTE:
IF YOU ARE VIEWING THESE PLANS IN AN 11"x17" SIZE THEY MAY BE HALF SCALE FROM THE ORIGINAL 24"x36" SIZE DRAWING AND THE DRAWING SCALE IS HALF OF THAT STATED. CHECK SCALE.

STAMP/SIGNATURE:

| BY | DATE | DESCRIPTION |
|----|------|-------------|
| | | |
| | | |
| | | |

TITLE PAGE:
PROPOSED SITE & UTILITY PLAN

PROJECT: PATRIOT AUTO

LOCATION: VILLAGE OF WESTON
MARATHON COUNTY, WISCONSIN



VREELAND ASSOCIATES, INC.
6103 DAWN STREET WESTON, WI. 54476
LAND SURVEYORS - CIVIL ENGINEERS
PHONE NO.: (715) 241-0947
EMAIL: dustin@vreelandassociates.us
WEBSITE: www.vreelandlandsurveying.com
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PREPARED FOR:
LL BEAN WESTON LLC
PROPERTY ADDRESS:
3702 SCHOFIELD AVE.
WESTON, WI 54476

DESIGNER: DUSTIN VREELAND
SURVEYED BY: TIM VREELAND
FILE NO.: 20-0061 PINORNEAULT
DATE: 5-26-2020
SCALE: 1" = 20'
SHEET C3

- (d) Outdoor storage of recreational vehicles shall not be permitted in the rear yard in residential zoning districts, except where such storage is accompanied by a bufferyard as provided in Section 94.11.02(3)(d). Outdoor storage of recreational vehicles shall be permitted in the rear yard in rural and open space zoning districts but set back from the rear and side property lines a distance equal to the parking setbacks in the associated zoning district under Figure 5.01(2).

(3) **Permitted Locations, Non-Residential Zoning Districts.**

- (a) Residential uses within non-residential zoning districts shall be subject to the limitations in subsection (2).
- (b) Outside storage of recreational vehicles associated with an allowed vehicle retail sale, service, or repair land use in a non-residential district, or commercial storage of recreational vehicles shall be regulated as an “Outdoor Display” land use and is subject to site plan approval for that use.
- (c) Recreational vehicles shall not be stored on or extend into the public right-of-way, including but not limited to on a public street or over the public sidewalk.

Section 94.12.08 Access and Driveway Standards

- (1) **Purpose and Applicability.** The purpose of this Section is to alleviate or prevent congestion of public rights-of-way, protect and enhance property values and community aesthetics, and promote the safety and general welfare of the traveling public. This Section establishes minimum requirements for the provision of access to public rights-of-way in accordance with the utilization of various sites.
- (2) **Roadway Access Control.** Access control to public roadways and driveway access design standards shall be per Chapter 71 of the Village of Weston Municipal Code
- (3) **Depiction on Required Site Plan.** The configuration and location of all proposed access drives on a property shall be depicted on any required site plan.
- (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 landscaped surface areas in Figures 5.01(2) and 5.02(2), except in the case of approved shared driveways, shared parking lots, and cross-access ways.
- (5) **Width of Driveways.** All openings for access drives onto public streets shall adhere to the widths as specified in Chapter 71 of the Code.
- (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.
- (7) **Surfacing.** Driveway surfacing shall be per Section 94.12.09(6)(a).
- (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.
- (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.
- (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.

- (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.
- (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, mailboxes 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).
- (a) Where public streets intersect with each other. To draw the first two lines of the triangle, measure 20 feet from the point of intersection of the two street rights-of-way along the two right-of-way lines. Next, draw a third straight line between the ends of the first two lines to form the vision clearance triangle.
 - (b) Where a private driveway or alley intersects with a public street. To draw the first two lines of the triangle, measure from the point of intersection between the public street right-of-way and the private driveway/alley surface edge a distance of 10 feet where the intersecting local street is a local street, 15 feet where a collector street, and 20 feet where an arterial street. Next, draw a third straight line between the ends of the first two lines to form the vision clearance triangle.

[Amended via Ord. 16-028, 5/18/2016, Ord. 17-008, 4/19/2017]

under subsection (8). This instrument shall be approved by the Village Attorney, recorded with the Register of Deeds Office prior to the issuance of any zoning permit or building permit associated with the facility, and filed with the Zoning Administrator once recorded.

- (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).
- (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 or pre-existing site conditions and suitable assurance that traffic will not back up into public rights-of-way.
- (14) **Bicycle Parking.** Except for reconstruction, resurfacing, reconfiguration, or restriping of a parking lot, driveway, or vehicle circulation area legally constructed before March 18, 2015, 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.

(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.
- (e) Projects involving the reconstruction, resurfacing, reconfiguration, or restriping of a parking lot, driveway, or vehicle circulation area legally constructed before March 18, 2015 shall meet subsection (15) to the extent the Zoning Administrator determines practical.

[Amended via Ord. 16-028, 5/18/2016; Ord. 17-009, 4/19/2017]

Section 94.12.10: Off-Street Loading Standards

- (1) **Purpose.** The purpose of this Section is to prevent congestion of public rights-of-way and private lots so as to promote the safety and general welfare of the public by establishing minimum requirements for the provision of loading facilities on various sites.
- (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.
- (3) **Location**
- (a) All loading berths shall be at least 25 feet from the intersection of two street right-of-way lines.

REQUEST FOR CONSIDERATION

| | |
|-------------------------|--|
| Public Mtg/Date: | Plan Commission, July 13, 2020 |
| Description: | Acknowledgment of Amendment to Site Layout at SC Swiderski Callon Ave Project – River Estates II |
| From: | Emily Wheaton, Assistant Planner Jennifer Higgins, Zoning Administrator |
| Question: | This item is for informational purposes only |

BACKGROUND

This item is only for informational purposes for the Plan Commission.

SC Swiderski has submitted a site plan for their new complex on Callon Ave. The presented site consists of one-12 unit building and two-8 unit buildings, along with a slight layout change of the buildings. This is an increase of two units from their original presented site plan last year, which included one-12 unit building, one 8 unit building, and one-6 unit building. At the rezoning hearing last fall, Plan Commission asked to see the site plan if it altered from what was presented at the rezoning hearing.

Staff are fine with this deviation from the plan presented in the fall. The increase of the number of units by two still fits within density standard within the Zoning Code. The site plan meets the requirements of the code and Staff are hopeful to finalize approval of the site plan soon.

| | |
|--------------------------|--|
| Attached Docs: | Preliminary Site Plan, Current Site Plan |
| Committee Action: | None to date |
| Fiscal Impact: | N/A |
| Recommendation: | N/A |

RECOMMENDED LANGUAGE FOR OFFICIAL ACTION

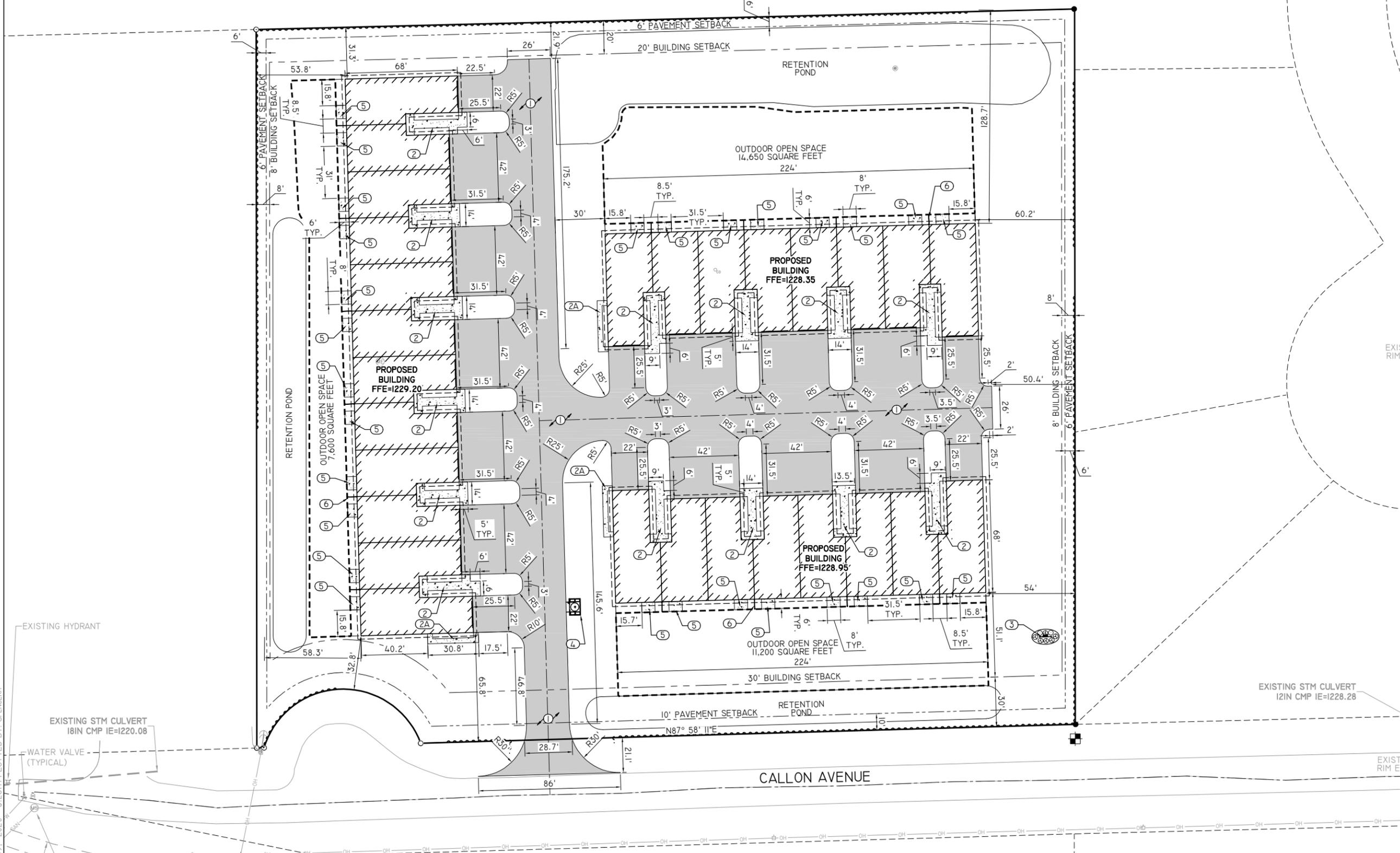
N/A

ADDITIONAL ACTION:

Finalized Site Plan

KEYED NOTES

1. ASPHALT PAVEMENT. SEE DETAIL A/800.
2. 5'-WIDE 4"-THICK CONCRETE SIDEWALK. SEE DETAIL B/800.
- 2A. 3'-WIDE, 4"-THICK CONCRETE SIDEWALK. SEE DETAIL B/800.
3. PROPOSED MONUMENT SIGN.
4. PROPOSED MAIL BUILDING.
5. 4"-THICK CONCRETE PATIO. (6'X8'). SEE DETAIL B/800.
6. 6' PRIVACY WALL (TYP.). REFER TO ARCHITECTURAL PLANS.



NOTES:

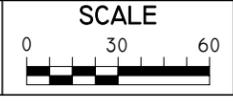
- (A) BUILDINGS AND PARKING SPACES ARE PARALLEL AND PERPENDICULAR TO PROPERTY LINE LABELED, 87° 58' 11"E, AS TAKEN FROM THE SURVEY.
- (B) PRIVATE & PUBLIC UTILITY COORDINATION INCLUDING GAS, ELECTRIC, AND TELECOMMUNICATIONS SHALL BE COORDINATED BY THE CONTRACTOR.

DRAWING FILE: P:\8800-8899\8882A - SC SWIDERSKI - CALLON AVE.DWG\PLANS\8882A-100-SITE.DWG LAYOUT: 100
 PLOTTED: JUN 09, 2020 - 3:26PM PLOTTED BY: SPENCERH

REI Engineering, INC.
 4080 N. 20TH AVENUE
 WAUSAU, WISCONSIN 54401
 PHONE: 715.675.9784, FAX: 715.675.4060
 EMAIL: MAIL@REIENGINEERING.COM



**CIVIL & ENVIRONMENTAL
 ENGINEERING, SURVEYING**



| DATE | REVISION | BY | CHK'D |
|------|----------|----|-------|
| | | | |
| | | | |
| | | | |

| | |
|-----------------------|------------------|
| DESIGNED BY: GSW | CHECKED BY: JJB |
| SURVEYED BY: AJB, JAF | APPROVED BY: JJB |
| DRAWN BY: NAP | DATE: 06/05/2020 |

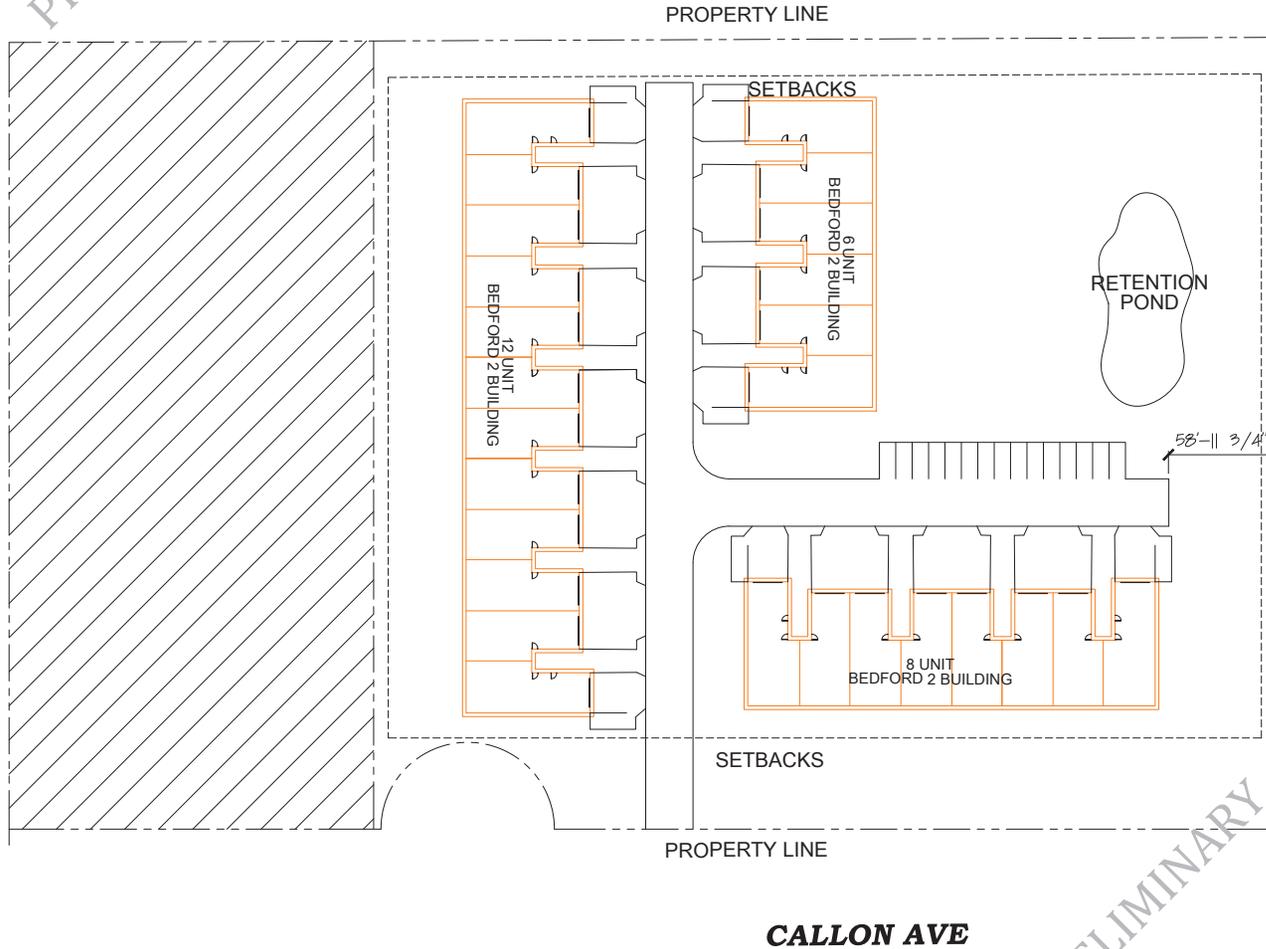
SITE PLAN
 RIVER TRAILS ESTATES PHASE II
 CALLON AVENUE
 WESTON, WISCONSIN 54476

REI
 REI No. 8882A
 SHEET 100

PRELIMINARY

Previously Proposed Site Plan

4.570 ACRES



WESTON- CALLON AVE SITE

- (1) 6 - UNIT BUILDING
- (1) 8 - UNIT BUILDING
- (1) 12 - UNIT BUILDING
- TOTAL = 26 UNITS

AREA = 4.570 ACRES
 DENSITY = 5.7 UNITS / ACRE

PARKING
 REGULAR = 24 SPACES
 GARAGE = 52 STALLS
 TOTAL = 76 SPACES / STALLS
 REQUIRED = 65 SPACES / STALLS
 2.5 PARKING / UNIT

BEDFORD 2/3 BEDROOMS
6 - UNIT BUILDING
 2 BEDROOM = 8 BEDROOMS / BUILDING
 3 BEDROOM = 6 BEDROOMS / BUILDING
 6 UNIT BUILDING / SITE = 1
 6 - UNIT BUILDING TOTAL BDRMS / SITE = 14 BEDROOMS

8 - UNIT BUILDING
 2 BEDROOM = 12 BEDROOMS / BUILDING
 3 BEDROOM = 6 BEDROOMS / BUILDING
 8 UNIT BUILDING / SITE = 1
 8 - UNIT BUILDING TOTAL BDRMS / SITE = 18 BEDROOMS

12 - UNIT BUILDING
 2 BEDROOM = 20 BEDROOMS / BUILDING
 3 BEDROOM = 6 BEDROOMS / BUILDING
 12 UNIT BUILDING / SITE = 1
 12 - UNIT BUILDING TOTAL BDRMS / SITE = 26 BEDROOMS

TOTAL = 58 BEDROOMS / SITE

S.C. SWIDERSKI, LLC
 401 Bangor Street, Monroeville, WI 54455
 715.655.9522 Fax: 715.655.9523

STAMP

REVISIONS

PROJECT
 SCS WESTON-CALLON
 SITE DEVELOPMENT
 1234 THAT ONE ROAD
 WESTON, WI

SHEET TITLE
 SITE DEVELOPMENT

SHEET NUMBER
C-1.0
 8/8/2019
 DATE
 1/32" = 1'-0"
 SCALE

PRELIMINARY

REQUEST FOR CONSIDERATION

| | |
|-------------------------|---|
| PUBLIC MTG/DATE: | PLAN COMMISSION, July 13, 2020 |
| DESCRIPTION: | Discussion of Potential Amendments to Sign Ordinance |
| FROM: | EMILY WHEATON, ASSISTANT PLANNER |
| QUESTION: | SHOULD THE PLAN COMMISSION CONSIDER RECOMMENDING TO THE BOARD OF TRUSTEES TO ADJUST THE SIGN ORDINANCE? |

BACKGROUND

SEVERAL VILLAGE TRUSTEES HAVE BEEN APPROACHED BY BUSINESSES RELATED TO RECENT CONVERSATIONS WITH STAFF PERTAINING TO THE REPLACEMENT OR ALTERNATING OF EXISTING SIGNS ON THEIR PROPERTY. IT WAS REQUESTED STAFF BRING THIS TO THE PLAN COMMISSION FOR REVIEW OF THE SIGN CODE.

I HAVE SPOKEN WITH TWO DIFFERENT BUSINESSES REGARDING CHANGING OUT EXISTING FREESTANDING SIGNS ON THEIR PROPERTIES. ONE WANTED TO REPLACE A CONFORMING SIGN WITH A SIGN THAT DID NOT MEET THE SIGN ORDINANCE. THE OTHER WANTED TO REPLACE A NON-CONFORMING SIGN. BOTH BUSINESSES WERE PROVIDED OPTIONS WITHIN THE CODE THAT WOULD HELP THEM ACCOMPLISH THEIR GOALS OF A NEW SIGN.

THE PLAN COMMISSION COULD LOOK TO AMEND THE SIGN ORDINANCE TO MAKE IT EVEN EASIER FOR BUSINESSES TO INSTALL ANY SIGN THEY WOULD LIKE, OR THEY COULD CONSIDER KEEPING THE ORDINANCE AS IS.

| | |
|--------------------------|--|
| ATTACHED DOCS: | MEMORANDUM |
| COMMITTEE ACTION: | NONE |
| FISCAL IMPACT: | TBD. WILL DEPEND ON IF ORDINANCE IS AMENDED. |
| RECOMMENDATION: | NONE |

RECOMMENDED LANGUAGE FOR OFFICIAL ACTION

NONE

| | |
|---------------------------|-------|
| ADDITIONAL ACTION: | NONE. |
|---------------------------|-------|

Memorandum

Date: 7/9/2020

To: Plan Commission

From: Emily Wheaton, Assistant Planner

Subject: Sign Ordinance

Back in March 2020, I had had discussions with two different businesses regarding changing out existing freestanding signs on their properties. Below are brief overviews of my discussions with the business. Further in the memo, I layout a comparison of the existing sign code compared with the previous sign code of 2014, See Table 1.

Tommy's Car Wash

A representative of Tommy's Car Wash, Jay Clark, reached out to the Village about replacing the existing monument sign. The existing sign is 31 square feet, 5 feet from the lot line, and 4 feet high. This sign received approval and a permit within the last few months and is considered conforming. The proposed sign would be 20 feet high and would like to be in the same location as the existing sign. I informed them that in order for a taller sign to be located in the same location of the existing sign, a special exemption would need to be applied for to allow for an exception from the code.

Klasinski Insurance

I spoke with Kevin Klasinski on the phone at the end of February. He was looking to replace his existing pole sign with a new sign. As his sign is too close to the lot line, his sign is considered non-conforming. I informed him he would need to relocate the sign to meet the setback. Kevin reached out to me shortly after about just replacing the top portion of his existing sign, like the business across the street. As long as he replaced the sign with exactly the same dimensions of his existing sign, he would be permitted to replace the sign.

Table 1: Comparison of sign code of 2014 and existing code of 2020, based on the B-3 General Business Zoning District standards for freestanding signs.

| | Previous Code (2014) | Existing Code |
|------------------------------|----------------------------------|---|
| Area | 10% of façade* | 64 sq ft |
| Setback | 5 feet | Equal to sign height |
| Height | 20-35 feet | 20 |
| Quantity | 1 | 1 per public street frontage |
| Change of nonconforming sign | Shall be brought into conformity | Can maintain exact dimension of previous nonconforming sign |

*For a building with a 45-foot façade (ie, Tommy's Car Cash), a 4.5 square foot freestanding sign would be permitted.

Wausau Sign Code

Staff reviewed the City of Wausau’s sign code in comparison to the Weston sign code. See Table 2 for the breakdown of the comparison.

Table 2: Comparison of sign code between the Village of Weston and the City of Wausau, based on the General Business Zoning District for freestanding signs.

| | V. of Weston | C. of Wausau* |
|------------------------------|--|--|
| Area | 64 sq ft | 1 sq ft sign area per 1 ft of street frontage (MAX: 250 sq ft per frontage) |
| Setback | Equal to sign height | 15 feet from street curb |
| Height | 20 feet | 10 feet |
| Quantity | 1 per public street frontage | 1 per street frontage, + 1 sign per lot with more than 200 feet of street frontage |
| Legal Nonconforming status | Lose after 12 months of property being vacant | Lose after 60 days of property being vacant; can apply for extension up to 1 year with PC approval |
| Change of nonconforming sign | Can maintain exact dimension of previous nonconforming sign; can apply for Special Exception | Must be brought into conforming; land use change requires bring sign into conformity |

***All freestanding signs require approval from Plan Commission.**

Special Exceptions

The existing Weston sign code allows for applicants to apply for a special exception to deviate from almost all requirements of the sign code. This includes height, area, ground clearance, setback, and quantity. The process is handled similarly to a conditional use permit. This process requires a public hearing, notice be mailed to neighboring parcels within 300 feet of the property, and Plan Commission determination. This process can add at least an extra month on the sign permit process. Special Exceptions would not apply directly to a non-conforming sign but to a new sign that would be proposed to be similar to the existing non-confirming sign.

Conclusions

The existing code does allow for less restrictions for commercial signs compared to its predecessor (ie square footage) and the Wausau Sign Code. One of the large differences between the codes is the setback requirement. One of the largest differences with the Wausau Sign Code is allowing Weston businesses the opportunity to apply for the Special Exception to request approval to continue utilizing a nonconforming sign. With the potentially smaller signs allowed (10% of façade) in the 2014 code, a smaller setback would have made sense as the signs would have imposed less of a threat on the right-of-way where traffic and pedestrians would be traveling. The current code also allows for Special Exceptions to request a deviation from the sign code as well as permits non-conforming signs to be replaced as long as the area is not increased or decreased. The 2014 code did not offer any of these options.



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

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

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

FOR REVIEW BY: Plan Commission, 07/13/2020

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

ISSUE-IN-BRIEF: June 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 #20200185 Markovich Properties, 2717 Schofield Avenue – Condo Second Addendum

Site Plans –

Project #20200117 Markovich Properties, 2717 Schofield Avenue – Mini Mall

Project #20200215 Sutton Transportation, 8008 Technology Drive – Parking Lot Permit



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

DESCRIPTION: Report re: June 2020 Building Permits

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

FOR REVIEW BY: Plan Commission, 7/13/2020
Board of Trustees, 7/20/2020

POLICY QUESTION: Should the PC & BOT acknowledge the June 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 (6/30/2020)**
581 total permits issued (570 Village, 6 Town, 4 Rothschild)
\$113,875 in permit fees received with a valuation of \$19,364,334
In the Village of Weston-
570 permits
\$105,400 in permit fees received
\$18,215,588 in permit valuation

In June – 146 permits in the Village were issued. \$41,552 in permit fees were collected with a valuation of \$6,411,524

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?

June 2020 Building Permits Issued Report

June 2020 Permit Total Report Code

Permits Issued

Date From 06/01/2020 and Date To 06/30/2020

| Permit # | Templates | Permit Address | Parcel ID | Owner Name | Contractor | Finished Sq Ft | Issue Date | Valuation |
|-----------------------|--------------------|---------------------------------|--------------------|--------------------------------------|--|----------------|-----------------------|-----------|
| 202000871 | Special Assessment | | 1922808204097 1 | | CHICAGO TITLE INSURANCE COMPANY | | 06/08/2020 | \$40.00 |
| | | | | | | | Permits Issued | 1 |
| | | | | | | | Permits Fees | \$40 |
| | | | | | | | Permits Valuation | |
| 176 | | | | | | | | |
| 202000927 | Well | 1611 EDWARD AV, ROTHSCHILD | 1762808303109 1 | THOMAS G SPEES | | | 06/15/2020 | \$135.00 |
| 202001028 | Well | 2203 EDGEWOOD AV, ROTHSCHILD | 1762808301106 2 | DALE D SEYMOUR GINNY L SEYMOUR | | | 06/30/2020 | \$135.00 |
| | | | | | | | 176 Permits Issued | 2 |
| | | | | | | | 176 Permits Fees | \$270 |
| | | | | | | | 176 Permits Valuation | |
| Town of Weston | | | | | | | | |
| 202000985 | Resurface | 228803 SKYLINE LN, WESTON | 0822808061098 7 | THOMAS J WOOD JANE E RAYMOND-WOOD | | | 06/26/2020 | \$35.00 |

Permits Issued

Date From 06/01/2020 and Date To 06/30/2020

| Permit # | Templates | Permit Address | Parcel ID | Owner Name | Contractor | Finished Sq Ft | Issue Date | Valuation |
|--------------------------|-----------|------------------------------|--------------------|---|--------------|----------------|---------------------------|-----------------|
| | | | | | | | Town of Weston Permits Is | 1 |
| | | | | | | | Town of Weston Permits F | \$35 |
| | | | | | | | Town of Weston Permits V | |
| Village of Weston | | | | | | | | |
| 202000764 | Accessory | 6300 BIRCH ST, WESTON | 1922808201099 6 | MHWI COLONIAL GARDENS OF WESTON LLC | storage shed | | 06/01/2020 | \$35 \$30.00 |
| 202000951 | Accessory | 3404 TAPPE DR, WESTON | 1922808102010 6 | CHAN LAVONGSA PHETSADAVONG SOUNPHONP | | | 06/19/2020 | \$1,000 \$30.00 |
| 202000959 | Accessory | 6300 BIRCH ST, WESTON | 1922808201099 6 | MHWI COLONIAL GARDENS OF WESTON LLC | | | 06/19/2020 | \$1,000 \$60.00 |
| 202000908 | Accessory | 2909 JELINEK AV, WESTON | 1922808202099 5 | PAO CHOUA VANG POR LEE | | | 06/10/2020 | \$1,600 \$30.00 |
| 202000858 | Accessory | 6300 BIRCH ST, WESTON | 1922808201099 6 | MHWI COLONIAL GARDENS OF WESTON LLC | | | 06/05/2020 | \$2,045 \$30.00 |
| 202000949 | Accessory | 5503 SUNSET ST, WESTON | 1922808163015 8 | GREGORY W AUNE | | | 06/18/2020 | \$2,200 \$30.00 |
| 202000782 | Accessory | 6300 BIRCH ST, WESTON | 1922808201099 6 | MHWI COLONIAL GARDENS OF WESTON LLC | for shed. | | 06/01/2020 | \$2,300 \$30.00 |
| 202000789 | Accessory | 6211 VON KANEL ST, WESTON | 1922808211094 9 | GREEN TREE CONSTRUCTION | | | 06/01/2020 | \$2,500 \$90.00 |
| 202000857 | Accessory | 5112 PINE ST, WESTON | 1922808181098 3 | DUWAYNE D ROSSENBACH THERESA M ROSSENBACH | | | 06/04/2020 | \$2,700 \$30.00 |
| 202000815 | Accessory | 5904 PINE PARK ST, WESTON | 1922808184002 1 | ROGER D NEITZKE STEPHANIE J NEITZKE | | | 06/02/2020 | \$3,400 \$60.00 |

Permits Issued

Date From 06/01/2020 and Date To 06/30/2020

| Permit # | Templates | Permit Address | Parcel ID | Owner Name | Contractor | Finished Sq Ft | Issue Date | Valuation |
|-----------|------------------------|--------------------------------|--------------------|--|--|----------------|------------|---------------------------|
| 202000904 | Accessory | 9940 SIBERIAN DR, WESTON | 1922808322004 6 | NICK WITTER ASHLEY WITTER | | | 06/10/2020 | \$3,800 \$30.00 |
| 202000805 | Accessory | 6310 LABRADOR RD, WESTON | 1922808202001 4 | ANNETTE NINNEMANN BRIAN MINDEMAN | | | 06/02/2020 | \$6,000 \$90.00 |
| 202000804 | Accessory | 6206 JALEN CIR, WESTON | 1922808222003 1 | CHRISTOPHER C OLSON | | | 06/02/2020 | \$12,000 \$150.00 |
| 202000979 | Accessory | 7106 EXECUTIVE CT, WESTON | 1922808151008 1 | JPMJM INCOME TRUST | Trim Crafters, LLC | | 06/24/2020 | \$15,000 \$150.00 |
| 202000862 | Accessory | 5006 CHADWICK ST, WESTON | 1922808161007 5 | MARATHON COUNTY | J & J Lee Const. Co. Inc. | | 06/05/2020 | \$161,548 \$240.00 |
| 202000929 | Accessory | 1810 SCHOFIELD AV, WESTON | 1922808181093 0 | HABITAT FOR HUMANITY OF WAUSAU INC | Habitat for Humanity of Wausau, Inc. | | 06/16/2020 | \$18,000 \$100.00 |
| 202000928 | Commercial Building | 7315 ZINSER ST, WESTON | 1922808234098 9 | EAU CLAIRE RIVER LLC | Wanta & Sons | | 06/15/2020 | \$1,209,526 \$7,500.00 |
| 202000856 | Commercial Building | 8951 ENTERPRISE WAY, WESTON | 1922808231096 5 | HOXIE ENTERPRISES LLC (J & D TUBE BENDERS INC) | BOB'S ELECTRIC OF WAUSAU | | 06/04/2020 | \$0 \$2,820.00 |
| 202000962 | Commercial Building | 3308 SCHOFIELD AV, WESTON | 1922808174098 4 | JOUAPAO PLAZA LLC | Schofield Oriental Market Inclusa | | 06/22/2020 | \$7,155 \$100.00 |
| 202000870 | Commercial Building | 7802 MEADOW ROCK DR, WESTON | 1922808291000 8 | MEADOW ROCK LLC | | | 06/08/2020 | \$100,000 \$150.00 |
| 201801450 | Commercial Building | 8951 ENTERPRISE WAY, WESTON | 1922808231096 5 | HOXIE ENTERPRISES LLC (J & D TUBE BENDERS INC) | | | 06/04/2020 | \$1,750,000 \$5,200.00 |
| 202001009 | Commercial Building | 7102 COMMERCE DR, WESTON | 1762807265093 0 | MARATHON COUNTY | URBAN CONSTRUCTI ON COMPANY INC | | 06/29/2020 | \$1,800,000 \$7,500.00 |
| 202000996 | Deck | 4707 FULLER ST, WESTON | 1922808161095 9 | DAVID J SCHAETZL CAROL A SCHAETZL | Hilltop Handyman LLC | | 06/27/2020 | \$4,000 \$75.00 |
| 202000888 | Deck | 3108 SHOREY AV, WESTON | 1922808293000 2 | SCOTT D MAYER ANN M MAYER | | | 06/09/2020 | \$6,112 \$75.00 |
| 202000887 | Driveway | 6809 LANG LN, WESTON | 1922808154000 1 | SUSAN XIONG | | | 06/09/2020 | \$3,000 \$75.00 |
| 202000964 | Driveway | 7808 CALLON AV, WESTON | 1922808143098 4 | EDWIN J BECKER CAROL M BECKER | | | 06/22/2020 | \$3,500 \$35.00 |

Permits Issued

Date From 06/01/2020 and Date To 06/30/2020

| Permit # | Templates | Permit Address | Parcel ID | Owner Name | Contractor | Finished Sq Ft | Issue Date | Valuation |
|-----------|------------|--------------------------------|--------------------|---|--|----------------|------------|--------------------|
| 202000905 | Electrical | 4111 SCHOFIELD AV, WESTON | 1922808163095 2 | BENDER INVESTMENTS INC | | | 06/10/2020 | \$100.00 |
| 202000930 | Electrical | 5717 FERGE ST, WESTON | 1922808183011 6 | BILLY HUEBSCH | | | 06/16/2020 | \$55.00 |
| 202000890 | Electrical | 3213 BRUCE DR, WESTON | 1922808082002 1 | LARRY L ROTHMEYER JEAN E ROTHMEYER | FLOYD J MOORE | | 06/10/2020 | \$55.00 |
| 202000917 | Electrical | 9706 LEXINGTON CT, WESTON | 1922808321000 5 | JOHN D MACPHERSON JILL M MACPHERSON | Pieper Electric, Inc | | 06/12/2020 | \$55.00 |
| 202000941 | Electrical | 4810 STERNBERG AV, WESTON | 1922808162003 9 | RICHARD F SPATZ PATTI A SPATZ | NEWTON ELECTRIC CORP | | 06/17/2020 | \$55.00 |
| 202000803 | Electrical | 5908 HEATH ST, WESTON | 1922808102005 5 | LISA THOMAS | | | 06/02/2020 | \$30.00 |
| 202000765 | Excavation | 7315 ZINSER ST, WESTON | 1922808234098 9 | EAU CLAIRE RIVER LLC | Wisconsin Public Service Corporation | | 06/01/2020 | \$75.00 |
| 202000922 | Excavation | 3001 SCHOFIELD AV, WESTON | 1922808173095 2 | L & L OF MANITOWOC INC | MiTech Services | | 06/15/2020 | \$75.00 |
| 202000947 | Fence | 6610 SCHOFIELD AV, WESTON | 1922808154097 6 | RYAN J HAROLDSON JOAN E HAROLDSON | | | 06/18/2020 | \$500 \$30.00 |
| 202000775 | Fence | 6007 HIGH RIDGE CIR, WESTON | 1922808152010 0 | JAY C TRUE SARA J TRUE | | | 06/01/2020 | \$500 \$30.00 |
| 202000868 | Fence | 2505 JELINEK AV, WESTON | 1922808202098 9 | DENNIS M JOHNSON KRISTINE M JOHNSON | | | 06/08/2020 | \$900 \$30.00 |
| 202000913 | Fence | 6104 TOWER RIDGE PL, WESTON | 1922808212017 3 | JAIMIE L SCHUSTER | | | 06/11/2020 | \$2,000 \$30.00 |
| 202000920 | Fence | 6403 CREEL DR, WESTON | 1922808101004 4 | JEFFORY S KARLEN JACQUELINE A KARLEN | | | 06/15/2020 | \$3,325 \$30.00 |
| 202000924 | Fence | 6306 TOWER RIDGE PL, WESTON | 1922808212016 6 | XANG S YANG SAO LAO | | | 06/15/2020 | \$4,000 \$30.00 |
| 202000967 | Fence | 2906 BARCLAY WAY, WESTON | 1922808172005 6 | Michelle Millikin | | | 06/23/2020 | \$4,250 \$30.00 |
| 202000910 | Fence | 6402 DOMINIKA ST, WESTON | 1922808222009 6 | JUSTIN WILLIS LINDA WILLIS | | | 06/10/2020 | \$5,500 \$30.00 |
| 202000952 | Fence | 3203 CECIL ST, WESTON | 1922808082001 3 | SAMANTHA FEDROWITZ OLIVER POST | | | 06/19/2020 | \$5,500 \$30.00 |
| 202000984 | Fence | 2708 E NEUPERT AV, WESTON | 1922808173010 6 | CYRIL E KLOOS LAURIE A KLOOS | | | 06/25/2020 | \$7,500 \$30.00 |

Permits Issued

Date From 06/01/2020 and Date To 06/30/2020

| Permit # | Templates | Permit Address | Parcel ID | Owner Name | Contractor | Finished Sq Ft | Issue Date | Valuation |
|-----------|------------------------|----------------------------------|--------------------|--|-------------------------------------|----------------|------------|----------------------|
| 202000943 | Fence | 5605 ROCK RAPIDS DR, WESTON | 1922808094025 2 | THOMAS LEE | | | 06/17/2020 | \$7,897 \$30.00 |
| 202000766 | Fence | 7005 BREHM ST, WESTON | 1922808243001 4 | TROY H KERSTNER LISA J KERSTNER | | | 06/01/2020 | \$14,000 \$30.00 |
| 202000787 | General | 3605 CROSS POINTE BLVD, WESTON | 1922808291003 8 | BIRCHWOOD HIGHLANDS III | United construction | | 06/01/2020 | \$500 \$100.00 |
| 202000860 | General | 4907 MESKER ST, WESTON | 1922808161006 8 | TOM GRAWAY | | | 06/05/2020 | \$500 \$35.00 |
| 202000961 | General | 5917 LAWNDALE ST, WESTON | 1922808184017 8 | WALTER C DAVIDSON JUDITH E DAVIDSON | | | 06/22/2020 | \$1,000 \$35.00 |
| 202000942 | General | 6205 BUSINESS HIGHWAY 51, WESTON | 1922808192098 1 | BERNARD G ENKRO GERALDINE M ENKRO | Urban Construction | | 06/17/2020 | \$26,800 \$100.00 |
| 202000911 | Home Improvement | 6806 LANG LN, WESTON | 1922808154099 0 | INCREDIBLE BANK | Sillars Hardscape & Remodeling | | 06/10/2020 | \$500 \$125.00 |
| 202000842 | Home Improvement | 9303 CHRISTIE LN, WESTON | 1922808243004 8 | JARED C TOMANY SIDNEY R TOMANY | complete service painting and remod | | 06/04/2020 | \$8,000 \$155.00 |
| 202000855 | Home Improvement | 5809 EDWARD ST, WESTON | 1922808174093 0 | CHA P XIONG MAI VANG | House siding | | 06/04/2020 | \$8,000 \$75.00 |
| 202001029 | Home Improvement | 6003 S GORDON ST, WESTON | 1922808174005 0 | RT RIEHLE LLC | | | 06/30/2020 | \$10,000 \$125.00 |
| 202000840 | Lateral | 5105 QUIRT SANN DR, WESTON | 1922808172009 1 | DENYON HOMES INC | ADVANTAGE PLUMBING PLUS LLC | | 06/04/2020 | \$545.00 |
| 202000839 | Lateral | 5202 QUIRT SANN DR, WESTON | 1922808172007 3 | DENYON HOMES INC | ADVANTAGE PLUMBING PLUS LLC | | 06/04/2020 | \$545.00 |
| 202000837 | Lateral | 4906 QUIRT SANN DR, WESTON | 1922808172004 9 | DENYON HOMES INC | ADVANTAGE PLUMBING PLUS LLC | | 06/03/2020 | \$545.00 |
| 202000983 | Minor Home Improvement | 5207 COROZALLA DR, WESTON | 1922808161012 0 | RULE II APTS LLC | Property Manager | | 06/25/2020 | \$2,000 \$50.00 |
| 202000938 | Minor Home Improvement | 5707 FULLER ST, WESTON | 1922808153097 3 | PLEASANT VALLEY PROPERTIES OF WI LLC | | | 06/17/2020 | \$3,000 \$50.00 |
| 202000939 | Minor Home Improvement | 5707 FULLER ST, WESTON | 1922808153097 3 | PLEASANT VALLEY PROPERTIES OF WI LLC | | | 06/17/2020 | \$3,000 \$50.00 |

Permits Issued

Date From 06/01/2020 and Date To 06/30/2020

| Permit # | Templates | Permit Address | Parcel ID | Owner Name | Contractor | Finished Sq Ft | Issue Date | Valuation |
|-----------|------------------------|----------------------------------|--------------------|-----------------------------------|-----------------------------------|----------------|------------|-------------------|
| 202000912 | Minor Home Improvement | 6102 RANDY JAY ST, WESTON | 1922808212001 8 | STEVEN R MEDINA | Mad City Windows & Baths | | 06/11/2020 | \$3,231 \$50.00 |
| 202000937 | Minor Home Improvement | 3216 VERN LN, WESTON | 1922808083001 5 | RICHARD C ALSTAD ANDREA ALSTAD | | | 06/17/2020 | \$5,000 \$50.00 |
| 202000825 | Minor Home Improvement | 4010 E EVEREST AV, WESTON | 1922808201000 8 | ALBERTO H ARAYA HOLLY L ARAYA | Denyon Homes, LLC. | | 06/03/2020 | \$8,000 \$50.00 |
| 202000909 | Minor Home Improvement | 6502 ALTA VERDE ST, WESTON | 1922808191009 8 | RONALD PITEK LAVONNE PITEK | | | 06/10/2020 | \$9,500 \$50.00 |
| 202000859 | Minor Home Improvement | 3203 CECIL ST, WESTON | 1922808082001 3 | SAMANTHA FEDROWITZ OLIVER POST | MSR&I Construction | | 06/05/2020 | \$14,500 \$50.00 |
| 202000843 | Minor Home Improvement | 2811 NORTHWESTERN AV, WESTON | 1922808082099 7 | SOPHIA SPARHAWK | C&C Services, LLC | | 06/04/2020 | \$15,000 \$50.00 |
| 202000958 | Minor Home Improvement | 5903 THOMAS AV, WESTON | 1922808152001 1 | KA YENG YANG | Dun-Rite Exteriors | | 06/19/2020 | \$18,205 \$50.00 |
| 202000790 | Minor Home Improvement | 6002 ROGAN LN, WESTON | 1922808152004 8 | JONATHAN E OLSON CLAUDIA OLSON | Oakwood Exteriors LLC | | 06/02/2020 | \$21,000 \$50.00 |
| 202000921 | Occupancy | 5721 BUSINESS HIGHWAY 51, WESTON | 1922808183102 7 | WSI PROPERTIES LLC | Onyx-Salon | | 06/15/2020 | \$50.00 |
| 202000906 | Occupancy | 4111 SCHOFIELD AV, WESTON | 1922808163095 2 | BENDER INVESTMENTS INC | | | 06/10/2020 | \$50.00 |
| 202000926 | Occupancy | 4203 SCHOFIELD AV, WESTON | 1922808163095 2 | BENDER INVESTMENTS INC | Legato | | 06/15/2020 | \$50.00 |
| 202000916 | Park Sign | 5721 BUSINESS HIGHWAY 51, WESTON | 1922808183102 7 | WSI PROPERTIES LLC | Onyx-Salon | | 06/11/2020 | \$50.00 |
| 202001002 | Parking Lot | 8008 TECHNOLOGY DR, WESTON | 1922808232095 4 | SAMALAMA LLC | Marathon Technical Services, LLC. | | 06/29/2020 | \$30,000 \$200.00 |
| 202000946 | Parking Lot | 4009 COMMUNITY CENTER DR, WESTON | 1922808201098 1 | EYETEETH LLC ATTN: BOOKKEEPING | Lewis Construction | | 06/17/2020 | \$100,000 \$0.00 |
| 202001014 | Plumbing | 7315 ZINSER ST, WESTON | 1922808234098 9 | EAU CLAIRE RIVER LLC | PGA INC | | 06/29/2020 | \$100.00 |
| 202000907 | Plumbing | 4111 SCHOFIELD AV, WESTON | 1922808163095 2 | BENDER INVESTMENTS INC | | | 06/10/2020 | \$100.00 |
| 202000867 | Plumbing | 4912 ELM ST, WESTON | 1922808172003 1 | GILBERT E HOLCOMB | Steves Plumbing | | 06/08/2020 | \$30.00 |

Permits Issued

Date From 06/01/2020 and Date To 06/30/2020

| Permit # | Templates | Permit Address | Parcel ID | Owner Name | Contractor | Finished Sq Ft | Issue Date | Valuation |
|-----------|-----------------------|--|--------------------|--|--|----------------|------------|----------------------|
| 202000982 | Plumbing | 5202 ARROW ST, WESTON | 1922808162003 1 | MICHAEL R SULZER | Mad City Windows & Baths | | 06/25/2020 | \$30.00 |
| 202000981 | Pool | 5802 NORMANDY ST, WESTON | 1922808183102 1 | JOEY TESCH JILL TESCH | | | 06/25/2020 | \$2,000 \$50.00 |
| 202000865 | Pool | 9690 SANDHILL DR, WESTON | 1922808322008 3 | RICK S MEYER MELISSA L MEYER | | | 06/08/2020 | \$2,500 \$50.00 |
| 202000948 | Pool | 6610 SCHOFIELD AV, WESTON | 1922808154097 6 | RYAN J HAROLDSON JOAN E HAROLDSON | | | 06/18/2020 | \$9,000 \$50.00 |
| 202000822 | Pool | 3811 SCHOONOVER RD, WESTON | 1922808103096 3 | KELLY KREMSREITER AMY KREMSREITER | | | 06/02/2020 | \$26,000 \$100.00 |
| 202001027 | Resurface | 6504 ZINSER ST, WESTON | 1922808232097 0 | ANDREW E SUTTON | | | 06/30/2020 | \$35.00 |
| 202000953 | Resurface | 3210 EAU CLAIRE AV, WESTON | 1922808083005 9 | FRED W SCHUSTER ELAINE M SCHUSTER | | | 06/19/2020 | \$35.00 |
| 202000875 | Resurface | 5712 HIGH RIDGE CIR, WESTON | 1922808152008 0 | FREDRICK C SIMONSEN NICOLE M SIMONSEN | | | 06/09/2020 | \$35.00 |
| 202001004 | Sign | 4111 SCHOFIELD AV, WESTON | 1922808163095 2 | BENDER INVESTMENTS INC | | | 06/29/2020 | \$350 \$50.00 |
| 202000889 | Sign | 5209 SCHOFIELD AV, WESTON | 1922808164014 0 | STEPHEN SMITALA | K-9 Elementary LLC | | 06/10/2020 | \$450 \$25.00 |
| 202001015 | Sign | 3414 SCHOFIELD AV, WESTON | 1922808174095 7 | FINKE LEASING LLC | Super Lettering & Signs Inc | | 06/29/2020 | \$1,800 \$75.00 |
| 202000779 | Sign | 5605 MESKER ST, WESTON | 1922808164099 4 | RANDY KEUNTJES | Graphic House Inc | | 06/01/2020 | \$5,000 \$97.00 |
| 202000806 | Sign | 4107 BARBICAN AV, WESTON | 1922808212017 7 | 4107 BARBICAN AVENUE LLC | Stratford Sign Company | | 06/02/2020 | \$795 \$0.00 |
| 202000861 | Special Assessment | 1901 NEUPERT AV, WESTON | 1922808184099 1 | ANTHONY C HERMANEK GLORIA J HERMANEK | Knight Barry Title - QTax | | 06/05/2020 | \$40.00 |
| 202000852 | Special Assessment | 4105 RIVER BEND RD, WESTON | 1922808103005 5 | TIMOTHY BOWERS | The Closing Company, LLC | | 06/04/2020 | \$40.00 |
| 202000853 | Special Assessment | 6207 BUSINESS HIGHWAY 51, WESTON | 1922808192098 7 | C/O RYAN LLC | FIRST AMERICAN NPS TAX DEPARTMEN T | | 06/04/2020 | \$40.00 |

Permits Issued

Date From 06/01/2020 and Date To 06/30/2020

| Permit # | Templates | Permit Address | Parcel ID | Owner Name | Contractor | Finished Sq Ft | Issue Date | Valuation |
|-----------|--------------------|--------------------------------|--------------------|--|--|----------------|------------|-----------|
| 202000918 | Special Assessment | 4905 CRESTWOOD DR, WESTON | 1922808171004 2 | SAN PROPERTIES LLC | Knight Barry Title - QTax | | 06/12/2020 | \$40.00 |
| 202000872 | Special Assessment | 3400 MINISTRY PKWY, WESTON | 1922808204095 9 | ASCENSION WISCONSIN ATTN: FINANCE 5700 | CHICAGO TITLE INSURANCE COMPANY | | 06/08/2020 | \$40.00 |
| 202000966 | Special Assessment | 3404 HARRAH DR, WESTON | 1922808322015 3 | INCREDIBLE BANK | Knight Barry Title - QTax | | 06/23/2020 | \$40.00 |
| 202000999 | Special Assessment | 5602 RICHFLEX ST, WESTON | 1922808174094 4 | JESSICA L BEYER | Runkel Abstract & Title Co | | 06/29/2020 | \$40.00 |
| 202001000 | Special Assessment | 7607 CALLON AV, WESTON | 1922808232098 7 | IRENE N DZIAK | Runkel Abstract & Title Co | | 06/29/2020 | \$40.00 |
| 202000997 | Special Assessment | 9403 MEADOW CREEK LN, WESTON | 1922808322010 7 | JANET M SHIMKUS | Runkel Abstract & Title Co | | 06/29/2020 | \$40.00 |
| 202000998 | Special Assessment | 7012 RIVER TRAIL DR, WESTON | 1922808154016 7 | WESTON RIDGE LLC | Runkel Abstract & Title Co | | 06/29/2020 | \$40.00 |
| 202000849 | Special Assessment | 7203 FEITH AV, WESTON | 1922808221012 9 | RENEE M LAUSCHER | The Closing Company, LLC | | 06/04/2020 | \$40.00 |
| 202000850 | Special Assessment | 9609 HERITAGE HILLS DR, WESTON | 1922808321003 9 | JUSTIN B LEWITZKE SAMMANATHA J LEWITZKE | The Closing Company, LLC | | 06/04/2020 | \$40.00 |
| 202000844 | Special Assessment | 5208 ROSS AV, WESTON | 1922808161094 5 | LLEWELLYN NEKLEWICZ | The Closing Company, LLC | | 06/04/2020 | \$40.00 |
| 202000845 | Special Assessment | 3104 VERN LN, WESTON | 1922808083001 9 | BENJAMIN DIERS MOLLY DIERS | The Closing Company, LLC | | 06/04/2020 | \$40.00 |
| 202000846 | Special Assessment | 3104 VERN LN, WESTON | 1922808083001 9 | BENJAMIN DIERS MOLLY DIERS | The Closing Company, LLC | | 06/04/2020 | \$40.00 |
| 202000847 | Special Assessment | 3104 VERN LN, WESTON | 1922808083001 9 | BENJAMIN DIERS MOLLY DIERS | The Closing Company, LLC | | 06/04/2020 | \$40.00 |
| 202000848 | Special Assessment | 5908 ISAIAH ST, WESTON | 1922808102009 2 | MELISSA FREES | The Closing Company, LLC | | 06/04/2020 | \$40.00 |

Permits Issued

Date From 06/01/2020 and Date To 06/30/2020

| Permit # | Templates | Permit Address | Parcel ID | Owner Name | Contractor | Finished Sq Ft | Issue Date | Valuation |
|-----------|--------------------|-------------------------------|--------------------|---------------------------------------|----------------------------|----------------|------------|-----------|
| 202000892 | Special Assessment | 6106 KAYAK DR, WESTON | 1922808102027 2 | JESSE E OLESON | County Land and Title Co. | | 06/10/2020 | \$40.00 |
| 202000783 | Special Assessment | 3207 EAU CLAIRE AV, WESTON | 1922808172004 5 | RODNEY J MEANS GWENDOLYN E MEANS | Runkel Abstract & Title Co | | 06/01/2020 | \$40.00 |
| 202000784 | Special Assessment | 3207 EAU CLAIRE AV, WESTON | 1922808172004 5 | RODNEY J MEANS GWENDOLYN E MEANS | Runkel Abstract & Title Co | | 06/01/2020 | \$40.00 |
| 202000785 | Special Assessment | 3207 EAU CLAIRE AV, WESTON | 1922808172004 5 | RODNEY J MEANS GWENDOLYN E MEANS | Runkel Abstract & Title Co | | 06/01/2020 | \$40.00 |
| 202000786 | Special Assessment | 3207 EAU CLAIRE AV, WESTON | 1922808172004 5 | RODNEY J MEANS GWENDOLYN E MEANS | Runkel Abstract & Title Co | | 06/01/2020 | \$40.00 |
| 202000891 | Special Assessment | 5011 KELLYLAND ST, WESTON | 1922808161003 3 | JESSICA L STARR | County Land and Title Co. | | 06/10/2020 | \$40.00 |
| 202000893 | Special Assessment | No Address | | No Address | County Land and Title Co. | | 06/10/2020 | \$40.00 |
| 202000894 | Special Assessment | 3213 BRUCE DR, WESTON | 1922808082002 1 | LARRY L ROTHMEYER JEAN E ROTHMEYER | County Land and Title Co. | | 06/10/2020 | \$40.00 |
| 202000895 | Special Assessment | 5510 WINDING CREEK DR, WESTON | 1922808091007 9 | CORY B LANG LISA E LANG | County Land and Title Co. | | 06/10/2020 | \$40.00 |
| 202000896 | Special Assessment | 5302 JACOB ST, WESTON | 1922808091004 8 | ERIC M KOWIESKI | County Land and Title Co. | | 06/10/2020 | \$40.00 |
| 202000851 | Special Assessment | 6003 DECKER ST, WESTON | 1922808144002 2 | ALAN P DEILER | The Closing Company, LLC | | 06/04/2020 | \$40.00 |
| 202000897 | Special Assessment | 3407 CALEB DR, WESTON | 1922808102007 4 | JERRY K KRAMER | County Land and Title Co. | | 06/10/2020 | \$40.00 |
| 202000898 | Special Assessment | 3102 EAU CLAIRE AV, WESTON | 1922808083005 1 | KEITH W WELLER MARGARET J WELLER | County Land and Title Co. | | 06/10/2020 | \$40.00 |
| 202000899 | Special Assessment | 3107 FOXTAIL CT, WESTON | 1922808202017 6 | DEAN M HOIDA | County Land and Title Co. | | 06/10/2020 | \$40.00 |
| 202000901 | Special Assessment | 7804 SERVICE LN, WESTON | 1922808233000 5 | EAU CLAIRE RIVER LLC | County Land and Title Co. | | 06/10/2020 | \$40.00 |
| 202000902 | Special Assessment | 6207 KELLY PL, WESTON | 1922808222004 6 | JEREMY R KOPP REBECCA J KOPP | County Land and Title Co. | | 06/10/2020 | \$40.00 |
| 202000900 | Special Assessment | 2906 BARCLAY WAY, WESTON | 1922808172005 6 | DENYON HOMES INC | County Land and Title Co. | | 06/10/2020 | \$40.00 |

Permits Issued

Date From 06/01/2020 and Date To 06/30/2020

| Permit # | Templates | Permit Address | Parcel ID | Owner Name | Contractor | Finished Sq Ft | Issue Date | Valuation |
|-----------|--------------------|-------------------------------|----------------|--|------------------------------|----------------|------------|-------------------|
| 202000903 | Special Assessment | 4103 PINE RIDGE LN, WESTON | 19228080940209 | MICHAEL L BOEHM BARBARA M BOEHM | County Land and Title Co. | | 06/10/2020 | \$40.00 |
| 202000802 | Special Assessment | 4040 CAMP PHILLIPS RD, WESTON | 19228080840960 | FRED P NOVAK | TITLE COMPANY | | 06/02/2020 | \$40.00 |
| 202000823 | Sprinkler | 2905 WEILAND AV, WESTON | 19228081720080 | DENYON HOMES INC | Sprinkler Pete | | 06/03/2020 | \$3,000 \$50.00 |
| 202000824 | Sprinkler | 3902 SANDY LN, WESTON | 19228080940171 | DENISE M SKARE DONALD A SKARE | Sprinkler Pete | | 06/03/2020 | \$3,400 \$50.00 |
| 202000791 | Sprinkler | 5106 QUIRT SANN DR, WESTON | 19228081720072 | DENYON HOMES INC | CWH Sprinklers & More LLC | | 06/02/2020 | \$3,500 \$50.00 |
| 202000965 | Sprinkler | 5808 FIELDCREST LN, WESTON | 19228081430046 | MATTHEW MELK SARA MELK | Sprinkler Pete | | 06/23/2020 | \$3,700 \$50.00 |
| 202000963 | Sprinkler | 7106 EXECUTIVE CT, WESTON | 19228081510081 | JPMJM INCOME TRUST | Green Lawn | | 06/22/2020 | \$5,500 \$50.00 |
| 202000919 | Temp Sign | 4311 SCHOFIELD AV, WESTON | 19228081630943 | RJS VENTURE INC | 52 Properties | | 06/12/2020 | \$25.00 |
| 202001001 | Well | 5108 JANICE AV, WESTON | 19228081610005 | MARK T SOWINSKI MICHELLE A SOWINSKI | | | 06/29/2020 | \$135.00 |
| 202000986 | Well | 3706 SANDY LN, WESTON | 19228080940176 | ALAN B WOZNICKI | | | 06/26/2020 | \$135.00 |
| 202000940 | Well | 5115 ELM ST, WESTON | 19228081720024 | LAWRENCE BRZEZINSKI WINIFRED BRZEZINSKI | | | 06/17/2020 | \$135.00 |
| 202000950 | Well | 4711 CHADWICK ST, WESTON | 19228081620010 | MATTHEW KERSWILL | | | 06/18/2020 | \$135.00 |
| 202000956 | WUBPA | 6300 BIRCH ST, WESTON | 19228082010996 | MHWI COLONIAL GARDENS OF WESTON LLC | Colonial Gardens MHP LLC. | 1,248 | 06/19/2020 | \$3,500 \$240.00 |
| 202000957 | WUBPA | 6300 BIRCH ST, WESTON | 19228082010996 | MHWI COLONIAL GARDENS OF WESTON LLC | Colonial Gardens MHP LLC. | 1,248 | 06/19/2020 | \$35,000 \$240.00 |
| 202000955 | WUBPA | 6300 BIRCH ST, WESTON | 19228082010996 | MHWI COLONIAL GARDENS OF WESTON LLC | Colonial Gardens MHP LLC. | 1,216 | 06/19/2020 | \$35,000 \$240.00 |
| 202000987 | WUBPA | 6300 BIRCH ST, WESTON | 19228082010996 | MHWI COLONIAL GARDENS OF WESTON LLC | Colonial Gardens MHP LLC. | 1,248 | 06/26/2020 | \$35,000 \$240.00 |

Permits Issued

Date From 06/01/2020 and Date To 06/30/2020

| Permit # | Templates | Permit Address | Parcel ID | Owner Name | Contractor | Finished Sq Ft | Issue Date | Valuation | |
|-----------|-----------|-------------------------------|--------------------|---|---------------------------------|----------------|------------|--------------------------------|--------------------|
| 202000988 | WUBPA | 6300 BIRCH ST, WESTON | 1922808201099 6 | MHWI COLONIAL GARDENS OF WESTON LLC | Colonial Gardens MHP LLC. | 1,248 | 06/26/2020 | \$35,000 \$240.00 | |
| 202000989 | WUBPA | 6300 BIRCH ST, WESTON | 1922808201099 6 | MHWI COLONIAL GARDENS OF WESTON LLC | Colonial Gardens MHP LLC. | 1,248 | 06/26/2020 | \$35,000 \$240.00 | |
| 202000990 | WUBPA | 6300 BIRCH ST, WESTON | 1922808201099 6 | MHWI COLONIAL GARDENS OF WESTON LLC | Colonial Gardens MHP LLC. | 1,248 | 06/26/2020 | \$35,000 \$240.00 | |
| 202000781 | WUBPA | 5105 QUIRT SANN DR, WESTON | 1922808172009 1 | DENYON HOMES INC | Denyon Homes, LLC. | 1,686 | 06/01/2020 | \$199,000 \$2,635.00 | |
| 202000874 | WUBPA | No Address | 226167 gavitt | No Address | Perret Homes inc. | 1,988 | 06/15/2020 | \$200,000 \$2,470.00 | |
| 202000854 | WUBPA | 8400 RYAN ST, WESTON | 1922808272099 4 | MITCHELL L MARCOTT POLLY S MARCOTT | | 1,536 | 06/04/2020 | \$270,000 \$2,745.00 | |
| | | | | | | | | Village of Weston Permits | 146 |
| | | | | | | | | Village of Weston Permits | \$41,552 |
| | | | | | | | | Village of Weston Permits | \$6,411,524 |
| | | | | | | | | Total Permits Issued | 150 |
| | | | | | | | | Total Permits Fees | \$41,897 |
| | | | | | | | | Total Permits Valuation | \$6,411,524 |
| | | | | | | | | Total Finished Sq Ft | 13,914 |

Permit Total Report Code

Issued From 06/01/20 and Issued To 06/30/20

| Type | Report Code | Jurisdiction | No of Permits | Total Valuation | Fees Paid |
|-------------------------------|--|-------------------|---------------|-----------------|-------------|
| <i>Accessory</i> | | | | | |
| | 101 - Residential Accessory Building | Village of Weston | 14 | \$55,580 | \$840.00 |
| | 102 - Home Addition | Village of Weston | 1 | \$161,548 | \$240.00 |
| | 203 - Commercial Accessory Building | Village of Weston | 1 | \$18,000 | \$100.00 |
| <i>Commercial Building</i> | | | | | |
| | 200 - New Commercial Construction | Village of Weston | 1 | \$1,209,526 | \$7,500.00 |
| | 700 - Commercial Electrical | Village of Weston | 1 | \$0 | \$2,820.00 |
| | 202 - Commercial Addition/ Build Out/ Remodel | Village of Weston | 4 | \$3,657,155 | \$12,950.00 |
| <i>Deck</i> | | | | | |
| | 103 - New Residential Deck | Village of Weston | 2 | \$10,112 | \$150.00 |
| <i>Driveway</i> | | | | | |
| | 111 - New Residential Driveway/Driveway Addition | Village of Weston | 2 | \$6,500 | \$110.00 |
| <i>Electrical</i> | | | | | |
| | 700 - Commercial Electrical | Village of Weston | 1 | | \$100.00 |
| | 702 - Residential Electrical | Village of Weston | 5 | | \$250.00 |
| <i>Excavation</i> | | | | | |
| | 300 - Excavation | Village of Weston | 2 | | \$150.00 |
| <i>Fence</i> | | | | | |
| | 108 - New Fence or Alteration (Residential) | Village of Weston | 12 | \$55,872 | \$360.00 |
| <i>General</i> | | | | | |
| | 303 - Street Privilege | Village of Weston | 1 | \$500 | \$100.00 |
| | 104 - Residential Deck Repair | Village of Weston | 2 | \$1,500 | \$70.00 |
| | 220 - General Building | Village of Weston | 1 | \$26,800 | \$100.00 |
| <i>Home Improvement</i> | | | | | |
| | 105 - 1&2 Family Interior Remodel | Village of Weston | 4 | \$26,500 | \$480.00 |
| <i>Lateral</i> | | | | | |
| | 503 - Residential Lateral | Village of Weston | 3 | | \$1,635.00 |
| <i>Minor Home Improvement</i> | | | | | |

Permit Total Report Code

Issued From 06/01/20 and Issued To 06/30/20

| Type | Report Code | Jurisdiction | No of Permits | Total Valuation | Fees Paid |
|---------------------------|---|-------------------|---------------|--------------------|--------------------|
| | 901 - Residential Exterior Remodel | Village of Weston | 11 | \$102,436 | \$550.00 |
| <i>Occupancy</i> | | | | | |
| | 750 - Non-Residential Zoning | Village of Weston | 3 | | \$150.00 |
| <i>Park Sign</i> | | | | | |
| | 400 - Permanent Sign | Village of Weston | 1 | | \$50.00 |
| <i>Parking Lot</i> | | | | | |
| | 211 - Commercial Parking Lot/Driveway | Village of Weston | 2 | \$130,000 | \$200.00 |
| <i>Plumbing</i> | | | | | |
| | 500 - Commercial Plumbing | Village of Weston | 2 | | \$200.00 |
| | 502 - Residential Plumbing | Village of Weston | 2 | | \$60.00 |
| <i>Pool</i> | | | | | |
| | 113 - Pool/Hot Tub (Residential) | Village of Weston | 4 | \$39,500 | \$250.00 |
| <i>Resurface</i> | | | | | |
| | 112 - Residential Driveway Resurfacing | Village of Weston | 4 | | \$140.00 |
| <i>Sign</i> | | | | | |
| | 400 - Permanent Sign | Village of Weston | 4 | \$7,600 | \$247.00 |
| | 403 - Face Copy Replacement | Village of Weston | 1 | \$795 | \$0.00 |
| <i>Special Assessment</i> | | | | | |
| | 910 - Special Assessment | Village of Weston | 37 | | \$1,480.00 |
| <i>Sprinkler</i> | | | | | |
| | 110 - In-Ground Irrigation System | Village of Weston | 5 | \$19,100 | \$250.00 |
| <i>Temp Sign</i> | | | | | |
| | 401 - One Time Use Sign | Village of Weston | 1 | | \$25.00 |
| <i>Well</i> | | | | | |
| | 310 - Well Certification, Serviced Area | Village of Weston | 6 | | \$810.00 |
| <i>WUBPA</i> | | | | | |
| | 100 - New Home Construction | Village of Weston | 10 | \$882,500 | \$9,530.00 |
| Total | | | 150 | \$6,411,524 | \$41,897.00 |



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

DESCRIPTION: Report re: June 2020 New Business Occupancy Permit Issuance

FROM: Jennifer Higgins, Director of Planning & Development

FOR REVIEW BY: Plan Commission, 7/13/2020

POLICY QUESTION: Should the PC acknowledge the June 2020 Occupancy Permits issued to businesses as submitted in the report by the Department?

ISSUE-IN-BRIEF: Monthly report from the Planning & Development Department

FISCAL IMPACT: TBD

GUIDANCE: Director recommends the PC acknowledge the report and place on file.

PRIOR REVIEW: No previous public review.

REQUEST: Acknowledge and place on file.

Is there an additional briefer with this agenda item?

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

June 2020 Occupancy Permits Issued Report

Permits Issued

Date From 06/01/2020 and Date To 06/30/2020 and Template Occupancy

| Permit # | Templates | Permit Address | Parcel ID | Owner Name | Contractor | Finished Sq Ft | Issue Date | Valuation |
|--------------------------|-----------|--|--------------------|---------------------------|---------------|----------------|--------------------------------|--------------|
| Village of Weston | | | | | | | | |
| 202000906 | Occupancy | 4111 SCHOFIELD AV, WESTON | 1922808163095 2 | BENDER INVESTMENTS INC | SOL Nutrition | | 06/10/2020 | \$50.00 |
| 202000921 | Occupancy | 5721 BUSINESS HIGHWAY 51, WESTON | 1922808183102 7 | WSI PROPERTIES LLC | Onyx-Salon | | 06/15/2020 | \$50.00 |
| 202000926 | Occupancy | 4203 SCHOFIELD AV, WESTON | 1922808163095 2 | BENDER INVESTMENTS INC | Legato | | 06/15/2020 | \$50.00 |
| | | | | | | | Village of Weston Permits | 3 |
| | | | | | | | Village of Weston Permits | \$150 |
| | | | | | | | Village of Weston Permits | |
| | | | | | | | Total Permits Issued | 3 |
| | | | | | | | Total Permits Fees | \$150 |
| | | | | | | | Total Permits Valuation | |
| | | | | | | | Total Finished Sq Ft | |