



**Village of Weston, Wisconsin**

**Meeting of the PLAN COMMISSION**

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

**Monday, August 10, 2020 @ 6:00 P.M.**

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



## Village of Weston, Wisconsin MEETING NOTICE

Meeting of: **PLAN COMMISSION**

Commissioners: **Maloney {c}, Vacant {vc}, Cronin, Gau, Guerndt, Jordan, Meinel,**

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

Date/Time: **Monday, August 10, 2020, 6 pm.**

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](mailto:vparker@westonwi.gov)

Questions: **Jennifer Higgins, Director of Planning & Development**  
**(715) 241-2638**  
[jhiggins@westonwi.gov](mailto:jhiggins@westonwi.gov)

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**This notice was posted at the Municipal Center and was e-mailed to local media outlets (Print, TV, and Radio) on 08/04/2020.**

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 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, August 10, 2020, at 6:00 p.m.**, in the Board Room, at the Weston Municipal Center, 5500 Schofield Avenue, Weston.

A quorum of members from other Village governmental bodies (boards, commissions, and committees) may/might attend the above-noticed meeting to gather information. Should a quorum of other government bodies be present, this would constitute a meeting pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis.2d 553, 494 N.W.2d 408 (1993). No official actions other than those of the Plan Commission shall take place.

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

1. Meeting called to order by Plan Commission Chair & Village President Maloney.
2. Roll Call and declaration of a quorum by Secretary Parker of Plan Commission – MARK MALONEY {C}, STEVEN CRONIN, DUANE GAU, GARY GUERNDT, JOE JORDAN, STEVE MEINEL.
3. [Approve minutes from the July 13, 2020 PC Meeting.](#)
4. [Approve minutes from the July 13, 2020 Joint PC & Public Works & Utility Committee Meeting.](#)

### COMMUNICATIONS

5. Opportunity for citizens to be heard. (*Please limit your comments to no more than 5 minutes*)
  - a. [Tom Krautkramer, 5905 Mesker St](#)

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

<https://zoom.us/j/95931507282>

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

+1 312 626 6799 US (Chicago)

Meeting ID: 959 3150 7282

*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. **Masks are required for those in attendance.** It is suggested to use the zoom option if at all possible.*

6. Written communications received.



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

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**UNFINISHED BUSINESS**

7. 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. Clarification on 7/13/2020 Plan Commission action on request by Applicant for additional extension of Plan Commission Review Period for Conditional Use Permit Action per Sec. 94.16.06(6).

**NEW BUSINESS**

8. Project # 20200268: Discussion and Recommendation to the Board of Trustees on proposed amendment to the Stone Gate Condominium Plat.
9. Adopt Resolution No. 2020-PC-002: A Resolution Recommending Adoption of an Amendment to Chapter 74 Subdivision Ordinance Figure 6.06(1): Minimum Public Street Design Requirements.
10. Discussion and Recommendation to the Board of Trustees to award the contract for Wayfinding Sign Installation to Finishing Touch Signs.

**STAFF REPORTS**

11. Acknowledge Report re: July 2020 Staff-approved Certified Survey Maps and Site Plans.
12. Acknowledge Report re: July 2020 Building Permits.
13. Acknowledge Report re: July 2020 New Business Occupancy Permit Issuance.

**MISCELLANEOUS**

14. Next meeting date
  - a. Monday, September 14, 2020 @ 6 p.m. – Regular Meeting.
15. Remarks from Staff and Commission Members.

**ADJOURNMENT**

16. Adjournment of PC.

**Village of Weston, Wisconsin**  
**OFFICIAL PROCEEDINGS OF THE PLAN COMMISSION**

held on Monday, July 13, 2020, at 6:00 p.m., in the Board Room, at the Municipal Center

**AGENDA ITEMS.**

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**1. Meeting called to order by Plan Commission (PC) Chair & Village President Sparks. At 7:15**

**2. Roll Call of Village PC by Secretary Parker.**

Roll call indicated 6 Plan Commission members present.

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

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

There was 1 audience members present.

**3. Approval of minutes from June 8, 2020 PC meeting**

***Motion by Maloney, second by Jordon: to approve the June 8, 2020, PC Meeting minutes.***

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

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

**COMMUNICATIONS**

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

None

**5. Written communications received.**

None

**UNFINISHED BUSINESS**

**6. Project #20200127 – Jim Pinsonneault, 5002 Arrow Street, 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 Avenue (PIN 192-2808-174-0883).**

Jim Pinsonneault was present in the audience.

**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).**

***Motion by Maloney, second by Jordan: to approve the 60-day extension, per Staff recommendation.***

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

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

**b. Discussion of provisions of sidewalk for the Patriot Auto Site Plan.**

Donner stated after last PC Meeting, staff worked with Pinsonneault to go over some the deficiencies found on the plan, based on PC's feedback and based on the code and the requirement to comply with the zoning code for the CUP. We got hung up when it came to talk on the sidewalk issue. This has turned into a unique situation. He stated his initial recollection, and after looking at the development agreement and the commercial and development to north between Emmerich and Drewek. He mis-read the statement, thinking it stated a requirement of an easement on the west side of Mount View, that connects Schofield Avenue to the mid-point of Mount View Avenue. When the statement meant from Sternberg to the mid-point of Mount View Avenue. It then goes back to the requirement on the site plan, where when we have new commercial development with existing curb and gutter that the commercial development should put in public sidewalk. He stated the other requirement is there needs to be pedestrian accommodations on the site, connecting to the public facilities.

Donner stated he suggested Pinsonneault put in a private sidewalk on his side of the property, parallel to Mount View Avenue. His request for action from PC is what should we do? He stated there is multi-family development to north, there will be a commercial development south of those apartments, and just recently met with a developer for a potential commercial project to the east of Pinsonneault (Zastrow property), for mixed-use and apartments. Donner stated there is sidewalk on the east side of Mount View Avenue. He stated the street is offset on the right-of-way on the west side because of the gas easement that runs parallel to Mount View Avenue. The easement that is there is for utilities not for sidewalk.

Maloney stated he met with Pinsonneault and discussed with Pinsonneault that he is adamant we should have sidewalks. Maloney brought up, from our previous Joint PC and PW&U meeting, the discussion on multi-use paths and wondered if this is something we could entertain here on the east side.

Donner stated sidewalk on the east side of Mount View Avenue goes to north and ends at the entrance for the Mountain-Bay Apartments. He stated it was supposed to go to the west side of the property. He discussed the dedicated easement to the Village, which is between The Pines at Mount View and Mountain-Bay Apartments, between Mount View Avenue and Sternberg Avenue, along with the north side of Mount View Avenue, along that curve. Donner stated the question tonight is if we should require sidewalk or make provisions to extend that sidewalk on the west side.

Maloney commented how we are advocating to put sidewalk through to Sternberg, but if you go two properties to the west, there is no sidewalk on Gordon. He stated it does not make sense, unless we are doing this on everyone's property. Maloney is concerned that if we don't put sidewalk in, we would be asking the people living in the apartments on the west side of Mount View Avenue to cross the road there to get to the sidewalk on the east side. He feels there should be sidewalk on both sides.

Donner added there will be some commercial development in this area too, which may lead to more pedestrian traffic.

Cronin agrees, and in staying with the ordinance we discussed in the previous meeting.

Donner stated the Village does not own this. Donner stated we would need to negotiate purchasing part of the property for a sidewalk easement. Meinel questioned why the Village should be responsible? Donner stated we can't just force him to do this, as it would be considered a Taking. It was stated that along Pinsonneault's property, there is only 1.6 feet of right-of-way that tapers up to about 4.3 feet.

Wodalski stated in the packet, staff already laid out a rough estimate of costs to purchase right-of-way and install sidewalk up to the curve of Mount View, on the west side. Maloney questioned why we would not just be doing the sidewalk along Pinsonneault's, and the developer of the land north of him can take care of the sidewalk when that gets developed. Higgins stated the property north of Pinsonneault's has the same problem with lack of right-of-way.

There was discussion on what our cost would be to acquire the land and construct the sidewalk. Donner stated the ballpark figure was around \$100,000.

Meinel questioned who paid for the sidewalk on the east side? Donner stated the developer. Meinel questioned why it can't be handled the same for the west side. Donner explained the sidewalk on the east side is completely in the right-of-way.

Wodalski showed a map of the right-of-way in that area, and how along Pinsonneault's property, the right-of-way only goes in about 1.5 feet into Pinsonneault's property. In a perfect world, there would be about 16 feet of right-of-way there, and we would require the landowner to put the sidewalk in. He stated the issue is there is not enough right-of-way to require the applicant to put the sidewalk in.

Guerndt commented if we purchase the right-of-way and install sidewalk here, we should also purchase the right-of-way needed from Emmerich right now also, before someone looks at developing that lot. Donner feels if we commit to Patriot Auto, we need to commit there too. Donner stated we could put it on a future sidewalk or transportation map.

There was discussion on how this issue came about (with only sidewalk on the east side) Guerndt commented that perhaps when this road was planned, it was decided that since sidewalk is on one side of the road, that they did not need to plan for it on the west side. Guerndt stated there is always the option of a crosswalk, to get apartment residents from the west over to the sidewalk on the east side. Donner thinks that the reason we did not do this back then is because the right-of-way over there is only 50 feet.

Wodalski stated, regarding the gap in sidewalks, that when Mount View Avenue, west side of Birch Street, got reconstructed that was only 50 feet of right-of-way and has sidewalk on both sides and ends at Birch Street. He stated in the Comprehensive Plan, it states we want to prioritize sidewalk gaps for future projects. Currently the sidewalk on the east side ends at the curve. Wodalski stated through the development agreement with Drewek, they dedicated land to the Village to put in sidewalk when needed. Sparks confirmed there then is no other sidewalk until you get to Birch Street. Higgins stated this was done before the Complete Streets Policy was passed.

Pinsonneault commented, per the current ordinance, when this road eventually needs to be reconstructed, he would be mandated to put sidewalk in then. Wodalski stated in 30 years when the road needs reconstructed, in order for this to work, the Village would have to negotiate a purchase price. If we can't come to an agreement, then the Village would go through the eminent domain process to acquire it.

Maloney asked for a straw poll from the members on if they feel we should leave the sidewalk on just the east side or require it on both sides. Meinel feels it should be on both sides. Jordan stated just the east side. Guerndt and Cronin were undecided, and Sparks feels for now just the east side, as a crosswalk can be installed for those apartment residents. Cronin stated he feels if we don't do it now, it will be harder later, especially with the adjacent property to the north.

Maloney asked Pinsonneault what a dollar number would be that he would agree on. Pinsonneault commented that he will lose value of his property, because it will be smaller, and will have costs to re-engineer all of his plans and will have to resurvey his property, he would have to work with the bank as their paperwork reflects the current size property, the property deed would have to change.

Donner stated a previous acquisition project the Village did, all the costs for the right-of-way work, quick claim deed, and transferring of property all gets taken care of by the Village. The process, if done through eminent domain, also provides for the Village-paid appraisal and the owner has a right to their own appraisal. This is a route we would not want to take. Guerndt stated this is what we want to see happen for the future. Maloney commented on a death that occurred on Ross Avenue, before the multi-use path went in on both sides of that road, where there was a debate prior to construction of whether to put sidewalk in or not. The residents did not want it, and we listened to them, and then this death occurred. He does not want to see this happen again.

Sparks prefers we work with him on price.

Donner stated staff wants direction.

Sparks asked for another straw poll vote. All were in favor of sidewalk on both sides, with the exception of Jordan. Pinsonneault indicated he is in favor of sidewalk on both sides too.

Higgins gave some history of how the decision of sidewalk kept flip-flopping over the years with the Board.

Guerndt commented if we are allowing a 10-foot multi-path on one side of the road, in lieu of sidewalks on both sides, how are people getting across the road? Jordan commented on the path on Camp Phillips Road, which is the same, and a wide, busy road.

Sparks commented right now there is multi-family by this sidewalk on Mount View Avenue, so the developer is paying someone to shovel the sidewalk. Sparks stated we need to look at the best option here. We know that when the road is reconstructed, sidewalk will have to go in then. Sparks questioned to Pinsonneault if our buying right-of-way from him and putting in sidewalk there, if that will impact Pinsonneault's site plan. Pinsonneault stated he would have to shift the location of the building and parking lot, and he would be fine with that. Guerndt questioned if Pinsonneault would need to shift his building and parking lot, if the current location would meet the new setbacks.

Maloney commented that when people, walking along the north side of Schofield Avenue, cross the street at Mount View Avenue, how he feels that is almost more dangerous, with cars on Schofield Avenue turning onto Mount View Avenue. Maloney feels now that we should not add the sidewalk on the west side. He feels it would be less dangerous to install a crosswalk on Mount View Avenue, up by the apartments.

Higgins stated Pinsonneault's building is set back 40' from Mount View Avenue, and still would have 10 feet to play with, and not have to move his building.

Guerndt feels a possible option is that we could leave it be and let Pinsonneault construct, then we could require the sidewalk afterwards.

Cronen stated in 30 years when road gets reconstructed, it has to go in then.

Sparks is fine with it on one side. Pinsonneault feels the right thing to do is to put the sidewalk all the way up Mount View Avenue.

Wheaton stated Pinsonneault's plan does not meet the hard surface setback right now. Wheaton stated Pinsonneault has to adjust his plan regardless. Wodalski stated the pavement setback is 15 feet, and his plan shows it at 10 feet. If we are going to require the sidewalk, now is the time to add this so that Pinsonneault's plan only has to change once more.

Higgins stated if we do after the fact, we would be making Pinsonneault's property non-conforming. She stated it does have that ability if we take right-of-way later on. It was brought up that our putting in sidewalk will make the apartment building on the west side non-conforming. Higgins stated the new zoning code changed to make the setbacks smaller.

Wodalski stated the pavement on Mount View Avenue is currently 30 feet. We would shrink the road by 4 or 5 feet in the future, and the sidewalk would fit within the existing 50-foot right-of-way. He does not think the road will be reconstructed for 60 years though. Wodalski stated his opinion, based on our previous meeting, is that the two sides make sense, but we would have to acquire the land, he would modify the road to allow the correct right-of-way. However, he stated a lighted pedestrian crossing makes sense.

Jordon commented the path on Camp Phillips Road, how WPS is on one side and the path is on other.

Sparks stated if we do sidewalk on west, then we run it all the way up. May make the existing apartment out of compliance. Guerndt commented how Drewek will feel if we now require him to install sidewalk. Wodalski questioned do we take this in on as a Village project.

Sparks stated we should leave the sidewalk on the east side and put in a crosswalk across from the apartments. Sparks stated if sidewalk is mandated during reconstruction, then we do it then.

***Motion by Maloney, second by Guerndt: to approve having sidewalk on the east side only. Q: Sparks questioned if we should include in the motion that we put cross walks in. Maloney stated we will put the crosswalks on the next meeting agenda. Meinel was opposed. Motion passed.***

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

<u>Member</u>	<u>Voting</u>
Sparks, Wally	YES
Maloney, Mark	YES
Cronin, Steve	YES
Gau, Duane	NOT VOTING
Guerndt, Gary	YES
Jordan, Joe	YES
Meinel, Steve	NO

**7. Acknowledgement of Amendment to Site Layout at SC Swiderski, Callon Avenue Project – River Estates II. This is adding two more duplexes. Higgins stated we said we would bring back.**

***Motion by Maloney, second by Jordan: to acknowledge the amended site plan.***

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

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

**NEW BUSINESS**

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

Sparks stated Maloney had an issue come up with this by Graphics Plus and Tommy Wash. Sparks stated there had been some discussion between our sign code and Wausau’s sign code.

Higgins stated a revision was made in the zoning code to add a Special Exception to allow Plan Commission to look at and consider those old signs, on a case-by-case basis, and it gives the neighboring property owners a say, this was done so that these business owners would have some kind of option to pursue, versus just being told “no”. She stated Wheaton put together a comparison of Wausau’s sign ordinance, and we found that their new ordinance is more restrictive than ours.

Maloney commented on how the new Tommy Wash sign is hidden in the winter by the snowbanks, because it has to sit so low to meet code. He commented on how in Wausau, they have a 20 or 30-foot tall sign, and he thinks that sign is just beautiful. Maloney then brought up Graphics Plus, who in order to keep the sign they have, they have to move their sign farther into their property, which then when vehicles are travelling east, you can’t see their sign because of the Wiggly Field building. Higgins commented that they have a chance to come in for a Special Exception. Maloney commented that Rich Bartig (owner of Graphics Plus) changed their logo back in February, and now it’s July and they still do not know what to do. Maloney commented how Wheaton sent Bartig an e-mail about applying for the Special Exception through Evolve. Maloney stated that he has gone out to the Evolve site and gets confused and does not know what to do. We need to help him get this done.

Maloney commented about the Evolve site and how when he was getting ready to put up a shed, he was not going to get a permit because of how difficult the program is. He said he finally met with Maguire, who sat down with him and worked with him through the permit. Maloney stated that is customer service. He commented that the reader board is gone on that sign, and the sign will be smaller on the cement pad. Maloney stated that, yet, staff wants him to take the sign down and move it back. He stated also that something has to happen for Rolly Lokre for his sign. Maloney then commented how he talked to Fritz Schierl today about his sign off of State Highway 29. He stated Schierl got that tall sign okay’d 20 years ago. Higgins stated the Board allowed a sign that exceeded the code and therefore their ability to approve it that high. She commented on how she wrote a synopsis on that for a previous Administrator and that is why the sign has not had any additional signs added to it. The Plan Commission and Board at the time went above and beyond what they were allowed to give the way that the code was written at that time. Maloney stated how this is something that happened 20 years ago, and feels staff is still punishing him for it, by not letting him put anymore signs up there. He has a blank sign up there because it is non-conforming. She said there is not a one size fits all for every situation. Maloney asked how we can help Schierl? Higgins stated this is a totally

different subject that she would need time to look at. Higgins stated the Schierl sign is an off-premise sign, and the hospital never liked that sign, and how Putnam was fighting against it, and how the Village was stuck in the middle.

Maloney commented on how we need to help these people, as they need signs to be a profitable business. Higgins stated, in the Tommy Wash case, their sign was an afterthought. Typically, when designing the site plan, the signage is designed in there too. Their sign came in afterwards and was too close to the road, so they changed it.

Sparks commented on how, especially with our being shut down to the public, how everything is done electronically. Sparks feels we have lost customer service when we tell people to apply online. He gets that we are trying to make things more efficient, but has a problem with the fact that nobody can come in here and sit down with staff to work through the permit. He stated, with Graphics Plus, that sometimes there are so many hoops to go through that people decide they will just do the work and deal with the consequences after. Sparks thinks this is probably why 50 – 60% of people who do not get permits, because they feel our system is too cumbersome. Sparks stated he would rather hire a separate person just to sit down with people to complete their applications. He feels we are losing our customer service, which is the only reason why staff exists. He stated our residents should not have to learn a computer program. Higgins stated that our staff spends a lot of time walking people through their permits. People have the ability to come in here and meet with us. They just need to make an appointment to make sure someone who can help them is available.

Maloney stated he believes we do, but why did we not do this for Graphics Plus? Higgins stated she did not even know this one was going on. Parker stated in the Evolve system, she sees their sign permit was denied in December by Wehner. Maloney stated Wheaton had good correspondence with Graphics Plus in March. Donner stated that he received an e-mail from Sparks (personal e-mail account), where Graphics Plus asked to be put on the next Plan Commission agenda, which was in March, which got cancelled, and we did not have another meeting until May [*Clerk's note, the March 9<sup>th</sup> meeting was held, but the April meeting was cancelled*], and therefore the issue may have gotten lost. Higgins stated when she did the May agenda, she knew nothing about this. Sparks stated he feels the big issue is everything being on the computer now, and he feels the public does not like it. Higgins stated some do and some don't like it. She stated typically with sign permits, the sign company would have submitted the application, and many of these companies like this system. She stated that when the business owner tries to do it themselves, they feel it's hard because they are not familiar with it, but if they contact us, we would sit down with them and help them through it. She stated a lot of times, the e-mails we receive are a question with not much information. She stated we would answer their question, and then we may not hear back from them for 3 months. Higgins stated how we try to work with people, but if they are not conversing with us, there is nothing we can do.

Sparks feels the issues are amplified with the COVID-19. He stated we need to be able to meet people in person, you can't just tell people to call and make an appointment. When you make things too cumbersome, whether it's the software system or the Municipal Center being shut down, where people can't physically come in and meet with staff. Higgins stated that staff can be in meetings, which is why we ask people to make appointments. She said she could already be in a meeting with a developer or another applicant, and she does not see why it is so hard for people to make appointments. She commented on how someone will walk in to see her, stating they have just a simple question, but then the discussion ends up lasting two hours. That is not an efficient use of my time.

Wheaton stated that back in March, she e-mailed Bartig asking him to contact her at his earliest convenience, and she never heard back from him. She stated that she called him last week, and explained to him that he needs to apply for the Special Exception permit, and Bartig told her he would look into that. She said she then e-mailed him the link asking him to get in touch with her with any questions. Maloney stated he also e-mailed Bartig and told Bartig he could contact him with any questions, so that he knows he has a few people to contact, but Maloney has not heard back either. Maloney stated Wheaton's e-mail to Bartig was well written, and that he will probably reach out to Bartig to check in.

Guerndt commented on how Higgins is very black and white, and he stated how he talked to Bruce Flora this past winter regarding the Klasinski Insurance sign (on Business Highway 51), and how the pole for that sign is rusted out and ready to fall over, in order for Klasinski to replace with the same size sign, he has to move the sign back 20 more feet, which puts the sign into his only two parking stalls. Wheaton stated she told him if he replaces with the same size sign, that he is okay, since this would be considered maintenance.

Guerndt stated this is the same situation with repaving or striping a parking lot. If we are going to require, in those instances, that people have to submit a stormwater management plan, landscaping, curb and gutter, who is going to replace their parking lot?

Guerndt stated with some of those things that were done years ago, somehow we have to have a little bit of leniency, and have some sympathy and understanding for them.

Sparks stated he does not know all the ordinances, but it seems like everything has to be done this way, and it doesn't seem like there is any discretion given to staff. And how it's said if you give something to someone, everyone else will want it too. Sparks gave the example of law enforcement, where the law says you have to follow the speed limit, but if someone is just going 5 mph over, they probably would not write a ticket. He said it feels like staff feels there is no discretion. Higgins stated there is no discretion with the zoning code, so you have to build that discretion into the zoning code, and have to be willing to take on the consequences of whatever that is on all the properties. Sparks stated there must be some discretion, and Higgins stated the Special Exception was put in the code for that reason.

Donner brought up that we started going through this process last year, and gave the example of the hidden fasteners. Higgins stated the zoning code, like other ordinances, is a working document.

Sparks stated tonight we are discussing the signs and how there are a few people here that can't put their signs where they had them. Higgins stated when this was written, Plan Commission stated there were signs that were too close to the road, or were too high, etc. The thought process back then was that these old signs would phase out, which is why they are called legal non-conforming. Higgins stated the standards were stricter, where there was a sign set back and then you also had to move your sign back how high you went, with a height limit.

Sparks questioned how hard would it be to amend the ordinance to state for those existing signs, if they are changing their name or updating the sign, that they can do it. Higgins stated she would just need some direction from the Plan Commission and Board.

Maloney commented about having the Special Exception more prominent, for someone who has a roadblock, and how to they go about getting the Special Exception. Higgins stated we tell people about this, but most of the time they don't want to go through it, as they want their approval quickly. By having them apply for the Special Exception, it takes it out of staff's hands and puts it on the Plan Commission to look at this specific to a property and unique situation. Higgins stated by bringing it to the Plan Commission through public hearing, we may find that the person next door has concerns with the sign such as it blocking their business or sign.

Guerndt stated he has a situation with the fence he is putting up around his property. Guerndt stated in the code it requires a buffer. He stated he does not want to put in a buffer, as his fence will go along the outside of the property. He is being told he needs to put a 5-foot buffer strip of grass around the perimeter before the fence. He does not want grass along the fence as what will happen is the mowing company will come through and catch the fence and damage it, or you get weeds growing up along the fence that needs to be weedwacked. Higgins stated this is because there is a pavement setback. He stated that he then wants to come to Plan Commission with this because he does not want grass there. He stated how Higgins explained to him she has a code to follow, and how he can't just bring it to the Plan Commission, as they need to follow the code. He stated how Higgins has to follow that code that is black and white, and the hardest part is giving

her the authority to say “no, you’re right, that is not practical”. Guerndt stated he just went ahead and drew the plan the way he wants it. Higgins stated that will probably require a code revision, as he is in a unique situation. Until these things come up, we don’t know they exist and therefore can’t address them.

Sparks stated he feels there needs to be some discretion built into the code. He stated there is a letter of law and then there is an intent of the law. He stated in law enforcement cops have a lot of discretion. He stated with speeding, the intent of the law is to slow traffic down so you don’t have accidents where a lot of people get hurt. He stated if cops followed exactly the letter of the law and pulled everyone over for going 1 or 2 miles over the limit, people would blow a gasket. He feels we are getting the same response here where because the code says this, this is what we have to do, and we are not trying to find that grey area. Higgins stated that we are talking about property lines and property rights. Sparks stated he is not saying there should be discretion for everything, but there needs to be some latitude. You need to empower your employees to give them enough latitude to make some commonsense decisions. Sparks questioned what the purpose is for that 5-foot buffer by the fence, and to look at the intention of that what that ordinance is saying. Higgins stated it is a pavement setback, as you don’t want someone parking up to the property line. Higgins stated for this particular case, we just need to change that into the code. Sparks stated this is where we are very black and white.

Sparks stated we need to get rid of the black and white and explained to Higgins if she is empowered to use her discretion, then in Guerndt’s fence, or for those businesses that want to put up a new sign because they changed their name, she should have the ability to say “that’s fine you are using an existing pole...”. Sparks feels we are bogging this down so bad, to the point we need a public hearing.

Sparks stated that sometimes we have to say “no”, but there is an intent behind the law and the letter of the law, and we have to figure out how to differentiate between the two. He stated how now we have to call up the Plan Commission, who will look at the intent and say “yes, that is reasonable”. The goal is that we have orderly development, and we don’t want tin shacks and things falling around a property. He feels there are so many nit-picky things in our code that there needs to be discretion given to the Planning Department staff to be able to make those decisions.

Sparks stated a cop can give a person a warning for blowing a red light, and if that person kills someone, then the discretion is taken away when it becomes more severe, but there has to be some latitude and grey area, and not everything has to come back to Plan Commission, not everything has to go through public hearing, and not everything has to go to the Board. You have to look at the intent of the code. It’s there for orderly development.

Higgins reminded them that when she first started, things like sign permits had to be approved by Plan Commission and the Board. She stated the discretion has to be built into the code. Sparks feels she does not have enough latitude and discretionary decision-making.

Guerndt questioned perhaps the issue is that if staff allows something for one person, another person will want it too. Higgins stated there is a fine line, and there are things she can waive, but she wants it on record of why it is there and she wants it to come from the Plan Commission, as then it is not staff saying it.

Sparks stated it may be easier to do that, but it is not necessarily the right way. He stated if he told all of his cops if someone breaks the law that they have to write a ticket. Higgins stated in five years from now, we could have an entirely different Plan Commission who thinks a different way. Sparks stated she can’t view everything through black and white absolutes. He gave an example of if a sign is 2 inches off, we should not deny it.

Wheaton stated the difference between the two codes is that law enforcement code you are talking about people and a zoning code you are talking about a permanent structure that is going to be there for many, many years. Sparks feels it is the same, as you have people who are building these buildings, who are people. She

said that the point is we are talking about a project that will be there for 20 – 40 years, and the purpose of a zoning code is to ensure a safe and well thought-out and well-planned development. She stated with the law enforcement code, you can give a person a warning for speeding and hope they do better next time, with a zoning code this affects something going down the line. Sparks stated there are still some little things in there that you should have some discretion on. He stated that staff knows when there is something critical for someone's personal property, versus something that won't have any impact on anyone else.

Sparks stated there should be some discretion for when a resident puts something in, but they are off by a foot, where you can let it go.

Guerndt questioned Wheaton about what the purpose is to the 5 feet of grass on this inside of his fence, especially when the adjacent business wants to put a fence parallel his, and now they both have to have a 5-foot strip of grass on the insides of their fence. Higgins stated some of this is for greenspace requirements. Guerndt stated that he is meeting all his greenspace and stormwater and wants to know why he can't put gravel all the way up to his fence. Wheaton stated you never know who the neighbor is going to be. Guerndt stated they would not be able to see inside his property as he will have a screened fence. He stated these are the things that the Plan Commission wonders why they have to see this and why we are putting businesses through this. Higgins stated we are talking about a pavement setback. If they want this changed they need to direct staff. She stated this is a code that was approved by the Plan Commission and Board. Higgins stated this is not her code, but the Village's code, and her job is to enforce the code.

Meinel commented that by falling back on this code being approved back a certain time is just an excuse, as opposed to figuring out what can be done to help someone get to where they want to be with their project. He said he would like to see, for example, Wheaton going to Guerndt and saying this is what the code is, but this is what we can do to get this approved. Meinel feels this could be a short memo explaining what's going on, not a 32-page write-up. He stated when some of these reports are so involved and so lengthy, you get lost in the details and something as minor as Guerndt's issue, he would hope that there is a quick and easy way of saying that this is the difference and what we can do without going through an enormous analysis and dragging it out for months.

Guerndt commented that he did not mean to bring up his personal project, but was following with Sparks' comments about giving staff the ability and discretion. Higgins stated our zoning code is not built that way right now. She said it Plan Commission wants it built this way, then we have to change it.

Maloney brought up examples like requirements of a camera system or a bike rack. Maloney stated we need to change the ordinance. Higgins suggested the members all read the code and tell her what they do not like.

Donner stated we need to sit down and goes through the code section by section and talk to the Plan Commission.

Guerndt questioned if when there are these "no's" or these issues, perhaps that is an e-mail that goes out to the Plan Commission and Board and get their comments. Higgins stated these have to come to the meeting, otherwise there would be a walking quorum.

Sparks stated we are talking about let's modify the black and white. He stated the ordinance needs to include some discretion in there, and specifically address that staff has some discretion on relatively minor issues that won't impact people. Higgins brought up how this new code gave staff the latitude to approve things like sign permits, CSM, and site plans, without bringing through Plan Commission. Higgins stated maybe we are now to the point of revisiting the code again. We started the project in 2013 and it was adopted in 2015. That was over 5 years ago. Guerndt and Meinel do not think revisiting the code is the right way. Guerndt stated until you get a circumstance like this that says the 5-foot buffer inside a fence.

Jordan commented that he sat in the steering committee as a business owner. He stated Higgins is looking for some direction, to be able to make these decisions based on the zoning code and to be able to treat everyone the same. Jordan stated there has to be a way for staff to have the ability to deviate based on common sense. He gave the example of when he put the fence along Camp Phillips Road and had to go through a conditional use permit, and how someone helped him figure out how to do that. We need to come up with a way to help her use that power in a way that she feels good about, and where she is not being the “judge”, and then subject to criticism because of the decisions she is making.

Sparks stated, as opposed to telling someone they have to come back before Plan Commission, he would like to see, on minor issues (like Guerndt's fence issue), staff come back and say this is what the code reads, and this is what they would like to do, and it really would not impact anyone (such as a shed being off by a foot in a yard). He stated if staff really needs those final approvals from Plan Commission, then make those calls, when something does not make common sense. He stated there are enough very minor things that staff should be able to make discretionary calls on. Sparks stated how the Plan Commission this year has changed and how they are looking at it through a common sense lense. Need to build into ordinance some latitude discretion. He stated Higgins and Wheaton and their staff need to be able to make decisions when some minor thing is not hurting anyone or impacting adjacent property owners. He stated at the very least, make those discretionary recommendations to the Plan Commission.

Higgins discussed that our new Zoning Code was set up as a template from Roffers, and we went through the code and made changes to reflect our needs.

Guerndt commented on how he agrees it is not easy to have to enforce a zoning code, but we need to make things more efficient. Higgins stated how there are things Plan Commission can't just waive, such as setbacks. She explained how setbacks fall under a variance proceeding through the Zoning Board of Appeals. She stated this gets into legalities of peoples' property rights. She pointed out how Plan Commission may think 1 foot off is no big deal, but the neighbors will call and complain. You could also cause issues with the future sale of a property.

Wodalski stated we need to look at where there are exceptions. He stated most of the time we don't know about these until we encounter them. Wodalski stated we could put something in there that says you need a rear 5-foot setback, unless you have a fence, and then you can go right up to the property line.

Meinel commented we spent good money to have Roffers design this, he would like to see what Roffers' recommendation would be to lessen our frustration.

Donner stated currently staff is quite busy with site plans, etc. He is hearing from Plan Commission that they would like us to have Roffers look at this. Higgins stated she does have this built into her budget. Sparks stated at the next meeting talk to Roffers to see if he can build in some discretion into the code.

## STAFF REPORTS

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

**Motion by Maloney, second by Cronin, to acknowledge Item #9, 10, and 11.**

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

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

Cronin, Steve	YES
Gau, Duane	NOT VOTING
Guerndt, Gary	YES
Jordan, Joe	YES
Meinel, Steve	YES

**MISCELLANEOUS**

**12. Next meeting date**

**a. Monday, August 10, 2020 @ 6pm – Regular Meeting.**

**13. Remarks from Staff and Commission Members.**

Higgins stated staff talked to a business who is interested in purchasing the Mashuda Pond and part of the parcel. The members agreed that a purchase of that property, trumps leaving it a public park. Higgins stated this will require a future Comprehensive Map Amendment as she did not include it in the one going to the Board on July 20<sup>th</sup>.

Guerndt commented how he is the one who talked to this dock business about purchasing that lot. Guerndt would like to put some fountains in that pond. Guerndt stated this business wants Guerndt to purchase the pond, as this business just wants the frontage, and to display his docks. Guerndt stated this business owner does not want to pay \$25,000 for the pond. Higgins stated that in our meeting with the business, Donner told that business owner, it could be a reduced price, but he just needed to let us know what he is willing to pay. Guerndt stated he believes this business owner would be taking the same 5 acres that he has.

Donner stated regarding the Dominika Street issue, there is some discussion going on between Joe Buska and Paul Durst, of County Land & Title. Donner stated the last time he talked to Buska was July 3<sup>rd</sup>. Maloney stated he shared this to Joe Muzynoski today. Donner stated Durst (who wrote the Quit Claim Deed) e-mailed him last Monday stating that he asked Buska to Quit Claim that land back, and so it seems this is getting into a legal battle.

Guerndt questioned what the members thought of a cost on the pond. Donner stated that would be a discussion for the Board. Guerndt stated that business owner wants 5 acres, without the pond. Higgins pointed out Donner will have this on Monday’s Board agenda. Guerndt stated he would take the pond and the business owner wants the frontage. Guerndt stated this guy wants to make an offer this week so this can get moving forward.

Sparks stated this is his last Plan Commission meeting.

**ADJOURNMENT**

**14. Adjournment of PC**

**Motion by Maloney, second by Cronin: to adjourn at 9:00 p.m.**

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

**Village of Weston, Wisconsin**  
**OFFICIAL PROCEEDINGS OF THE SPECIAL JOINT MEETING OF THE PLAN COMMISSION AND**  
**PUBLIC WORKS & UTILITY COMMITTEE**

held on Monday, July 13, 2020, at 5:00 p.m., in the Board Room, at the Municipal Center

**AGENDA ITEMS.**

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**1. Meeting called to order by Plan Commission (PC) Chair & President Wally Sparks.**

**2. Roll Call of Village PC by Secretary Parker.**

Roll call indicated 6 Plan Commission members present.

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

**3. Roll Call of Public Works & Utility Committee by Secretary Parker.**

Roll call indicated 5 ETZ members present.

<u>Member</u>	<u>Present</u>
Fiene, Nate	YES
Ziegler, Jon	YES
Hubbard, Tom	YES
Jensen, John	YES
Zeyghami, Hooshang	YES

Village Staff in attendance: Donner, Higgins, Wodalski, Swenson, Raczkowksi, Wheaton, Chartrand and Parker.

There were about 5 people in the audience.

**COMMUNICATIONS**

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

None.

**5. Written communications received.**

Sparks read an e-mail Wodalski received from Oliver Burrows (attached) related to Agenda Item #7, on possible amendments to Subdivision Ordinance regarding Sidewalk Regulations.

**NEW BUSINESS**

**6. Introduction and Visioning Session for Weston Avenue Corridor Plan Project. (MDRoffers & Staff)**

Mark Roffers, of MDRoffers, introduced himself and his involvement with the Village. He then went through his presentation on the Weston Avenue Corridor Plan (Attached), where he explained this project's relationship to the Comprehensive Plan we adopted in 2016. He went over the proposed planning process, which includes tonight's kick-off meeting. Roffers stated that he had introduced himself, via a letter to a number of key property owners along the corridor, with the goal of meeting with them in-person, over the phone, or via Zoom,

to discuss their land and understand better their visions of their land as we move forward in the planning process.

Roffers stated the goal is to come back to this group in September with some initial options on how the road could be redesigned and initial draft development plan for lands around it. He explained how the two are related, where if the plan for the Corridor were to come back as 100% industrial, that then dictates a particular road design to make sure semi-trucks and trailers, and other vehicles can move through there efficiently and safely; whereas, if we have a different land use pattern the road design would reflect that. Roffers stated he intends at that point in time to talk to the Committees and homeowners along the corridor again, in a group setting, allowing for more interaction, and focusing more on the owners along Transport Way. Roffers pointed out that they have not reached out to the Transport Way owners to-date yet, as we are not far enough along with the design process to have a meaningful discussion.

Roffers displayed the Planning Map, explained how the corridor is tentatively subdivided into 3 districts (Western, Central, and Eastern), and explained their current uses. These will form the basis on our land use recommendations in the plan, and how Weston Avenue roadway design may change throughout.

Roffers brought up the Future Land Use Map, from 2016 Comprehensive Plan, with recommended future land uses. He explained how this plan helps guide us for the future.

Roffers brought the Future Transportation Map, which shows 100' right-of-way along Weston Avenue for the future, and right now Weston Avenue is 66'. He explained how this shows potential future roadway expansions and extensions. He pointed out this plan showing Municipal Street extending south, crossing over STH-29.

Roffers explained how the Village had used its last TIF amendment, and how the district is set to close in 2031, and how our spending period ends in 2026. He explained the reconstruction would have to take place by 2026 to be funded by TIF. It was stated that now is the time, if Weston Avenue is going to upgrade and change, to get the design work going and start that project. Roffers explained how this TIF District was set up as an industrial TIF, and it has a remaining life of 10 years. He stated as a State Law, 50% of the land needs to remain industrial.

Zeyghami brought up the residential area along the highway (Brehm's Subdivision), and the complaints we get from the noise pollution. Roffers stated we need to plan the land that will work for the residents and businesses.

Roffers then brought up a Natural Features map, showing the low and wetlands. We look towards those when looking at development. We have a collection of lightly tracts of land that is developable, and how 40-acre tracts are desirable for industrial.

Roffers then read the Draft Vision Statement (on Page 3 in his memo). He then asked the members for their comments about their visions for this area.

Maloney stated that he feels the vision should be what the residents who own the property are thinking. He feels this should be talked to all the owners, not just some. Maloney questioned if Roffers reached out to all the owners or just some. Roffers stated they talked to/sent letters to about 15 of the owners, those who own a fair amount of land, along this area. Roffers said it would be difficult and would take a lot of time to try to contact all 100+ owners. Roffers stated the rest will be invited to come to meetings.

There was discussion on when the plan was adopted in 2016. The timing is such that we have to do it now, as the TIF will run out in 2031, and the spending period ends in 2026.

Maloney commented that he wants to know what the residents want to do. Maloney stated he is concerned about our taking people's land. Maloney stated he received 3 calls this week from residents thinking this will be 4 lanes and a done deal. Maloney stated he would be happy to sit down in those meetings.

Roffers stated he needs the Board to trust that he will report back honest information to the committees, but he needs the residents to respond to him.

Sparks stated people are concerned about the use of the TIF funds. He brought up the Camp Phillips Centre project where we lost a couple million dollars. Sparks stated some out there would request we close the TIF early. He agrees we need long range plans. A lot of residents there have a sour taste after the Camp Phillips Centre plan, where they were thinking they would get a lot of money for their land, and nothing happened. He stated there are a lot of residents who do not want us to use TIF money.

Roffers stated if anything gets developed out there, there will be more traffic along Weston Avenue. The question is, will it be more traffic than what the road can handle.

Sparks requested as Roffers reaches out to property owners, it will be important to explain how TIF works. Roffers stated it would be beneficial if people are willing to sit down for an hour with him. Most only want to meet for 15 minutes, and it's hard to explain things in that amount of time.

Cronin asked what the percentage of land that is covered by the 15 owners he reached out to. Roffers stated those amount to about 30%, on properties 40+ acres. They have not been able to contact the owners as well as they had wanted. Higgins stated we initially want to talk to the bigger landowners. She explained the Schofield Avenue corridor, and how we started with larger owners and then expanded to everyone else. Higgins stated no developer is going to call a small homeowner to buy their house, they will be looking at the larger tracts of land.

Maloney confirmed after we reach out to the all the properties, that there is still a chance for this to all change, that it is not a done deal. Higgins stated the plan would be to bring a draft plan back for all residents and the Commission to react to. There would then be time to revise the plan prior to final public hearing and plan adoption. Higgins explained this is how the Schofield Avenue Corridor Plan had been handled. We held a meeting last year to reveal the draft plan to everyone and then had planned to bring it back this spring for final review. COVID-19 has made it difficult to get a large group here at the Municipal Center. Roffers stated that we have a plan being finalized for Schofield Avenue Corridor, based on comments from owners, and talked about how last year when bringing this project up, there were 40-50 people in the audience.

Fiene emphasized transparency. As far as the operational concept, he would like to see a lot of mixed-use buildings, with potential light industrial, and some trades companies.

Guerndt stated the road needs improvements. There are some complications when people who do not want to develop. He stated when developing the road, that is the best time to put in infrastructure.

Jordan stated Weston Avenue was a Farm to Market road and not designed to handle the current traffic. He explained how his semi-trucks (for Wausau Supply) are going down Weston Avenue, to appease the residents along Ryan Street to Weston Avenue. This traffic is doing damage to the road. We need to work with the owners along Weston Avenue.

Donner stated the TIF is a potential funding source for that street. Donner stated we can't predict when development will happen, then we'll be asked to facilitate some infrastructure. Donner stated he can accompany Roffers in the meetings. Donner stated to be responsible, we need to look forward.

Maloney is fine with redesigning and upgrading the roadway. He asked if we are going to force rezones. Higgins stated we would be updating the future land use map to depict the future vision for land along the corridor. Higgins stated zoning would not change until a rezone requested and the property was developed. Once utilities come through, developers will start talking to owners, giving offers they can't refuse, and we have to be ready for that. Meinel asked where water and sewer currently is. Donner stated it stops at Von Kanel and at Zinser Street, where there is a current gap between Von Kanel and Zinser Street. Wodalski gave further clarification on where the water and sewer currently is at.

Meinel questioned if there was any other interest in parcels within the Camp Phillips Centre. Donner stated there has been no other follow up. Higgins stated the central area is what developers are interested in (Von Kanel Street to Ryan Street). Donner explained why the service is where it is, because of the Cedar Creek Waste Water Interceptor.

Meinel is concerned that by putting a label on someone's property right now, what does it do for them later. Roffers brought up the FLU and stated most everyone's property in the TIF District is planned for something already. Guerndt commented just because it is zoned MF, does not mean you can't put single family in. Same with AG.

Higgins stated the reason the Comprehensive Plan legislation went into effect, is we shouldn't be reactive, we have to look ahead, and this gives staff parameters to work with. There is always an opportunity to do a Comp Plan Map Amendment, but it is not instantaneous. It's all about how you want the Village to grow. It was stated the Plan Commission went through an over 3-year process. Roffers stated many years ago when TIF was planned in the 90's, it set this on its course for commercial. Roffers stated TID law states the zoning has to be in a way that allows for industrial use, because this is an industrial TID. Roffers stated until the Village retires or closes the TID, we have to keep 50% for industrial.

Roffers commented the land there to the greatest extent can be industrial. We can rezone these lands to anything that allows industrial. There was discussion about Brehm's Subdivision, it was there when TIF went in. Donner stated this is long-term planning, and no reason why we can't change some things. The corridor plan helps us in trying to stay ahead or get ahead.

Guerndt questioned the costs of reconstructing Weston Avenue. Donner stated this is part of the TIF plan. Sparks questioned sewer and water is already in the plans for Weston Avenue, the entire way from Camp Phillips to County Road J.

Maloney questioned if Ryan Street was reconstructed to handle trucks. Wodalski stated it was constructed with a more heavy-duty pavement. Maloney questioned Ryan Street north of STH-29. Maloney questioned the trucks getting pushed south on Ryan Street. Donner pointed out how it is actually a quicker route from Wausau Supply to Ryan Street to Weston Avenue. Jordan stated it was primarily trucks coming into their site, as their GPS takes them along Schofield Avenue to Ryan Street. Donner stated by reconstructing Ryan Street, it would be an "all weather road" – no weight limits. Zeyghami questioned how many lanes. Donner stated we are planning for the future to allow 4 lanes. Zeyghami stated DOT will limit you by the traffic counts (needing 16,000 trips per day). Zeyghami commented on how there is a lot of wetlands in this area.

Gary Buchberger, 5410 Weston Avenue, was present. He stated how he owns a lot of the land (about 1-mile and  $\frac{3}{4}$ ). He feels we are jumping the gun. He hopes we talk to all the people that live there. His dad bought the land in 1942 from Herman Von Kanel. He understands you have to plan for the future for development. Because of his recent hip surgery, he sits at home and watches the traffic that comes past his farm. He stated 1/3 of the traffic are semi's. He stated when the road limits were on, he has not seen anyone getting pulled over. Buchberger questioned if it would make more sense for the trucks to take the Highway J exit and come along Schofield Avenue. He feels this would eliminate most of the semi trucks. He agreed the residential traffic along there has increased. He stated how the Village spent a lot of money on the Camp Phillips project

for nothing. He feels we will waste a lot more money now. He stated with water and sewer assessments, he will be forced to sell his land. He does not think that is fair. He can see down the road in the future the expansion, as he agrees this is a long range plan, but he does not think it is needed in these next few years. He stated again, if we could get the semi traffic to exit on Highway J and go along Schofield Avenue, we would lighten up much of the traffic.

Guerndt questioned with the TIF District, and the special assessments for adjacent property. Donner stated there are options to look at, such as should the TIF pay for it and we charge a connection fee? Donner confirmed to Maloney that it is not a given that sewer and water will go to the landowners. Donner stated it's the "But For" statement. Maloney questioned if there has ever been an agreement that if water and sewer is paid for, and if the landowner sells in two years that it is paid back.

Sparks brought up the water line going to Zinser Street for the golf course. Water runs past the adjacent property, but they are not connected. If we were to use TIF funds to reconstruct Weston Avenue, to have the utility run along the road, but don't require the property owners to connect. This way for someone who does not want to sell their property or connect, they are not forced to do so. Then, if they were to decide to sell their property, it would be more sellable, as there are public utilities available. It increases the property values for those who want it.

Meinel questioned how long those assessments will be hanging out there. Donner stated that would be the decision of the Board. Donner stated if developer funded, there is a recapturing agreement, has to come back in 10 years. Donner stated we can make available and when they want to connect, we charge a connection fee, based on what their usage would be. Donner stated there is a strong argument to make the payment part of the TIF distribution.

Guerndt stated if the road gets reconstructed, it's not wise to not include the sewer and water. He does not feel it is fair to make someone pay for it. Donner stated do we give the utility corridor an easement, versus under the road?? The easement is better, as far as cost for connections and road repairs. These are things we need to discuss.

Ryan Bahrs, of AECOM, of Stevens Point, who is working with Roffers on this project, was present to discuss roadway options on Weston Avenue. Just because there is a corridor project going out there does not mean it has to be 4-lanes. It's what we are trying to figure out. We are just getting started by talking to the committees and reaching out to the homeowners. Bahrs then talked about roadway components. If this corridor plan moves forward, and if we want Weston Avenue to become this next piece of east-west arterial for to serve the Village. We need to work with the existing development and try to project what the future will be, and build with the thought of what's to come. How proactive does the Village want to be going forward. He stated we have a lot of houses and businesses and natural areas. Bahrs brought up examples of roadway designs, to show some components for feedback, stating we have to figure out the land use and look at projected traffic, and then look at 2-lane or 4-lane.

Maloney questioned what the typical right-of-way width is? Donner stated 66-feet. Maloney questioned how much right-of-way for a 4-lane road? Roffers pointed out an example from Bahrs, which shows a 4-lane 66-foot wide right-of-way. Mike McMahon, 5505 Weston Avenue, asked how wide the utility easement would be and is there an easement now? Donner stated it would depend on the depth of the sewer and water. Currently, utilities are under the road. Maloney stated this utility easement is the correct way, to do this. Bahrs stated a multi-use path could go over the utility easement.

Bahrs then took the members through the different 2 and 4-lane examples (attached).

Bahrs reiterated this is just starting the discussion. We need to figure out the land use, then the roadway planning, get thoughts on roadway and utilities will go in the ground somewhere. We need to be fiscally responsible and responsible to the owners out there now.

Sparks commented on the landscaping on Weston Avenue is ridiculous and expensive to maintain. He is open to stamped concrete in the median or even artificial turf. Roffers stated if you add more hard surface, the State requirements is that we have to meet stormwater requirements. The right-of-way by hospital is 100'.

Wodalski explained how you could fit a two-way road (with 14' lanes) which includes a 6' grass terrace area, and 10' multi-path, 18' middle lane, 2-foot shoulder areas.

Raczkowski stated to remember in the winter the grass medians and you have to go around. He commented on raised median with curbs, you end up hitting the curb with the plows. Wodalski stated we would plow a 4-lane road with 2 trucks. Operationally, we like to make one pass.

Maloney likes what the County did on Camp Phillips Road (north of Ross Avenue).

Fiene stated if we put in a sewer connection parallel to Weston Avenue. Could something like the freeway style with depressed median work with maintenance. Wodalski stated the connection is made by the multi-use path, not the arterial street. Fiene stated which ever works easiest for utility repair or installation is his concern.

Zeyghami asked for a cross section. Roffers stated we are still in the beginning of the process, and that's the next step. Zeyghami stated a cross section would give people a better picture. Roffers stated we need to determine the amount of right-of-way. He stated there are spots with major drainage ways and places where peoples' houses are 30 – 40 feet from the right-of-way.

Hubbard feels you may be better off narrowing it down to 66 feet with curb and gutter, you may be better off purchasing property for stormwater management, versus trying to obtain 100 feet of right-of-way for a mile stretch. He stated there would be less costs.

Wodalski confirmed to Maloney there is about 2 – 2 ¾ miles between Camp Phillips Road and County Road J.

Roffers stated this will all depend on what is planned, as far as road width. It does not have to be 4 lanes all the way throughout. Bahr stated we have to decide on curb and gutter or ditching. Curb and gutter would require less land.

Sparks commented we would like low maintenance and the utility corridor outside of the roadway. He confirmed we will need to have storm drainage. Roffers stated either a basin in median or find lands to put basins in. Low maintenance, 4 lanes, sewer acquisition, incorporate utility easement along the road. Donner confirmed the utility easement can be located under multi-use path (similar to Camp Phillips Road). Less repair on road and disruption on traffic.

Sparks stated there may be additional grant funds for COVID that we can apply here.

Cronin stated to keep safety in mind. A lot of near accidents on Camp Phillips Road and E Jelinek Avenue.

[Note - other resident in the audience: Al Zimbauer, 4804 Shirley Avenue]

## **7. Discussion on possible amendments to Subdivision Ordinance regarding Sidewalk Regulations.**

Donner stated this came out of Weston Neighborhood. Wodalski stated a lot of this started with the public comment from Oliver Burrows, read by Sparks, regarding the neighborhood east of Weston Elementary. During the public hearing, there was a desire to see if sidewalk needed to be installed on every street.

Wodalski read the Sidewalk Ordinance, where in all new construction sidewalk is required on both sides, with the exception that they could substitute a multi-use path on one side in lieu of 2 sidewalks. This was discussed at the Village Board Meeting and subsequent Public Works meetings. The subdivision code adopted in 2016. In 2015, the Complete Streets Ordinance was adopted (designed to be safe for all users of all ages). The rest of Comp Plan, the Bicycle and Transportation section, specifies we require pedestrian facilities. We adopted a Table 6.06(1). As we look at this, there is the question on the dead end roads. He stated there was a valid point that on a dead end road we don't need to require it. When looking at capital improvement plan, Anastasia Drive, we required a 28-wide street and shoulder, giving 4 feet of pavement for people to walk on. On Shorey Avenue, if we reconstructed right now, we would require sidewalks, multi-use path, or wider surface. Trying to make it so the ordinance has exceptions that make sense. Wodalski stated we are looking to add a second note to that table that states if the road is a short dead-end road (less than 400 feet in length), with fewer than 100 trips, and no prospect of connection to pedestrian facilities, we would make an exception to waive the sidewalk requirement.

Maloney questioned the plan prior to the past meeting that sidewalk was planned. Wodalski stated yes, and is required unless we make this change.

Sparks and Cronin agree with the changes.

**Motion by Maloney, second by Meinel: to approve recommending the amendments to the ordinance changes to the Village Board. Q: Meinel questioned the maximum length of a cul-de-sac? Wodalski stated our current code does not allow cul-de-sacs over 400 feet. We do have a few of those longer cul-de-sacs in the Village. This is worded that all 3 criteria have to be met. Guerndt commented on the sidewalks on Misty Pines, who puts the sidewalk in on the extension. Wodalski stated the Village could put those in. Maloney feels if we were to extend a road through, the Village would pay. Sparks stated the statement states "May" not will, so still some room for discretion. Higgins stated the Zoning Code and Subdivision ordinance have to go before the Board. Guerndt asked who this is for. Wodalski stated this is Village-wide. Motion passed.**

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

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

**Motion by Jensen, second by Ziegler: to approve recommending the amendments to the ordinance change to the Village Board.**

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

<u>Member</u>	<u>Voting</u>
Fiene, Nate	YES
Ziegler, Jon	YES
Hubbard, Tom	YES
Jensen, John	YES
Zeyghami, Hooshang	YES

## **MISCELLANEOUS**

### **8. Remarks from Staff, Committee, and Commission Members.**

Donner commented that still has to go before the Board.

## **ADJOURNMENT**

### **9. Adjournment of PW&U.**

**Motion by Ziegler, Second by Jensen: to adjourn at 7:04 p.m.**

### **10. Adjournment of PC**

**Motion by Cronin, Second by Guerndt: to adjourn at 7:04 p.m.**

Wally Sparks, Plan Commission Chair and Village President

Jennifer Higgins, Director of Planning & Development

Valerie Parker, Recording Secretary

## Valerie Parker

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**Subject:** FW: Material requested to be read into the record for the joint meeting of the Public Works and Plan Commission meeting during the public comment period

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**From:** Oliver Burrows <[oliverburrows@yahoo.com](mailto:oliverburrows@yahoo.com)>

**Sent:** Monday, July 13, 2020 4:22 PM

**To:** Michael Wodalski <[mwodalski@westonwi.gov](mailto:mwodalski@westonwi.gov)>

**Subject:** Material requested to be read into the record for the joint meeting of the Public Works and Plan Commission meeting during the public comment period

13 July 2020

1608 hours CDT

Dear Mr. Wodalski:

Due to a series of unforeseen problems today, I was unable to prepare and e-mail the materials I promised to you to be copied for this afternoon's joint meeting of the Public Works and Plan Commission. If it is permissible, I would like the following read into the record during the public comment period:

My name is Oliver K. Burrows III, and I reside at 5008 Sunset Street in the Village of Weston. I would like to address the members of the Public Works Committee and Plan Commission in order to express my support for the efforts that are ongoing to remove the sidewalks on both sides of the roadway on Sunset and Arrow Streets north of Kennedy Avenue. Although we as residents (and there are 14 affected residences, none of whom has expressed to me any interest in having what I affectionately refer to as "the sidewalks to nowhere").

As the cul de sacs are approximately 350 feet long and four sidewalks would total 1400 square feet at an estimated cost of \$4.75 per square foot, eliminating these sidewalks, which connect to no other thoroughfare(s) and cannot in the future due to the existing housing configurations, would save the village a substantial sum at a time when we need to find ways to save monies. There would appear to be no reason to install these sidewalks except for the requirement of the 2016 ordinance requiring same in all new or reconstructed areas.

I have spoken directly with at least six of the affecting parties, and none has expressed any interest in sidewalks in the aforementioned areas. Thus, I respectfully request that the Plan Commission schedule the required public hearing that must precede the passage of an amendment to the current ordinance requiring all new or reconstructed roads to have sidewalks for any areas that meet the criteria (i.e., distance and non possible future egress) of the two blocks on Sunset and Arrow Street north of Kennedy Avenue.

Thank you in advance for considering my request.

Respectfully submitted,

Oliver K. Burrows III

Thank you for assisting me with this matter Michael. I am sorry I must ask again for your assistance.

Be blessed

Sincerely,

Oliver K. Burrows III

5008 Sunset Street  
Schofield, WI 54476  
USA

(715) 355-1753 (office voice)

(715) 359-7447 (office fax)

(715) 581-5008 (mobile)

[oliverburrows@yahoo.com](mailto:oliverburrows@yahoo.com) (e-mail)

<http://www.economictruth.org> (web site)



To: Village of Weston Plan Commission and Public Works & Utilities Committee  
From: Mark Roffers, AICP, Planning Consultant  
Date: July 7, 2020  
Re: Joint Committee Meeting Regarding Weston Avenue Corridor Plan

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We are pleased to begin the process to create the Weston Avenue Corridor Plan with these two committees and the community. We'd like to spend our time on July 13<sup>th</sup> to get this planning project off to a good public start.

### **Relationship to Comprehensive Plan**

In 2016, the Village Board adopted "Volume 2: Vision and Directions" of the Village of Weston Comprehensive Plan. Within that volume, the village suggests that it "will plan for new land development in a manner that advances the local economy, maximizes use of its land base, protects the environment, and enhances the quality of life for its residents" and "utilize existing highway corridors as a focal point for mixed use development." The Weston Avenue corridor is envisioned within the Plan volume—and the TID #1 Project Plan—as a key area for future economic and recreational development. Volume 2 also communicates the village's position that "reconstruction of Weston Avenue as an urban roadway will connect growing economic development areas and serve emerging residential and recreational areas."

Like the County Road X and Schofield Avenue Corridor Plans before it, the Weston Avenue Corridor Plan is envisioned as a "Volume 3" element of the village's comprehensive plan. As depicted on the attached map, the proposed planning area extends from the intersection of County Roads X to J, and between State Highway 29 and a point generally ½ mile south of Weston Avenue. The planning area is tentatively divided into three districts to aid with understanding and reflect that future activities along the corridor will not be "one size fits all."

### **Proposed Planning Process**

The attached "meetings & milestones" document describes the proposed planning process.

In addition to this joint committee meeting, another early stakeholder involvement step involves interviews with the owners of larger tracts of land in the corridor, major development interests, and highway and utility jurisdictions. The idea is to learn as much as we can about the land and future interests related to it, and to share as much as we can about what the

village is up to in the corridor. We have begun to contact the stakeholders and will be conducting those interviews over the next month.

Later this summer into early fall, we intend to prepare and share with the committees different options for how Weston Avenue could be reconstructed, and alternative land use concepts for the corridor. We will engage further with land owners along Transport Way at about the same time.

With committee direction and public feedback, we will then work over the fall to prepare a draft of the Weston Avenue Corridor Plan, with the idea that it would be ready for recommendation by the committees and adoption by the Village Board in winter.

### **Proposed Corridor Plan Organization**

The Plan will generally reflect the organization and topical coverage the prior two corridor plans, with a greater emphasis on roadway design. We envision that the Weston Avenue Corridor Plan will include the following components:

- An overview chapter, including a description of the planning area, a proposed vision for the corridor, relationship to other districts like the County Road X corridor, and a summary of key recommendations.
- Analysis of the corridor and its unique economic, land use, urban design, transportation, and other conditions, issues, challenges, and opportunities.
- Recommendations for the corridor planning area, including maps describing recommended future conditions for the different districts depicted on the planning area map. The recommendations will cover land uses and transitions, development opportunities, urban design, roadway redesign, conceptual development layouts, and phasing.
- Recommendations for reconfiguring and reconstructing Weston Avenue from a two-lane rural roadway to a multi-lane arterial to serve development along the corridor and traffic through the corridor.
- A detailed implementation strategy, including steps, responsible parties, timeframes, and funding opportunities.

[Go to maps](#)

### **Proposed Corridor Plan Vision**

Within a plan as in life, a vision is important to establish some basic direction and purpose. Armed with what I know so far, the following is a draft of a proposed vision for the Weston Avenue Corridor Plan:

## Draft Vision Statement:

In collaboration with land and business owners, the village will advance development along Weston Avenue and expand Weston Avenue into an urban roadway to:

- Grow the local economy and tax base;
- Expand manufacturing and business park development opportunities;
- Enable retail, commercial service, and recreational uses, at a scale not possible in other parts of the village;
- Enable residential and mixed-use development in compatible locations;
- Safely and efficiently move traffic between development nodes and through the area;
- Enhance Weston Avenue as the primary east-west thoroughfare south of Highway 29;
- Achieve the above in a manner that respects existing natural resources and constraints.

## Questions to Guide Our Discussion

Before the meeting, please think about the following questions. I intend to run through these at Monday's meeting—either one-by-one or over the course of meeting:

1. What is your vision for the Weston Avenue Corridor between County Highway X and County Highway J? Does the draft vision statement above reflect that? If not, why not?
2. What types of future land uses do you think we should try to accommodate or encourage in the corridor planning area? Commercial services? Retail? Hospitality? Light industrial? Contractors? Recreation (if so, what types)? Single-family residential? Multiple-family residential? Does your answer differ by district (i.e., the yellow, blue, and green areas on the attached map)?
3. How could the Weston Avenue roadway and intersecting roadways be reconstructed and improved to better manage development, growth, and traffic? Are you interested in a divided roadway like Schofield Avenue? Or undivided like Camp Phillips Road north of Highway 29? Urban (e.g., curb and gutter) or rural (e.g., roadside ditches)? Or are there other models or examples we should explore?
4. How about aesthetics and "community character"? For example, to what extent should the existing streetscape improvements along Weston Avenue (e.g., median treatments) west of County Road X in the Weston Regional Medical Center be extended to the east—both in distance and intensity? How might features like the Prohaska Nature Center or the Dale E. Smith Waterfowl Refuge be enhanced?
5. Any other advice as we launch this planning process?



# Meetings & Milestones

## Weston Avenue Corridor Plan

Amended: 7/7/20

### **Inventory:** *May-June 2020*

- Assemble base and environmental/soil mapping, including drainage west of Zinser to J
- Assemble prior plans and studies related to development, land use, TID, transportation, utility systems, stormwater, hydrology, geotechnical, recreation, wayfinding and related
- Prepare planning area and district map and typical existing cross-section of Weston Ave.

### **Staff/Consultant Meeting #1:** *May 28, 2020 (digital meeting)*

- Review project work program, including interviews and other outreach
- Discuss inventory information; development/preservation focus areas; key issues, goals, and priorities; and preliminary options for Weston Avenue redesign

### **Stakeholder Interviews:** *July 2020*

- Interview owners/developers in Weston Ave corridor, County Highway Dept, utilities

### **Project Kick-off Meeting/Joint Committee Meeting #1:** *July 13, 2020*

- Review project intent and work program
- Gather input on substantive plan goals, priorities, and options

### **Staff/Consultant Meeting #2:** *August or September 2020*

- Discuss initial draft plan vision, development plan maps, and roadway redesign options
- Identify possible 2021 budget needs, including for detailed design for Weston Avenue

### **Joint Committee Meeting #2:** *September or October 2020*

- Discuss revised draft plan vision, development plan maps, and roadway redesign options
- Recommend preferred roadway redesign option
- Meet with Transport Way owners on same date to discuss access/connection matters

### **Staff/Consultant Meeting #3:** *November or December 2020*

- Discuss draft Weston Avenue Corridor Plan, including preferred roadway redesign option
- Consider advancing Transport Way acquisition and design

### **Public Information/Input & Joint Committee Meeting #3:** *November or December 2020*

- Share and receive input on revised draft Weston Avenue Corridor Plan
- Committee advises adjustments to draft Corridor Plan based on review and public input

### **Joint Committee Meeting #4:** *January 2021*

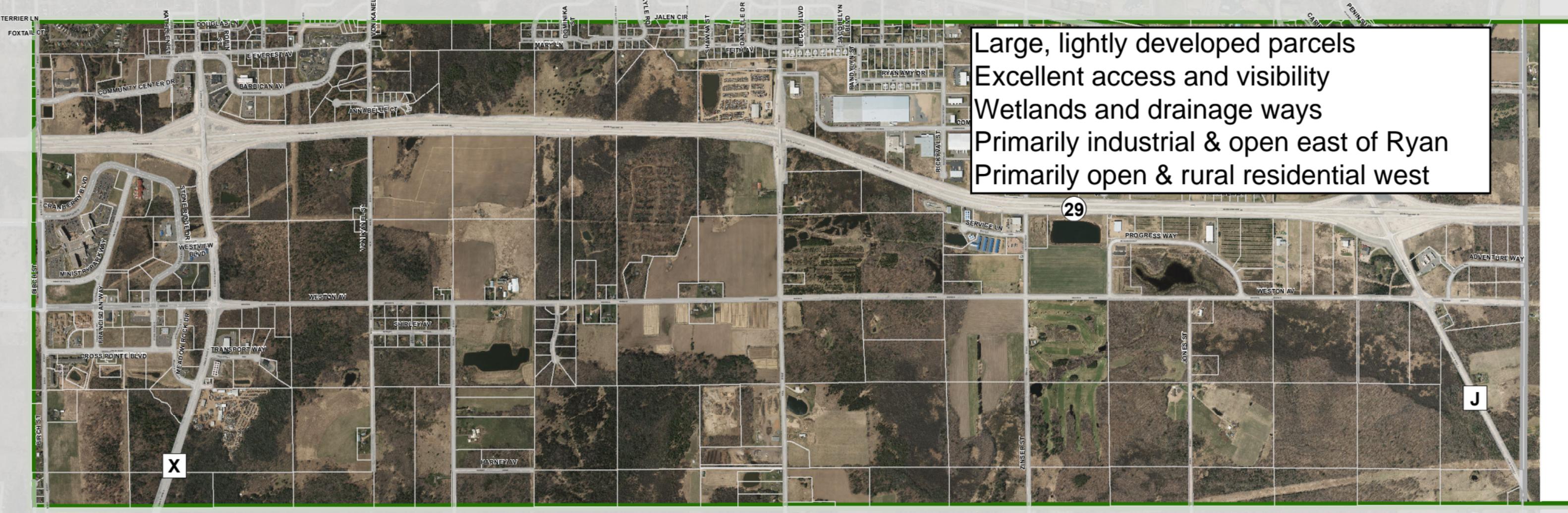
- Recommend public hearing draft of Weston Avenue Corridor Plan

### **Plan Commission Recommendation:** *February 2021 (could combine with Joint Committee Meeting #4 if practical)*

- Recommend Corridor Plan as a component of Village's Comprehensive Plan

### **Village Board Public Hearing:** *March 2021*

- Adopt Corridor Plan as a component of Village's Comprehensive Plan
- Authorize detailed engineering design for Weston Avenue reconstruction



Large, lightly developed parcels  
Excellent access and visibility  
Wetlands and drainage ways  
Primarily industrial & open east of Ryan  
Primarily open & rural residential west

Planning Area and Districts

**DRAFT**

THE VILLAGE OF  
*Weston*

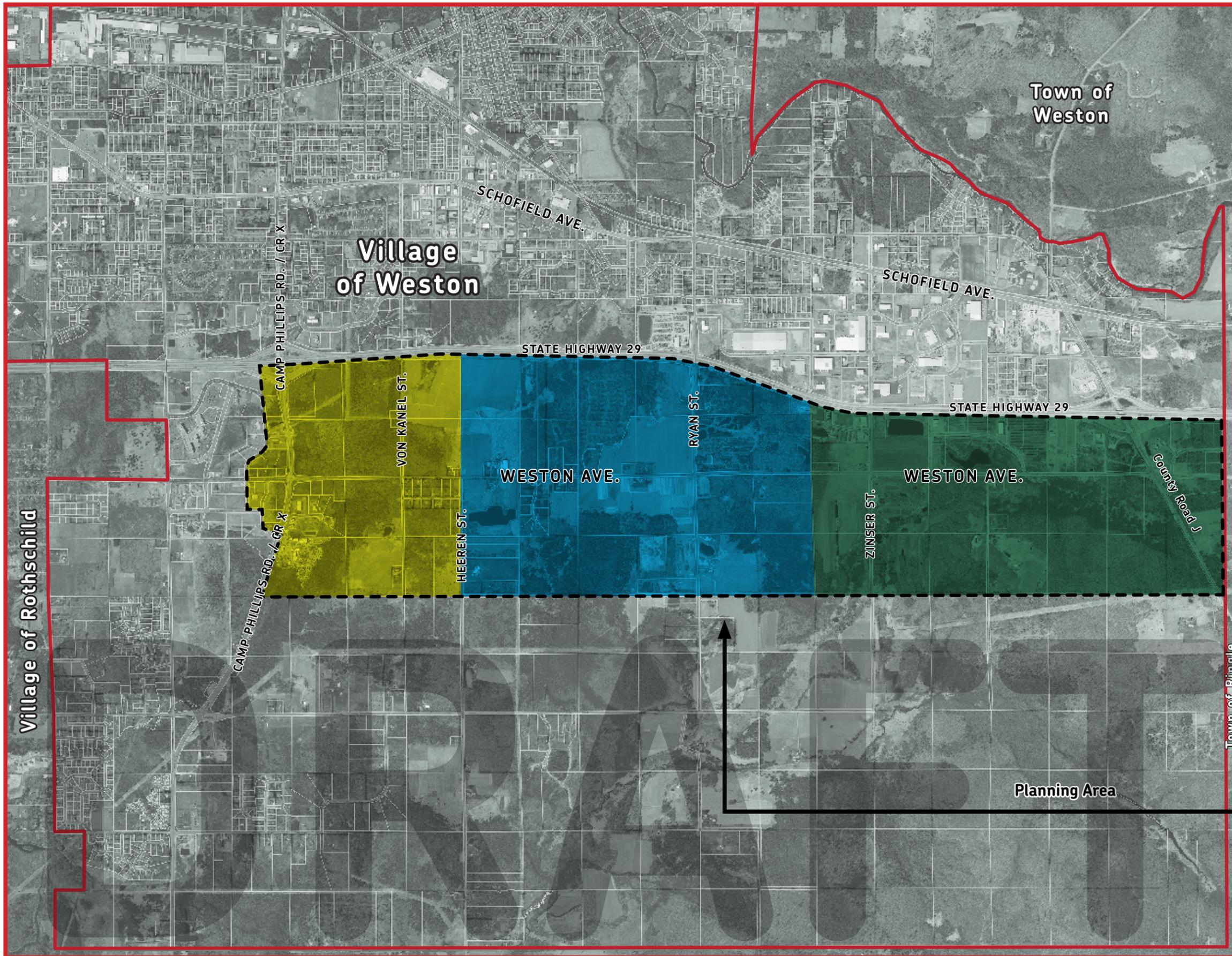
~1600 ft.

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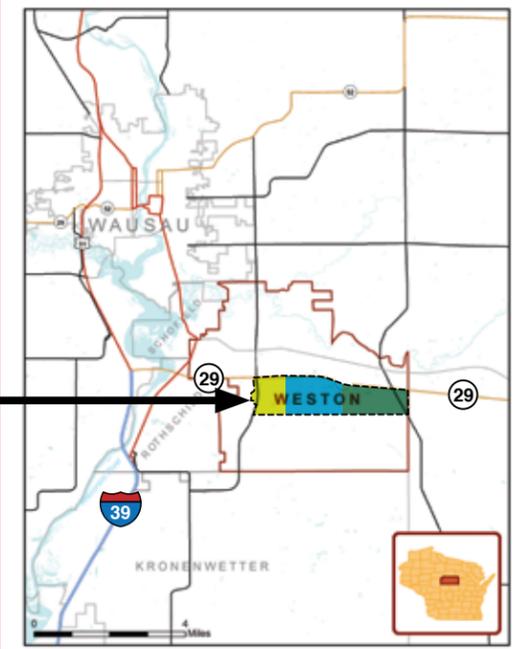
Date: May 26, 2020

LEGEND

-  Municipal Limits
-  Planning Area
-  Western District
-  Central District
-  Eastern District



Regional Context



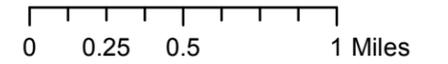
# Village of Weston Comprehensive Plan

7-1

## Natural Features



Map Date: 3/24/2015  
Adoption Date: 3/04/2015  
Created by the Village of Weston  
Tech. Services Department

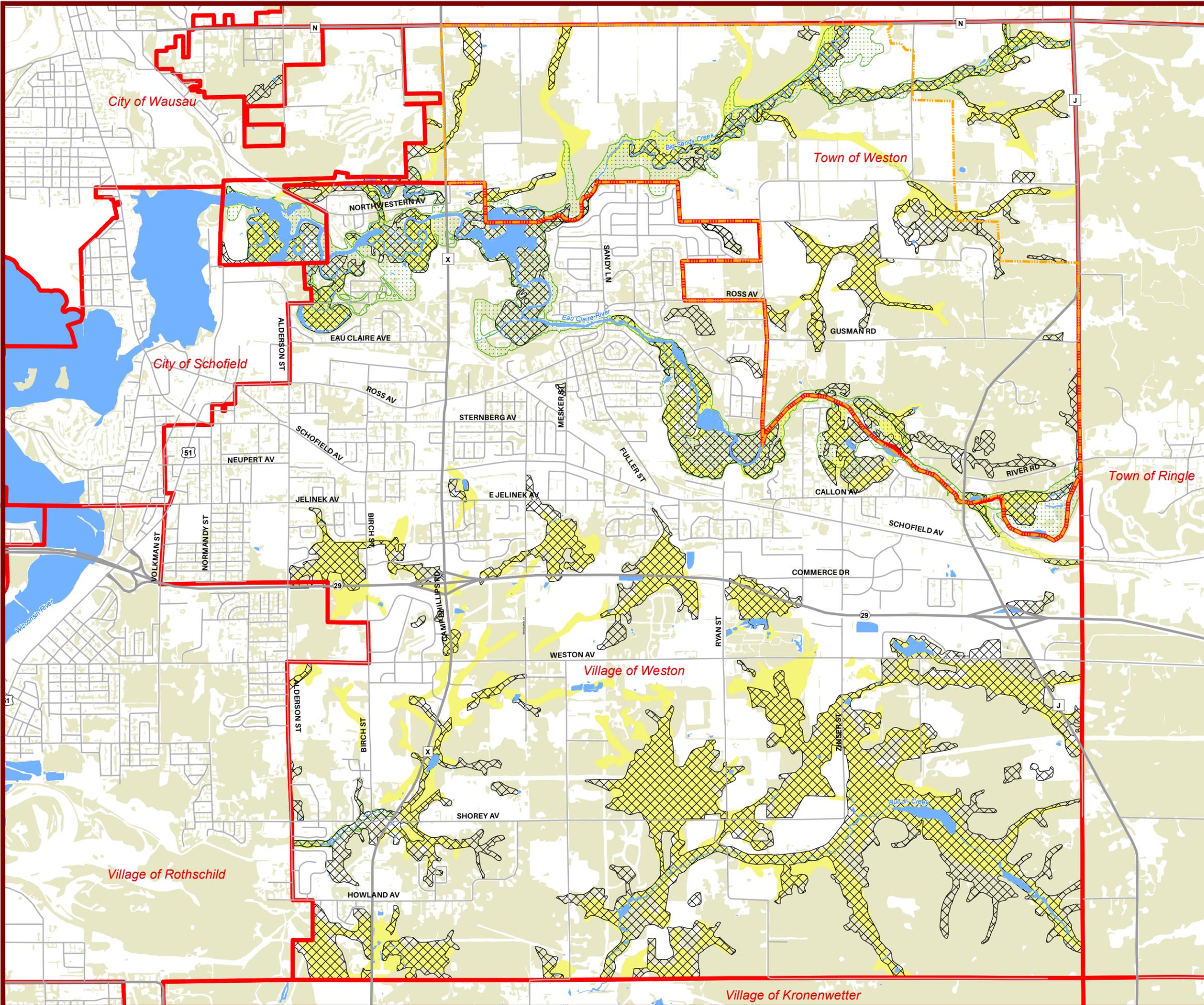


## Legend

- Local Roads
- Highways
- Extraterritorial Zoning
- Municipal Boundaries
- Surface Water<sup>1</sup>
- NRCS Hydric Soils<sup>2</sup>
- DNR Wetlands<sup>3</sup>
- FEMA 100-year Floodplain<sup>4</sup>
- Forested Areas<sup>1</sup>

1. Data provided by Marathon County
2. Hydric Soils derived from NRCS Web Soil Survey Data/Marathon County Soil Survey Rev 2003
3. Wetlands data from Wisconsin Department of Natural resources
4. Floodplain data extracted from FEMA Flood Map Service Center

This map should not be used for determinations as to whether a particular property in Weston contains wetland, floodplain, or hydric soils. Refer to the particular legal map source for more detailed investigation, along with on-site investigations that may be required in advance of development.



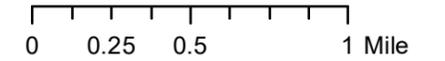
## Future Land Use



Approval Date: 10/XX/2016

Map Date: 09/07/2016

Created by the Village of Weston  
Tech. Services Department



## Legend

Right-of-Way

### Future Land Use Designations

Single Family Residential - Unsewered

Single Family Residential - Sewered

Two Family Residential

Multiple Family Residential

Planned Neighborhood

Commercial

Business/Office Park

Mixed Use/Flex

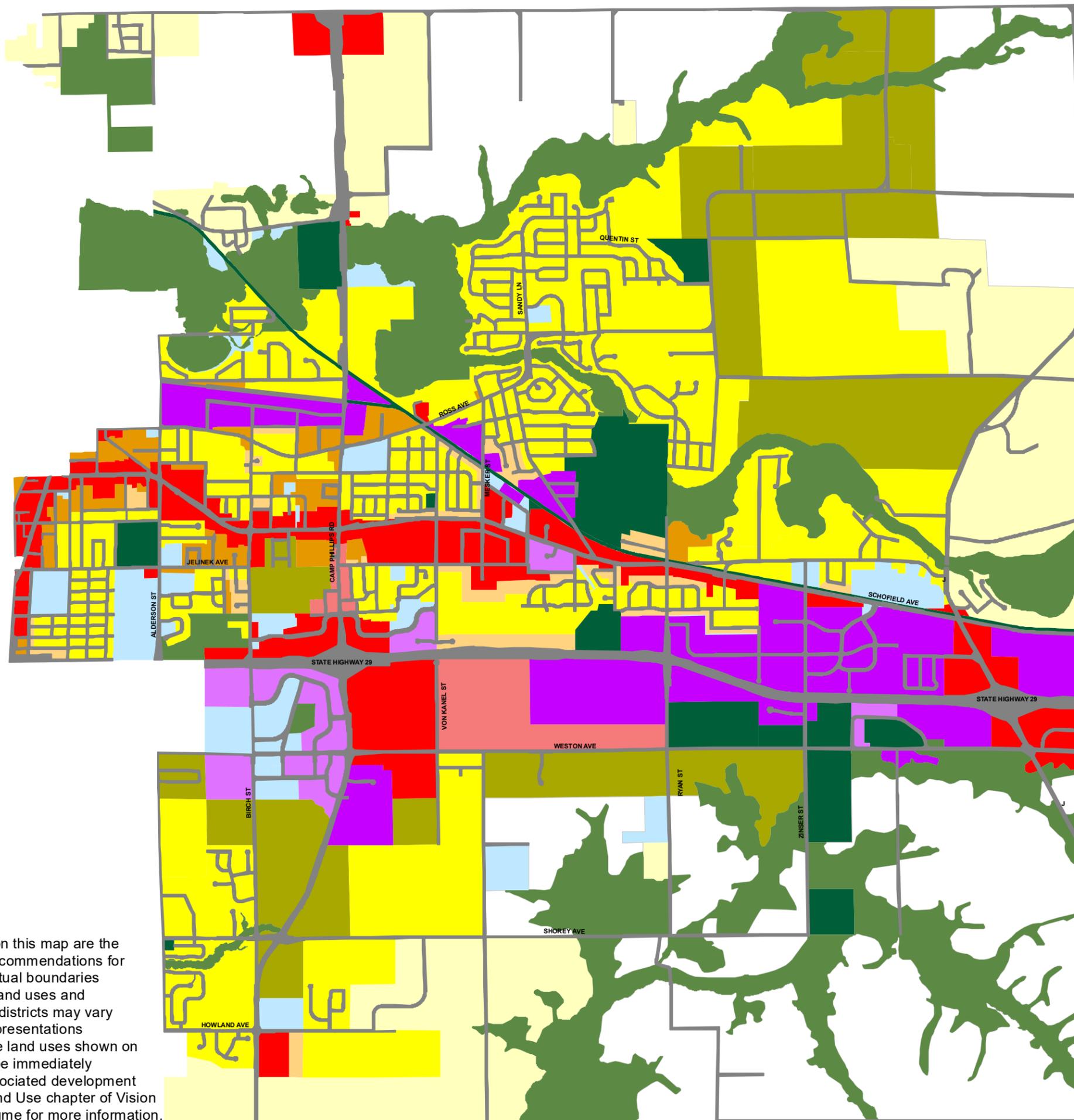
Industrial

Institutional

Parks and Recreation

Agriculture

Environmental Corridor



Note:  
The designations on this map are the village's general recommendations for future land use. Actual boundaries between different land uses and associated zoning districts may vary somewhat from representations on this map. Future land uses shown on this map may not be immediately appropriate for associated development approvals. See Land Use chapter of Vision and Directions volume for more information.

# Village of Weston Comprehensive Plan

# 9-1

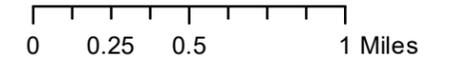
## Future Transportation / Official Map



Approval Date: 10/XX/2016

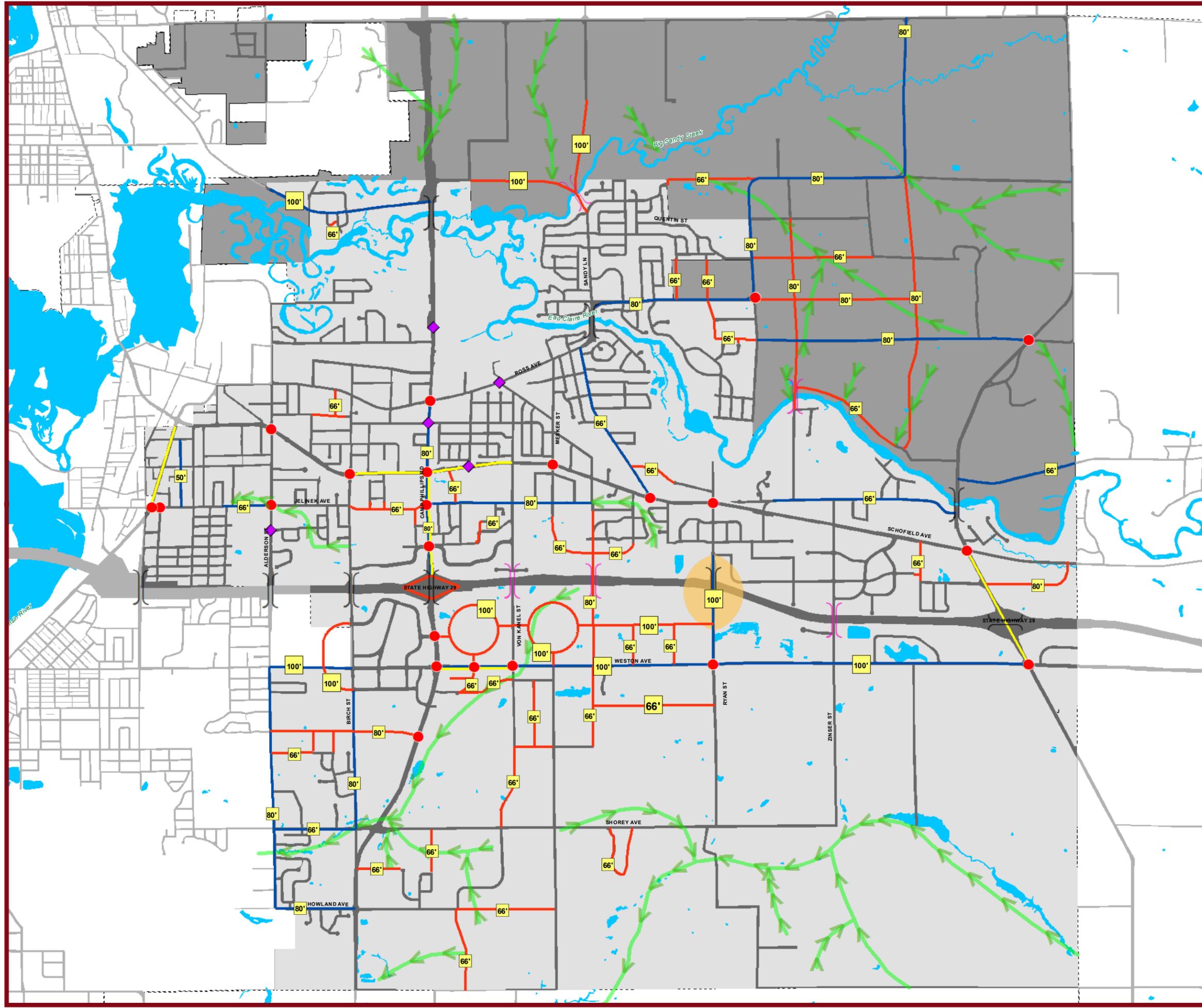
Map Date: 09/07/2016

Created by the Village of Weston  
Tech. Services Department



### Legend

- Village of Weston
- Town of Weston
- Other Municipalities
- Existing Village/Town Roads
- Other Existing Roads
- Drainage Corridor
- Existing Overpass
- Future Overpass
- Future Interchange Study Area
- Future Intersection Improvement
- Future Pedestrian Crossing Enhancement
- Future Major Road (with right-of-way width)
- Planned Road Construction (with right-of-way width)
- Planned Streetscaping
- Surface Water



# Village of Weston Marathon County, Wisconsin



## Map 5: Existing Zoning within TID #1

Map Creation Date: 10/26/2018

Adoption Date (Zoning): 2/23/2017

Adoption Date (TID): 09/17/2018

Map Author: Nate Crowe

Map by the Technology Services Department  
Village of Weston



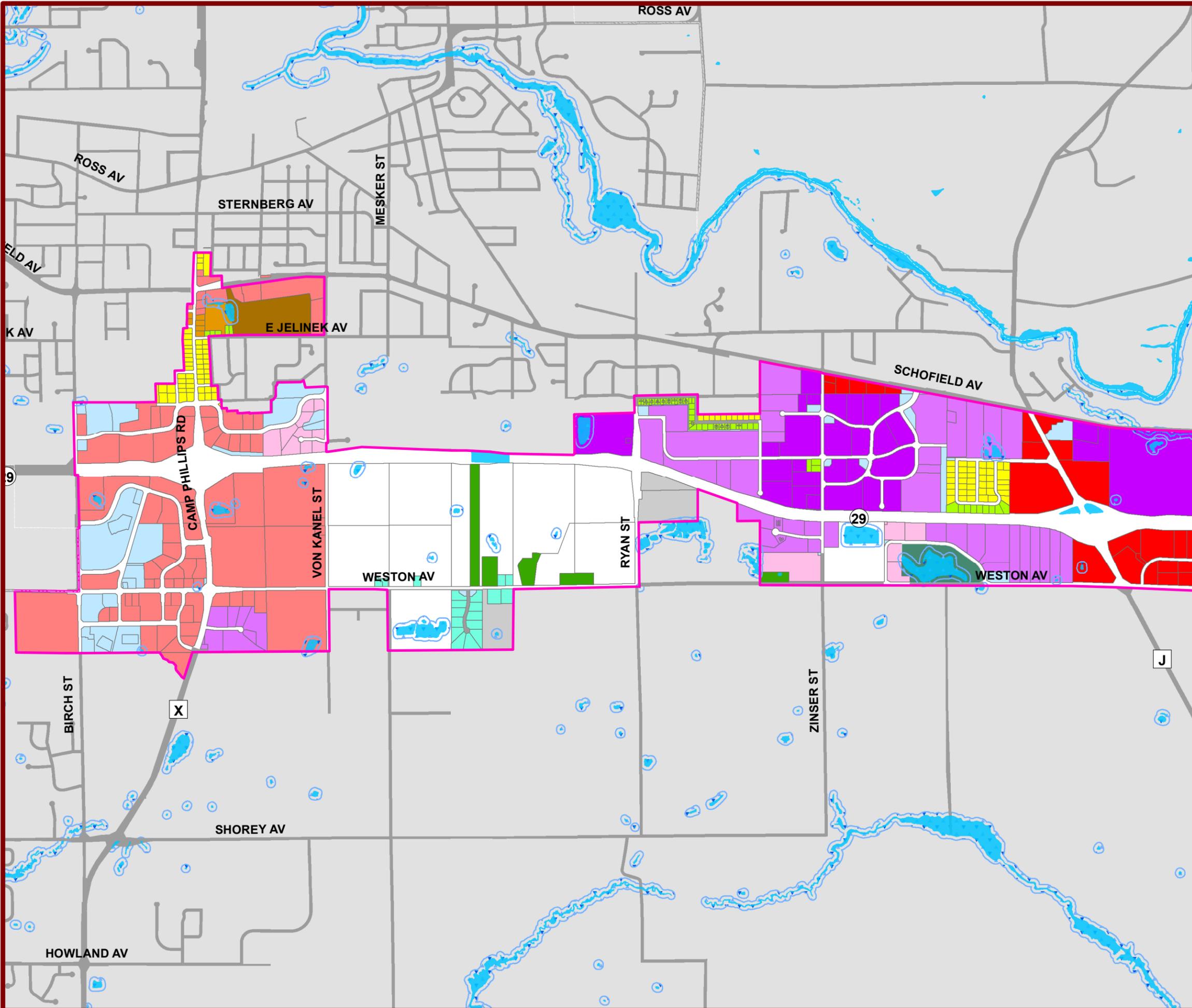
Map Version 4

0 0.25 0.5 1 Miles

### Legend

- TID #1 Boundary
- Surface Water
- Village of Weston Limits (2017)
- Village of Weston Shoreland Overlay Zoning
- Zoning Districts**
- AR - Agriculture and Residential\*
- PR - Parks and Recreation
- RR-2 - Rural Residential-2 Acre
- RR-5 - Rural Residential-5 Acre
- SF-L - Single Family Residential-Large Lot
- SF-S - Single Family Residential-Small Lot
- 2F - Two Family Residential
- MF - Multiple Family Residential
- MH - Manufactured Home
- INT - Institutional
- B-2 - Highway Business
- B-3 - General Business \*
- BP - Business Park\*
- LI - Limited Industrial \*
- GI - General Industrial \*

\* Zoning that allows industrial use



# Village of Weston Comprehensive Plan

# 9-1

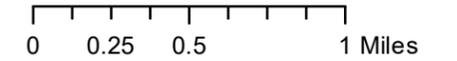
## Future Transportation / Official Map



Approval Date: 10/XX/2016

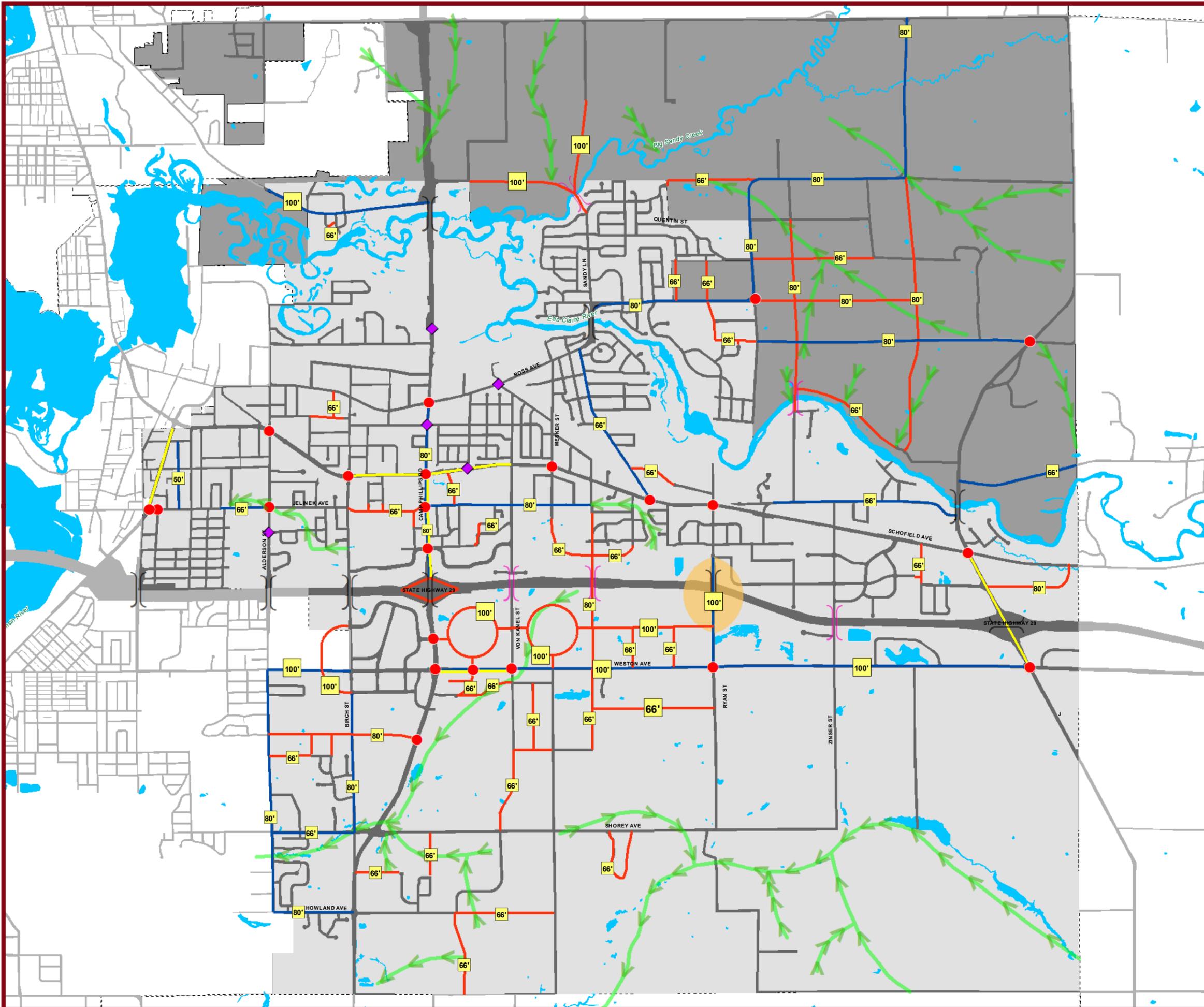
Map Date: 09/07/2016

Created by the Village of Weston  
Tech. Services Department

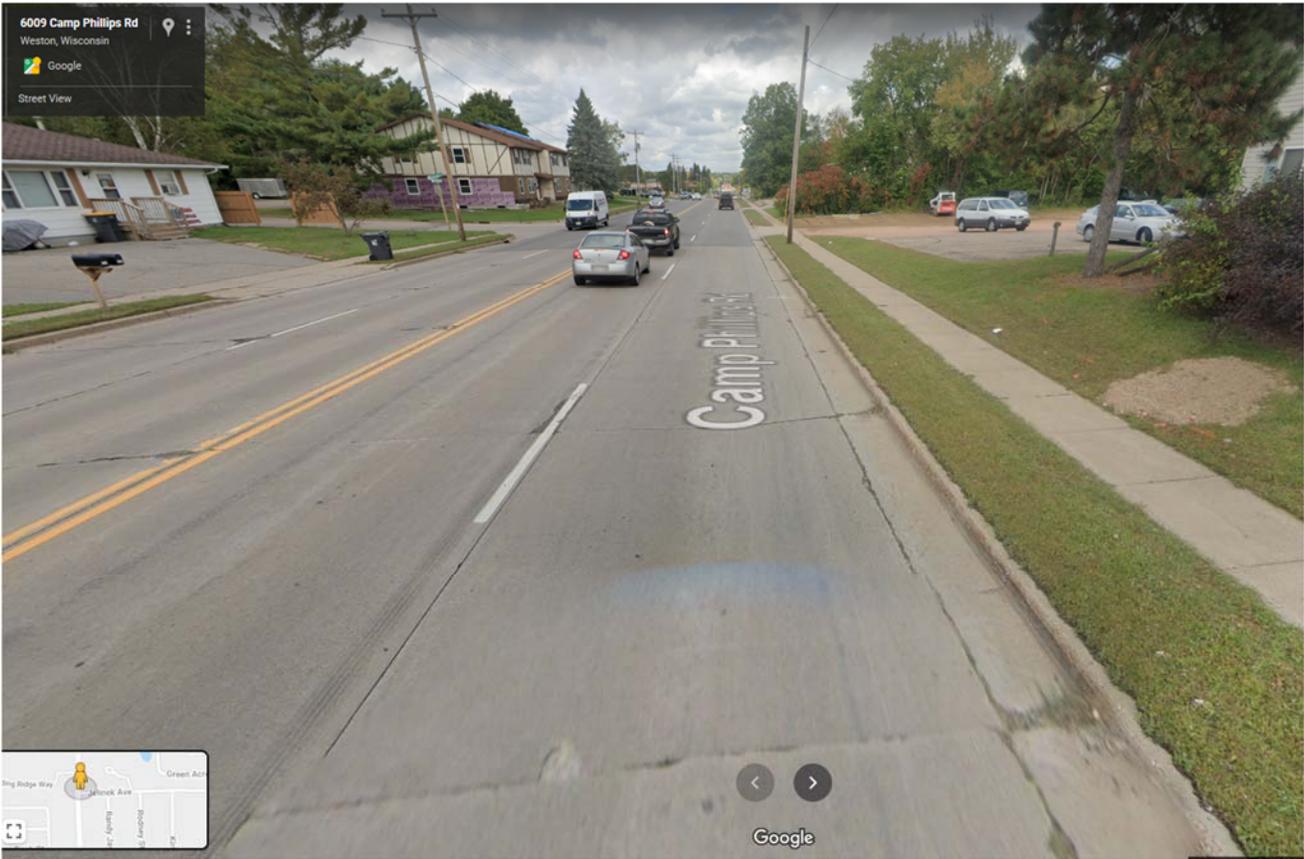


### Legend

- Village of Weston
- Town of Weston
- Other Municipalities
- Existing Village/Town Roads
- Other Existing Roads
- Drainage Corridor
- Existing Overpass
- Future Overpass
- Future Interchange Study Area
- Future Intersection Improvement
- Future Pedestrian Crossing Enhancement
- Future Major Road (with right-of-way width)
- Planned Road Construction (with right-of-way width)
- Planned Streetscaping
- Surface Water



# Roadway Alternative Examples



**4-lane, Undivided, Sidewalk: Camp Phillips Road north of STH 29**



**4-lane, Divided, Raised Median, Sidewalk and Multi-Use Path: Weston Ave west of Camp Phillips Road**



**4-lane, Divided, Raised Median, Sidewalk: Schofield Avenue**



**4-lane, Divided, TWLTL, Multi-Use Path: Camp Phillips Road north end of town**



**4-lane, Divided, Raised Median, Ditches, Multi-Use Path: CTH R in Plover behind Walmart**



**4-lane, Divided, Raised Median, Ditch and Curb, Multi-Use Path: Eisenhower Road in Stevens Point**



**2-lane, Divided, Storm Water Median, Multi-Use Path: E. Cheryl Parkway in Fitchburg**



**2-lane, Divided, Storm Water Median, Multi-Use Path: E. Cheryl Parkway in Fitchburg**

## Valerie Parker

---

**Subject:** FW: Monday Meeting 08/10/2020. REI | 5905 Mesker Street

**From:** Tom Krautkramer <tom@tjkrautkramer.com>

**Sent:** Thursday, August 6, 2020 3:35 PM

**To:** Valerie Parker <vparker@westonwi.gov>

**Cc:** Jim Borysenko <jborysenko@reiengineering.com>; Michael Wodalski <mwodalski@westonwi.gov>; Jennifer Higgins <jhiggins@westonwi.gov>; PlanDev <plandev@westonwi.gov>

**Subject:** Re: Monday Meeting 08/10/2020. REI | 5905 Mesker Street

Good afternoon Valerie,

For the record my name is Tom Krautkramer from 5905 MESKER STREET LLC, owner of 5905 Mesker Street. I have asked to be added to the meeting agenda with the hope of trying to get some kind of relief regarding the new drainage issues along the southern property line of 5905 Mesker Street.

My company purchased this property in 2018. The property has 3 loading docks with 3 French drains on its southern side. Historically these drains would self-drain over the period of a day or so of a heavy rain.

This year a new building was constructed immediately to the south of the property. Since that time the drainage performance of the 5905 Mesker street property has been negatively affected. It is now necessary to pump standing water from the property after each rain event.

My company has tried working with the neighboring property owner and his various contractors to get the situation resolved however no progress has been made. This prompted my firm to hire REI to provide a third-party opinion on the matter.

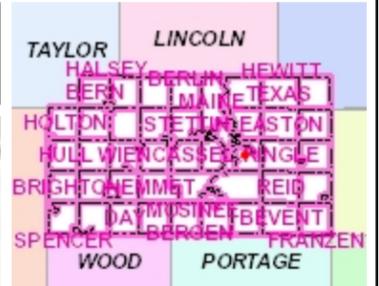
--

Tom J. Krautkramer

T. 715-348-2955

TJ KRAUTKRAMER LLC

MAIL TO: P.O. Box 105 | Schofield, WI 54476



### Legend

- Parcel Annotations
- Parcels
- Land Hooks
- Section Lines/Numbers
- Right Of Ways
- Municipalities
- County-wide 2ft Contours (2012)
  - Index
  - Intermediate
- 2015 Orthos
  - Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3
- Surrounding\_County
  - CLARK
  - LANGLADE
  - LINCOLN
  - PORTAGE
  - SHAWANO
  - TAYLOR
  - WAUPACA
  - WOOD



Roof portion sheet flows to south. Remainder of roof utilizes roof drains

Loading Dock

Loading Dock

Loading Dock

Flat Grassy Landscape Area

Existing depression

Drainage patterns identified are per Marathon County GIS and visual observation

28.63 0 28.63 Feet

NAD\_1983\_HARN\_WISCRS\_Marathon\_County\_Feet

DISCLAIMER: The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Marathon County-City of Wausau will not be responsible for any damages which result from third party use of the information and depictions herein or for use which ignores this warning.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



# REQUEST FOR CONSIDERATION

<b>Public Mtg/Date:</b>	Plan Commission, August 10, 2020
<b>Description:</b>	Clarification on 7/13/20 Plan Commission action on request by Applicant for addition extension of Plan Commission Review Period for Conditional Use Permit Action per Sec. 94.16.06(6)
<b>From:</b>	Emily Wheaton, Assistant Planner Jen Higgins, Director of Planning and Development
<b>Question:</b>	Should the Plan Commission accept the extension request for the conditional use permit at 3702 Schofield Avenue until September 14 <sup>th</sup> , 2020?

## 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.

The Plan Commission reviewed this request at the July 13<sup>th</sup> Plan Commission meeting. There is some confusion as to the timing of the extension request and the motion isn't entirely clear what the approval was for. The item was a generalized as a 60-day request, however in the Staff Report, the recommended motion was to extend the conditional use permit out to September 14<sup>th</sup>, 2020. The Plan Commission's motion was simply "to approve the item". Staff are bringing this back to the Plan Commission to provide clarification to this request.

<b>Attached Docs:</b>	Email with Extension Request
<b>Committee Action:</b>	None to date.
<b>Fiscal Impact:</b>	N/A
<b>Recommendation:</b>	Staff recommends the Plan Commission extend this request until the September 14 <sup>th</sup> Plan Commission 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<sup>th</sup>, 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](mailto: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](mailto: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

<b>Public Mtg/Date:</b>	Plan Commission, August 10, 2020
<b>Description:</b>	Project # 20200268: Discussion and recommendation to the Board of Trustees on proposed amendment to the Stone Gate Condominium Plat
<b>From:</b>	Emily Wheaton, Assistant Planner
<b>Question:</b>	Should the Plan Commission recommend to the Board of Trustees the approval of the proposed amendment to the Stone Gate Condominium Plat?

## BACKGROUND

Stone Gate Condominium is gated community situated on the northwest corner of Comp Phillips Road and Howland Avenue. There are still many undeveloped building pads within the condo plat and those are owned by the bank. From the original plat, the building pads were assigned a building design and were not simply polygons. Building permits have started to be submitted for these vacant lots, and the house plans submitted do not match the pad dimensions. This would cause part of the house to be located outside the unit that someone has purchased. To solve this issue, the plat has been resubmitted that turned the house shaped units into polygons to better diversify the variety of homes that can be built on the pads.

<b>Attached Docs:</b>	Proposed Addendum No. 3 to Stone Gate Condominium
<b>Committee Action:</b>	
<b>FISCAL IMPACT:</b>	None
<b>Recommendation:</b>	Staff recommends approval.

## RECOMMENDED LANGUAGE FOR OFFICIAL ACTION

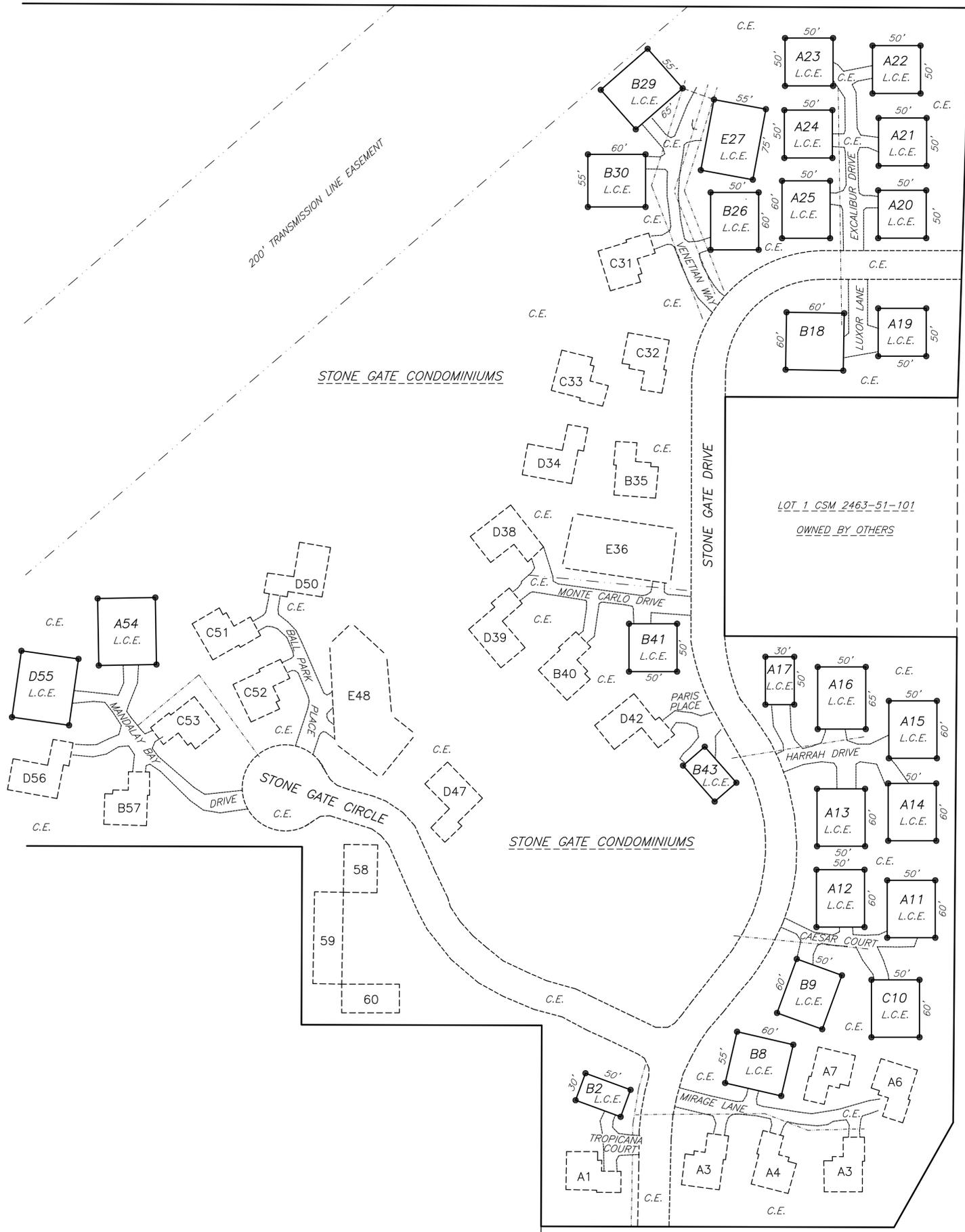
**I move to recommend to the Board of Trustees the approval of the proposed amendment to the Stone Gate Condominium Plat.**

<b>Additional action:</b>	Forward the recommendation to the Board of Trustees for August 17, 2020 (Staff)
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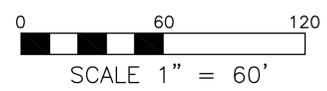
# ADDENDUM NO.3 TO STONE GATE CONDOMINIUMS

ALL OF B2, B8, B9, C10, A11, A12, A13, A14, A15, A16, A17, B18,  
A19, A20, A21, A22, A23, A24, A25, B26, B29, B30, B41, B43,  
A54, D55 AND THAT PART OF STONE GATE CONDOMINIUMS AND PART  
OF E27 OF THE ADDENDUM NO.1 TO STONE GATE CONDOMINIUMS,  
LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF  
SECTION 32, TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF  
WESTON, MARATHON COUNTY, WISCONSIN.

SHEET 1 OF 5 SHEETS



DESIGNATION	DIMENSIONS/STYLE
A	1320 SQUARE FEET WITH UP TO A 2 CAR ATTACHED GARAGE
B	1540 SQUARE FEET WITH UP TO A 2 CAR ATTACHED GARAGE
C	1560 SQUARE FEET WITH UP TO A 2 CAR ATTACHED GARAGE
D	1680 SQUARE FEET WITH UP TO A 2 CAR ATTACHED GARAGE
E	1800 SQUARE FEET WITH UP TO A 3 CAR ATTACHED GARAGE



- LEGEND**
- ⊙ = GOVERNMENT CORNER LOCATION PER COUNTY SURVEY RECORDS
  - = 4' FIBERGLASS POST SET
  - L.C.E. = LIMITED COMMON ELEMENT
  - C.E. = COMMON ELEMENT
  - = 10' UTILITY EASEMENT

**VREELAND ASSOCIATES, INC.**  
**LANDS SURVEYORS & ENGINEERS**  
 6103 DAWN STREET WESTON, WI. 54476  
 PH (715) 241-0947 tim@vreelandassociates.us

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PREPARED FOR: **ROBIN WILDE**

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FILE #: W-457-19 WILDE

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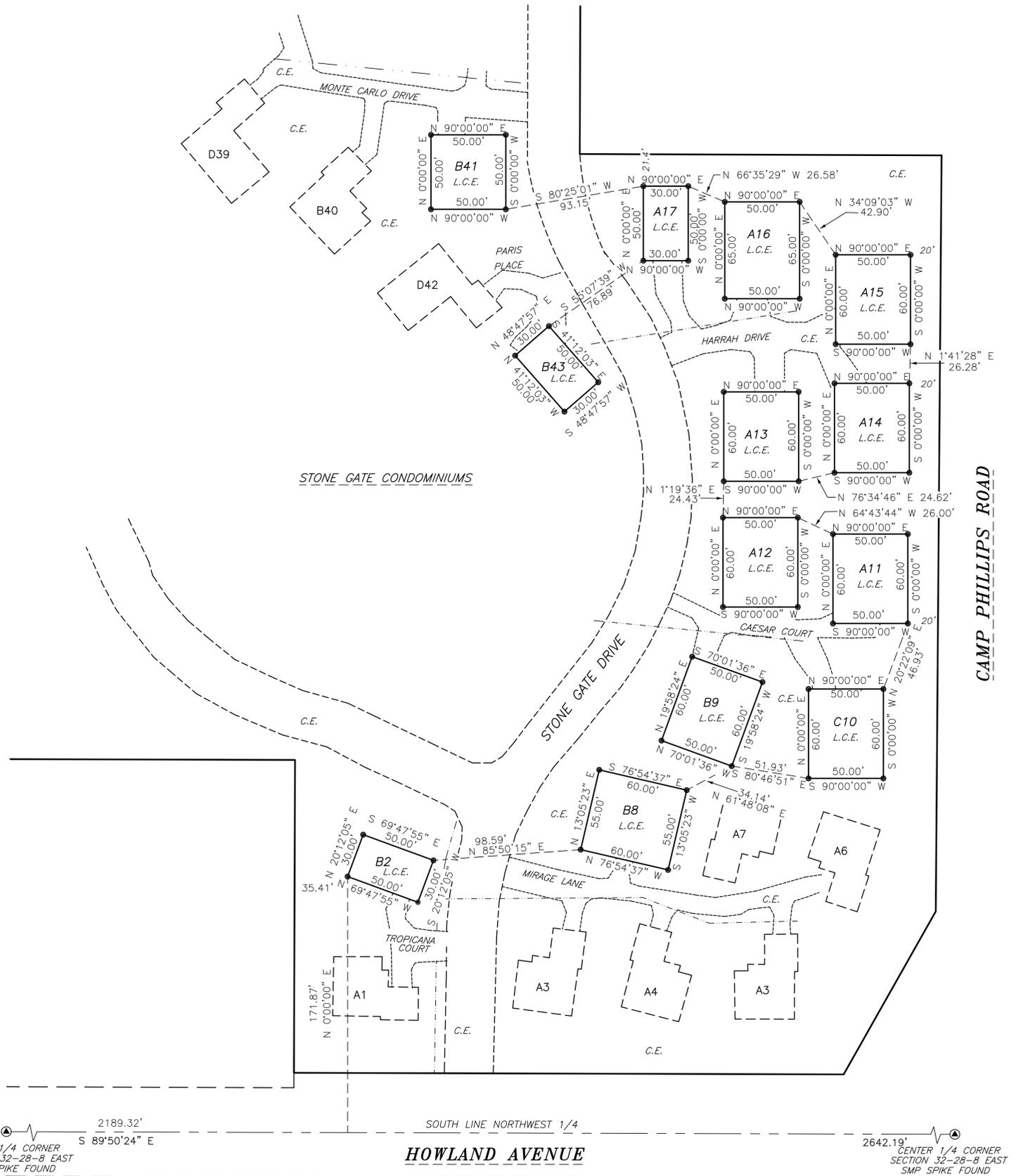
DRAFTED AND DRAWN BY: TIMOTHY G. VREELAND

BEARINGS REFERENCED TO THE  
 SOUTH LINE OF T4N NORTHWEST 1/4  
 BEARING S 89°50'24" E  
 WISCONSIN COUNTY COORDINATE SYSTEM  
 (MARATHON) NAD83 (2011)

## ADDENDUM NO.3 TO STONE GATE CONDOMINIUMS

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SHEET 2 OF 5 SHEETS



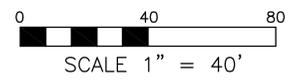
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PREPARED FOR: **ROBIN WILDE**

FILE #: W-457-19 WILDE  
DRAFTED AND DRAWN BY: TIMOTHY G. VREELAND

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BEARING S 89°50'24" E  
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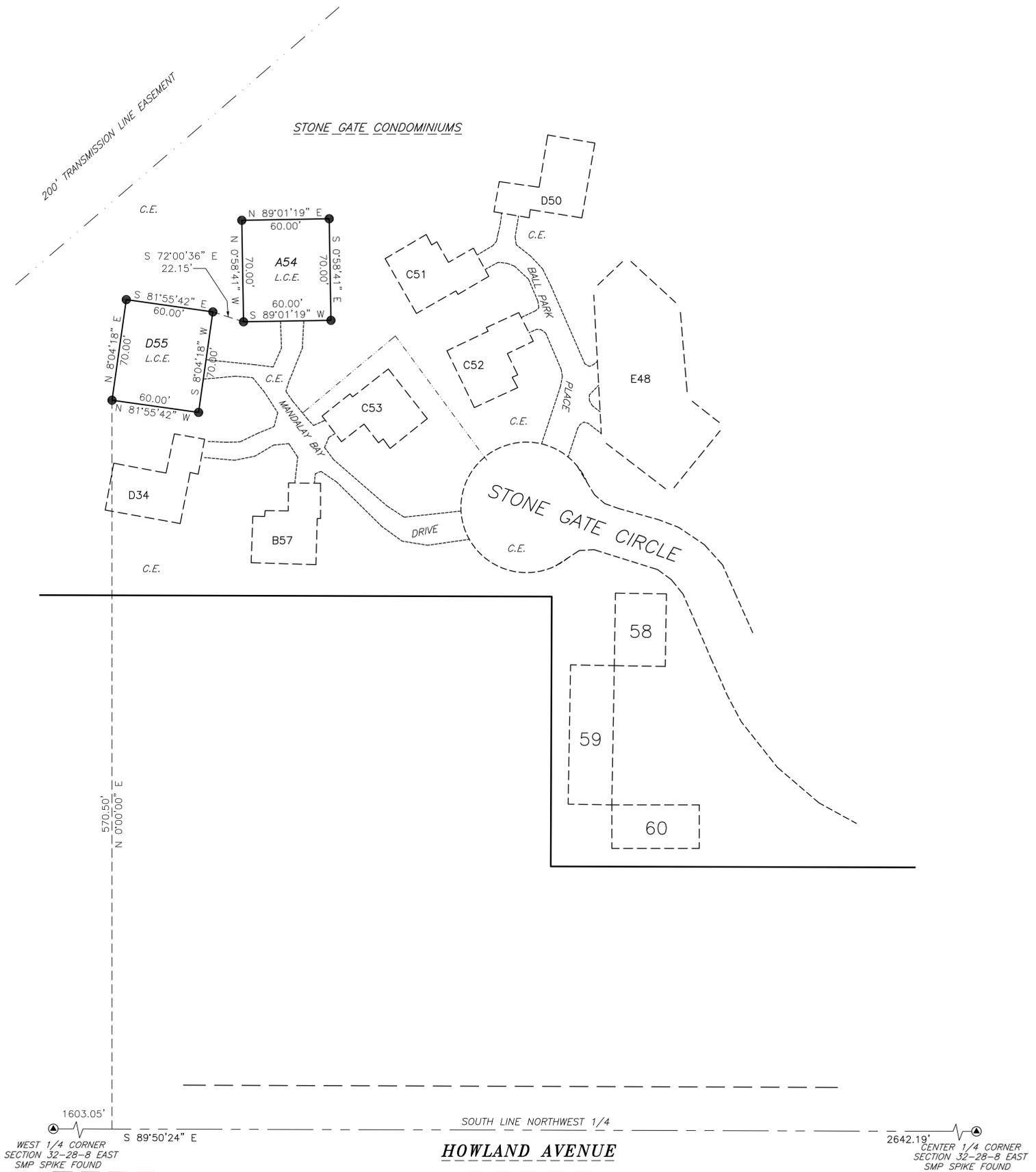


- LEGEND**
- ⊙ = GOVERNMENT CORNER LOCATION PER COUNTY SURVEY RECORDS
  - = 4' FIBERGLASS POST SET
  - L.C.E. = LIMITED COMMON ELEMENT
  - C.E. = COMMON ELEMENT
  - = 10' UTILITY EASEMENT

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SHEET 3 OF 5 SHEETS



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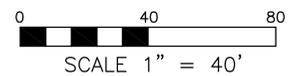
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 PH (715) 241-0947 tim@vreelandassociates.us

PREPARED FOR: **ROBIN WILDE**

FILE #: W-457-19 WILDE

DRAFTED AND DRAWN BY: TIMOTHY G. VREELAND

BEARINGS REFERENCED TO THE  
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 WISCONSIN COUNTY COORDINATE SYSTEM  
 (MARATHON) MAD3 (2011)

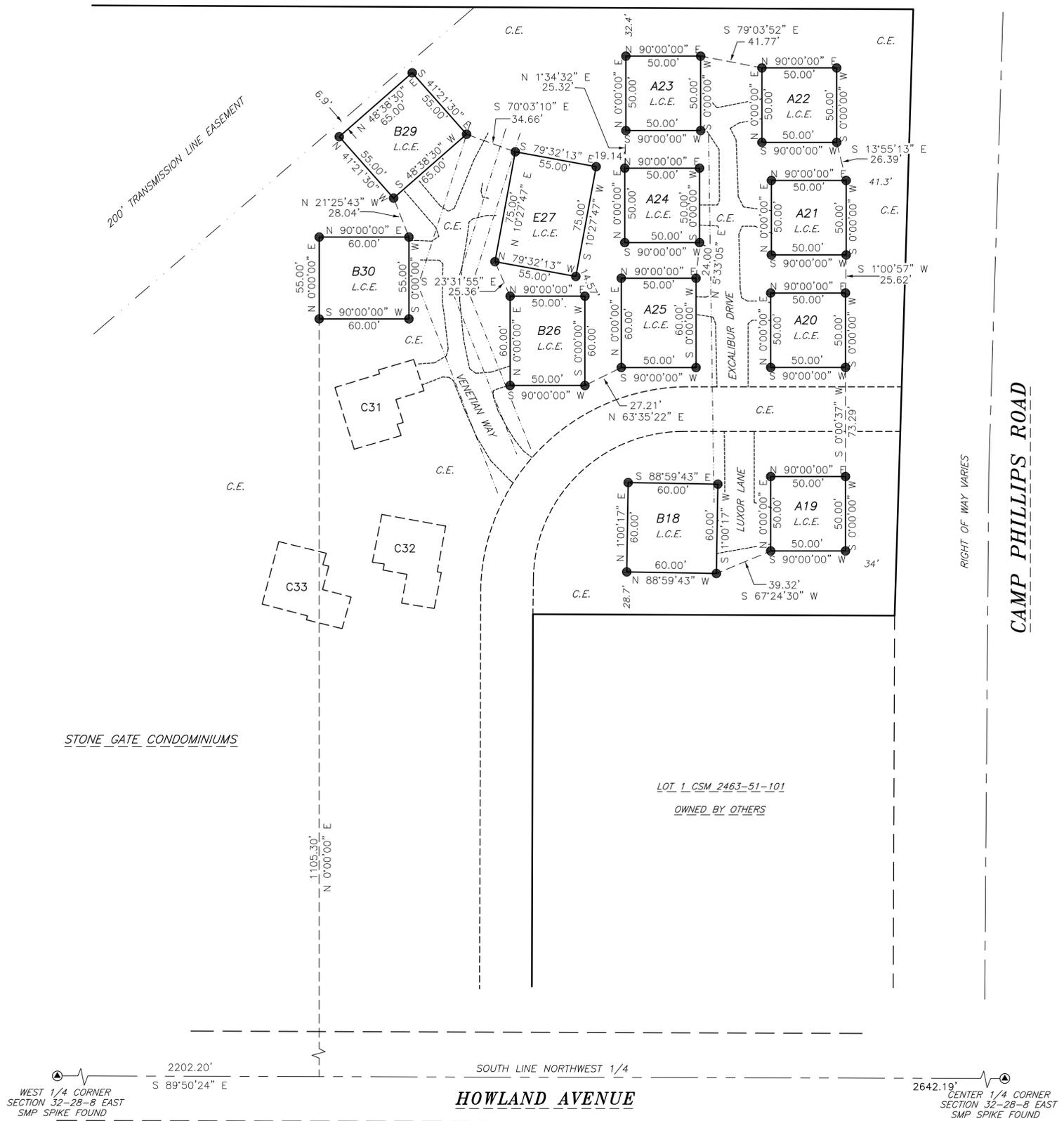


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SHEET 4 OF 5 SHEETS



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PREPARED FOR: **ROBIN WILDE**

FILE #: W-457-19 WILDE

DRAFTED AND DRAWN BY: TIMOTHY G. VREELAND

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WESTON, MARATHON COUNTY, WISCONSIN.

SHEET 5 OF 5 SHEETS

**SURVEYORS CERTIFICATE**

I, TIMOTHY G. VREELAND, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF ROBIN WILDE, I MADE THIS PLAT OF ADDENDUM NO. 3 TO STONE GATE CONDOMINIUMS, BEING ALL OF B2, B8, B9, C10, A11, A12, A13, A14, A15, A16, A17, B18, A19, A20, A21, A22, A23, A24, A25, B26, B29, B30, B41, B43, A54, D55 AND THAT PART OF THE COMMON ELEMENT OF STONE GATE CONDOMINIUMS AND E27 OF THE ADDENDUM NO.1 TO STONE GATE CONDOMINIUMS, LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN.

SUBJECT TO EASEMENTS RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD AND USE. THAT THIS CONDOMINIUM PLAT IS A CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED AND THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS CAN BE DETERMINED FROM THIS PLAT.

THAT I HAVE COMPLIED WITH THE PROVISIONS OF CHAPTER 703.11(4) OF THE WISCONSIN STATUTES.

DATED THIS 30TH DAY OF JULY, 2020

\_\_\_\_\_  
TIMOTHY G. VREELAND P.L.S. 2291

REGISTER OF DEEDS  
MARATHON COUNTY, WI  
-----  
RECEIVED FOR RECORD THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_\_  
AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN PLAT  
CABINET NO. \_\_\_\_\_ ON PAGE \_\_\_\_\_  
  
DOCUMENT NO. \_\_\_\_\_  
REGISTRAR \_\_\_\_\_

REVIEWED AND APPROVED FOR  
RECORDING BY THE VILLAGE OF \_\_\_\_\_  
  
DATE: \_\_\_\_\_  
  
VILLAGE OF \_\_\_\_\_

**THIRD SUPPLEMENT TO THE  
CONDOMINIUM DECLARATION OF EASEMENTS,  
RESTRICTIONS, COVENANTS AND CONDITIONS FOR  
STONE GATE CONDOMINIUMS**

**WHEREAS**, the undersigned is the President of Stone Gate Condominium Owners' Association, Inc., the entity through which Stone Gate Condominiums governs its affairs, both as established by that certain Condominium Declaration of Easements, Restrictions, Covenants and Conditions for Stone Gate Condominiums dated June 9, 2003, recorded July 23, 2003 as Document No. 1336663, in the Office of the Register of Deeds of Marathon County, Wisconsin (the "Stone Gate Condominiums Declaration"), as amended, and

**WHEREAS**, the Unit Owners (as that term is defined in the Stone Gate Condominiums Declaration), pursuant to and in the manner prescribed by the Stone Gate Condominiums Declaration and Chapter 703, Wis. Stats., unanimously consented to the amendment and modification of the Stone Gate Condominiums Declaration and the Stone Gate Condominiums' Plat; and

**WHEREAS**, the Unit Owners, through action of the President, wishes to amend the Stone Gate Condominiums Declaration and Stone Gate Condominiums; Plat at this time, as set forth herein, through execution of this Third Supplement to the Condominium Declaration of Easements, Restrictions, Covenants and Conditions for Stone Gate Condominiums (hereinafter the "Third Supplemental Declaration");

**NOW, THEREFORE**, the Stone Gate Condominiums Declaration is supplemented and amended as follows, by replacing the paragraphs in the Stone Gate Condominiums Declaration, encumbered below, with the following:

**AMENDMENTS**

**A. 4.2 Unit Boundaries.**

Paragraph 4.2 of the Stone Gate Condominiums Declaration shall hereafter provide, in full, as follows:

Each Unit consists of the real property underlying the foundation and exterior boundaries of the building, however configured, constructed in the approximate locations of the Unit on the Condominium Plat and any permitted recesses or projections therefrom situated on a foundation, together with the right to construct on the residential Unit a residence not exceeding the permitted number of square feet allowable for a "A", "B", "C", "D", or "E" Unit, as applicable and as approved by the Association, and the right to construct on the storage facility Units within the boundaries of the Storage Unit as shown on the condominium Plat. Each Unit Owner shall own all buildings and improvements on the Unit owned by that Unit Owner.

The subdesignations relate to the footprint of the maximum exterior dimensions and style of building that may be constructed on that Unit. Those dimensions and style are as follows:

Designation	Dimensions/Style
A	1320 square feet with up to a 2 car attached garage
B	1540 square feet with up to a 2 car attached garage
Designation	Dimensions/Style
C	1560 square feet with up to a 2 car attached garage
D	1680 square feet with up to a 2 car attached garage
E	1800 square feet with up to a 3 car attached garage

The Association, in its sole and absolute discretion for good cause may allow variances in these dimensions not exceeding 10%.

The Unit boundaries for all residential Units on which residential buildings have been constructed prior to July 30, 2020 shall be deemed in compliance with these restrictions as if any and all variances had been previously approved by the Association.

**PLAT**

The amended Condominium Plat, specifically referenced as “Addendum No. 3 to Stone Gate Condominiums” dated July 30, 2020 is hereby adopted as amending the current version of said Condominium Plat.

**INTERPRETATION**

The Third Supplemental Declaration is intended to supplement and modify the Stone Gate Condominiums Declaration only to the extent necessary to accommodate the creation of subdesignation maximum exterior dimension and style footprints for all Unit subdesignations. All terms, provisions, conditions, and restrictions of the Stone Gate Condominiums Declaration, as supplemented hereby, shall be and remain in full force and effect with respect to building size and style. To the extent any portion of the original Stone Gate Condominiums Declaration, as amended previously to the execution of this Third Supplemental Declaration, is inconsistent with such intention, all such documents shall be read and interpreted in a manner consistent with the intention stated herein.

**IN WITNESS WHEREOF**, the Stone Gate Condominiums, acting through Stone Gate Condominium Owners’ Association, Inc., by Robin Wilde, the President of Stone Gate Condominium Owners’ Association, Inc., has caused this Second Supplement Declaration to be executed at Wausau, Wisconsin, this \_\_\_\_ day of August, 2020.



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

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**Public Mtg/Date:**      **Plan Commission – 8/10/2020**

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**Description:**            **Adopt Resolution No. 2020-PC-002: A Resolution Recommending Adoption of an Amendment to Chapter 74 Subdivision Ordinance Figure 6.06(1): Minimum Public Street Design Requirements.**

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**From:**                    **Michael Wodalski, Director of Public Works**  
**Jennifer Higgins, Director of Planning & Development**

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**Question:**              **Should the Plan Commission recommend the Board of Trustees amend the Subdivision Ordinance to make changes to Figure 6.06(1)?**

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**Background**

The discussion on sidewalk requirements has been brought up several times this spring/early summer primarily stemming from the Village's efforts to reconstruct the neighborhood directly east of Weston Elementary School. As part of that project, there are two streets (Arrow and Sunset) that have dead end cul-de-sacs with street lengths of roughly 350 feet. The residents along those streets have voiced a desire to not have sidewalk installed as it doesn't go anywhere or connect to anything and is thus unnecessary.

The current Village requirement is sidewalk is to be installed on both sides of every street for every new road and any reconstructed road. This requirement is found in Figure 6.06(1) of the Subdivision Ordinance (Chapter 74).

This item was brought up at the May 18, 2020 Board of Trustees meeting and the direction from the Village Board is this item should be sent back to the Plan Commission and staff should work on revising the ordinance.

The current subdivision code was adopted on May 18, 2016 which required sidewalk to be installed on all new and reconstructed streets. Prior to this ordinance being adopted, there was a sidewalk map which was previously approved which showed where sidewalks should be installed (Map is attached for reference).

In 2015, the Village of Weston adopted a Complete Streets Resolution which in summary states any roadway to be newly constructed or completely reconstructed shall be designed to provide for the safety and convenience of all users of all ages and abilities including pedestrians, bicyclists, transit users and motorists. There is not a specific criterion set for what the design of the roadway should be to constitute a safe roadway for all users, just the overarching goal.

Volume 2 of the Village of Weston Comprehensive Plan was recommended by the Plan

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

Commission on September 21, 2016 and adopted by the Village Board on October 3, 2016. In [Section 9.5.4](#) (Support Additional Bicycle and Pedestrian Transportation Options) there are several goals in developing a better network of pedestrian facilities which includes:

- **Prioritize completion of key shared-use path and/or sidewalk projects.** *A strong emphasis will be placed on filling gaps and completing projects in areas near schools and parks and along arterial and collector roads.*
- **Require pedestrian facilities at the front end of new development projects.** *The village will work to ensure, through new development approvals, that planned sidewalks and paths are built with the initial road, sewer, water and other infrastructure for the development wherever possible.*
- **Implement new subdivision ordinance policy on sidewalk placement.** *In general, good pedestrian system planning supports sidewalks and/or shared-use paths on both sides of all new and reconstructed streets (except for freeways).*
- **Lead by example.** *The village will consider the needs of pedestrians in all road projects, such as through promoting safe crossing opportunities, intersection designs, and street widths, and in all other public projects like parks and other community facilities.*

The above is the goals of the comprehensive plan based on the principles of the Complete Streets Policy. From those items, the subdivision code was developed which states all new streets and any reconstructed streets shall have sidewalk on both sides of the road. The one exception is a 10-foot multi-use path can be substituted in-lieu of sidewalk. This can all be found in Figure 6.06(1): Minimum Public Street Design Requirements.

Staff has reviewed the Complete Streets Resolution, Comprehensive Plan and current Subdivision Regulations to see what revisions could be made to ensure the initial intent of the aforementioned policies are being upheld, but still allowing flexibility in the code for situations that may not make as much sense to have sidewalk on both sides of a road.

Staff's recommendation is to add two additional notes to Figure 6.06(1) of Chapter 74. There are not any recommendations for the Arterial streets as staff believes a multi-use path or sidewalk should be used for streets with that type of traffic volume. Thus, the only changes being proposed are for Collector and Local Streets.

The first addition to the design requirement table would be Note 7 and would apply to Collector and Local Streets and would state:

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

<sup>7</sup> In rural areas (defined as adjacent zoning being primarily SF-L, RR-2, RR-5, or AR) The Village may substitute paved shoulders for a sidewalk on both sides. Total pavement width shall be 28-ft to accommodate a 10-ft travel lane and 4-ft paved shoulder in each direction. Pavement striping shall delineate the boundary between the paved shoulders and vehicle lanes.

The above note is consistent with what was done on Anastasia Dr off of Shorey Ave roughly ¼ mile east of Heeren when it was built in 2015 prior to the ordinance change as the road is 28 feet wide and has a striped paved shoulder.

The second note would be Note 8 and would only apply to Local Streets and would state:

<sup>8</sup> The requirement for sidewalks on both sides of a street may be waived on short dead end streets (less than 400 ft in length) with fewer than 100 vehicle trips per day (based on the Institute of Transportation Engineers (ITE) Manual) and with no prospect of connection to other pedestrian facilities, as determined by the Village Board.

The revised Figure 6.06(1) is shown in Exhibit A of the Resolution.

With the Village ramping up its Capital Improvement Plan it is important to make sure the Village is following the code requirements and streets being reconstructed are being done at the same expectation for new streets. It is also important to make sure there is some flexibility as not every situation is a one size fits all solution and staff believes these adjustments will go a long way in ensure roadways are being built for all users, but is also being cognizant of the type of traffic and potential user the roadway will see.

The Plan Commission and Public Works & Utility Committee reviewed this amendment at the August Joint Meeting. Staff was directed to proceed with amendment. This is just a formality as the Resolution was not available last month.

A public hearing is scheduled before the Board at their August 17<sup>th</sup> meeting for the ordinance.

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**Attached Docs:** Resolution No. 2020-PC-002

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**Committee Action:** PC & Public Works & Utility both reviewed at the 7/13/2020 joint meeting.

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

**Fiscal Impact:** TBD.

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**Recommendation:** Directors recommend approval.

**Recommended Language for Official Action**

**I move to recommend Approval/Denial of the proposed ordinance amendments.**

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**Additional action:** Ordinance Adoption (Board of Trustees)  
Ordinance Publication (Staff)  
Update Chapter 74 with amendments (Staff)



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

**RESOLUTION NO. 2020-PC-002**

**A RESOLUTION RECOMMENDING ADOPTION OF AN AMENDMENT TO CHAPTER 74  
SUBDIVISION ORDINANCE FIGURE 6.06(1): MINIMUM PUBLIC STREET DESIGN  
REQUIREMENTS.**

**WHEREAS**, Wis. Stats. Chapters 61, 62.23, 80.08, 236 and 703 authorizes each local government to adopt a subdivision ordinance to regulate and control the division of land within the Village of Weston and its extraterritorial area to protect and provide for the public health, safety, and general welfare of the community and guide the orderly and beneficial development of the community, in accordance with the Village’s adopted Comprehensive Plan; and

**WHEREAS**, Chapter 74 “Subdivision Regulations” of the Municipal Code currently serves as the Village’s general land division ordinance; and

**WHEREAS**, Wis. Stats governing land division in the Village require the Village Plan Commission to review and recommend any new or proposed amendments to the Village’s general land division ordinance prior to public hearing and adoption by the Village Board; and

**WHEREAS**, on August 10, 2020, the Village Plan Commission conducted their final review of the proposed amendment to Chapter 74 “Subdivision Regulations” and determined those proposed changes to be in compliance with Wis. Stats governing land division and in the best interest of the long term public health, safety and general welfare of the community and guide the orderly and beneficial development of the community, in accordance with the Village’s adopted Comprehensive Plan.

**NOW, THEREFORE, BE IT RESOLVED**, the Plan Commission of the Village of Weston hereby recommends, following a public hearing, the Village Board adopt an ordinance to make the changes to Chapter 74 “Subdivision Regulations” as reflected in Exhibit A.

**PASSED BY THE PLAN COMMISSION OF THE VILLAGE OF WESTON**, at a regular meeting thereof, this 10<sup>th</sup> day of the month of August 2020.

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

By: \_\_\_\_\_  
MARK MALONEY, Village Plan Commission Chair

ATTEST:

By: \_\_\_\_\_  
Valerie Parker, Plan Commission Secretary

**Figure 6.06(1): Minimum Public Street Design Requirements <sup>1</sup>**

Type of Street <sup>1</sup>	Right-of-way width (feet)	Street Width (feet) <sup>2</sup>	Sidewalks Required <sup>3</sup>	On-Street Parking? <sup>2</sup>
<b>Arterial</b>	100 <sup>4</sup>	46-52 <sup>5</sup>	Yes, both sides	No
<b>Collector</b>	80 <sup>4</sup>	33-41 <sup>5</sup>	Yes, both sides <sup>7</sup>	Determined on a case-by-case basis
<b>Local</b>	60-66 <sup>4,5</sup>	24-33 <sup>5</sup>	Yes, both sides <sup>7,8</sup>	Yes, on at least one side <sup>6</sup>
<b>Alley</b>	17	16	No	No

NOTES:

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

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

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

<sup>4</sup> Or as indicated on the Village’s Official Map.

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

<sup>6</sup> One-sided parking shall be located on the north and east sides of streets unless otherwise determined by the Director of Public Works.

<sup>7</sup> In rural areas (defined as adjacent zoning being primarily SF-L, RR-2, RR-5, or AR) The Village may substitute paved shoulders for a sidewalk on both sides. Total pavement width shall be 28-ft to accommodate a 10-ft travel lane and 4-ft paved shoulder in each direction. Pavement striping shall delineate the boundary between the paved shoulders and vehicle lanes.

<sup>8</sup> The requirement for sidewalks on both sides of a street may be waived on short dead end streets (less than 400 ft in length) with fewer than 100 vehicle trips per day (based on the Institute of Transportation Engineers (ITE) Manual) and with no prospect of connection to other pedestrian facilities, as determined by the Village Board.

# REQUEST FOR CONSIDERATION

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<b>Public Mtg/Date:</b>	<b>Public Works Commission – 08/10/2020 Plan Commission – 08/10/2020</b>
<b>Description:</b>	<b>Discussion and Recommendation to the Board of Trustees to award the contract for Wayfinding Sign Installation to Finishing Touch Signs.</b>
<b>From:</b>	<b>Keith Donner, Village Administrator Michael Wodalski, Director of Public Works Jennifer Higgins, Director of Planning and Development Tom Chartrand, Economic Development Coordinator</b>
<b>Question:</b>	<b>Who should the Village of Weston award the Wayfinding bid to?</b>

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## Background

The Weston Community Entryway and Wayfinding Plan was adopted October 7<sup>th</sup>, 2019. Staff followed up by sending out a Request for Proposals (RFP) for the construction of the signs this spring. This RFP is for replacing and creating new wayfinding signs throughout the Village based on the Wayfinding Plan. The original proposal due date was March 20<sup>th</sup>, 2020.

Due to Covid-19, Addenda #1 was emailed out to the Bidders and updated the due date to April 24<sup>th</sup>. Addenda #2 was released further extending the date to May 29<sup>th</sup>.

Proposals are to include the construction and installation of all primary, secondary, and tertiary proposed signs as laid out in the Wayfinding Plan. The posts and size design were selected by the Village and are to appear as they do on the plan. The wayfinding signs are to be installed within the designated areas with the proper wording and font outlined in the Wayfinding Plan. The RFP encouraged creative and unique interpretation of the approved design, images, and material when submitting proposals. All bids include removal of old signs and installation of new signs. The preliminary estimated budget for this project is \$160,000.

The Village received bids from 6 businesses, ranging from \$68,368 to \$175,086. Businesses included (in no specific order): Appleton Sign Company, Finishing Touch, Graphic House, Graphic Industries, Michaels Signs, and Hilton Displays/D&L Signs.

Staff ranked the companies based on the several criteria. Staff recommend using Finishing Touch based on the cost effectiveness and experience on similar projects.

### Wayfinding Proposals

<b>Company</b>	<b>Bid Cost</b>
Appleton Sign Company	\$68,832.00
Finishing Touch	\$68,368.00
Graphic Industries	\$175,086.00

## REQUEST FOR CONSIDERATION

Graphic House	\$124,594.00
Michaels Signs	\$90,00.00
Hilton Displays/D&L	\$129,736.52

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**Attached Docs:** Weston Community Entryway and Wayfinding Plan, Weston Wayfinding RFP, Weston RFP Analysis, Business Proposals. (Can be found in the [OneDrive folder](#))

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**Committee Action:** N/A

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**Fiscal Impact:** VARIES BASED ON PROPOSAL (\$68,368.00 – 175, 086.00)

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**Recommendation:** Staff recommends awarding the proposal to Finishing Touch for the cost of \$68,368.00

### Recommended Language for Official Action

**We move to recommend the Village of Weston approve the bid from Finishing Touch for the cost of \$68,368.00 (plus permits and fees) paid for with the Village of Weston Room Tax.**

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Additional action:



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

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

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

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**FOR REVIEW BY:** Plan Commission, 08/10/2020

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

---

**ISSUE-IN-BRIEF:** July 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.

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**REQUEST:** Acknowledge and place on file.

---

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

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**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 #20200161 New Municipal Center CSM, 4707 Camp Phillips Road, 4106 & 4204 Ross Avenue

**Site Plans –**

Project #20191319 SCS Weston – (River Trail Estates Phase II) Callon Avenue – Site Plan

Project #20180056 Denyon Homes, 5309 Schofield Avenue – Office Addition Site Plan



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

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**DESCRIPTION:** Report re: July 2020 Building Permits

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

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**FOR REVIEW BY:** Plan Commission, 8/10/2020  
Board of Trustees, 8/17/2020

---

**POLICY QUESTION:** Should the PC & BOT acknowledge the July 2020 building permits issued as submitted by the Department?

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

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**FISCAL IMPACT:** **2020 Building Permits to date (8/5/2020)**  
**706 total permits issued (684 Village, 12 Town, 10 Rothschild)**  
**\$130,940 in permit fees received with a valuation of \$21,144,485**  
**In the Village of Weston-**  
**684 permits**  
**\$118,290 in permit fees received**  
**\$19,122,909 in permit valuation**

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**In July – 105 permits in the Village were issued. \$9,160 in permit fees were collected with a valuation of \$867,521**

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**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?**

**July 2020 Building Permits Issued Report**

**July 2020 Permit Total Report Code**

# Permits Issued

Date From 07/01/2020 and Date To 07/31/2020

Permit #	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Finished Sq Ft	Issue Date	Valuation
202001040	Well	1001 HARLYN AV, ROTHSCHILD	1762807254999 3	STEVEN W EDWARDS JACQUELYN E EDWARDS	1965		07/03/2020	\$135.00
202001044	Well	2302 RYANWOOD AV, ROTHSCHILD	1762808301103 0	CESAR OLIVARES JR CINTYA C OLIVARES			07/06/2020	\$135.00
202001055	Well	9306 LAMBERT ST, ROTHSCHILD	1762808312101 7	JASON J JABLONSKI JAMIE A JABLONSKI			07/08/2020	\$135.00
202001153	Well	1610 MARLYN AV, ROTHSCHILD	1762808303105 6	RANDALL B ARNETT DAWN S ARNETT			07/30/2020	\$135.00
202001149	Well	1203 LEMKE AV, ROTHSCHILD	1762807251129 3	STEPHEN M HENRICH JOY M HENRICH	1961		07/29/2020	\$135.00
							176 Permits Issued	5
							176 Permits Fees	\$675
							176 Permits Valuation	

## Town of Weston

202001137	Accessory	163690 GUSMAN RD, WESTON	0822808123099 2	DANIEL J BUSS LINDA S BUSS			07/28/2020	\$7,830	\$120.00
202001092	Accessory	225303 MAPLEWOOD DR, WESTON	0822808131001 1	DAVID M GAU BARBARA J GAU			07/16/2020	\$28,000	\$200.00
202001147	Driveway	164516 GUSMAN RD, WESTON	0822808124098 9	DONALD H STROM JR KIMBERLY A MANZ-STROM			07/28/2020	\$2,000	\$25.00
202001091	General	164606 RIVER RD, WESTON	0822808134097 5	Jeff Brillhart Revoc Trust			07/15/2020	\$435,000	\$100.00
202001122	Plumbing	156610 WHISPERING PINE AV, WESTON	0822808061004 3	CURTIS D ADER CYNTHIA M RIDER	Tundraland Home Improvements		07/23/2020		\$30.00
202001133	WUBPA	164606 RIVER RD, WESTON	0822808134097 5	Jeff Brillhart Revoc Trust		3,020	07/27/2020	\$400,000	\$2,930.00

# Permits Issued

Date From 07/01/2020 and Date To 07/31/2020

Permit #	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Finished Sq Ft	Issue Date	Valuation
							Town of Weston Permits Is	6
							Town of Weston Permits F	\$3,405
							Town of Weston Permits V	\$872,830
<b>Village of Weston</b>								
202001121	Accessory	5206 LINDA ST, WESTON	1922808161009 6	CHUE KER CHANG DIA XIONG CHANG			07/23/2020	\$1,900 \$30.00
202001034	Accessory	6002 PINE PARK ST, WESTON	1922808184001 8	BRIAN W DLUGOPOLSKI			07/02/2020	\$2,000 \$30.00
202001051	Accessory	6300 BIRCH ST, WESTON	1922808201099 6	MHWI COLONIAL GARDENS OF WESTON LLC			07/07/2020	\$3,000 \$30.00
202001111	Accessory	7010 BRIANNA ST, WESTON	1922808243003 6	ANTHONY P VECELLIO			07/22/2020	\$3,000 \$30.00
202001087	Accessory	2405 BLOEDEL AV, WESTON	1922808184011 9	MALISA L HER			07/14/2020	\$3,200 \$60.00
202001088	Accessory	8612 SCENIC DR, WESTON	1922808144000 3	BRYAN J PIEPENBURG PEGGY M PIEPENBURG	BP3 Media LLC		07/15/2020	\$4,000 \$30.00
202001135	Accessory	2204 CUTOFF RD, WESTON	1922808181004 1	BRIAN W MAREK REBECCA R BOGEN-MAREK			07/27/2020	\$4,500 \$60.00
202001032	Accessory	3014 MOUNT VIEW AV, WESTON	1922808173007 0	RICKY STOLTZ			07/01/2020	\$4,711 \$60.00
202001035	Accessory	2905 CROSSTRAIL LN, WESTON	1922808323001 1	MICHAEL J POZORSKI KATHLEEN M POZORSKI			07/02/2020	\$5,000 \$150.00
202001143	Accessory	6103 MORNING VIEW LN, WESTON	1922808152013 8	FREDERICK J VEENSTRA HALLE S VEENSTRA			07/28/2020	\$7,000 \$70.00
202001078	Accessory	6704 FEITH AV, WESTON	1922808221007 3	JASON R OTT			07/10/2020	\$1,812 \$100.00
202001136	Accessory	5612 RICHFLEX ST, WESTON	1922808174094 8	MICHAEL J BENASZESKI	THATCHER CONST & REMODELING LL		07/27/2020	\$30,000 \$200.00

# Permits Issued

*Date From 07/01/2020 and Date To 07/31/2020*

Permit #	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Finished Sq Ft	Issue Date	Valuation
202001047	Commercial Building	2717 SCHOFIELD AV, WESTON	2912906251097 2	EASTBAY INC ACCTS PAYABLE	E B Sommers Inc		07/06/2020	\$459,000 \$2,950.00
202001110	Commercial Building	5721 BUSINESS HIGHWAY 51, WESTON	1922808183102 7	WSI PROPERTIES LLC	WSI Properties LLC		07/22/2020	\$12,000 \$366.00
202001145	Deck	5411 VOLKMAN ST, WESTON	1922808183098 5	HEIDI E OBERSTADT BRIAN OBERSTADT			07/28/2020	\$3,000 \$75.00
202001050	Deck	5201 QUIRT SANN DR, WESTON	1922808172009 0	DENYON HOMES INC			07/07/2020	\$3,500 \$75.00
202001148	Deck	6605 LANG LN, WESTON	1922808154000 9	RICHARD A HANSON JEANNE M HANSON			07/29/2020	\$5,400 \$75.00
202001031	Deck	5206 WINDING CREEK DR, WESTON	1922808091007 0	MANEE Y VONGPHAKDY THAVONE VONGPHAKDY			07/01/2020	\$6,000 \$75.00
202001060	Deck	3006 WEILAND AV, WESTON	1922808172007 5	DENYON HOMES INC			07/09/2020	\$7,800 \$75.00
202001139	Driveway	2715 ROSS AV, WESTON	1922808172098 4	DONALD J OTTO			07/28/2020	\$100 \$35.00
202001080	Driveway	5906 QUENTIN ST, WESTON	1922808102010 3	TASIA M LO GAOLEE LO			07/10/2020	\$675 \$35.00
202001123	Driveway	1715 FOOTHILL AV, WESTON	1922808191013 6	CHRISTOPHER A WOODWARD			07/23/2020	\$6,079 \$35.00
202001132	Electrical	7403 FEITH AV, WESTON	1922808232002 0	KIM B KRUEGER CHERRYL A KRUEGER	MB ELECTRIC		07/27/2020	\$55.00
202001109	Electrical	4311 SCHOFIELD AV, WESTON	1922808163094 3	RJS VENTURE INC	Disher Electric Inc.		07/22/2020	\$55.00
202001062	Electrical	3203 CECIL ST, WESTON	1922808082001 3	SAMANTHA FEDROWITZ OLIVER POST	BORCHARDT ELECTRIC LLC		07/09/2020	\$55.00
202001094	Excavation	6300 BIRCH ST, WESTON	1922808201099 6	MHWI COLONIAL GARDENS OF WESTON LLC	Wisconsin Public Service Corporation		07/16/2020	\$75.00
202001113	Fence	1408 POST AV, WESTON	1922808183099 1	CHRISTOPHER POULOS			07/23/2020	\$400 \$30.00
202001097	Fence	5110 LEE AV, WESTON	1922808163099 5	WA DOUA XIONG MAINENG YANGCHONGVA	American Fence Company		07/17/2020	\$1,095 \$30.00
202001036	Fence	5411 LOUANN DR, WESTON	1922808094014 9	DAVID W JOHNSON TRICIA A JOHNSON			07/02/2020	\$1,200 \$30.00

# Permits Issued

*Date From 07/01/2020 and Date To 07/31/2020*

Permit #	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Finished Sq Ft	Issue Date	Valuation
202001057	Fence	6505 CREEL DR, WESTON	1922808101003 8	MICHELLE L WESTPFAHL			07/08/2020	\$2,200 \$30.00
202001033	Fence	6109 CANOE ST, WESTON	1922808102027 4	CHRISTOPHER M KRONEBUSCH SARA L KRONEBUSCH	Trig's		07/01/2020	\$2,400 \$30.00
202001131	Fence	4504 TWIN PINES LN, WESTON	1922808152010 9	JESSE L TOWLE CHARLOTTE L TOWLE			07/27/2020	\$2,958 \$30.00
202001053	Fence	5411 VOLKMAN ST, WESTON	1922808183098 5	HEIDI E OBERSTADT BRIAN OBERSTADT			07/07/2020	\$3,000 \$30.00
202001104	Fence	2505 PARKWAY LN, WESTON	1922808322012 0	TERRY L MCCANN FAYE M MCCANN			07/21/2020	\$3,123 \$30.00
202001154	Fence	6903 BREHM ST, WESTON	1922808243001 7	DOUGLAS R CLIFF VICTORIA J CLIFF			07/30/2020	\$5,000 \$30.00
202001146	Fence	3502 SANDY LN, WESTON	1922808091000 8	ROBERT E BLUHM SUSAN M BLUHM			07/28/2020	\$5,800 \$30.00
202001134	Fence	5106 RIVER BEND RD, WESTON	1922808151001 4	PAUL F DEDO JEAN A DEDO			07/27/2020	\$6,500 \$30.00
202001108	Fence	4408 CEDAR AV, WESTON	1922808163008 2	MICHAEL WOOD TONYA WOOD			07/22/2020	\$10,095 \$30.00
202001127	Fence	2000 BLOEDEL AV, WESTON	1922808184020 4	VILLAGE OF WESTON			07/24/2020	\$4,500 \$0.00
202001129	General	4403 BROOK CT, WESTON	1922808152014 6	JOSEPH J ROHLING CATHLEEN M ROHLING	Wolosek Landscaping		07/24/2020	\$3,250 \$100.00
202001089	General	8606 SCENIC DR, WESTON	1922808144000 2	ERIC W WINTER ARLENE F WINTER	THATCHER CONST & REMODELING LL		07/15/2020	\$1,000 \$35.00
202001090	General	5512 BIRCH ST, WESTON	1922808173005 8	JEANETTE M GOETSCH	THATCHER CONST & REMODELING LL		07/15/2020	\$1,000 \$35.00
202001112	General	5903 CANOE ST, WESTON	1922808102015 8	APRIL L RAHLF			07/22/2020	\$5,600 \$35.00
202001105	General	5208 DJ LN, WESTON	1922808094020 7	DAVID L EISENREICH MARIE E EISENREICH	Hilltop Handyman LLC		07/21/2020	\$10,000 \$35.00
202001142	Home Improvement	5204 DJ LN, WESTON	1922808094020 0	SCOTT E MICHAELSON JANE M MICHAELSON	Hase Building & Design, Inc.		07/28/2020	\$25,000 \$135.00

# Permits Issued

*Date From 07/01/2020 and Date To 07/31/2020*

Permit #	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Finished Sq Ft	Issue Date	Valuation
202001043	HVAC	1908 NEUPERT AV, WESTON	1922808184008 3	JOSHUA D GRABKO KRYSTLE M GRABKO	Merrill Sheet Metal		07/06/2020	\$4,430 \$30.00
202001079	Interior Remodel	3102 EAU CLAIRE AV, WESTON	1922808083005 1	KEITH W WELLER MARGARET J WELLER			07/10/2020	\$1,200 \$110.00
202001126	Interior Remodel	3004 MOUNT VIEW AV, WESTON	1922808173007 2	EUGENE R LAMPHIER JUDITH D LAMPHIER	New Leaf Building & Remodeling		07/24/2020	\$14,000 \$80.00
202001046	Lateral	2717 SCHOFIELD AV, WESTON	1922808173017 7	MARKOVICH PROPERTIES INC	E B Sommers Inc		07/06/2020	\$545.00
202001056	Minor Home Improvement	3306 BEVERLY LN, WESTON	1922808084002 3	TONG VANG			07/08/2020	\$2,000 \$50.00
202001107	Minor Home Improvement	5707 FULLER ST, WESTON	1922808153097 3	PLEASANT VALLEY PROPERTIES OF WI LLC			07/22/2020	\$3,000 \$50.00
202001049	Minor Home Improvement	4502 STERNBERG AV, WESTON	1922808162001 8	WILLIAM E OMERNIK CAROL J OMERNIK	Residential		07/07/2020	\$5,000 \$50.00
202001156	Minor Home Improvement	2513 JELINEK AV, WESTON	1922808202007 2	WES JEDRAS WANDA JEDRAS	FANDREY CONSTRUCTI ON LLC		07/31/2020	\$6,000 \$50.00
202001039	Minor Home Improvement	5906 PINE TER, WESTON	1922808103010 6	JERRY J TOFTUM CAROL J TOFTUM			07/02/2020	\$8,000 \$50.00
202001084	Minor Home Improvement	9838 SIBERIAN DR, WESTON	1922808322006 2	KEVIN M GAST	Oakwood Exteriors LLC		07/14/2020	\$9,405 \$50.00
202001086	Minor Home Improvement	9800 SANDHILL DR, WESTON	1922808322002 3	JENNIFER D PUKALA	Oakwood Exteriors LLC		07/14/2020	\$9,485 \$50.00
202001128	Minor Home Improvement	5106 JANICE AV, WESTON	1922808161098 5	GOLD KEY INVESTMENTS INC	Budleski Builders		07/24/2020	\$10,000 \$50.00
202001081	Minor Home Improvement	3508 JAMES LEE ST, WESTON	1922808102000 3	MARY SUE BRADLEY	Dun-Rite Exteriors		07/13/2020	\$26,265 \$50.00
202001082	Minor Home Improvement	4306 E RAYBELLE DR, WESTON	1922808084001 1	RAY A DIERS MARJORIE A DIERS	Dun-Rite Exteriors		07/13/2020	\$34,188 \$50.00
202001106	Minor Home Improvement	4208 DOUGLAS LN, WESTON	1922808212005 3	BRIAN WEBER ANGELA WEBER	Oakwood Exteriors LLC		07/22/2020	\$55,000 \$50.00
202001095	Occupancy	6652 COUNTY ROAD J, WESTON	1922808242096 1	JJMM LLC	LINCOLN CONTRACTO RS SUPPLY INC		07/16/2020	\$50.00
202001052	Plumbing	4807 STERNBERG AV, WESTON	1922808163003 7	LORI NELSON	Tundraland Home Improvements		07/07/2020	\$30.00

# Permits Issued

Date From 07/01/2020 and Date To 07/31/2020

Permit #	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Finished Sq Ft	Issue Date	Valuation
202001130	Plumbing	2802 JASON AV, WESTON	1922808173014 1	LOUISE L STUEDEMANN	BEST-1 PLUMBING & HEATING INC		07/27/2020	\$30.00
202001045	Pool	6109 CANOE ST, WESTON	1922808102027 4	CHRISTOPHER M KRONEBUSCH SARA L KRONEBUSCH	Trig's		07/06/2020	\$2,500 \$50.00
202001155	Resurface	1710 FOOTHILL AV, WESTON	1922808191014 3	WILLIAM J DAVIES LINDA A DAVIES			07/31/2020	\$35.00
202001144	Sign	5707 FULLER ST, WESTON	1922808153097 3	PLEASANT VALLEY PROPERTIES OF WI LLC			07/28/2020	\$100 \$50.00
202001061	Sign	7005 RICKYVAL ST, WESTON	1922808233095 4	WESTON WAREHOUSING LLC C/O MARK PETER	Wausau Signs, Inc.		07/09/2020	\$1,550 \$50.00
202001048	Sign	7802 MEADOW ROCK DR, WESTON	1922808291000 8	MEADOW ROCK LLC	Super Lettering & Signs Inc		07/07/2020	\$2,200 \$104.00
202001030	Sign	3910 SCHOFIELD AV, WESTON	1922808174089 4	3910 SCHOFIELD AVEUE LLC			07/01/2020	\$2,300 \$75.00
202001099	Special Assessment	2706 PARKWAY LN, WESTON	1922808322010 9	DONALD KIMLICKA	Runkel Abstract & Title Co		07/20/2020	\$40.00
202001100	Special Assessment	5806 CANOE ST, WESTON	1922808102018 1	Laurie Miller	Runkel Abstract & Title Co		07/20/2020	\$40.00
202001073	Special Assessment	5807 MARY LN, WESTON	1922808222011 2	JAMES O MOERMOND DEBORAH A MOERMOND	County Land and Title Co.		07/09/2020	\$40.00
202001041	Special Assessment	1821 MONTEREY AV, WESTON	1922808191007 5	JOSEPH S TIKALSKY	Midwest Title Group		07/06/2020	\$40.00
202001063	Special Assessment	6207 QUENTIN ST, WESTON	1922808102011 7	DUSTIN D LEACH JUSTINE M LEACH	County Land and Title Co.		07/09/2020	\$40.00
202001064	Special Assessment	1803 EVEREST AV, WESTON	1922808191009 5	GLEN H NELSON	County Land and Title Co.		07/09/2020	\$40.00
202001065	Special Assessment	6007 ERIC ST, WESTON	1922808173015 8	ASHLEY WILKINSON	County Land and Title Co.		07/09/2020	\$40.00
202001066	Special Assessment	5103 WILLARD LN, WESTON	1922808143096 0	SCOTT J WINDORSKI	County Land and Title Co.		07/09/2020	\$40.00
202001067	Special Assessment	1811 HEUSS AV, WESTON	1922808191011 7	CHRISTIAN D AMMON SHELLY A AMMON	County Land and Title Co.		07/09/2020	\$40.00
202001068	Special Assessment	6209 ISAAH ST, WESTON	1922808102013 6	NEIL M MODJEWSKI MELISSA A MODJEWSKI	County Land and Title Co.		07/09/2020	\$40.00

# Permits Issued

Date From 07/01/2020 and Date To 07/31/2020

Permit #	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Finished Sq Ft	Issue Date	Valuation
202001069	Special Assessment	3504 RIVER MEADOW DR, WESTON	19228080910130	WALLACE L SPARKS JANE M SPARKS	County Land and Title Co.		07/09/2020	\$40.00
202001070	Special Assessment	3108 TAPPE DR, WESTON	19228081020226	KOURTNEE M MCDONALD	County Land and Title Co.		07/09/2020	\$40.00
202001071	Special Assessment	6605 LANG LN, WESTON	19228081540009	RICHARD A HANSON JEANNE M HANSON	County Land and Title Co.		07/09/2020	\$40.00
202001077	Special Assessment	3604 MUSKIE DR, WESTON	19228081010058	JOHN C ARENDT DANA R ARENDR	County Land and Title Co.		07/09/2020	\$40.00
202001076	Special Assessment	5907 EDWARD ST, WESTON	19228081740929	RACHAEL MESHAK	County Land and Title Co.		07/09/2020	\$40.00
202001075	Special Assessment	2802 JASON AV, WESTON	19228081730142	SANDRA MICHAELIS	County Land and Title Co.		07/09/2020	\$40.00
202001072	Special Assessment	6307 QUENTIN ST, WESTON	19228081010078	DYLAN J PRIES LINDSEY J PRIES	County Land and Title Co.		07/09/2020	\$40.00
202001074	Special Assessment	9403 MEADOW CREEK LN, WESTON	19228083220107	JANET M SHIMKUS	County Land and Title Co.		07/09/2020	\$40.00
202001101	Special Assessment	5909 FIELDCREST LN, WESTON	19228081430056	STEVEN STEHR KRISTINA STHR	Runkel Abstract & Title Co		07/20/2020	\$40.00
202001093	Special Assessment	5010 CHADWICK ST, WESTON	19228081610158	RAYMOND L KACZMARZYK JEANINE M KACZMARZYK	Knight Barry Title - QTax		07/16/2020	\$40.00
202001116	Special Assessment	6809 N APACHE LN, WESTON	19228081510056	ROY E BUDNICK ANDREA E BUDNICK	County Land and Title Co.		07/23/2020	\$40.00
202001114	Special Assessment	6312 ISAIAH ST, WESTON	19228081010006	MEGAN BOUCHE DREW BOUCHE	County Land and Title Co.		07/23/2020	\$40.00
202001115	Special Assessment	6504 QUENTIN ST, WESTON	19228081010030	BRANDON C ROGAN HEATHER A ROGAN	County Land and Title Co.		07/23/2020	\$40.00
202001138	Special Assessment	5401 BIRCH ST, WESTON	19228081740904	IRENE KAMINSKI	Knight Barry Title - QTax		07/28/2020	\$40.00
202001117	Special Assessment	6007 FIELDCREST LN, WESTON	19228081430053	JANICE D DUMONSON	County Land and Title Co.		07/23/2020	\$40.00
202001098	Special Assessment	6406 KATHLEEN ST, WESTON	19228082010989	MABLE C FAWLEY	Knight Barry Title - QTax		07/17/2020	\$40.00
202001120	Special Assessment	3010 WEILAND AV, WESTON	19228081720073	DENYON HOMES INC	County Land and Title Co.		07/23/2020	\$40.00
202001118	Special Assessment	6404 QUENTIN ST, WESTON	19228081010073	TODD M GREEN ROBBI R GREEN	County Land and Title Co.		07/23/2020	\$40.00

# Permits Issued

*Date From 07/01/2020 and Date To 07/31/2020*

Permit #	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Finished Sq Ft	Issue Date	Valuation
202001119	Special Assessment	2211 BLOEDEL AV, WESTON	19228081840110	DAVID C SCHIFELBINE	County Land and Title Co.		07/23/2020	\$40.00
202001124	Sprinkler	5104 LOOK ST, WESTON	19228081720065	ROBERT A LOESEL CLAUDETTE A LOESEL	Sprinkler Pete		07/24/2020	\$3,100 \$50.00
202001037	Temp Use	4810 BARBICAN AV, WESTON	19228082120180	RENNES DEVELOPMENT CO	Rennes Group		07/02/2020	\$0.00
202001038	Temp Use	4602 BARBICAN AV, WESTON	19228082120180	RENNES DEVELOPMENT CO	Rennes Group		07/02/2020	\$0.00
202001085	Well	4615 KELLYLAND ST, WESTON	19228081610010	JEFFREY P KURTZ TINA R KURTZ			07/14/2020	\$135.00
202001059	Well	5514 ROSE ST, WESTON	19228081730042	JOSEPH M KELTER CHARLENE D KENNEBECK			07/08/2020	\$135.00
202001042	Well	5407 LOUANN DR, WESTON	19228080940150	MARGUERITE A CHIOSTRI			07/06/2020	\$135.00
202001152	Well	4605 KELLYLAND ST, WESTON	19228081610012	DAVID F YAKLOVICH BRENDA S YAKLOVICH			07/30/2020	\$135.00
							Village of Weston Permits	105
							Village of Weston Permits	\$9,160
							Village of Weston Permits	\$867,521
							<b>Total Permits Issued</b>	<b>116</b>
							<b>Total Permits Fees</b>	<b>\$13,240</b>
							<b>Total Permits Valuation</b>	<b>\$1,740,351</b>
							<b>Total Finished Sq Ft</b>	<b>3,020</b>

# Permit Total Report Code

Issued From 07/01/2020 and Issued To 07/31/2020

Type	Report Code	Jurisdiction	No of Permits	Total Valuation	Fees Paid
<i>Accessory</i>					
	101 - Residential Accessory Building	Village of Weston	12	\$74,141	\$870.00
	106 - Residential Attached Garage Addition	Village of Weston	2	\$31,812	\$300.00
<i>Commercial Building</i>					
	200 - New Commercial Construction	Village of Weston	1	\$459,000	\$2,950.00
	202 - Commercial Addition/ Build Out/ Remodel	Village of Weston	1	\$12,000	\$366.00
<i>Deck</i>					
	103 - New Residential Deck	Village of Weston	5	\$25,700	\$375.00
<i>Driveway</i>					
	111 - New Residential Driveway/Driveway Addition	Town of Weston	4	\$8,854	\$130.00
<i>Electrical</i>					
	702 - Residential Electrical	Village of Weston	3		\$165.00
<i>Excavation</i>					
	300 - Excavation	Village of Weston	1		\$75.00
<i>Fence</i>					
	108 - New Fence or Alteration (Residential)	Village of Weston	12	\$43,771	\$360.00
	208 - New Fence or Alteration (Commercial)	Village of Weston	1	\$4,500	\$0.00
<i>General</i>					
	115 - Early Start (Residential)	Town of Weston	1	\$435,000	\$100.00
	755 - Shoreland Zoning	Village of Weston	1	\$3,250	\$100.00
	104 - Residential Deck Repair	Village of Weston	4	\$17,600	\$140.00
<i>Home Improvement</i>					
	105 - 1&2 Family Interior Remodel	Village of Weston	1	\$25,000	\$135.00
<i>HVAC</i>					
	604 - Residential HVAC Replacement	Village of Weston	1	\$4,430	\$30.00
<i>Interior Remodel</i>					
	902 - Residential Non-Structural Remodel	Village of Weston	2	\$15,200	\$190.00
<i>Lateral</i>					

## Permit Total Report Code

*Issued From 07/01/2020 and Issued To 07/31/2020*

Type	Report Code	Jurisdiction	No of Permits	Total Valuation	Fees Paid
	504 - Commercial Lateral	Village of Weston	1		\$545.00
<i>Minor Home Improvement</i>					
	901 - Residential Exterior Remodel	Village of Weston	11	\$168,343	\$550.00
<i>Occupancy</i>					
	750 - Non-Residential Zoning	Village of Weston	1		\$50.00
<i>Plumbing</i>					
	502 - Residential Plumbing	Town of Weston	3		\$90.00
<i>Pool</i>					
	113 - Pool/Hot Tub (Residential)	Village of Weston	1	\$2,500	\$50.00
<i>Resurface</i>					
	112 - Residential Driveway Resurfacing	Village of Weston	1		\$35.00
<i>Sign</i>					
	400 - Permanent Sign	Village of Weston	4	\$6,150	\$279.00
<i>Special Assessment</i>					
	910 - Special Assessment	Village of Weston	29		\$1,160.00
<i>Sprinkler</i>					
	110 - In-Ground Irrigation System	Village of Weston	1	\$3,100	\$50.00
<i>Temp Use</i>					
	756 - Temporary Use	Village of Weston	2		\$0.00
<i>Well</i>					
	310 - Well Certification, Serviced Area	176	9		\$1,215.00
<i>WUBPA</i>					
	100 - New Home Construction	Town of Weston	1	\$400,000	\$2,930.00
<b>Total</b>			<b>116</b>	<b>\$1,740,351</b>	<b>\$13,240.00</b>



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

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**DESCRIPTION:** Report re: July 2020 New Business Occupancy Permit Issuance

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

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**FOR REVIEW BY:** Plan Commission, 8/10/2020

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

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

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**FISCAL IMPACT:** TBD

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

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**PRIOR REVIEW:** No previous public review.

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**REQUEST:** Acknowledge and place on file.

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

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

**July 2020 Occupancy Permits Issued Report**

# Permits Issued

*Date From 07/01/2020 and Date To 07/31/2020 and Template Occupancy and Jurisdiction Village of Weston*

Permit #	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Finished Sq Ft	Issue Date	Valuation
<b>Village of Weston</b>								
202001095	Occupancy	6652 COUNTY ROAD J, WESTON	1922808242096 1	JJMM LLC	LINCOLN CONTRACTO RS SUPPLY INC		07/16/2020	\$50.00
							Village of Weston Permits	1
							Village of Weston Permits	\$50
							Village of Weston Permits	
							<b>Total Permits Issued</b>	<b>1</b>
							<b>Total Permits Fees</b>	<b>\$50</b>
							<b>Total Permits Valuation</b>	
							<b>Total Finished Sq Ft</b>	