



**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, October 12, 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}, Cronin, Gau, Guerndt, Jordan, Meinel, White**

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

Date/Time: **Monday, October 12, 2020, 6:00 p.m.**

Location: **Weston Municipal Center (5500 Schofield Ave) – Board Room**

Agenda: **The agenda packet will be sent out at least 3 days prior to the meeting.**

Attendance: **All Village officials are encouraged to attend. Commissioners, Department Directors, and guests, please indicate if you will, or will not, be attending so we may determine in advance if there will be a quorum by sending an RSVP to the assigned Administrative Support person:**

RSVP: **Valerie Parker, Plan Commission Secretary**  
**(715) 241-2613**  
[vparker@westonwi.gov](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 10/06/2020.**

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

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TO THE HONORABLE PRESIDENT MARK MALONEY, TRUSTEE MEINEL AND WHITE AND THE FOUR (4) 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, October 12, 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, LOREN WHITE.
3. [Approve minutes from the September 14, 2020 PC/ETZ Meeting.](#)
4. [Approve minutes from the October 5, 2020 PC Special Working Session.](#)

### COMMUNICATIONS

5. Opportunity for citizens to be heard.

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

<https://zoom.us/j/2379255777>

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

+13017158592,,2379255777# US (Germantown)

+13126266799,,2379255777# US (Chicago)

Meeting ID: 237 925 5777

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

6. Written communications received.



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

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### REVIEW OF REZONING & CONDITIONAL USE PERMIT PETITIONS

7. **Public Hearing – Project #20200341** – Village of Weston request for proposed amendment to the Comprehensive Plan and the Official Zoning Map - Lot 2 of Certified Survey Map 18670 located in the Southwest ¼ of the Southeast ¼ of Section 23, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin. Land use designation from Park and Recreation to Industrial, and zoning from AR (Agriculture and Residential) to LI (Limited Industrial). (PIN 192 2808 234 0987)
  - a. Open Public Hearing.
  - b. Presentation by Staff.
  - c. Public Hearing/Public Comment Period. – If public wishes to speak at the hearing, please fill out a [Public Comment form](#) (external web link) and turn into Clerk Parker prior to the start of the meeting or please log in using the Zoom meeting information listed above.
  - d. Written Correspondence.
  - e. Close Public Hearing.
  - f. Discussion by Commissioners.
  - g. [Staff Report](#).
  - h. Recommendation by Plan Commission to the Board of Trustees on the Comprehensive Plan Amendment.
  - i. Recommendation by the Plan Commission to the Board of Trustees on the Rezone Request.
  
8. **Public Hearing - Project # 20200340** - Richard Bartig, of Graphics Plus, PO Box 57, Schofield, WI 54476, requesting a Special Exception Permit to allow a commercial sign exceeding 64 square feet and to allow the same proposed sign front setback closer than the height of the sign, on a property within the B-2 (Highway Business) Zoning District. The sign is proposed to be 90 square feet and approximately 6 feet from the front property line. The property is described as Part of CSM Vol 14 Pg 8 (#3713) (Doc #830165) Beginning at the NE Corner of Said CSM, then South 200 feet, the West 87.8 feet, then North 200 feet, then East 87.8 feet to Point of Beginning - Part of the NW ¼ of the SE ¼, Section 18, T28N, R8E. This parcel is identified as 2009 Schofield Ave, Weston, 192 2808 184 0974.
  - a. Open Public Hearing.
  - b. Presentation by Applicant.
  - c. Public Hearing/Public Comment Period. – If public wishes to speak at the hearing, please fill out a [Public Comment form](#) (external web link) and turn into Clerk Parker prior to the start of the meeting or please log in using the Zoom meeting information listed above.
  - d. Written Correspondence.
  - e. Close Public Hearing.



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

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- f. Discussion by Commissioners.
  - g. [Staff Report](#).
  - h. Action by Plan Commission.
9. [Public Hearing - Project #20200343](#) - Travis Hoffman, of T&A Hoffman LLC, 6005 Mesker Street, Weston WI 54476, for Elite Custom Cabinetry, 6005 Mesker Street, Weston, WI 54476, to allow for the addition of an outdoor dust collector at his property at 6005 Mesker Street, within the LI (Limited Industrial) District, which the use falls under the Heavy Industrial Land Use, which is only allowed within the LI District through a Conditional Use Permit. The property is described as Lot 2 of CSM #18714 (Doc #1814946) - Part of the SE ¼ of the SE ¼ of Section 16, T28N, R8E, Village of Weston, Marathon County, Wisconsin (192 2808 164 0107).
- a. Open Public Hearing.
  - b. Presentation by Applicant.
  - c. Public Hearing/Public Comment Period. – If public wishes to speak at the hearing, please fill out a [Public Comment form](#) (external web link) and turn into Clerk Parker prior to the start of the meeting or please log in using the Zoom meeting information listed above.
  - d. Written Correspondence.
  - e. Close Public Hearing.
  - f. Discussion by Commissioners.
  - g. [Staff Report](#).
  - h. Action by Plan Commission.

### UNFINISHED BUSINESS

- 10. [Project #20200127](#) – Discussion and Action on request by Jim Pinsonneault, Patriot Auto, for 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)

### NEW BUSINESS

- 11. [Resolution 2020-PC-003](#): A Resolution Recommending Adoption of Components of the Comprehensive Plan of the Village of Weston, Marathon County, Wisconsin; Consisting of Amendments to Chapter 3: Land Use, Specifically Map 3-1 Future Land Use, of Volume 2: Vision and Directions.

### STAFF REPORTS

- 12. [Acknowledge Report re: September 2020 Staff-approved Certified Survey Maps and Site Plans.](#)
- 13. [Acknowledge Report re: September 2020 Building Permits.](#)



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

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**MISCELLANEOUS**

14. Next meeting date

a. Monday, November 9, 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 AND  
JOINT VILLAGE & TOWN EXTRATERRITORIAL ZONING COMMITTEE**

held on Monday, September 14, 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 & President Mark Maloney.**
- 2. Meeting called to order by Extraterritorial Zoning (ETZ) Committee Chair Milt Olson.**
- 3. Roll Call of Village PC by Secretary Parker.**

Roll call indicated 7 Plan Commission members present.

<u>Member</u>	<u>Present</u>
Maloney, Mark	YES
Cronin, Steve	YES
Gau, Duane	YES
Guerndt, Gary	YES
Jordan, Joe	YES
Meinel, Steve	YES
White, Loren	YES

- 4. Roll Call of Joint Village & Town ETZ by Secretary Parker.**

Roll call indicated 6 ETZ members present.

<u>Member</u>	<u>Present</u>
Olson, Milt	YES
Meinel, Steve	YES
Christiansen, Randy	YES
Cronin, Steve	YES
Guerndt, Gary	YES
Hull, Mark	YES

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

There were 3 audience members present in-person, and 2 audience members present through Zoom.

- 5. Approve minutes from the August 10, 2020 PC Meeting. (PC)**

***Motion by Gau, second by Cronin: To approve the August 10, 2020 PC Meeting Minutes.***

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

<u>Member</u>	<u>Voting</u>
Maloney, Mark	YES
Cronin, Steve	YES
Gau, Duane	YES
Guerndt, Gary	YES
Jordan, Joe	YES
Meinel, Steve	YES

**6. Approve minutes from the June 23, 2020 ETZ Meeting (ETZ)*****Motion by Hull, second by Meinel: To approve the June 23, 2020 ETZ Meeting Minutes.***

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

<u>Member</u>	<u>Present</u>
Olson, Milt	YES
Meinel, Steve	YES
Christiansen, Randy	YES
Cronin, Steve	YES
Guerndt, Gary	YES
Hull, Mark	YES

**COMMUNICATIONS****7. Opportunity for citizens to be heard.****8. Written communications received.****PUBLIC HEARING – ETZ & PC****9. Public Hearing – Discussion and recommendation to the BOT on a proposed amendment to Figure 5.02(2) and Section 94.12.08(4) within Chapter 94 of the Municipal Code, affecting hard or gravel surface setbacks. (PC & ETZ)****a. Open Public Hearing.**

Maloney opened the public hearing at 6:01 p.m.

**b. Presentation by Staff.**

Higgins stated this topic was discussed at a previous meeting. Some instances in the business park zoning districts where they have contractor yards where they have a fence right up to the property lines. It does not make sense to require the 5-foot green space setback on the inside of the privacy fence. This amendment will allow gravel right up to the privacy fence. If there is no privacy fence or if the privacy fence comes down, the green space setback would be required. The change is the hard surface setback when there is a fence.

**c. Public Hearing/Public Comment Period.**

None.

**d. Close Public Hearing.**

Maloney closed the hearing at 6:03 p.m.

**e. Discussion by Plan Commission and ETZ Members.**

Higgins clarified to Cronin this allows gravel up to fence. Higgins stated in the situations where they have a fence up to the property lines (as fences do not have setback requirements).

Hull asked if this only pertains to LI and GI Zoning Districts; or does this also include the B3 and BP Zoning Districts. Higgins stated it just applies when there is gravel, but would apply in those districts too. Higgins stated anytime there is a fenced yard area. Hull commented the language in the figure states "...any land inside of a fenced yard area in an industrial district". He just wants clarification if this is only for LI and GI, or if it also includes the BP districts. He commented it could slip into the BP or B-3 in industrial use, where a fence is required. Higgins stated this is for in the industrial park, and does not think it would include the BP districts, and there are really only a few.

White pointed out that those details are called out in Figure 5.02(s), under Hard or Gravel Surface, it references footnote “(c)”, and in his opinion, it appears to call out all of those zoning districts. Hull feels then that you would not need the language “...in an industrial district.” In footnote “(c)”.

Hull stated to make this clearer, if it is only meant for the LI or GI districts, it should specifically state that in the footnote, and not state “...in an industrial district.”. White stated if it is meant to cover all the districts, then that language (“...in an industrial district.”) should be removed all together.

Gau stated to call out the specific “in the LI or GI district”. Guerndt questioned why we only want to have for these two. Gau stated to look at those B-Districts, and whether we want to see this throughout our community. Jordan feels we should include all of those, since it would be in a shielded fence.

Cronin stated it does not specifically say “shielded” fence.

Geurndt recommends to include all of those districts and require the fence needs to be a shielded fence.

White stated should be an opaque fence. He also stated, based on discussion, it would be good to include language for “LI and GI”, to single out those two.

There was further discussion on whether to include the B-Districts or not. A raise-hand vote showed 4 (White, Gau, Hull, Olson) were in support of just the LI and GI Districts; while the other 6 (Maloney, Jordan, Meinel, Guerndt, Cronin, Christiansen) were in favor of allowing this for all the districts (INT, B-1, B-2, B-3, BP, LI, GI, RM).

**f. Recommendation from Staff.**

Higgins stated staff gave recommendation in their report.

**g. Action and Recommendation to the Village Board by Plan Commission.**

***Motion by Guerndt, second by Meinel: to recommend approval of the proposed ordinance amendment, but including in the description “opaque fenced yard”, and removal of text “in an industrial district” within the footnote of Figure 5.02(2). Gau voted no.***

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

<u>Member</u>	<u>Voting</u>
Maloney, Mark	YES
Cronin, Steve	YES
Gau, Duane	NO
Guerndt, Gary	YES
Jordan, Joe	YES
Meinel, Steve	YES
White, Loren	YES

**h. Action and Recommendation to the Village Board by the ETZ Committee.**

***Motion by Christiansen, second by Meinel: to recommend approval of the proposed ordinance amendment, but including in the description “opaque fenced yard”, and removal of text “in an industrial district” within the footnote of Figure 5.02(2).***

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

<u>Member</u>	<u>Present</u>
Olson, Milt	YES
Meinel, Steve	YES
Christiansen, Randy	YES
Cronin, Steve	YES
Guerndt, Gary	YES
Hull, Mark	YES

**ADJOURN ETZ**

**10. Remarks from ETZ Members.**

None.

**11. Adjourn ETZ.**

***Motion by Guerndt, second by Christiansen to adjourn ETZ at 6:21 p.m.***

**PUBLIC HEARING – PC**

**12. Public Hearing – Discussion and action on a request by Mitchell Bauer, Davel Engineering & Environmental, Inc., to amend the June 11, 2018, Conditional Use Permit for the East Gate Apartments, 6905, 7007, 7103, 7205 Schofield Avenue to reduce the amount of elevated material on the exterior of the buildings. (Project #20200264)**

**a. Open Public Hearing.**

Maloney opened the hearing at 6:22 p.m.

**b. Presentation by Applicant.**

John Davel, Davel Engineering & Environmental, 1164 Province Terrace, Menasha, was present. Davel explained how in 2018, he came before us initially, representing Pre-3, on this project. Pre-3 (Premier) hired Nicolet Lumber for the project, and Nicolet Lumber hired him. They brought the initial plans in 2018, and after the first review, the Village had a number of requests – curb and gutter, sidewalks, trails, certain % of masonry on the building, etc. Premier chose to withdraw the project, as those requirements added extra expense that they felt could not be justified by the amount of rent they felt they could get for the apartments. A year later, they changed their stance, after re-analyzing the costs, and came back agreeing to those additional requirements. A new architecture (Terry Banuzak) was hired to work with Davel Engineering through the initial design process, site plan review, and conditional use process. Architectural plans were drawn up and approved by the Plan Commission. Prior to the start of construction, Nicolet Lumber hired a different architect (Lloyd Carpenter Architecture) to pick up the project where Banuzak had left off and do the detailed work required to get the State plans approved. It was through this transition where the plan changed. Nicolet is willing to take full responsibility for what happened, but can offer no explanation, other than the fact that there was miscommunication between the two architects. Carpenter felt that he was in compliance with the Village and what was wanted. Tonight Davel is here to review what was done and listen to PC’s thoughts on what should be done to fix this situation. He stated in comparison of the two plans, the original plan had 37.2% brick, excluding the windows and doors, the remaining coverage was two different types of vinyl siding; a 2:1 ratio of typical dutch slab siding (21%) and a shake style of siding (42%) that was on the garage ends of each

building. On Carpenter's plan, the percent of masonry increased to 47.8%. They went higher up with the masonry, and there is only one type of siding (dutch slab). Davel feels this is more of a reduction in material, rather than a change in material.

**c. Public Hearing/Public Comment Period.**

No comments.

**d. Written Correspondence.**

No comments.

**e. Close Public Hearing.**

Maloney closed the hearing at 6:28 p.m.

**f. Discussion by Commissioners.**

Jordan stated it is not all Dutch slab as the gables have some sort of vertical siding. Wheaton stated per Carpenter, it was a vinyl board and batton.

Maloney stated he had originally received a lot of calls as a trustee on this project back when it came through the first time for approvals. He saw some of the concept plans, he envisioned a deeper contrast. He feels it looks all one color. This is not what he told the residents they would see.

Guerndt questioned if they did the calculations. Davel stated the areas of the materials were provided by the two different architects. Guerndt states the original plan shows 72%, there is a 4% difference on the front. The garage sides are 100%. New plan is 62%, and between the front and back, the same amount of siding. Shouldn't there be a 4% difference and asked shouldn't it be around 55%? Guerndt stated the e-mail shows the back side, not the front side. Right and left elevations are the garages. Are we adding any square footage on back of garage? Wheaton stated the 62% is by garages. The one that was approved was 100%.

Maloney stated he expected what was approved to be built. Maloney stated he was quite disappointed. Maloney stated he sold the idea to the community that they would be happy with this. He is not sure if any of the vacancy there is due to the outside.

Meinel questioned how we did not catch this sooner. Higgins stated this was found when the applicant deemed the site complete and contacted us for the completion inspection in order to get their completion surcharge deposit returned. Maguire found the issue the issue during the inspection. Meinel is concerned of what other items that may have been missed.

Guerndt commented on how the after-the-fact sidewalk was put in along Ryan Street. He stated the approved plan should have been what was constructed. Guerndt stated the shake siding is 3 times the cost of regular siding.

Jordan stated he thought it was going to have more brick. He does not see any difference between this and the Swiderski apartments, though it is different from what was approved. Jordan commented the minimum requirement is close to meeting the requirements.

Guerndt stated if we hold one person accountable, we need to hold everyone accountable.

There was discussion of when this originally came in for rezone, how the Board Room was full of residents from the neighborhood adjacent to the project. Gau feels the neighborhood was misled and we need to stick with what was approved.

Guerndt commented on the operational plan, how initially the rents were going to be \$850, and now they are \$1,250 rents.

Cronin questioned if there were any complaints? Maloney commented he received calls a while back on the appearance. Higgins stated there were calls during the construction. She stated staff does not have the time or capacity to be on site every day watching the project.

The members feel \$1,250 in rent is a bit high for this area.

White was surprised to see full brick. Guerndt stated the walls are 2x4, not 2x6, with 1" styrofoam.

Maloney questioned if we make them change the siding, and if they can reuse the siding elsewhere. Meinel stated we need to stick with the fact that when they came back for approval, they acknowledged the requirements. He was not aware of the controversy over this project initially. He feels it should be finished the way it was approved. Gau stated tonight we either approve or deny their conditional use permit.

**g. Staff Report.**

Staff recommends not favoring the amendment and to leave as is.

**h. Action by Plan Commission.**

***Motion by Gau, Second by Meinel, to deny the amendment to the Conditional Use Permit #20180032, to allow a reduction of elevated material on the exterior of the buildings to 59.7% and 60.2% respectively. Jordan & White are opposed.***

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

<u>Member</u>	<u>Voting</u>
Maloney, Mark	YES
Cronin, Steve	YES
Gau, Duane	YES
Guerndt, Gary	YES
Jordan, Joe	NO
Meinel, Steve	YES
White, Loren	NO

White wondered what the process is to be compliant. Maloney stated will need to work with staff to get it to what they agreed to build. Higgins stated they have the ability to appeal to Village Board. Maloney thanks Davel for coming in and appreciates his honesty.

**13. Public Hearing – Discussion and action on a request by Justin Petroske requesting a Conditional Use Permit at 5709 Willard Street to allow a proposed Accessory Structure (for Residential Use) exceeding 15 feet in height, on a property within the SF-L (Single Family Residential – Large Lot) Zoning District. The building is proposed to be 2,400 square feet and up to 19-feet high. (Project #20200294)**

**a. Open Public Hearing.**

Maloney opened the hearing at 6:58 p.m.

**b. Presentation by Applicant.**

Justin Petroske, 5709 Willard Lane, was present stating he moved here 2.5 years ago. His current the detached garage came down in snowstorm this past year. He and his wife are outside enthusiasts and are

looking for a place to store their recreational items and to have a wood working shop. Tatro stated this is 513 feet from street, and a fully wooded lot. Wheaton stated the garage will be no closer to road than principal structure. Petroske stated he has just over 12 acres.

**c. Public Hearing/Public Comment Period.**

None.

**d. Written Correspondence.**

Wheaton stated e-mail comments were received by Joan Gumz and Barb Ermeling. Both were concerned a commercial business may take place. He has a work truck that he brings home. Needed the height for vehicles.

**e. Close Public Hearing.**

Maloney closed the hearing at 7:04 p.m.

**f. Discussion by Commissioners.**

Meinel stated he does not see this being an issue with being so far from road.

Gau commented with this being a conditional use, it is strictly in residential, so would not allow for a business.

**g. Staff Report.**

Wheaton commented on the code requirements, and staff is in favor. He would have to come back if he wanted to run a home business.

**h. Action by Plan Commission.**

***Motion by Guerndt, Second by Meinel, to approve Conditional Use Permit #20200294.***

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

<u>Member</u>	<u>Voting</u>
Maloney, Mark	YES
Cronin, Steve	YES
Gau, Duane	YES
Guerndt, Gary	YES
Jordan, Joe	YES
Meinel, Steve	YES
White, Loren	YES

**UNFINISHED BUSINESS**

**14. Project #20200127 – Discussion and Action on request by Jim Pinsonneault, Patriot Auto, for 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)**

**a. Presentation of Final Staff Report & Staff Recommendation.**

Donner stated this originally came before PC in June. At that time, we have had some meetings with the applicant in follow-up. In hindsight, staff brought this to PC too soon, as it was not ready for a presentation. Between then and now, there has been a lot back and forth, and now Pinsonneault is trying to come in with a complete site plan submittal. Donner stated this has been a long, drawn out process and acknowledged there has been some mis-communications due to the COVID situation. There have been some commentary from Pinsonneault, made in some of our meetings and via email, that certain requirements of our code and our site plan review process would not be met or even submitted. Staff's analysis of this site plan submittal is that it is

not complete, as some things have not provided, i.e., acknowledgement on existing trees to be counted in landscaping and how addressed if not survived; a request for a color rendering of the facility for sense of appearance, and so there was commentary that they were not going to submit to us.

Higgins stated the complete staff report is in the packet. Also included is the marked-up site plan. She asked the applicant to provide what they wanted us to look at as their final submittal, as over the course of a few months, we have received a number of plans, which came from different contractors, and it was difficult for staff to know what to review. Higgins stated we completed our final review, but there are still some issues, and the site plan still does not meet code. She stated staff talked to Pinsonneault about concerns with the lighting plan, as a portion of the parking lot is not lit, like it should be. She pointed out the different plans to be adjusted. Higgins received a new rendering (attached) late this morning. She stated staff received the stamped plan, but you could not read the percentages, and part of the information was cut off the page. This plan does now include the Key Notes, and they actually labeled the different materials and what the colors will be. Staff had a question on what the west elevation will be, as it is mis-labeled. Staff does not want to assume anything, as anything approved and attached to that conditional use is going to go along with this property. She stated 20 years down the road someone comes in, they will want to have a copy of the site plans, so we want to be sure they are correct and the ones used for the project in the end.

Gau stated he recalls Pinsonneault in attendance of our Schofield Avenue Corridor Plan meeting, and how he asked specifically about a vehicle repair maintenance shop, and PC said no problem. Gau gives him credit for trying. He can see where staff is having difficulty in this trying to meet our code. From his opinion, he would like to see him have a business there, but would like to make sure the plans meet requirements. Gau stated the conditions need to be met.

Jim Pinsonneault, 5002 Arrow Street, was present. He stated his intent is to comply with the zoning code.

Maloney stated he does not feel that is Pinsonneault's intent. He feels Pinsonneault has been kicking and screaming all the way. Maloney commented on how through all the e-mails between Pinsonneault and staff, how staff have been nothing but professional and respectful and how Pinsonneault has been communicating to staff sarcastically, and made a claim in one of those messages that staff cannot read. Maloney feels Pinsonneault does not care about what our ordinance states, as Pinsonneault went so far as to make a call to Madison to see if it was correct. Maloney stated staff should not have to put up with this. Maloney commented on how Pinsonneault has claimed that he will not provide color renderings, even though our code requires it.

Pinsonneault stated the zoning code does not mandate him to make a 3-D color rendering, if we were mandating that he do that, he would. He stated he has provided everything that is required, and that the code does not state he has to have a 3-D color rendering. He stated the colors were noted on his plans since the beginning. He stated they have changed some of the metal panel call-outs, but with one that is higher end in architecture. He met with staff in August, and was asked to add a parking lot light on the corner of Mount View Avenue and Schofield Avenue, and was suggested by Tatro to contact WPS to hang a light off of the light pole to take care of the lighting issue. He contacted WPS and worked with his electrician to get a lighting specification, which was forwarded to staff to look at. Now he feels the requirements changed.

Higgins stated the staff report has been part of this review the entire time. She stated Brian Karlen is familiar with our code, and how it is not staff's job to design the site for Pinsonneault. Higgins stated how staff has given Pinsonneault some suggestions early on, but Pinsonneault chose not to use those. She stated how this is a greenfield, a clean slate to design this property.

Pinsonneault commented on the light pole, and how after multiple reviews he was never told he needs more lighting. He commented on how staff should have known he was moving his dealership to this new site, and how at the last minute was told his parking requirements are different because he plans to bring his auto sales there, and it was not listed in his operational plan.

Maloney stated he is nervous about this project, not knowing what the finished plan will be. He commented on how this has changed so much; first with the military park, to a future addition for a tenant, and now with the car sales. He stated this is Schofield Avenue, and he wants it to look good. Maloney feels Pinsonneault's responses were very disrespectful to staff.

Pinsonneault stated he does not think the process is user friendly, or makes common sense.

Cronin brought up the recommendation with staff's conditions, and asked if Pinsonneault thinks there are things in there that are unreasonable.

Pinsonneault stated he agrees with Condition #1. He questioned with Condition #2, if the whole lot has to be lit? Higgins stated the code requires adequate lighting, and how the parking lot should not be at 0, and full photometrics needs to be supplied. Gau stated if Pinsonneault wants to be there then he needs to comply and work with staff. Higgins stated PC needs to make a decision on the elevations. Pinsonneault stated the elevations meet code. Maloney and Gau wants to see color. Higgins read the techniques that are required under the approved building materials section of the code. This section also needs to be met regardless of the building materials section.

Gau would like to see the business here, but he feels the plan does not meet code.

Maloney wants a development agreement, to make sure what is approved will be done.

Pinsonneault did not know about these denials until the meeting packet was published to the public. Cronin stated if Pinsonneault can meet those requirements, he is in favor. Guerndt stated this is overwhelming, and how Pinsonneault has been somewhat defiant. He wants to see him build, but needs some cooperation. It's the location, being in the Schofield Avenue Corridor. Guerndt also understands how much money Pinsonneault is spending and how he still does not know if he can be there.

Higgins stated how some communities have boards that do architectural review. Donner stated one thing that should be emphasized, this is a conditional use permit. It is clearly stated in the code - no variations from the code. Donner stated we should not have brought this to them in June as it was not ready.

#### **b. Discussion and Action by Plan Commission.**

***Motion by White, Second by Gau, to approve Conditional Use Permit, Project #20200127, to allow an Outdoor and Vehicle Repair and Maintenance Use within the B-2 (Highway Business) Zoning District, at 3702 Schofield Avenue, with the following conditions: 1) Used car sales is restricted to no more than 10 vehicles for sale at one time; 2) updated lighting plan; 3) updated parking lot plan; 4) updated building elevations; and 5) subject to an executed development agreement. Question: Donner stated in Section 94.16.06(8)(a) Review Criteria for Conditional Use Permit, it stated the "Village may require a written agreement from the applicant in a form prescribed by the Village Attorney", legal council can help us. Guerndt questioned who will approve the plans. It was stated that these plans will come back to PC. Guerndt asked if we could give him some guidance. The members then went through the conditions: #1 Pinsonneault is in agreement. #2, Updated lighting plan. Higgins stated he needs one on the west end and verification of that. #3, Updated parking lot plan. Higgins stated the front parking spaces had not dimensions (parallel parking stalls). Pinsonneault commented the plan is measured to scale, but he will have Vreeland call those out. #4 updating building elevations. Gau stated the plans that were presented today are hard to see. Donner stated he earlier furnished a plan from a different designer, which was shown to PC in June. There was an expectation to see something similar. The earlier one included a color rendering. Higgins stated this will be seen on 3 sides from the road, and the north elevation is a wall with a door, and we need to know if this is what PC wants to see here. Gau***

commented on how when the next building to the north comes in, this is what they will see, and how Pinsonneault's building will establish the standard for the next development. Higgins stated how Schierl Tire had to conform to the Damon Farber guidelines near the hospital. Cronin asked about a fence along the north side. There was some discussion, and Pinsonneault clarified there will only be a 30-foot long fence around the enclosure. From the end of enclosure going west they have a vertical metal to break it up. There was some discussion there will be concealed fasteners on that panel. West side was going to be an expansion, but not proposing that side or the north side now. Guerndt questioned if they could add windows to the north side, or if that would be detrimental to the costs. Pinsonneault stated he has no objection to the cost of the window, but has objection to letting natural light into the building. He stated with the precise work (to find a fuel vapor leak) they do, they can't have natural light in the building. Tatro stated they could consider artificial windows, similar to what Cricket Wireless has. White feels there will not be any sunlight getting into the north windows. Gau understands Pinsonneault's concerns, and thinks it would be a good idea for him to consider artificial windows to break it up. Guerndt questioned on the front side if there are any bump-outs or offsets. Karlen described the designed bump-outs: 5" for veneer, 1.5" for FW panel, and 4" of horizontal panel. So only a change of elevations by a few inches of material. Guerndt asked if he talked to Samuels about doing a color rendering, which would help out. Pinsonneault agreed to do a 2D color rendering. Pinsonneault commented how they added a parapet and added brick and changed the panel on the southwest corner. Pinsonneault is planning for a sign on the wall above the door. He currently is not proposing a pole/monument sign at this time. Higgins stated a monument would be okay, but is not sure a pole sign would work there. He should design a place for street signage on the site plan to avoid problems later. Guerndt offered some suggestions on the parapet and ways to dress the front of the building up. Pinsonneault is not in favor of the canopy over the door. He can't vision the angle brackets that Guerndt was stating. Jordan feels the north side is okay, with what Pinsonneault has, plus we don't know what will go on that side. Gau questioned that Pinsonneault is okay with discussion so far. The last requirement for #5 is the developer agreement. Cronin questioned if we should add a timeline? It was stated this will be up to Pinsonneault. Maloney stated he is not in favor of the metal panels and garage doors in front. They were fine with the east side, but with adding the wrapping from the front there. It was stated the west side is okay. Guerndt, Meinel, and Jordan are okay with the north side. Maloney is opposed.

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

<u>Member</u>	<u>Voting</u>
Maloney, Mark	NO
Cronin, Steve	YES
Gau, Duane	YES
Guerndt, Gary	YES
Jordan, Joe	YES
Meinel, Steve	YES
White, Loren	YES

## STAFF REPORTS

### 15. Acknowledge Report re: August 2020 Staff-Approved Certified Survey Maps and Site Plans.

**Motion by Gau, Second by Cronin: To Acknowledge Item 15.**

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

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

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

**16. Acknowledge Report re: August 2020 Building Permits.**

***Motion by Guerndt, Second by Gau: To Acknowledge Item 16.***

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

<u>Member</u>	<u>Voting</u>
Maloney, Mark	YES
Cronin, Steve	YES
Gau, Duane	YES
Guerndt, Gary	YES
Jordan, Joe	YES
Meinel, Steve	YES
White, Loren	YES

**17. Acknowledge Report re: August 2020 New Business Occupancy Permit Issuance.**

***Motion by Guerndt, Second by White: To Acknowledge Item 17.***

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

<u>Member</u>	<u>Voting</u>
Maloney, Mark	YES
Cronin, Steve	YES
Gau, Duane	YES
Guerndt, Gary	YES
Jordan, Joe	YES
Meinel, Steve	YES
White, Loren	YES

**MISCELLANEOUS**

**18. Next Meeting Date**

**a. Monday, October 12, 2020 @ 5pm – Joint Meeting with Public Works & Utility Committee re: Weston Avenue Corridor Plan Project**

**b. Monday, October 12, 2020 @ 6pm – Regular Meeting.**

**19. Remarks from Staff, Committee, and Commission Members.**

Donner stated we'll be talking about the Municipal Facility project on Monday at the Board Meeting. He pointed out Maloney wants the Board to discuss the creation of a building committee to oversee the project. Donner commented there seems to be a resolution of the outlots reserved for right-of-way in Wandering Springs. He met with one of the property owners, Joe Buska, and Buska will sign a quit claim deed. This is now an issue between Buska, a private owner and Gold Key. We can take a stance of a common law dedication if necessary to get resolution. There could be 50 homes constructed in that south property there. Donner stated he was told by Stan Budleski he needs to connect with Connie Budleski about it.

Guerndt commented on how East Gate came back with the knowing and ability to do the work that way. If staff wants to make more reasonable costs for rentals, we can't have all of these restrictions. Staff corrected, it is the Plan Commission and Board that need to direct these changes. Staff is just following the code and approved plans of the Village. Higgins reminded them that many of the current restrictions were added in the 2015 and subsequent code amendments to get the Board and Plan Commission comfortable with allowing multi-family developments again. Up until a few years ago, staff had been directed not to bring multifamily

projects to the PC and Board and during the 2016 comprehensive plan update process adding additional multifamily lands to the future land use map and zoning map was frowned upon by the elected officials in place at the time.

Higgins stated we need to discuss multi-family and update the comprehensive plan and zoning ordinance. She commented on how the Schofield Avenue plan was to come through last April, but due to COVID, it has been postponed.

There was discussion about utilities being extended to allow for residential development. Donner discussed the main extension policy, which will be shared with PC. Higgins stated we can pick a week in October to discuss all of this. She stated we can get PC and BOT together on this. Higgins commented how now might be the time to go back through and make changes to the Code. Donner stated we can talk at the October meeting about adding flexibility into the code.

Guerndt would like these unfinished topics stay on the agenda. When suggestion comes in, it should be on the agenda. Maloney suggested we could meet on Oct. 5<sup>th</sup>.

Gau stated Guerndt is talking nuts and bolts, and he would like to see an overall plan on where development can go.

Jordan stated Wausau Supply is paying a minimum wage of \$20/hour. He feels rents over \$850 is too much.

White commented on how he and Jordan were involved with the previous zoning code changes. There was some discussion on the Life is Good property, and how the proposed development wanted subsidies.

## **ADJOURNMENT**

### **20. Adjournment of PC**

**Motion by Duane, Second by Meinel: to adjourn at 8:47 p.m.**

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

# PATRIOT AUTO REPAIR, LLC

## ELEVATION COMPLIANCE CERTIFICATION

3702 SCHOFIELD AVENUE  
WESTON, WI 54476



www.samuelsgroup.net  
CORPORATE OFFICE  
311 Financial Way, Suite 300  
Wausau, WI 54401  
phone 715.842.2222 fax 715.848.8088  
KIRWA OFFICE  
2929 Woodson Parkway  
Suite 200  
West Dea Moines, IA 50266  
phone 616.288.0467 fax 616.288.0471

### CERTIFICATION OF COMPLIANCE

Building Elevations for: **Patriot Auto Repair, LLC** (See Attachment A)  
3702 Schofield Avenue  
Weston, WI 54476

Provided on behalf of: **Jim Pinconneault**

Section 94.10 of the Zoning Ordinance for the Village of Weston establishes standards for building and site design. Section 94.10.01 states that "The purpose of this Article is to establish regulations that address the exterior design and appearance of new buildings and their relationship to other structures, hard surface areas, landscaping areas, and other required design elements on the same building site or adjoining building sites. . . ." The Design Standards for Multi-Family and Non-Residential Buildings are established in section 94.10.03. Development Standards for Large (floor areas over 25,000 square feet) Retail and Commercial Service are described in a different section.

Buildings shall meet the design requirements in this Section to the extent determined practical by the applicable site plan approval authority. All proposed new construction and additions shall require building elevations stamped by an architect licensed in the State of Wisconsin, except for certain uses or as otherwise approved by the Plan Commission or Edmuntson Zoning Committee.

The Building Elevations referenced above meet the following requirements of the ordinance when marked by an "X":

- (1) Floor area is <25,000 square feet
- (2) Building is not converted from a Residential Building. (Project is new construction.)
- (3) Elevations are stamped by the licensed Wisconsin Architect, signatory to this certification.
- (4) The building size and mass has been designed with consideration of the buildings, public ways, and places to which it is visually related. The relative proportion of the building to its neighboring existing buildings, to pedestrians, or to other existing buildings will be maintained or enhanced by this new building.
- (5) Changes in building material, color, and texture occur at points related to the massing and overall design concept for the building. The building will be visually compatible with like buildings, public ways, and places meaning this standard in its directional character. The building facade is a cohesive element ensuring a favorable relationship with buildings, public ways and places that similarly meet this standard.
- (6) The Building Design Proportions are compatible with other visually related, compliant elements:
  - (6a) Width to height of front elevation.
  - (6b) Width to height of windows.
  - (6c) Relationship of solid to voids in front facade.
  - (6d) Relationship of open space between this new building and adjoining buildings.
  - (6e) Relationship of entrances and other projections to sidewalks.
- (7) Materials relate to prevailing material already used on recently constructed buildings in area.
- (7a) The street facade(s) have 60% coverage in approved masonry and metals. Non-public coverage; 40%.
- (7b) Vinyl, Dryvit, EIFS, plaster products are not used. The metal panels have concealed fasteners.
- (7c) Natural wood is not used.
- (7d) Facade is less than 200 feet in length.
- (7e) This is not a multi-family building.
- (7f) This building provides human scale, interest and variety by incorporating two of the following:
  - Variation in building form
  - Emphasis of building entry through details and material differences.
  - Variation in materials, express joints and details, and texture to break up building forms.
- (7g) This is not an industrial building.
- (e) Metals and non-occurance materials are not used on the facade exposed to the street(s).

Authorizing Signature: Daniel J. Roarty Date: \_\_\_\_\_ Architect, Wisconsin License #86546

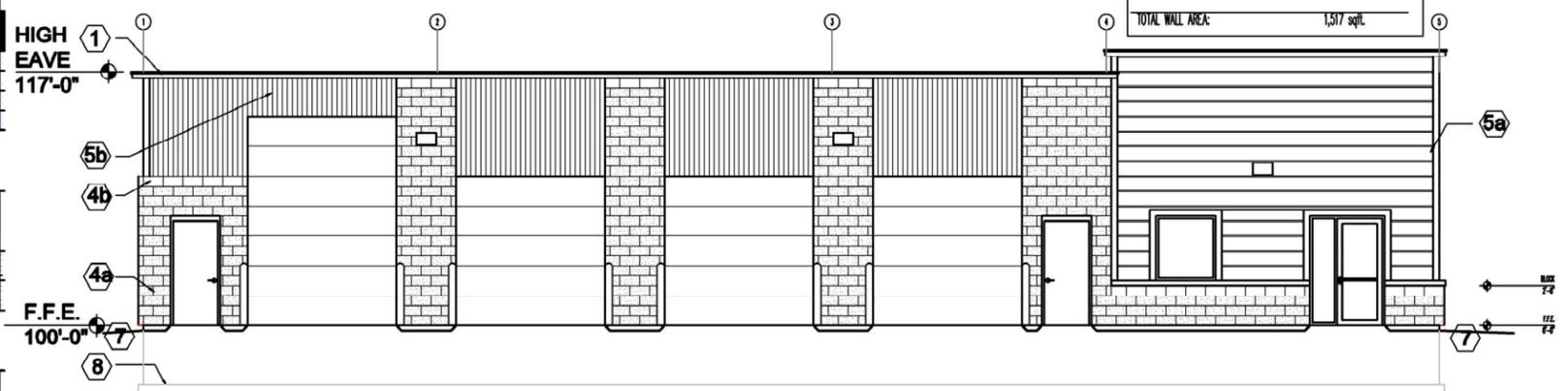
### KEY NOTES

- ① BUTLER MR-24 SEAMED-ON-ROOF PANELS
- ② LINE OF ROOF BEYOND
- ③a BUTLER CONTOURED HIGH EAVE TRIM
- ③b BUTLER CONTOURED LOW EAVE TRIM
- ④a PAINTED, SPLIT FACE CMU (COLOR: REQUISITE GRAY, SW 7023)
- ④b (1) COURSE SMOOTH FACE CMU
- ⑤a McELROY 24 GA. MEGA-RIB HORIZONTAL WALL PANELS W/EXPOSED FASTENERS (COLOR: ROMAN BLUE)
- ⑤b McELROY FW PANEL - 12" INVERTED PLANK. (COLOR: SLATE GRAY)
- ⑥ BUTLER 26 GA. SHADOWWALL WALL PANELS, (COLOR: COOL GREYSTONE)
- ⑦ GRADE
- ⑧ LINE OF FOUNDATION

one inch = fifty feet  
one inch = twenty feet  
one inch = ten feet  
one and one half inch = one foot  
one inch = one foot  
three quarters inch = one foot  
one half inch = one foot  
one quarter inch = one foot  
one eighth inch = one foot

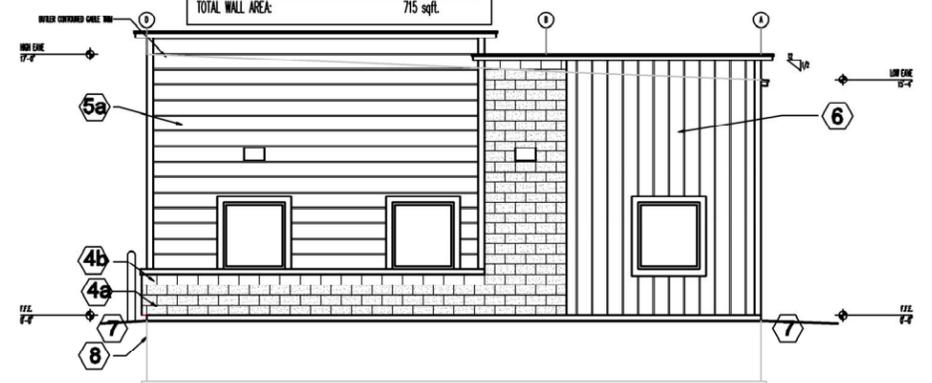
UPGRADE CONFORMING MATERIAL	
SPLIT FACE MASONRY VENEER:	296 sqft. (19.5%)
ARCHITECTURAL HORIZONTAL METAL PANEL:	678 sqft. (44.7%)
GLASS WINDOWS / DOOR:	54 sqft. (3.6%)
	1028 sqft. (67.8%)
NON-CONFORMING MATERIAL	
STEEL OVERHEAD DOORS:	440 sqft. (29.0%)
STEEL WALK DOOR:	49 sqft. (3.2%)
	489 sqft. (32.2%)
<b>TOTAL WALL AREA:</b>	<b>1,517 sqft.</b>

UPGRADE CONFORMING MATERIALS	
SPLIT FACE MASONRY VENEER:	155 sqft. (21.7%)
ARCHITECTURAL HORIZONTAL METAL PANEL:	315 sqft. (44.0%)
GLASS WINDOWS:	52 sqft. (7.3%)
	522 sqft. (73.0%)
NON-CONFORMING MATERIALS	
TYP. VERTICAL METAL WALL PANEL:	193 sqft. (27.0%)
<b>TOTAL WALL AREA:</b>	<b>715 sqft.</b>



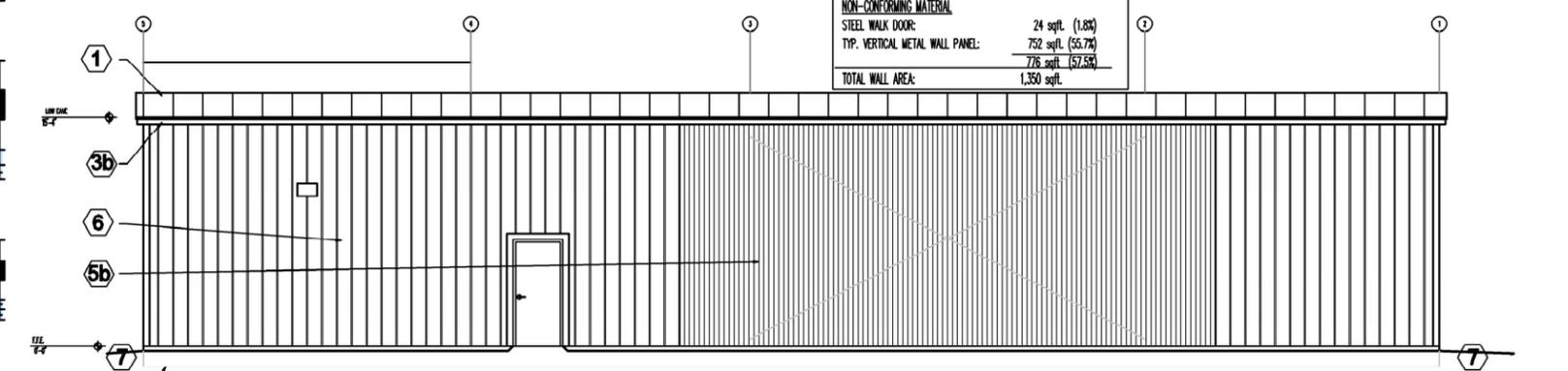
1 SCHEME #2c - SOUTH ELEVATION  
ASB 3/16" = 1'-0" (Printed 100% on 36" x 24" Sheets)  
(Not To Scale if printed on 17" x 11" Paper)

UPGRADE CONFORMING MATERIAL	
McELROY FW PANEL	574 sqft. (42.5%)
NON-CONFORMING MATERIAL	
STEEL WALK DOOR:	24 sqft. (1.8%)
TYP. VERTICAL METAL WALL PANEL:	752 sqft. (53.7%)
	776 sqft. (57.5%)
<b>TOTAL WALL AREA:</b>	<b>1,350 sqft.</b>

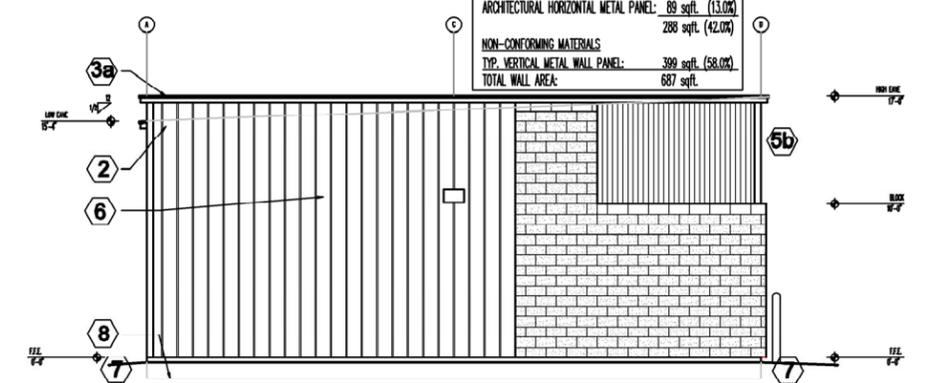


2 SCHEME #2a - EAST ELEVATION  
ASB 3/16" = 1'-0" (Printed 100% on 36" x 24" Sheets)  
(Not To Scale if printed on 17" x 11" Paper)

UPGRADE CONFORMING MATERIALS	
SPLIT FACE MASONRY VENEER:	199 sqft. (29.0%)
ARCHITECTURAL HORIZONTAL METAL PANEL:	89 sqft. (13.0%)
	288 sqft. (42.0%)
NON-CONFORMING MATERIALS	
TYP. VERTICAL METAL WALL PANEL:	399 sqft. (58.0%)
<b>TOTAL WALL AREA:</b>	<b>687 sqft.</b>



4 SCHEME #2a - NORTH ELEVATION  
ASB 3/16" = 1'-0" (Printed 100% on 36" x 24" Sheets)  
(Not To Scale if printed on 17" x 11" Paper)



3 SCHEME #2c - WEST ELEVATION  
ASB 3/16" = 1'-0" (Printed 100% on 36" x 24" Sheets)  
(Not To Scale if printed on 17" x 11" Paper)

I HEREBY CERTIFY THAT THESE ELEVATIONS COMPLY WITH THE VILLAGES OF WESTON ZONING ORDINANCE 94.10.03 AND THE DESIGN STANDARDS FOR SUCH RESIDENTIAL BUILDINGS. A CERTIFICATION OF COMPLIANCE IS ALSO REQUIRED WITH THIS ELEVATION. THE SEAL AND SIGNATURE AFFIXED TO THIS SHEET ARE FOR ARCHITECTURAL PURPOSES ONLY AND DO NOT IMPLY ANY FINANCIAL OR RESPONSIBILITY BEYOND THE SCOPE OF MY PROFESSIONAL OBLIGATIONS. THROUGH MY AGENCY I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF WISCONSIN. I HAVE COME FORWARD AND SUBMITTED FOR YOUR REVIEW WITH THESE ELEVATIONS, STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND ANY OTHER DESIGN, ENGINEERING OR CALCULATION REQUIRED FOR THIS PROJECT IN MY OPINION.

STRUCTURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
DRAWN BY: DANIEL J. ROARTY, ARCHITECT, WI 86546

ISSUED FOR: \_\_\_\_\_ DATE: \_\_\_\_\_  
CERTIFICATION: 2020-08-25

**PATRIOT AUTO REPAIR**  
**ELEVATION CERTIFICATION**  
(Compliance with Villages of Weston 94.10.03)  
3702 SCHOFIELD AVENUE  
WAUSAU, WI 54476

**ELEVATION CERTIFICATION SHEET**

DATE: AUGUST 25, 2020  
PROJECT NUMBER: T90 7260D  
DRAWN BY: DJR  
CHECKED BY: \_\_\_\_\_  
TIMESTAMP: 08/25/20 10:34 AM  
© Copyright 2020

Attachment A

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

held on Monday, October 5, 2020, at 6:00 p.m., in the Board Room, at the Municipal Center

**AGENDA ITEMS.**

---

**1. Meeting called to order by Plan Commission (PC) Chair & Village President Maloney at 6:15 p.m.**

**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
Cronin, Steve	YES
Gau, Duane	YES
Guernndt, Gary	VIA ZOOM
Jordan, Joe	YES
Meinel, Steve	YES
White, Loren	ABSENT

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

There was one audience member present (David Roth, 3406 Schofield Avenue).

**COMMUNICATIONS**

**3. Opportunities for citizens to be heard.**

None.

**4. Written communications received.**

None

**PLAN COMMISSION WORKING SESSION TOPICS**

**5. Chapter 94 Zoning Ordinance**

**a. Philosophy of areas we would consider discretionary judgement be used on.**

**b. Sign Permits**

**i. Special Exemption Sign Permits**

Wheaton discussed the document provided to staff by Mark Roffers with his discretionary thoughts.

Maloney stated we should look at what we get questioned on the most, such as our requirements and the process of reviewing building plans, etc. He feels from what he is hearing right now it is signs. He questioned with our landscaping requirements if we have the teeth in there to enforce our regulations. Wheaton stated with what we have in our code, we do have teeth. Cronin confirmed the goal is in keeping properties updated and looking presentable. Gau questioned who enforces the landscaping standards. Wheaton stated the Planning & Development Department does. Gau has seen in other communities the point system which has worked well. He feels that ours is fine.

Maloney questioned what happens 2 or 3 years down the road, when the plants start to dimmish and change, how does staff stay on top of making sure all properties are keeping their landscaping. Meinel stated looking at this more than just discretion. He feels there is too much being required of the businesses. He feels we set the standard too high, and how the Village does not maintain it's own landscaping. How can we require extensive plans on everyone else, when we can't even keep up on our own. It was stated that along Birch

Street, off of Weston Avenue, there are many dead trees, how they weren't replanted, just cut off at the base. We should not be so demanding on businesses, and should consider their expenses.

Cronin worked with the landscaper that did the car wash, and the price tag for their Weston site was more than double the cost of their site in Wausau. Wheaton stated they are referring to #2 of Roffer's document.

Guerndt commented he hears complaints about the 5' buffer requirement outside of a building, which then requires a sidewalk, and then the parking lot requirements. He stated people can plant their trees and flowers there, but everything dies from salting the sidewalks.

Maloney commented about turf test out in the boulevards on Ross Avenue and Camp Phillips Road. We need to look at what it takes to maintain the landscaping along the roads and medians. Maloney brought up the curb that Pick'n Save was required to put in, way out in their parking lot, due to the creation of the pharmacy drive-thru window.

Guerndt commented on the turf median in Wausau, and how it has saved them a lot of time and money. Maloney commented on how we contract out to Riverside to help keep up on our own mowing.

Meinel feels we need to go back and see what complaints we are getting and change the ordinances.

Wheaton stated we can look at changing the numbers in points. We can look at scaling back those numbers. Gau feels if we are not able to enforce the ordinance, then why do we have it. Then we need to back off on some of those points.

Donner brought up the idea (from Plan Commission) of giving staff discretion on negotiating plans. He feels staff can't be put in that position. He agrees we need to focus on the areas of the code that have been a hot button.

Maloney brought up Graphics Plus, and how the owner, Rich Bartig, simply wants to replace the face of his sign to reflect their new logo. He feels this should have been a simple thing. He feels we should not charge them to go through this process. This should be common sense and grandfathered in. Wheaton stated there are other similar signs in the community that are considered non-conforming, that don't look as good, so we can't treat this the same across the board. Maloney brought up the Bender sign, how it is in poor shape, and how they just want to get a good sign put up.

Maloney brought up Eastgate, and all the greenspace they added there. He asked if all of that greenspace required, which forced them to set the building further to the back?

Guerndt stated he feels we don't necessarily need to be more lenient, just that we don't need to carry the point system in industrial parks (or bringing "Schofield Avenue requirements" in an industrial park). He stated you don't have the same general public traveling through industrial parks, as you do on the main commercial roads.

Donner questioned with the sign requirements, in a case where a non-conforming sign is not becoming more non-conforming, if it could be allowed.

Wheaton stated a business can change the face of a non-conforming sign, if the same sign is keeping with the same size. Wheaton stated Bartig is technically changing the size of the sign. If it were exactly the same size, it would be allowed. She explained the other option available is applying for the special exception, and how this at least brings it to PC, who can make their recommendation.

Donner stated there are areas where there is a desire to not let things get total anarchy. He stated we are trying to keep control of the signs, and how the special exceptions will allow PC to make decision. Guerndt

questioned if there is a possibility of instead dragging the decision out several months, for a \$150 fee, with the possibility of the request being denied, could staff share this request with PC to get their initial approval (before going through the application process). It was stated that would not be allowed as it would be a walking quorum. Guerndt stated the issue is people don't want to spend the time and money when they may get turned down, where the only quicker option would be to take the sign down and start over in the right place. Wheaton stated the cost is due to required public notification. She stated it is possible to get a decision on a sign within a 1-month period, it just depends on when they apply. She stated that she has been trying to work with Bartig for the past 6 months. Gau stated a lot of people do not want to go through the process if their request may get turned down.

Maloney questioned if Bartig changed the sign face on his building, if he needed a permit. Bartig wanted to change the face to match his new logo. It was stated that Bartig would have needed a permit to do that, but that it would have been permitted.

There was discussion on the Bender sign, which is a change in size. Maloney stated all Bender wants to do is beautify their sign, but we are holding them back.

Guerndt commented when we held up an asphalt project for Cloverbelt Credit Union, and how former Trustee & PC Member Schuster threatened to fine them every day until they have an approved site plan.

Roth brought up the Evalia's restaurant who is leasing the building from him at 3406 Schofield Avenue, how they want to put their business sign on the existing sign pole in front of his building. Roth stated they are a small family business and do not have a lot of money to spend on public hearings. Wheaton stated they can come in for the waiver. She explained how the code does not allow for non-conforming signs to be used, if vacant for more than 12 months. Maloney questioned how long they have been asking to use this sign. Wheaton stated it has been vacant for longer than 12 months. Maloney commented about the signs Evalia's has in the windows of the building trying to get people in there. Cronin asked if they could have the sign inspected. Roth feels a sign face on that existing sign would beautify the place, and they would then probably take all the signs off the windows.

Cronin asked who is responsible to take down the existing non-conforming signs. Wheaton stated the owner is responsible, but Village could implement a raze of the structure. Wheaton stated the purpose of this ordinance, is that eventually the existing non-conforming signs will be removed.

Meinel questioned what would have to change to allow people to use and/or modify their signs? Meinel wants staff to suggest changes to PC, not Roffers (who does not get the calls). Meinel commented on how in the past, PC reviewed all signs. Cronin asked if PC decided not to grant a request, could the applicant get their fee refunded. Tatro stated a lot of the fee covers the costs for the publication and mailers that get sent to the neighbors.

Gau explained to the PC when a person's plan can't meet the code, and you want to offer an out, you use the conditional use process. The way our codes are written, you either permit it or not permit it. Wheaton stated she has issued a lot of signs, and this is one of the few that's needed a special exception. So it is not like this comes up a lot. Gau stated to use the code and the process you want it to have, and the fee needs to cover the costs. It is up to the Board if they want to waive the fee for these, if it appears we only have one or two.

Roth asked if there is a way they can put in their application, and when it comes to the PC, and if approved, it could then be contingent on their paying the fee. Gau commented that allowing these also depends on where it is located based on the ROW. This particular sign is a tall steel post along the right-of-way. Gau commented to look at state requirements, where if approved, the elected officials could consider waiving fee.

Wheaton asked for direction on these issues. Meinel would like staff to look at these things. Gau commented on how sometimes, the owners will tell officials one thing, and then turn around and tell staff something else.

Wodalski brought up how in the past, everything came back to PC. He stated about 5 years ago, with the re-write of the zoning code, there was a process added to give staff authority to approve certain things (sign permits, site plans, etc.); but if with those permit applications, if they do not meet the code (or parts of the code), the option is to go before PC for their consideration. He feels we need to let them know there are more options.

Gau suggested during a PC meeting, if someone is considering submitting an application, staff could show it to PC at their meeting for their initial recommendations, and if it looks favorable, the person could then put their application in. Donner pointed out this would then add more time to the person's approval, and how PC is bringing up their concern on how much time these applications are taking. Donner stated also, if this requires a public hearing, you are not then hearing from the public their concerns first. Wheaton stated Gau is suggesting if this was just changed to PC review and not a special exception through CUP. Gau suggested staff do a legal check to see if PC can give approval based on a concept plan. It was stated the permit fee could then be much smaller.

Guerndt questioned why this review was taken away from PC? He feels most are coming back to PC anyways. Gau confirmed if the review meets code, it is staff approval. If it does not meet code, then they come before PC. Gau stated staff can check out to see if when something does not meet code if it needs to go through CUP.

Guerndt feels if something does not meet code (like a shed permit, etc.) to give the applicant the option to go before PC.

Meinel questioned if Wheaton would have been comfortable 5 months ago with Bartig's sign. She stated she likes these coming through PC as it is trackable through the meeting minutes, etc.

It was confirmed we need to scale down the point system of the landscaping code.

Maloney brought up the Schierl sign out along State Highway 29. He feels we need to put that one to rest as it has been hanging out there for quite some time. Basically, Schierl wants to add the Subway sign where Cousin's used to be. It was stated that this sign is non-conforming, but also needs State approval. Maloney stated these stalled patterns is what is tough.

Gau stated the State did not permit that sign; however, Gau feels no one from the State is going to tell them to take it down. Maloney stated the State won't notice the new sign added. Gau stated staff can do research to see how it went up. Gau stated the issue that can come up, if we allow this sign, the hospital could notice the change and come back and sue the Village for allowing it. Meinel questioned if we could just modify Schierl's CUP.

Jordan commented about not requiring landscaping where it won't survive. He stated with his property they put in plants that would survive, over the plants that the plants required (per his plan). Wheaton stated prohibited plants are those that are invasive.

### **c. Multi-Family Performance Standards**

Donner commented on how in the past there were Boards that do not want multi-family. Then with the hospital coming in, people wanting to find more multi-family housing. Then during the re-write of the code, we allowed it. Wheaton commented about incentivizing low-rent units. Donner stated that ties in with lower building costs up front. Maloney is opposed to mass-transit, but is in support of multi-family housing. Gau stated by the time you are done with fascia, landscaping, curb, gutter, etc.,

it is hard to find a project that can afford to offer low rent. Gau stated other communities have it where you spot areas and lower the standards to allow for lower rents. Guerndt stated if we want all these requirements, it's hard to offer low-income. He stated currently between \$900-\$1,100 is where most are at with rents to make ends meet on the costs of their projects. Meinel commented on if there is something we can do with assistance. Tatro stated the multi-family housing needs a certain number of low-income housing to get financing for low-income.

Guerndt stated sometimes with lower-income places, you get that bad rap, and how they have to be at \$1,100 to make it work with all our requirements. He stated with his Willow Street development, they are holding back until after elections and COVID. Meinel questioned Guerndt if there are things we can remove from our requirements to allow him to charge less (like the camera systems, curb and gutter, etc.). Guerndt stated the builder should be allowed to be responsible for their own drainage. Guerndt feels we should take some of those requirements out. The costs of building materials are really high right now.

Jordan questioned the status of Lokre's project? It was explained how it is moving forward. Guerndt commented on how Lokre had to take a different look at this project so that it would cash flow.

Donner stated with the thought of using TIF, the Village can't create another TIF until we retire TIF #1. We have some time to incur project costs, and have the opportunity to develop the Weston Avenue corridor. There was discussion on some of the land within this TIF is designated as residential. It was explained that this is an industrial TIF, but we can use TIF funds to bring utilities out to the residential areas, we just can't use TIF to improve those residential areas directly. Guerndt discussed his meeting with Roffers and asked that we have Roffers educate the PC and residents next week on what can and cannot happen in a TIF. Donner stated the Village is working with Greg Johnson, of Ehlers, and how TIF 1 can take on project costs of \$25 million. If we don't use it by the closing deadline (2026), we lose it.

Donner explained how we already used our TID Project Plan amendments, and how existing residential land uses can stay. He also stated we can use TIF to extend utilities and improve the corridor, but we can't use on the residential development. He explained how we still have a CDA.

Gau talked about TIF. Guerndt commented on other development on Weston Avenue. He would like to see more of these working meetings.

#### **d. Other sections of the Zoning Ordinance?**

None brought up.

### **6. Residential Development**

#### **a. Utility Extension Policy**

#### **b. Special Assessment Option for On-Site Improvements – Main Extension Tariff.**

#### **c. Other topics with residential development?**

Donner stated this ties in with the last discussion, with extending utilities down Weston Avenue. He explained how we are looking at making a second crossing of the Eau Claire River, from Ryan Street to the north side of the river, to create a loop for the water system and make additional sewer service available up there. This is going to run into an existing residential development that has private wells and septic systems on it. He stated how this development stands in the way of getting sewer and water service out to an area that would be prime for residential development (such as the Pauls Farm

in the Town). Donner state there is no way a developer is going to spend their own money to get sewer and water across an existing neighborhood to get it up to their development. Though, typically, it has been the developer's cost. He brought up how when service was brought up to the Tappe subdivision development, where we special assessed everyone in the Louart Subdivision, when we reconstructed that entire area. This was the last time we had done something like this.

Donner stated we have brought up the concept of bringing sewer and water to these developments in the past, but the discussion always fizzled as these residents do not want to connect. Donner is looking at a way to incentivize these people to connect. Looking how we might handle limiting the amount of assessment. He questioned how do we handle a new development on vacant land, outside of this, and is there something else to promote that development? He stated we could special assess the lots directly instead of developer.

Wodalski showed a map of the Village which shows the gaps in sewer and water. He stated if sewer and water were there, it would speed up development of the lands. What philosophy do we want to assist and incentivize? Guerndt does not think we can wait. With the Weston Avenue corridor, there are good opportunities.

There was discussion on the properties to be developed and the existing unserved areas.

Gau explained when municipalities assess residents when oversizing interceptor, as a community policy, does the community as a whole carry the cost of interceptor. Then is it as a municipal cost, not a utility cost?

Donner stated if we are going to put utilities through old unserved neighborhoods, he suggests we use a benchmark of the cost of connecting based on the cost of replacing their private system. Gau feels from an economic development standpoint, by putting on overall tax roll would be better. Gau stated then development will occur, and we can assess for what they improve.

Donner stated about people wanting to sell their land for a very large amount, thinking it's worth more than it is. There was discussion on deferred assessments. Gau stated Weston Avenue is different with it being in a TIF district. He feels that area will give more opportunities for residential, commercial and industrial right now. He stated as long-term planning, crossing the river will make more sense when systems start to fail. It's more of an economic development issue, than zoning.

Donner stated PSC has certain practices we have to follow. One aspect main extension policy, which is on a looping main where we can collect an equivalent assessment if someone constructs on that within 10 years. After 10 years, PSC is saying we have no capital costs we can recover on the water main. He does not think we are restricted on the sewer side. He is having Ehlers look at this and some of the options we may have. Donner stated PSC is saying after 10 years we can't have a hook up fee for water. He is thinking we may be able to use the sewer utility to bill the hook-up fees instead of a water utility fee.

It was discussed with special assessments, they have 1 year to pay with no interest, or they can pay through property taxes over a course of time (typically 10 years). Guerndt questioned if the issues are the loop, future growth, and people having sewer/water issues.

Wodalski commented on how people do not want to pay for the extended service when they don't need it.

Gau feels we should do the new infrastructure, which will spur economic development. Those people will complain, but it will be worth it in the end.

Donner confirmed they are in favor of the Village participating in the plan and costs. Meinel stated we need to give some consideration to the vacant lands.

Guernndt stated one property on Northwestern Avenue, in Wausau, where they were working with the owner on developing. The City was going to contribute towards the lift station costs, but the development fell through. Now the City is open to bringing it to the property, if they commit to putting up at least 5 apartments.

Donner commented how the Village of Howard has created an enterprise, where they develop the property (being the developer of the subdivisions and finances through their stormwater utility). Maloney commented on how there are a lot of Native American lands in Howard and there was some case that came out. Gau stated that is a different issue, and that Howard has purchased land and acted as the developer, using their utility entities to create a district; however, that community is being known as a housing community. Gau stated these residences being built are not very affordable. He feels we could look into this for our area, though.

Guernndt questioned if we have to pay white sheets (prevailing wage rates) for this. Wodalski stated for Village projects we don't. We are not getting any Federal funding.

## **7. Other Topics of Concern to Address?**

Gau would like to see something on these economic development tools brought back at the next meeting, he is willing to review and help Donner with those. Maloney would like to see that too and a working document of what we are getting through here in these meetings.

Cronin asked who would be eligible to connect when that river crossing occurs. Wodalski stated it will just go up Apache Lane, to connect the loop. The purpose of this is to make a 2<sup>nd</sup> crossing up there so there is redundancy in the network. Maloney questioned what will dictate when we make people connect? Wodalski stated if we get it out there, we may as well get them to connect.

Gau brought up Weston Avenue, and asked if we can look at where it would be advantageous for sewer and water to the north. Wodalski explained where a lift station would go. Gau wants to know what we could use TIF dollars on.

## **MISCELLANEOUS**

### **14. Next meeting date**

**a. Monday, October 12, 2020 @ 5pm – Special Joint Meeting with Public Works & Utility Committee re: Weston Avenue Corridor Plan.**

**b. Monday, October 12, 2020 @ 6pm – Regular Meeting**

### **15. Remarks from Staff and Commission Members.**

None.

## **ADJOURNMENT**

## 16. Adjournment of PC

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

Mark Maloney, Plan Commission Chair and Village President  
Emily Wheaton, Assistant Planner  
Valerie Parker, Recording Secretary



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

**NOTICE IS HEREBY GIVEN** that a public hearing will be held before the Village of Weston Plan Commission, on Monday, October 12, 2020, at approximately, 6:00 p.m., or shortly thereafter, at the Weston Municipal Center, 5500 Schofield Avenue, Weston, WI 54476, to consider a proposed amendment to the Comprehensive Plan and the Official Zoning Map for the Village. The purpose of the Public Hearing is to accept public comments on the proposed amendment.

The Village is requesting the future land use map & official zoning map be amended to change the land use designations and zoning designation on the following property owned by the Village:

**Project #20200341** – Lot 2 of Certified Survey Map 18670 located in the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 23, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin. Land use designation from Park and Recreation to Industrial, and zoning from AR (Agriculture and Residential) to LI (Limited Industrial). (PIN 192 2808 234 0987)

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

Written testimony must be submitted to the Village of Weston Plan Commission, Valerie Parker, Plan Commission Secretary, 5500 Schofield Avenue, Weston, WI 54476, or emailed to [vparker@westonwi.gov](mailto:vparker@westonwi.gov), by noon, on Tuesday, October 6, 2020, to be included in the Plan Commission Meeting Packet. Any written comments received shall become part of the record. **All interested persons wishing to provide testimony during the Public Hearings will be given an opportunity to be heard. COVID-19 social distancing measures are currently in place and those attending are encouraged to follow them including wearing a mask. Alternative measures will be provided on the final meeting agenda to allow those not in attendance to still participate and comment.**

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

Dated this 24th day of September, 2020

Valerie Parker  
Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, September 28, 2020 and Monday, October 5, 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 – 10/12/2020

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

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

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**Question:** Should the Plan Commission approve Resolution 2020-PC-003 and therefore begin the process to amend the Comprehensive Plan Future Land Use Map?

**Background**

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

**Project #20200341 – Weston Avenue – Previously owned by Cliff Mashuda Property – vacant – site previously planned for sports complex. Contains a large pond on the property.**

- Lot 2 of Certified Survey Map 18670 located in the Southwest ¼ of the Southeast ¼ of Section 23, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin. Land use designation from Park and Recreation to Industrial, and zoning from AR (Agriculture and Residential) to LI (Limited Industrial). (PIN 192 2808 234 0987)

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

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

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

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

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**Attached Docs:** Resolution No. 2020-PC-003.

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**Committee Action:** BOT authorized staff to begin marketing the old Mashuda property for Business Park development. There is a potential offer on the table to purchase part of this property and another portion of it to the south.

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**FISCAL IMPACT:** TBD.

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**Recommendation:** Director recommends approval.

**Recommended Language for Official Action**

**I move to Approve Resolution No. 2020-PC-003.**

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**Additional action:** Draft Public Hearing Notice for BOT Meeting on 12/21/2020 (Staff)  
Hold Public Hearing on the comp plan amendment (BOT)  
Adoption of the Plan & Rezone requests by Ordinances (BOT)



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

**RESOLUTION NO. 2020-PC-003**

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

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

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

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

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

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

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

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

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

- Lot 2 of Certified Survey Map 18670 located in the Southwest ¼ of the Southeast ¼ of Section 23, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin. Land use designation from Park and Recreation to Industrial. (PIN 192 2808 234 0987); and

**WHEREAS**, an official notice to obtain public comment was published in the Monday, September 28, 2020, and Monday, October 5, 2020, editions of the Wausau Daily Herald, with one opportunity for such comment occurring at a Plan Commission meeting on October 12, 2020; and

**WHEREAS**, the Village Board has also scheduled a public hearing on the afore mentioned Future Land Use Map Amendments on December 21, 2020, in compliance with the requirements of §66.1001(4)(d) of Statutes; and

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

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

- Lot 2 of Certified Survey Map 18670 located in the Southwest ¼ of the Southeast ¼ of Section 23, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin. Land use designation from Park and Recreation to Industrial. (PIN 192 2808 234 0987)

**ADOPTED BY THE PLAN COMMISSION OF THE VILLAGE OF WESTON**, at a meeting thereof, this 12<sup>th</sup> day of the month of October, 2020.

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

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

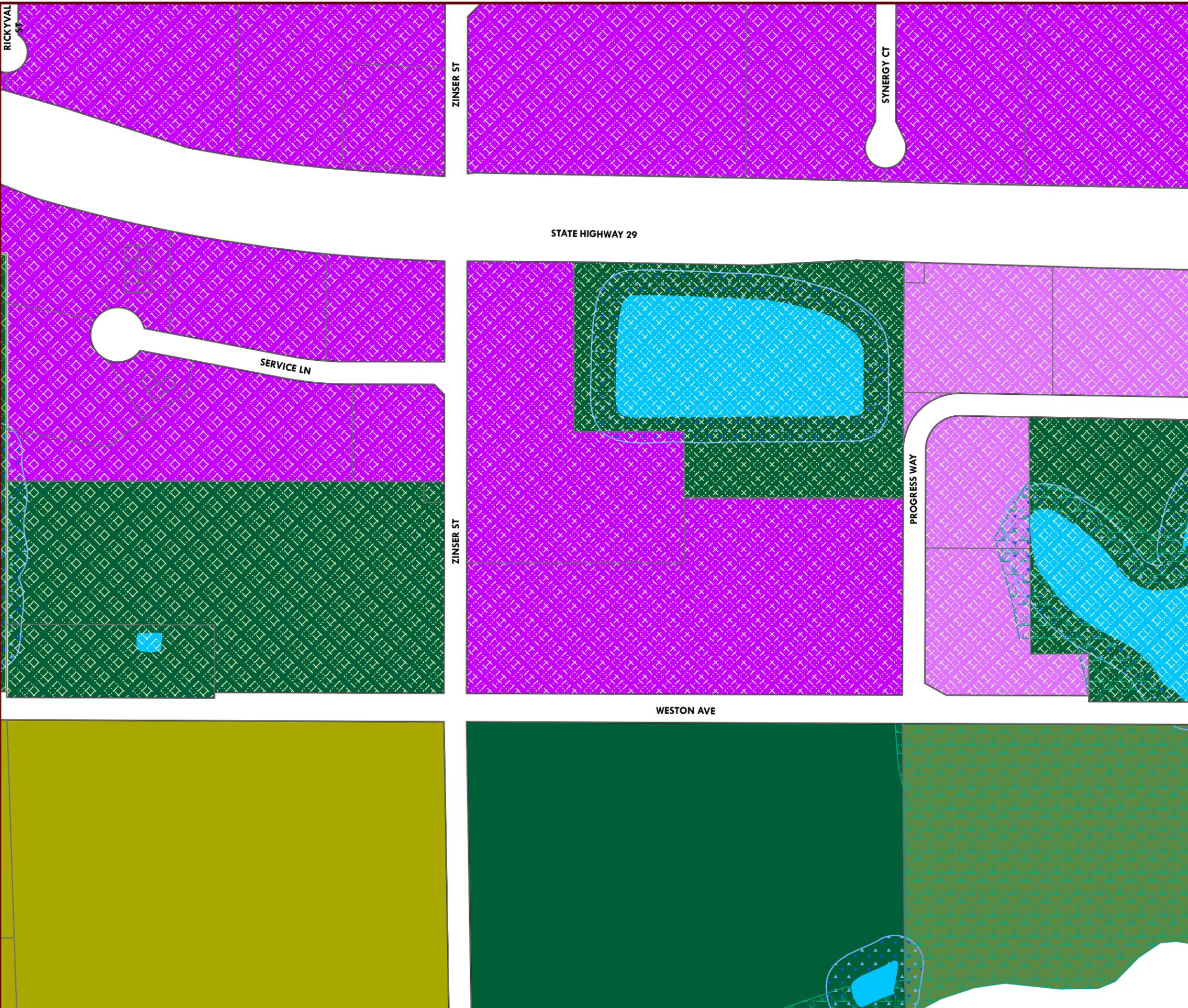
ATTEST:

By: \_\_\_\_\_  
JENNIFER HIGGINS, Director of Planning & Development



# FUTURE LAND USE MAP

Map Date: 10/8/2020



## LEGEND

### MUNICIPAL FEATURES

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

### MUNICIPAL FEATURES

- Tax Increment Finance District Boundary

### Overlay Districts

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

### Future Land Use

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

# REQUEST FOR CONSIDERATION

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**Public Mtg/Date:** Plan Commission, October 12, 2020

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**Description:** Public Hearing – Project #20200341 – Village of Weston request for proposed amendment to the Comprehensive Plan and the Official Zoning Map - Lot 2 of Certified Survey Map 18670 located in the Southwest ¼ of the Southeast ¼ of Section 23, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin. Land use designation from Park and Recreation to Industrial, and zoning from AR (Agriculture and Residential) to LI (Limited Industrial). (PIN 192 2808 234 0987).

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**From:** Jennifer Higgins, Director of Planning and Development

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**Question:** Should the Plan Commission recommend the Board of Trustees (BOT) approve a Comprehensive Plan Amendment and Rezone Request on 13.83 acres of land adjacent to Business Park South along Weston Avenue?

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## BACKGROUND

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

The proposed plan for this property is to complete the comprehensive plan map amendment so that the property can be rezoned to industrial park/business park property. We are in the process of negotiations with a company to sell this lot with pond plus an additional few acres to the south. This lot with the pond was not included in the original rezone/comp plan amendment back in June as the Plan Commission at that time was thinking of leaving it a park. Since then, they have decided to sell the pond.

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

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

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**Committee Action:** None

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**Fiscal Impact:** TBD.

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

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# REQUEST FOR CONSIDERATION

## RECOMMENDED LANGUAGE FOR OFFICIAL ACTION

### Comp Plan Amendment

- 1) **RECOMMEND APPROVAL:** Plan Commission would approve the Resolution found later on this agenda. The Resolution would be sent on to the BOT at their 10/19/2020 meeting for acknowledgment.
- 2) **DENY:** Plan Commission recommends denial and the request would not move on to public hearing and the rezone could not be approved either.

### Rezone Request

- 1) **RECOMMEND APPROVAL:** Plan Commission recommends approval of the rezone request and forwards the recommendation on to the Village Board 12/21/2020 meeting agenda. (action can't be taken on the rezone until the Comp Plan amendment public hearing at the BOT meeting 12/21/2020.
- 2) **RECOMMEND DENIAL:** Plan Commission recommends denial of the rezone request and forwards the recommendation on to the Village Board 12/21/2020 meeting agenda.
- 3) **NO RECOMMENDATION:** Plan Commission takes no action and the request moves on to the Village Board 12/21/2020 meeting agenda.
- 4) **DEFER ACTION:** Plan Commission can defer action until the next meeting date. The Plan Commission has 45 days following the public hearing per code to take action.

### **ADDITIONAL ACTION:**

Forward Resolution on to the BOT for acknowledgement.  
Set public hearing before the BOT for 12/21/2020.  
Hold public hearing 12/21/20 at BOT meeting.  
Adoption of Ordinance to Amend Comp Plan (BOT)  
Adoption of Ordinance to Amend Zoning Ordinance (BOT)

RECORDED

August 07, 2020 11:49 AM

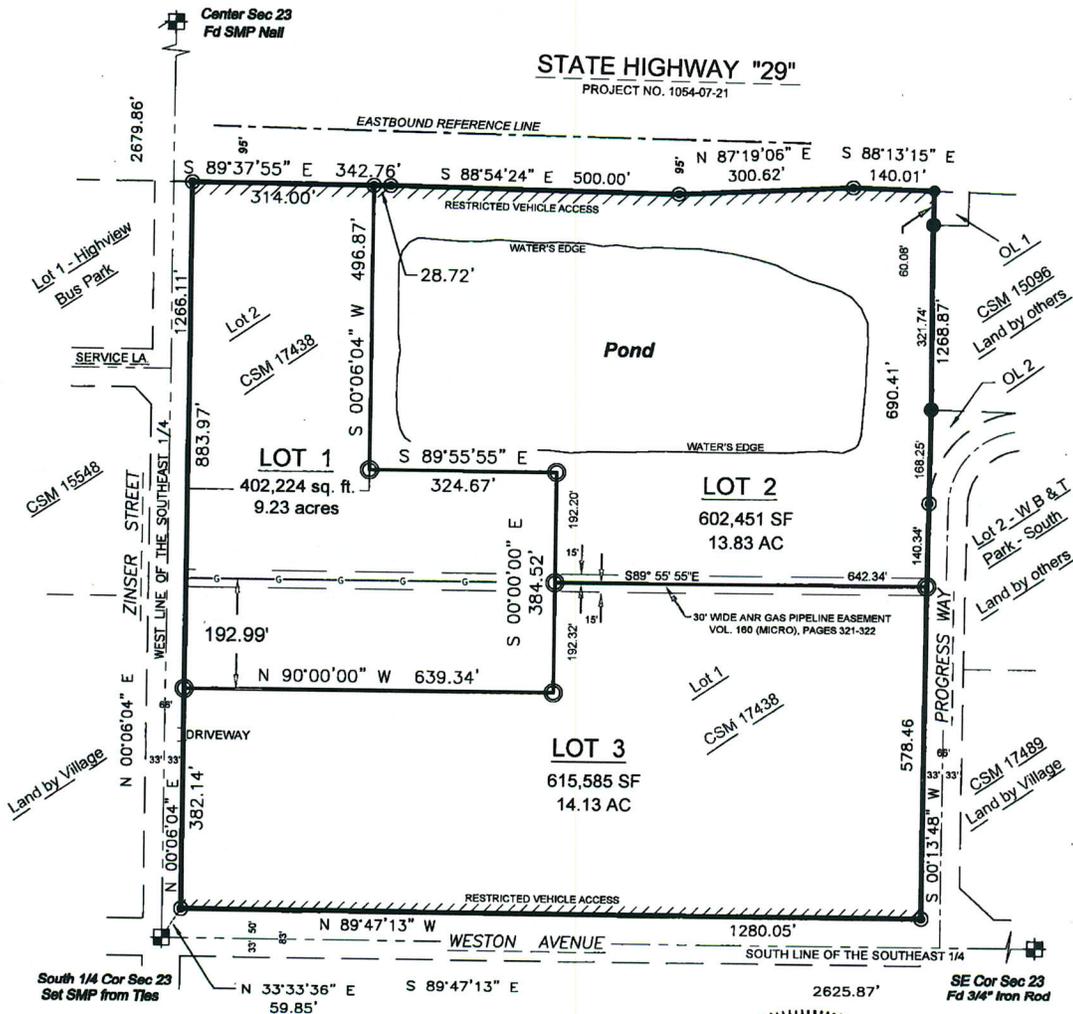
DEAN J. STRATZ, REGISTER OF DEEDS

DOC# 1811365 PAGES: 2



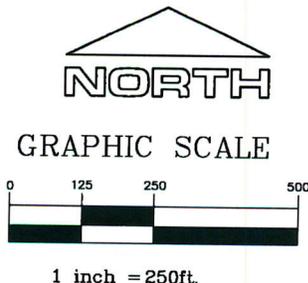
# Certified Survey Map No 18670

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



APPROVED FOR RECORDING  
UNDER THE TERMS OF THE  
VILLAGE OF WESTON MUNICIPAL ORDINANCE  
BY: *[Signature]*  
DATE: 7-23-2020

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



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

MARATHON COUNTY CERTIFIED SURVEY MAP

#18670

I, Daniel E. Higginbotham, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped by the order of the Village of Weston and Eau Claire River, LLC a parcel of land being all of Lots 1 and 2, Certified Survey Map No. 17438 located in the Southwest ¼ of the Southeast ¼ of Section 23, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin more particularly described as follows:

Commencing at the South ¼ corner of Section 23, thence N 33° 33' 36" E, 59.85 feet to the SW corner of Lot 1 CSM No. 17438 and the point of beginning of the parcel herein described; thence N 0° 06' 04" E, 1266.11 feet along the Easterly R/W of Zinser Street to the Southerly R/W of STH 29; thence S 89° 37' 55" E, 342.76 feet; thence S 88° 54' 24" E, 500.00 feet; thence N 87° 19' 06" E, 300.62 feet; thence S 88° 13' 15" E, 140.01 feet all along the Southerly R/W of STH 29 to the Northeast corner of Lot 1, Certified Survey Map No. 17438; thence S 0° 13' 48" W, 1268.87 feet along the Westerly R/W of Progress Way to the Northerly R/W of Weston Avenue; thence N 89° 47' 13" W, 1280.05 feet along the Northerly R/W of Weston Avenue to the Easterly R/W of Zinser Street and the point of beginning of the parcel herein described.

Said parcel contains 1,620,260 SF or 37.196 Acres  
Subject to all roadways and easements of record.

That such plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made to the best of my knowledge and belief;

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Subdivision regulations of the Village of Weston.

Dated this 17th day of June, 2020.



Prepared by:  
Plover River Land Co., Inc.  
2625 Northwestern Avenue  
Wausau, WI 54403

Prepared for:  
Village of Weston  
5500 Schofield Avenue  
Weston, WI 54476

Sheet 2 of 2 Sheets



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

Application/Petition No.: **20200341** Hearing Date: **October 12, 2020**  
Applicant: **Village of Weston**  
Property Location: **13.83 acre lot Along State Highway 29 Between Zinser St and Progress Way**  
Property Owner: **Village of Weston**  
Description: **Rezoning of a 13.83 Acre Lot along State Highway 29 Between Zinser St and Progress Way from AR Agriculture and Residential to LI Limited Industrial to allow for the parcels to be resurveyed and different sized lots be sold off for business park development.**

The Department of Planning and Development of the Village of Weston, pursuant to the Village of Weston Zoning Code, Article 16 Processes, Section 94.16.03 Amendments to the Official Zoning Map (Rezoning), hereby makes the following findings and evaluation to the Village of Weston Plan Commission:

**GENERAL INFORMATION:**

Current Zoning: **AR Agriculture and Residential**  
Definition: 94.2.02(1)(b) The AR district is primarily intended to preserve agricultural, forested, and other open lands until ripe for non-agricultural development, including residential, commercial, and industrial development, and to allow for very low-density residential development. The AR district is also intended for areas planned for denser development in the Comprehensive Plan, but not yet suited for such denser development due to lack of public utilities or services in the area, inadequate roads, a sufficient supply of lands zoned for development elsewhere, and other factors.

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

Future Land Use 1: **Industrial**  
FLU Description: **Industrial, storage, office, and other compatible businesses and support uses, all served by a public sewer system. Certain areas may be appropriate for a broader range of manufacturing, assembling, fabrication and processing, bulk handling, storage, warehousing, trucking, and utility uses with significant off-site impacts such as heavy truck traffic, noise, and odors. Served by a public sewer system.**

**Typical Implementing Zoning Districts:**

- **LI Limited Industrial (where narrower range of industry/impacts preferred)**
- **GI General Industrial (where wider range of industry/impacts acceptable)**
- **B-3 General Business (for mix of light industrial and commercial uses).**

**Development Policies:**

1. **Require performance standards as necessary to avoid placing excessive demand on municipal utilities and roads, or creating environmental hazards or unwanted neighborhood impacts.**

2. **Meet design requirements in the zoning ordinance.**
3. **Encourage relocation of older industrial uses that have outgrown their sites or that are located in residential areas to a modern Industrial area.**

**Lot Size and/or Density Range:**

- **Minimum new lot size of 30,000 square feet (LI) or 40,000 square feet (GI)**
- **Encourage site selection and building placement that facilitates future on-site building expansion as business grows.**

**DETERMINATION:**

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

**Yes, the BOT are also looking at a comprehensive plan future land use map amendment for this site. It will be approved prior to the rezone request being approved.**

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

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

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

1. A mistake was made in mapping on the Official Zoning Map. That is, an area is or has developed in a manner and purpose different from that for which it is mapped. If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the Village may intend to stop an undesirable land use pattern from being perpetuated.

2. **Factors have changed, such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes, making the subject property more appropriate for a different zoning district.**

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

**Yes, the Village has decided not to pursue an outdoor sports complex on this site.**

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

**Yes.**

**BACKGROUND INFORMATION:**

This is the location of the property owned by the Village and referred to as the Mashuda property. It had been slated to be an outdoor sports complex however, the Board has since changed direction on this and has recently directed staff to market the land for business park property. In order to do this, staff has requested a comprehensive plan future land use map amendment and rezone for the properties to an industrial use and compatible industrial zoning district.

**CURRENT PROPERTY CONDITIONS:**

Undeveloped. It's an old farm field and contains a large borrow pit pond.

**STAFF RECOMMENDATION:**

Staff recommends approval as long as the comprehensive plan amendment is approved earlier on the agenda.

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

**1) RECOMMEND APPROVAL:** Plan Commission recommends approval of the rezone request and forwards the recommendation on to the Village Board 12/21/2020 meeting agenda.

**2) RECOMMEND DENIAL:** Plan Commission recommends denial of the rezone request and forwards the recommendation on to the Village Board 12/21/2020 meeting agenda.

- 3) **NO RECOMMENDATION:** Plan Commission takes no action and the request moves on to the Village Board 12/21/2020 meeting agenda.
- 4) **DEFER ACTION:** Plan Commission can defer action until the next meeting date. The Plan Commission has 45 days following the public hearing per code to take action.

**ACTION:**

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<b>Plan Commission Determination on 10/12/2020:</b>	<b>RECOMMEND APPROVAL</b>
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**VILLAGE BOARD POLICY CHOICES: (Process is outlined in Sec. 94.16.03(8))**

- 1) Board approves the rezone request per the PC recommendation by adopting Ord. No. 20-014 as written. (simple majority required)
- 2) Board approves the rezone request with modifications to Ord. No. 20-014 – Sec. 94.16.03(8)(b) Requires affirmative vote of  $\frac{3}{4}$  or greater of the full Village Board.
- 3) Board denies the rezone request. – Sec. 94.16.03(8)(b) Requires affirmative vote of  $\frac{3}{4}$  or greater of the full Village Board.

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<b>Board of Trustees Determination on 12/21/2020:</b>	<b>APPROVE / DENY</b>
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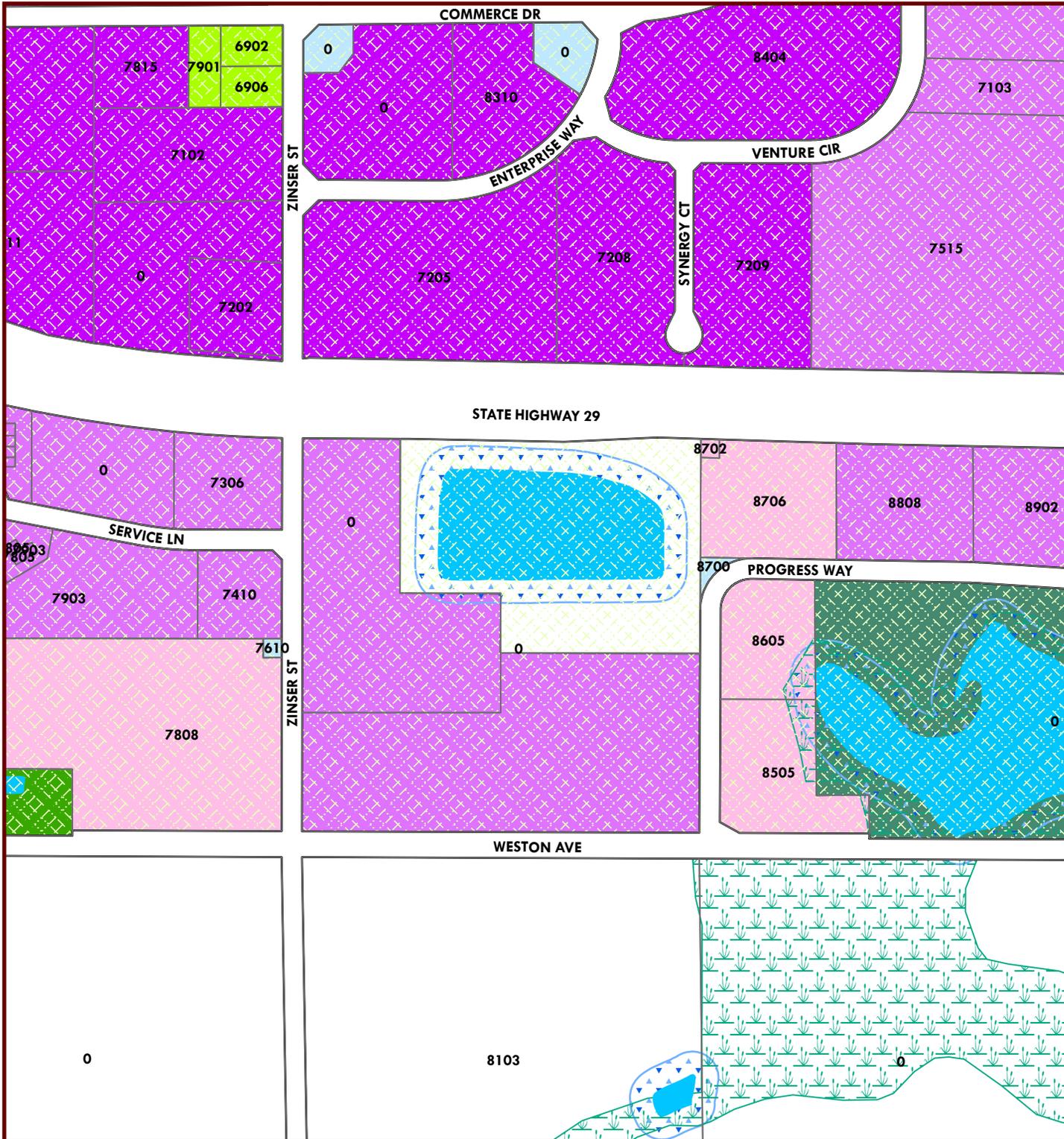
# Village of Weston Marathon County, WI



## ZONING MAP



Map Date: 10/8/2020  
Adoption Date: 2/21/2019



### LEGEND

#### MUNICIPAL FEATURES

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

#### ZONING DISTRICTS

- AR - Agriculture and Residential
- PR - Parks and Recreation
- RR-2 - Rural Residential-2 Acre
- 2F - Two Family Residential
- INT - Institutional
- BP - Business Park
- LI - Limited Industrial
- GI - General Industrial

#### Overlay Districts

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

#### MUNICIPAL FEATURES

- Wetland Presence
- Shoreland Zone



**VILLAGE OF WESTON  
NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that a public hearing will be held before the Village of Weston Plan Commission, on Monday, October 12, 2020, at approximately, 6:00 p.m., or shortly thereafter, at the Weston Municipal Center, 5500 Schofield Avenue, Weston, WI 54476, to take testimony relative to the following:

**Project # 20200340** Richard Bartig, of Graphics Plus, PO Box 57, Schofield, WI 54476, requesting a Special Exception Permit to allow a commercial sign exceeding 64 square feet and to allow the same proposed sign front setback closer than the height of the sign, on a property within the B-2 (Highway Business) Zoning District. The sign is proposed to be 90 square feet and approximately 6 feet from the front property line. The property is described as:

Part of CSM Vol 14 Pg 8 (#3713) (Doc #830165) Beginning at the NE Corner of Said CSM, then South 200 feet, the West 87.8 feet, then North 200 feet, then East 87.8 feet to Point of Beginning - Part of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , Section 18, T28N, R8E. This parcel is identified as 2009 Schofield Ave, Weston, 192 2808 184 0974.

**Project # 20200343** Travis Hoffman, of T&A Hoffman LLC, 6005 Mesker Street, Weston WI 54476, for Elite Custom Cabinetry, 6005 Mesker Street, Weston, WI 54476, to allow for the addition of an outdoor dust collector at his property at 6005 Mesker Street, within the LI (Limited Industrial) District, which the use falls under the Heavy Industrial Land Use, which is only allowed within the LI District through a Conditional Use Permit. The property is described as:

Lot 2 of CSM #18714 (Doc #1814946) - Part of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 16, T28N, R8E, Village of Weston, Marathon County, Wisconsin (192 2808 164 0107).

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

Written testimony must be submitted to the Village of Weston Plan Commission, Valerie Parker, Plan Commission Secretary, 5500 Schofield Avenue, Weston, WI 54476, or emailed to [vparker@westonwi.gov](mailto:vparker@westonwi.gov), by noon, on Tuesday, October 6, 2020, to be included in the Plan Commission Meeting Packet. **All interested persons wishing to provide testimony during the Public Hearing will be given an opportunity to be heard. COVID-19 social distancing measures are currently in place, attendance will be limited, and masks are required for those in attendance. Alternative measures will be provided on the final meeting agenda to allow those not in attendance to participate and comment.**

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

Dated this 24th day of September, 2020

Valerie Parker  
Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, September 28, 2020, and Monday, October 5, 2020.

# REQUEST FOR CONSIDERATION

<b>Public Mtg/Date:</b>	Plan Commission, October 12, 2020
<b>Description:</b>	Public Hearing – Project #20200340– Richard Bartig, PO Box 57, Schofield, requesting a Special Exception to allow the construction of a commercial sign exceeding 64 square feet and being closer to the lot line than the height of the sign in the B-2 Highway Business Zoning District at 2009 Schofield Ave (PIN 192 2808 183 0974).
<b>From:</b>	Emily Wheaton, Assistant Planner Jennifer Higgins, Director of Planning and Zoning
<b>Question:</b>	Should the Plan Commission approve the Special Exception application as requested by Rich Bartig for the construction of a commercial sign exceeding 64 square feet and being closer to the lot line than the height of the sign at 2009 Schofield Ave?

## BACKGROUND

Rich Bartig is proposing updating the sign face of his existing monument sign. The sign is non-conforming for several reasons; too close to front lot line, too close to side lot line, and larger than allowed square footage.

Section 94. 13.11 Nonconforming Signs allows for non-conforming signs to be maintained and sign face to be repaired or replaced “provided that sign area is non increased or reconfigured”. As you can see from the two images attached, the proposed sign is not maintaining the same configuration as the existing sign. To get around this issue, the sign code does allow applicants to apply for a Special Exception which allows applicants to essentially bring their sign into compliance and thus allowing the reconfiguration of the sign by obtaining Plan Commission approval through a Public Hearing. This was an amendment to the code in January 2019.

By approving a Special Exception, the nonconformities of the sign are fundamentally approved, and the sign is brought into conformity.

<b>Attached Docs:</b>	Draft Determination, Current Zoning Map, and Draft Conditional Use Permit #20200340, Site Plan, and Existing and Proposed Sign Specs.
<b>Committee Action:</b>	None to date.
<b>Fiscal Impact:</b>	None
<b>Recommendation:</b>	Staff recommends approval the Special Exception with the attached conditions.

## RECOMMENDED LANGUAGE FOR OFFICIAL ACTION

**I move to [approve / deny] Special Exception #20200340 allowing for a new commercial sign that exceeds 64 square feet and is closer to the lot lines than the height of the sign at 2009 Schofield Ave.**

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

# REQUEST FOR CONSIDERATION

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



Application for Special Exception  
**SPECIAL EXCEPTION PERMIT DETERMINATION BY THE VILLAGE OF WESTON  
PLAN COMMISSION**

Application/Petition No.: **20200340** Hearing Date: **October 12, 2020**  
Applicant: **Richard Bartig, PO Box 57, Schofield, WI 54476**  
Location: **2009 Scofield Ave, Weston WI 54476**  
Description: **A special exception application proposing the construction of a commercial sign exceeding 64 square feet and being closer to the lot line than the height of the sign at the above stated property.**

The Department of Planning and Development of the Village of Weston, pursuant to the Village of Weston Zoning Code, Article 16 Processes, Section 94.16.06 Conditional Use Permits, hereby makes the following findings and evaluation to the Village of Weston Plan Commission:

**GENERAL INFORMATION:**

Zoning: **Highway Business (B2) Zoning District**  
Definition: 94.2.02(3)(f) The **B2 district** accommodates a range of large- and small-scale office, retail, commercial service, restaurant, and lodging uses. Development within this district is served by public sanitary sewer and water services. This district is intended for mapping (i) along major highway corridors; (ii) outside of the Village's neighborhood areas; and (iii) in areas planned for commercial uses within the Comprehensive Plan.  
Definition: 94.4.06(3) **Monument sign.** A type of freestanding sign with the bottom edge located within one foot of the ground mounted pedestal or the ground surface.

**BACKGROUND INFORMATION:**

The applicant is proposing altering his existing monument sign to change the face copy. This alteration includes the reconfiguration of the sign area. The sign is non-conforming for several reasons; too close to front lot line, too close to side lot line, and larger than allowed square footage.

Section 94. 13.11 Nonconforming Signs allows for non-conforming signs to be maintained and sign face to be repaired or replaced "provided that sign area is non increased or reconfigured". As you can see from the two images attached, the proposed sign is not maintaining the same configuration as the existing sign. To get around this issue, the sign code does allow applicants to apply for a Special Exception which allows applicants to essentially bring their sign into compliance and thus allowing the reconfiguration of the sign by obtaining Plan Commission approval through a Public Hearing. This was an amendment to the code in January 2019.

**CURRENT PROPERTY CONDITIONS:**

The existing monument sign is located within a few feet of the right of way along Schofield Avenue. The sign is approximate 90 square feet in area and approximately 15 feet tall.

**DETERMINATION (To be completed by the Plan Commission):**

1. Is the special exception consistent with the purpose and intent of this Chapter and this Section?  
**Yes. This request meets the purpose of the Zoning Code by preserving and enhancing property values. The Special Exception process allows for the Plan Commission to review non-conforming signs that wish to be reconfigured to ensure they are acceptable to stay where they are located.**

2. Is the special exception consistent with the Comprehensive Plan including any applicable aesthetic signage guidelines therein?  
**Yes. This request is consistent with the Comprehensive Plan by utilizing the zoning ordinance where possible to streamline development approval process. The code allows for applicants to request a Special Exception to allow for legal non-conforming signs to be approved by Plan Commission for changes to said sign without having to be brought into full compliance.**
  
3. Will the special exception not negatively affecting the reasonable use and development of nearby properties or the community?  
**Yes. The sign will utilize an existing brick monument base. It will not take up any more air space than the existing sign does.**
  
4. Is the special exception compatible with existing signage on and visible from the subject site and not significantly exceeding the height, area, or quantity of such existing signage?  
**Yes. There are other signs along Schofield Ave of similar setback and area (ie Victoria's Salon, Clay House).**
  
5. Is the special exception proportional with the scale of the subject site and the building(s) and use(s) on the subject site to which the sign relates or advertises?  
**Yes. This sign will not be any higher than the existing sign and will be lower than the building roof peak.**
  
6. Is the special exception not hazardous, harmful, or otherwise adverse to the natural environment and aesthetic value of the site, nearby properties, and the community?  
**Yes. This is a simple sign face change out (reconfiguration) that will not have adverse impacts to the natural environment. It will actually increase the aesthetic value of the site and nearby properties.**
  
7. Will the special exception not negatively affecting the safe and efficient installation, use, and maintenance of public facilities serving the area, including but not limited to roadways, sidewalks and paths, and utilities?  
**Yes. The sign will not cause and increase of traffic nor an increase of water to the property. The existing sign already utilizes electric and will not cause an increase in draw.**
  
8. Is the special exception supported by evidence that normally applicable requirements do not provide for sufficient visibility for the proposed signage or use(s) it advertises, such as a highway visibility study for freestanding signage that exceeds normally applicable height or area requirements?  
**Yes. Along Schofield Ave, buildings and signage and other obstructions are located close to the right of way. By having to conform with the standards within the zoning code, the sign would be pushed back farther from the right of way and would be difficult to see from the road until you are right on top of the property.**

**PLAN COMMISSION ACTION OPTIONS:**

**1) Approve the Special Exception for the commercial sign exceeding 64 square feet and being closer to the lot line than the height of the sign at 2009 Schofield Ave with the following conditions:**

1. The construction of the Commercial Sign exceeding 64 square feet and being closer to the lot line than the height of the sign shall be in accordance within the building plan, as depicted on the building plan, attached as 'Exhibit A'
2. Upon the use expanding beyond the terms listed within the building plan, attached as "Exhibit A," then the owner/applicant of said use shall resubmit a new Special Exception application;
3. The construction of the Commercial Sign exceeding 64 square feet and being closer to the lot line than the height of the sign shall be in accordance with the building plan approved by the Village Approval Authority within 6 months of the signing of this conditional use permit. Any future additions, modifications or changes in said building plan must be approved by the Village Approval Authority in advanced of any construction;
4. No use is hereby authorized unless the use is conducted in a lawful, orderly, and peaceful manner. Nothing herein shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption, or

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

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

- 2) Deny the Special Exception for the commercial sign exceeding 64 square feet and being closer to the lot line than the height of the sign at 2009 Schofield Ave.**

**VILLAGE OF WESTON, MARATHON COUNTY, WI  
SPECIAL EXCEPTION PERMIT #20200340**

This SPECIAL EXCEPTION PERMIT is issued as of 12<sup>th</sup> day of October 2020, by the PLAN COMMISSION of the VILLAGE OF WESTON to RICHARD BARTIG of PO BOX 57, Schofield, WI 54476 for GRAPHICS PLUS at 2009 Schofield.

WHEREAS, RICHARD BARTIG is the owner of the property described below in the Village of Weston, and which property is subject to an agreement whereby RICHARD BARTIG intends to construct a COMMERCIAL SIGN EXCEEDING 64 SQUARE FEET AND BEING CLOSER TO THE LOT LINE THAN THE HEIGHT OF THE SIGN related use. The said property upon which said activity is to take place is more particularly described as follows:

Part of CSM Vol 14 Pg 8 (#3713) (Doc #830165) Beginning at the NE Corner of Said CSM, then South 200 feet, then West 87.8 feet, then North 200 feet, then East 87.8 feet to the Point of Beginning – Part of the NW ¼ of the SE ¼, Section 18, T28N, R8E.

WHEREAS, the property described above is in the B2 HIGHWAY BUSINESS Zoning District of the Village of Weston, which permits the use of a COMMERCIAL SIGN EXCEEDING 64 SQUARE FEET AND BEING CLOSER TO THE LOT LINE THAN THE HEIGHT OF THE SIGN in said zoning district by special exception; and

WHEREAS, RICHARD BARTIG have requested a special exception for the sign, per Section 94.13.02(9) Special Exceptions of the Village of Weston Zoning Ordinance, so as to allow the construction of a COMMERCIAL SIGN EXCEEDING 64 SQUARE FEET AND BEING CLOSER TO THE LOT LINE THAN THE HEIGHT OF THE SIGN on said premise;

WHEREAS, a petition for a conditional use permit having been duly filed with the Village Zoning Administrator, and placed on the Plan Commission agenda after first being assured by Village professional staff review that the application is complete, and following staff review and Plan Commission review, investigation and a public hearing which was held June 8, 2020, the Plan Commission after giving full consideration to the criteria and standards for granting a conditional use permit, as set forth in the Village Ordinance, including Section 94.16.06, approve said application in writing; and

WHEREAS, upon the discontinuance of the use of a COMMERCIAL SIGN EXCEEDING 64 SQUARE FEET AND BEING CLOSER TO THE LOT LINE THAN THE HEIGHT OF THE SIGN on said premise for a period exceeding 365 days, the issuance of the special exception shall automatically become invalidated. The burden of proof shall be on the property owner to conclusively demonstrate that the conditional use was operating during this period; and

WHEREAS, all requirements of the approved special exception shall be continued regardless of ownership of the subject property and shall run with the land, except where limited by the zoning code or by a specific condition attached to this conditional use grant herein.

NOW, THEREFORE, BE IT RESOLVED, the PLAN COMMISSION of the Village of Weston, in Marathon County, Wisconsin, here by grant RICHARD BARTIG a special exception permit for the property described above, for the use of a COMMERCIAL SIGN EXCEEDING 64 SQUARE FEET AND BEING CLOSER TO THE LOT LINE THAN THE HEIGHT OF THE SIGN as defined in Section 94.13.07(7).c.3 of the Village Zoning Ordinance. The conditions for the issuance of the special exception permit are as follows:

1. The construction of the Commercial Sign exceeding 64 square feet and being closer to the lot line than the height of the sign shall be in accordance within the building plan, as depicted on the building plan, attached as 'Exhibit A'
2. Upon the use expanding beyond the terms listed within the building plan, attached as "Exhibit A," then the owner/applicant of said use shall resubmit a new Special Exception application;
3. The construction of the Commercial Sign exceeding 64 square feet and being closer to the lot line than the height of the sign shall be in accordance with the building plan approved by the Village Approval Authority within 6 months of the signing of this conditional use permit. Any future additions, modifications or changes in said building plan must be approved by the Village Approval Authority in advanced of any construction;



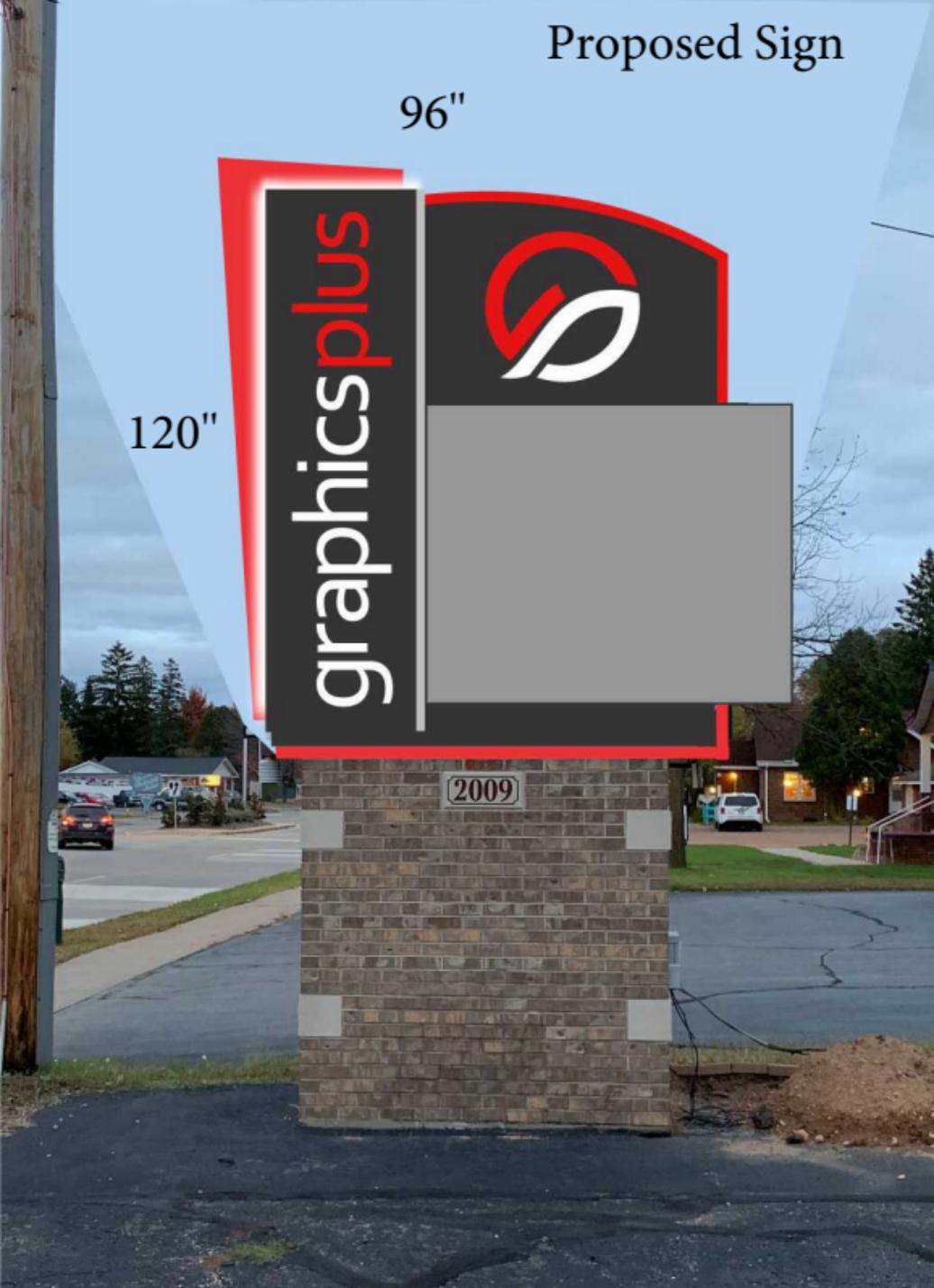
Proposed Sign

96"

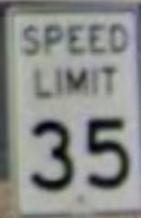
120"



2009



Existing Sign





©2019 Google

Graphics Plus located at 2009 Schofield Ave in Weston, WI is requesting approval to remove our existing sign cabinet located at the North East corner of our property. This sign cabinet would be replaced with a new cabinet that would be professionally constructed and all components would be UL listed. The existing pole and the existing base will remain intact so that the new sign will occupy the exact space as the old sign currently does. We are wishing to update the old sign with our new corporate colors and logo. The existing sign has 10 year old electronics in it that we can no longer get parts for and the exterior is faded and due for replacement.



**VILLAGE OF WESTON  
NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that a public hearing will be held before the Village of Weston Plan Commission, on Monday, October 12, 2020, at approximately, 6:00 p.m., or shortly thereafter, at the Weston Municipal Center, 5500 Schofield Avenue, Weston, WI 54476, to take testimony relative to the following:

**Project # 20200340** Richard Bartig, of Graphics Plus, PO Box 57, Schofield, WI 54476, requesting a Special Exception Permit to allow a commercial sign exceeding 64 square feet and to allow the same proposed sign front setback closer than the height of the sign, on a property within the B-2 (Highway Business) Zoning District. The sign is proposed to be 90 square feet and approximately 6 feet from the front property line. The property is described as:

Part of CSM Vol 14 Pg 8 (#3713) (Doc #830165) Beginning at the NE Corner of Said CSM, then South 200 feet, the West 87.8 feet, then North 200 feet, then East 87.8 feet to Point of Beginning - Part of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , Section 18, T28N, R8E. This parcel is identified as 2009 Schofield Ave, Weston, 192 2808 184 0974.

**Project # 20200343** Travis Hoffman, of T&A Hoffman LLC, 6005 Mesker Street, Weston WI 54476, for Elite Custom Cabinetry, 6005 Mesker Street, Weston, WI 54476, to allow for the addition of an outdoor dust collector at his property at 6005 Mesker Street, within the LI (Limited Industrial) District, which the use falls under the Heavy Industrial Land Use, which is only allowed within the LI District through a Conditional Use Permit. The property is described as:

Lot 2 of CSM #18714 (Doc #1814946) - Part of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 16, T28N, R8E, Village of Weston, Marathon County, Wisconsin (192 2808 164 0107).

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

Written testimony must be submitted to the Village of Weston Plan Commission, Valerie Parker, Plan Commission Secretary, 5500 Schofield Avenue, Weston, WI 54476, or emailed to [vparker@westonwi.gov](mailto:vparker@westonwi.gov), by noon, on Tuesday, October 6, 2020, to be included in the Plan Commission Meeting Packet. **All interested persons wishing to provide testimony during the Public Hearing will be given an opportunity to be heard. COVID-19 social distancing measures are currently in place, attendance will be limited, and masks are required for those in attendance. Alternative measures will be provided on the final meeting agenda to allow those not in attendance to participate and comment.**

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

Dated this 24th day of September, 2020

Valerie Parker  
Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, September 28, 2020, and Monday, October 5, 2020.

# REQUEST FOR CONSIDERATION

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<b>Public Mtg/Date:</b>	Plan Commission, October 12, 2020
<b>Description:</b>	Public Hearing – Project #20200343– Travis Hoffman, 6005 Mesker Street, Weston WI 54476 requesting a Conditional Use Permit to allow for a Heavy Industrial Related Use within the LI (Limited Industrial) Zoning District, at 6005 Mesker Street (PIN 192 2808 164 0107).
<b>From:</b>	Emily Wheaton, Assistant Planner Jennifer Higgins, Director of Planning and Development
<b>Question:</b>	Should the Plan Commission approve the Conditional Use Permit application as requested by Travis Hoffman to allow the Heavy Industrial related land use in a LI Limited Industrial Zoning District, located at 6005 Mesker Street?

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## BACKGROUND

T&A Hoffman is proposing adding an external dust collector to the exterior of their facility at 6005 Mesker Street. The dust collector is proposed to be located on the north side of the building, facing the new storage units also built on the property. The use of exterior dust collectors is considered a heavy industrial use due to the additional noise created from the property. The Heavy Industrial lane use is a conditional use permit within the LI Limited Industrial Zoning District

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<b>Attached Docs:</b>	Draft Determination, Current Zoning Map, and Draft Conditional Use Permit #20200343, Site Plan
<b>Committee Action:</b>	None to date.
<b>Fiscal Impact:</b>	None
<b>Recommendation:</b>	Staff requests the Conditional Use Permit be approved with the following conditions:

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1. All associated uses to a Heavy Industrial land use shall be in accordance within the performance standards listed in Section 94.4.8(2) and as described with the Site Plan, attached as “Exhibit A”;
  2. Any future additions, modifications, or changes in said site plan and/or building plan, beyond those described and depicted on a Site Plan, attached as “Exhibit A” must be approved by the Village Approval Authority in advance of any construction. Said expansion shall occur within 2 calendar years of the approval of this conditional use permit. Proposed expansion beyond the 2 calendar year period and/or beyond the boundary depicted on “Exhibit A” shall resubmit a new Conditional Use Permit application;
  3. All activities associated with this permit shall adhere to the General Performance standards listed within Article 12 of the Zoning Code; more specifically, Section 94.12.12, Vibration Standards; 94.12.13, Noise Standards; and 94.12.14 Air Pollution Standards. Investigation of these types of alleged violations shall be conducted by a professional consultant and all associated costs shall be reimbursed to the Village as prescribed in Section 94.16.18(4);
  4. No use is hereby authorized unless the use is conducted in a lawful, orderly, and peaceful manner. Nothing herein shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption, or exception to any law,
-

## REQUEST FOR CONSIDERATION

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

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

### RECOMMENDED LANGUAGE FOR OFFICIAL ACTION

**I move to [approve / deny] Conditional Use Permit #20200343 allowing the Heavy Industrial Related Lane Use in a LI Limited Industrial Zoning District, located at 6005 Mesker Street.**

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

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



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

Project No. **20200343** Hearing Date: **October 12, 2020**  
 Applicant: **Travis Hoffman of T & A Hoffman LLC, 6005 Mesker Street, Weston, WI 54476**  
 Location: **6005 Mesker Street, Weston, WI 54476**  
 Description: **A conditional use permit application proposing one (1) exterior dust collector, which is determined to be related to a Heavy Industrial land use.**

The Department of Planning and Development of the Village of Weston, pursuant to the Village of Weston Zoning Code, Article 16 Processes, Section 94.16.06 Conditional Use Permits, hereby makes the following findings and evaluation to the Village of Weston Plan Commission:

**GENERAL INFORMATION:**

Zoning: **LI Limited Industrial**

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

Definition: 94.4.08(2) **Heavy Industrial.** Industrial facilities at which operations have one or more of the following characteristics: conducted partially or wholly outside of an enclosed building (not including loading/unloading operations); associated with nuisances such as odor, noise, heat, vibration, and radiation detectable at the property line; and/or involving materials that pose a significant safety hazard (such as danger of explosion). Examples of “Heavy Industrial” land uses include slaughter houses; tanneries; primary meat processing and fish processing; cabbage processing; alcoholic beverage producers other than breweries and wineries; paper, pulp, or paperboard producers; chemical and allied product producers (except drug producers); petroleum and coal product producers; asphalt, concrete, or cement producers; stone, clay, or glass product producers; power production facilities (power plants); primary metal producers; heavy machinery producers; electrical distribution equipment producers; electrical industrial apparatus producers; transportation vehicle producers; commercial sanitary sewage treatment plants; railroad switching yards; and recycling facilities not involving the on-site storage of salvage materials.

PERFORMANCE STANDARDS	PROPOSED
1. A bufferyard meeting the requirements of Section 94.11.02(3)(d) shall be provided along all property borders abutting residentially zoned property.	Not applicable.
2. All indoor activity areas and outdoor storage areas shall be located a minimum of 100 feet from residentially zoned property, “Institutional Residential” uses, or “Indoor Institutional” uses.	Meets requirements.
3. Minimum Required Off-Street Parking: one space per each employee on the largest work shift.	The parking lot should be large enough to meet this requirement.

#### **DETERMINATION:**

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

**Yes, the proposed dust collector meets the Comprehensive plan by encouraging the careful missing, transitioning, and buffering between different land uses to maximize benefits and minimize conflicts associated with locating different uses and activities in proximity. The block this business is located on is a combination of commercial and light industrial.**

2. The proposed conditional use, in its proposed location and as depicted on the required site plan, will not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or all other plans, programs, and ordinances adopted by the Village.

**Yes. This propose use would have no adverse impacts on the nearby area. The surrounding area is industrial uses. There will be very limited increase in traffic to the property due to this use.**

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

**Yes. It is an existing Limit Industrial zoning district area. This proposed use will maintain that same environs as there are other light industrial uses that have received approval of dust collectors. The surrounding area is industrial use.**

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

**Yes. There are public utilities in this area. This addition of the dust collector will not add any additional water or sewer to the property so there will be no additional burden to public utilities. The road is maintained by the Village, however this land use will not add very much traffic to the roads. This land use would not have an adverse effect on the public street.**

5. Do the potential public benefits of the proposed conditional use outweigh potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts.

**Yes. The proposed use will provide additional safety to the building as well as lower the risk of explosion that could impact neighboring properties.**

#### **BACKGROUND INFORMATION:**

Elite Cabinetry is adding on one (1) external dust collector to expand their facility at 6005 Mesker Street. The dust collectors are proposed to be located on the north side of the building, facing the new storage units that Travis Hoffman built. The use of external dust collectors is considered a heavy industrial use due to the additional noise created from the property.

#### **CURRENT PROPERTY CONDITIONS:**

Elite Cabinetry is currently operating out of the facility located at 6005 Mesker Street.

**PLAN COMMISSION ACTION OPTIONS:**

**A. Approve the Conditional Use Permit of Heavy Industrial Related Uses, at 6005 Mesker Street, with the following conditions:**

- 1) All associated uses to a Heavy Industrial land use shall be in accordance within the performance standards listed in Section 94.4.8(2) and as described with the Site Plan, attached as "Exhibit A";
- 2) Any future additions, modifications, or changes in said site plan and/or building plan, beyond those described and depicted on a Site Plan, attached as "Exhibit A" must be approved by the Village Approval Authority in advance of any construction. Said expansion shall occur within 2 calendar years of the approval of this conditional use permit. Proposed expansion beyond the 2 calendar year period and/or beyond the boundary depicted on "Exhibit A" shall resubmit a new Conditional Use Permit application;
- 3) All activities associated with this permit shall adhere to the General Performance standards listed within Article 12 of the Zoning Code; more specifically, Section 94.12.12, Vibration Standards; 94.12.13, Noise Standards; and 94.12.14 Air Pollution Standards. Investigation of these types of alleged violations shall be conducted by a professional consultant and all associated costs shall be reimbursed to the Village as prescribed in Section 94.16.18(4);
- 4) No use is hereby authorized unless the use is conducted in a lawful, orderly, and peaceful manner. Nothing herein shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption, or exception to any law, ordinance, order or rule by the Village, Marathon County, State of Wisconsin, United States or other duly constituted authority, except only to the extent that it authorizes the use of the Subject Property in any specific respects described herein.
- 5) Should any paragraphs or phrase of herein be determined by a court of competent jurisdiction to be unlawful, illegal, or unconstitutional, said determination as to the particular phrase or paragraph shall not void the remainder of this conditional use and the remainder shall continue in full force and effect.

**B. Deny the Conditional Use Permit of Heavy Industrial Related use, at 6005 Mesker Street.**

**VILLAGE OF WESTON, MARATHON COUNTY, WI**  
**CONDITIONAL USE PERMIT #20200343**

This CONDITIONAL USE PERMIT is issued as of 12<sup>th</sup> day of October 2020, by the PLAN COMMISSION of the VILLAGE OF WESTON to T & A HOFFMAN LLC of 6005 Mesker St, Weston WI 54476.

WHEREAS, T & A HOFFMAN LLC is the owner of the property described below in the Village of Weston, whereby T & A HOFFMAN LLC intends to construct one (1) dust collector conclusive to HEAVY INDUSTRIAL related use. The said property upon which said activity is to take place is more particularly described as follows:

Lot 2 of Certified Survey Map number 1814946 – Part of the SE ¼ of the SE ¼ of Section 16, T28N, R8E, Village of Weston, Marathon County, Wisconsin.

WHEREAS, the property described above is in the LI LIMITED INDUSTRIAL zoning district of the Village of Weston, which permits the use of a HEAVY INDUSTRIAL land use in said zoning district by conditional use permit; and

WHEREAS, T & A HOFFMAN LLC has requested a condition use permit for the property, per Figure 3.05: Allowable Uses in Non-Residential and Mixed-Use Zoning Districts, so as to allow the use of a HEAVY INDUSTRIAL use on said premise; and

WHEREAS, a petition for a conditional use permit having been duly filed with the Village Zoning Administrator, and placed on the Plan Commission agenda after first being assured by Village professional staff review that the application is complete, and following staff review and Plan Commission review, investigation and a public hearing which was held October 14, 2020, the Plan Commission after giving full consideration to the criteria and standards for granting a conditional use permit, as set forth in the Village Ordinance, including Section 94.16.06, approve said application in writing.

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

WHEREAS, all requirements of the approved conditional use permit shall be continued regardless of ownership of the subject property and shall run with the land, except where limited by the zoning code or by a specific condition attached to this conditional use grant herein.

NOW, THEREFORE, BE IT RESOLVED, the PLAN COMMISSION of the Village of Weston, in Marathon County, Wisconsin, here by grant T & A HOFFMAN LLC. a conditional use permit for the property described above, for the use of a HEAVY INDUSTRIAL land use as defined in Section 94.4.08(2) of the Village Zoning Ordinance. The conditions for the issuance of the conditional use permit are as follows:

- 1) All associated uses to a Heavy Industrial land use shall be in accordance within the performance standards listed in Section 94.4.8(2) and as described with the Site Plan, attached as “Exhibit A”;
- 2) Any future additions, modifications, or changes in said site plan and/or building plan, beyond those described and depicted on a Site Plan, attached as “Exhibit A” must be approved by the Village Approval Authority in advance of any construction. Said expansion shall occur within 2 calendar years of the approval of this conditional use permit. Proposed expansion beyond the 2 calendar year period and/or beyond the boundary depicted on “Exhibit A” shall resubmit a new Conditional Use Permit application;
- 3) All activities associated with this permit shall adhere to the General Performance standards listed within Article 12 of the Zoning Code; more specifically, Section 94.12.12, Vibration Standards; 94.12.13, Noise Standards; and 94.12.14 Air Pollution Standards. Investigation of these types of alleged violations shall be conducted by a professional consultant and all associated costs shall be reimbursed to the Village as prescribed in Section 94.16.18(4);
- 4) No use is hereby authorized unless the use is conducted in a lawful, orderly, and peaceful manner. Nothing herein shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption, or

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

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

All of the uses permitted in the LI LIMITED INDUSTRIAL Zoning District shall continue to be permitted on said premises and in addition thereto, the uses described in this Conditional Use Permit are hereby allowed on said premises.

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

Dated this 12<sup>th</sup> day of October 2020

WESTON PLAN COMMISSION

By: \_\_\_\_\_  
Mark Maloney, its Chair

ATTEST:

\_\_\_\_\_  
Jennifer L. Higgins, Zoning Administrator

STATE OF WISCONSIN)  
)ss.  
COUNTY OF MARATHON)

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

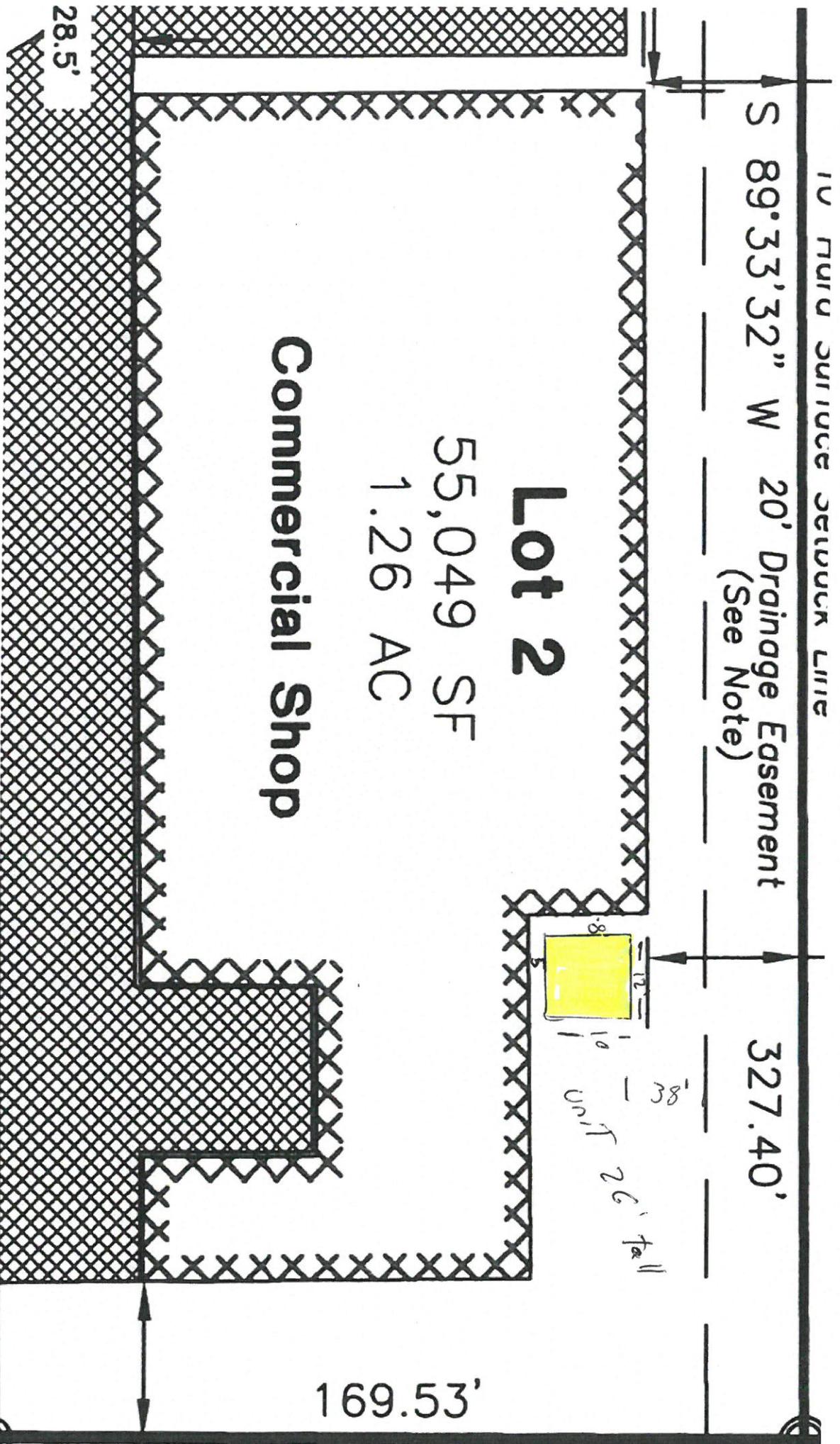
\_\_\_\_\_  
Notary Public

My Commission expires on \_\_\_\_\_.

THIS INSTRUMENT DRAFTED BY:  
Emily Wheaton, Assistant Planner  
Planning and Development, Village of Weston  
5500 Schofield Avenue, Weston, WI 54476

We would like to add the duct collector for a few reasons:

The biggest is the safety and work condition for our employees. By moving the collector outside it will offer cleaner work environment, breathing air and less of a opportunity for a explosion in the duct work. Second is our insurance company is mandating we have a exterior collection by the end of the year. The dust collector has safety measures built in suck as fire suppression, and explosion door on the unit incase we have a fire it won't come back in our plant.



10' DRAINAGE EASEMENT LINE

S 89°33'32" W 20' Drainage Easement  
(See Note)

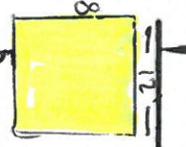
327.40'

# Lot 2

55,049 SF

1.26 AC

## Commercial Shop



Unit 26' tall

28.5'

169.53'

# Village of Weston Marathon County, WI



## ZONING MAP



Map Date: 9/25/2020  
Adoption Date: 2/21/2019



### LEGEND

6005 Mesker St

### MUNICIPAL FEATURES

Village of Weston Incorporated Boundary

Right-of-Way

Wetland Presence

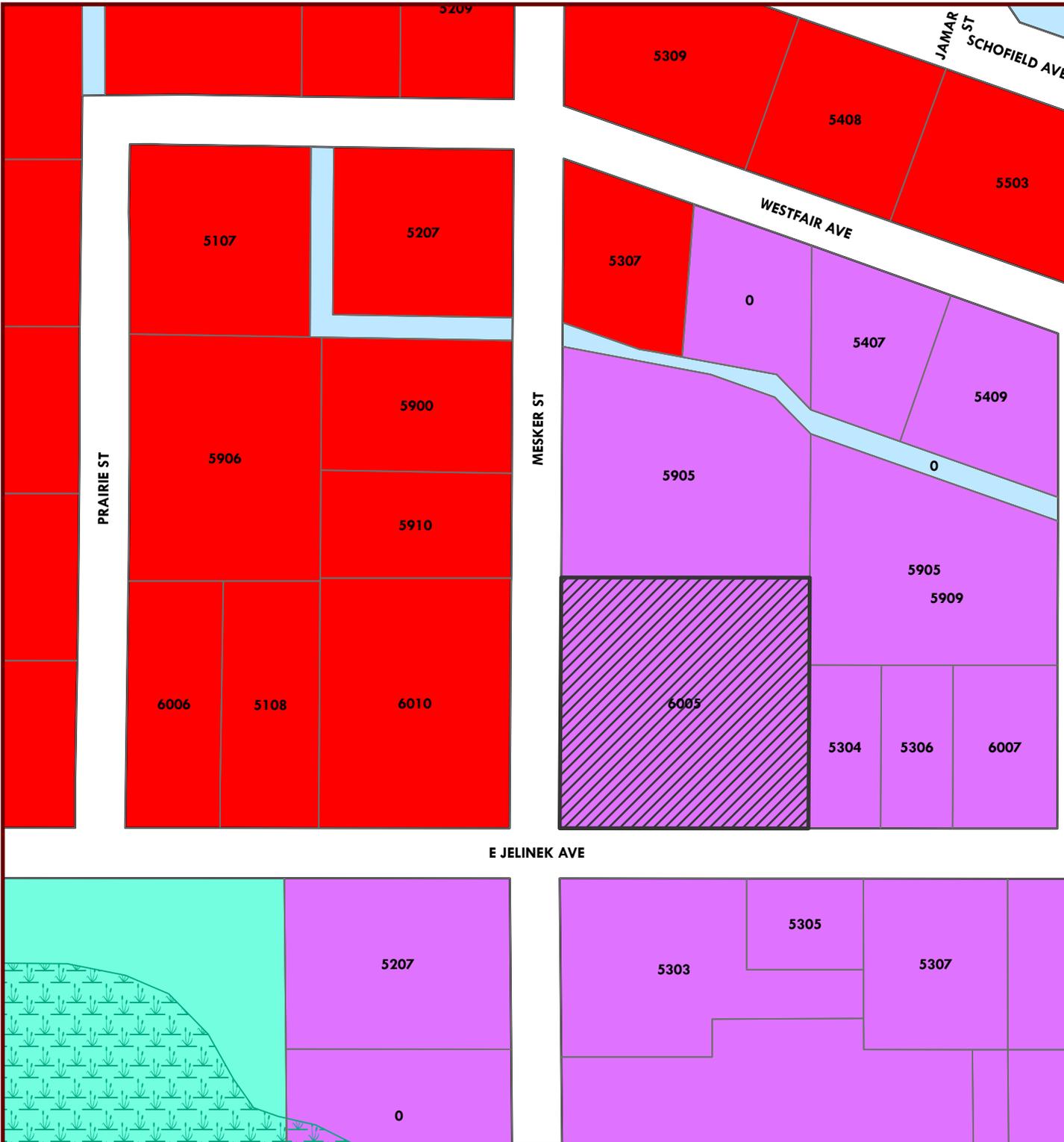
### ZONING DISTRICTS

SF-L - Single Family Residential-Large Lot

INT - Institutional

B-3 - General Business

LI - Limited Industrial



# REQUEST FOR CONSIDERATION

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<b>Public Mtg/Date:</b>	Plan Commission, September 14, 2020
<b>Description:</b>	Unfinished Business - Project #20200127– Jim Pinsonneault, 5002 Arrow St, Weston, requesting a Conditional Use Permit to allow an Outdoor and Vehicle Repair and Maintenance use with the B-2 (Highway Business) Zoning District at 3702 Schofield Ave (PIN 192 2808 174 0883).
<b>From:</b>	Jennifer Higgins, Director of Planning and Development Emily Wheaton, Assistant Planner Keith Donner, Village Administrator
<b>Question:</b>	Should the Plan Commission approve or deny the updated Architectural Plan as submitted by Jim Pinsonneault for the construction of an outdoor and vehicle repair and maintenance facility at this location?

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## BACKGROUND

The applicant, Jim Pinsonneault, has submitted a site plan for Patriot Auto, a vehicle repair facility, at 3702 Schofield Ave. This property is zoned B2 (Highway Business) Zoning District. In this district, the proposed use is allowed by conditional use. Conditional Use Permits are utilized in zoning to provide extra oversight over whether a potential land use might be a good fit for the property and the surrounding area. The B2 Zoning District accommodates restaurants, retail, and commercial services. This district is designed to be a step up from the B-3 (General Business), BP (Business Park) or Industrial Zoning Districts.

The Plan Commission originally reviewed this request on June 8, 2020 and held the public hearing. It was deferred in June because the site plan did not reflect a project that met code requirements and, therefore, the CUP could not be granted. In July, the PC met to discuss the requirement of a sidewalk on Mount View. It was decided none would be required due to the unique road right of way situation on Mount View. The Plan Commission approved an extension of this request until the September 14<sup>th</sup> meeting to give the developer time to update plans.

At the September 14<sup>th</sup> Plan Commission meeting, the Plan Commission conditionally approved the conditional use permit for an auto repair and auto sales facility. The Plan Commission asked to see some additional architectural element added to the building and provided some suggestions. Staff have reviewed the updated items and provided a synopsis below as well as attached the updated Staff Review document.

The Plan Commission will need to review and make a decision on these at the October 12<sup>th</sup> meeting is:

- If exposed faster as an acceptable material for the street facing sides of the building?
- If the addition of a cap added to the parapet meets the emphasis of building entry?
- If the bay doors can face the right of way?

It should also be noted the site plan is still deficient of the following items:

- No mention of customer bike storage (A simple mention of why or why not there will be bicycle parking for customers is all Staff is asking for)

# REQUEST FOR CONSIDERATION

- Lighting specs not provided that show pole height. Setbacks not shown on plan as well. (Spec sheets need to be provided that show height)
- Site plan still shows the number 15 for counting the middle parking stalls, not 16 (A simple correction to the site plan)

Staff can work with the applicant on these last three deficient items. The Plan Commission needs to make the final decision on the architectural plans for this development project.

The Schofield Avenue Corridor Plan has been presented before the Plan Commission. While this document is still in draft form, the Plan Commission was highly favorable of the Plan. Staff anticipate the Schofield Avenue Corridor Plan to be approved by the Village Board within the next year. In the Corridor Plan, the suggested design for this intersection would be one that complements the Weston Marketplace Development with an architecturally distinct building. The proposed building is designed with metal panels and no distinct architectural elements. The intersection is noted as one of the most impactful sites to redevelop in the entire Scofield Avenue and County Road X Corridors. Though the building as proposed may just barely meet the zoning code requirements, staff does not feel it lives up to what was desired in the Corridor Plan. We understand that this is all looked at as subjective, and therefore it may be advantageous to consider a separate building aesthetic board to handle these types of issues going forward.

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

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**Attached Docs:** Updated Building Elevations; Updated Site Plan Items; Staff Review Document

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**Committee Action:** None to date.

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**Fiscal Impact:** None

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**Recommendation:** Staff recommends approval of the Architectural Plans with the addition of the cap.

## RECOMMENDED LANGUAGE FOR OFFICIAL ACTION

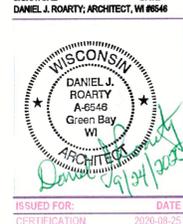
**I move to [approve/deny] the updated Architectural Plan for Patriot Auto with the addition of the cap at 3702 Schofield Ave.**

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



www.samuelsgroup.net  
**CORPORATE OFFICE**  
 311 Financial Way, Suite 300  
 Wausau, WI 54401  
 phone 715.842.2222  
 fax 715.848.8088  
**IOWA OFFICE**  
 2829 Westown Parkway  
 Suite 200  
 West Des Moines, IA 50266  
 phone 515.288.0467  
 fax 515.288.0471

I HEREBY CERTIFY THAT THESE ELEVATIONS COMPLY WITH THE VILLAGE OF WESTON ZONING ORDINANCE 94.10.03 REGARDING DESIGN STANDARDS FOR NON-RESIDENTIAL BUILDINGS. A CERTIFICATION OF COMPLIANCE ACCOMPANIES THIS ELEVATION. THE SEAL AND SIGNATURE AFFIXED TO THIS SHEET ARE FOR AESTHETIC CONSIDERATIONS ONLY AND DO NOT IMPLY ANY REVIEW OR RESPONSIBILITY BEYOND THE REVIEW OF DESIGN STANDARDS OUTLINED IN THE ABOVE REFERENCE ORDINANCE. THOUGH I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF WISCONSIN, BUILDING CODE REVIEW AND SUBMITTAL FOR COMPLIANCE WITH STATE BUILDING CODES, STRUCTURAL, ENVELOPE, HVAC, PLUMBING, ELECTRICAL AND ANY OTHER DESIGN, ENGINEERING OR CALCULATION REQUIRED FOR THIS PROJECT IS BY OTHERS.



ISSUED FOR: DATE: 2020-08-25  
 CERTIFICATION

# PATRIOT AUTO REPAIR, LLC

## ELEVATION COMPLIANCE CERTIFICATION

3702 SCHOFIELD AVENUE  
 WESTON, WI 54476

### CERTIFICATION OF COMPLIANCE

Building Elevations for: **Patriot Auto Repair, LLC** (See Attachment A)  
 3702 Schofield Avenue  
 Weston, WI 54476

Provided on behalf of: **Jim Pinsonneault**

Section 94.10 of the Zoning Ordinance for the Village of Weston establishes standards for building and site design. Section 94.10.01 states that "The purpose of this Article is to establish regulations that address the exterior design and appearance of new buildings and their relationship to other structures, hard surface areas, landscaping areas, and other required design elements on the same building site or adjoining building sites. . . ." The Design Standards for Multi-Family and Non-Residential Buildings are established in section 94.10.03. Development Standards for Large (floor areas over 25,000 square feet) Retail and Commercial Service are described in a different section.

Buildings shall meet the design requirements in this Section to the extent determined practical by the applicable site plan approval authority. All proposed new construction and additions shall require building elevations stamped by an architect licensed in the State of Wisconsin, except for certain uses or as otherwise approved by the Plan Commission or Extraterritorial Zoning Committee.

The Building Elevations referenced above meet the following requirements of the ordinance when marked by an "X":

- (1) Floor area is <25,000 square feet
- (2) Building is not converted from a Residential Building. (Project is new construction.)
- (3) Elevations are stamped by the licensed Wisconsin Architect, signatory to this certification.
- (4) The building size and mass has been designed with consideration of the buildings, public ways, and places to which it is visually related. The relative proportion of the building to its neighboring existing buildings, to pedestrians, or to other existing buildings will be maintained or enhanced by this new building.
- (5) Changes in building material, color, and texture occur at points related to the massing and overall design concept for the building. The building will be visually compatible with like buildings, public ways, and places meeting this standard in its directional character. The Building façade is a cohesive element ensuring a favorable relationship with buildings, public ways and places that similarly meet this standard.
- (6) The Building Design Proportions are compatible with other visually related, compliant elements:
  - (6a) Width to height of front elevation.
  - (6b) Width to height of windows.
  - (6c) Relationship of solid to voids in front façade.
  - (6d) Relationship of open space between this new building and adjoining buildings.
  - (6e) Relationship of entrances and other projections to sidewalks.
- (7) Materials relate to prevailing material already used on recently constructed buildings in area.
- (7a) The street façade(s) have 60% coverage in approved masonry and metals. Non-public coverage; 40%.
- (7b) Vinyl, Dryvit, EIFS, plaster products are not used. The metal panels have concealed fasteners.
- (7c) Natural wood is not used.
- (7d) Façade is less than 200 feet in length.
- (7e) This is not a multi-family building.
- (7f) This building provides human scale, interest and variety by incorporating two of the following:
  - Variation in building form
  - Emphasis of building entry through details and material differences.
  - Variation in materials, express joints and details, and texture to break up building forms.
- (7g) This is not an industrial building.
- (8) Metals and not-decorative materials are not used on the facades exposed to the street(s).

Authorizing Signature: *Daniel J. Roarty* Sep 24, 2020, Architect, Wisconsin License #6548  
 Daniel J. Roarty Date

### KEY NOTES

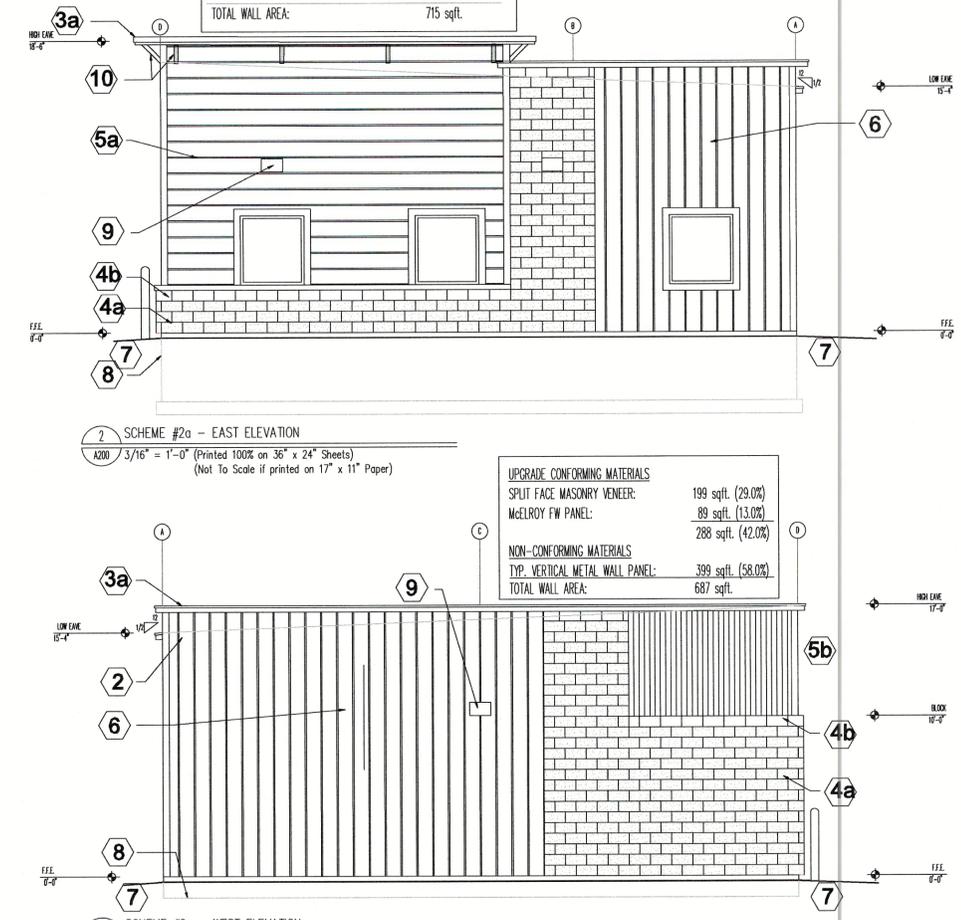
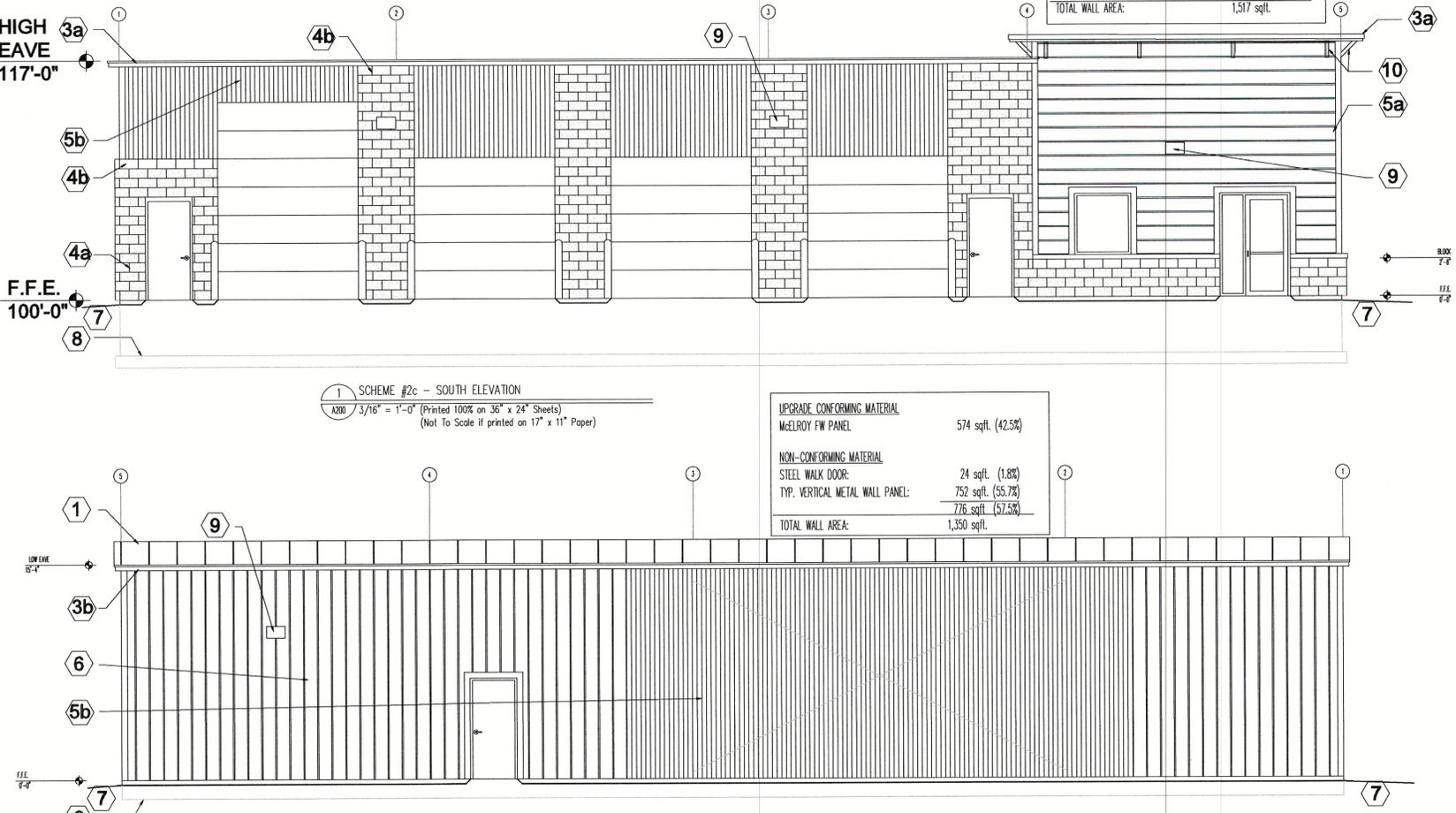
- ① BUTLER MR-24 SEAMED-ON-ROOF PANELS
- ② LINE OF ROOF BEYOND
- ③a BUTLER CONTOURED HIGH EAVE TRIM
- ③b BUTLER CONTOURED LOW EAVE TRIM
- ④a PAINTED, SPLIT FACE CMU (COLOR: REQUISITE GRAY, SW 7023)
- ④b (1) COURSE SMOOTH FACE CMU
- ⑤a McELROY 24 GA. MEGA-RIB HORIZONTAL WALL PANELS W/EXPOSED FASTENERS (COLOR: ROMAN BLUE)
- ⑤b McELROY FW PANEL - 12" INVERTED PLANK. (COLOR: SLATE GRAY)
- ⑥ BUTLER 26 GA. SHADOWWALL WALL PANELS, (COLOR: COOL GREYSTONE)
- ⑦ GRADE
- ⑧ LINE OF FOUNDATION
- ⑨ WALL PACK LIGHT
- ⑩ ROOF PROJECTION (WITH BRACKETS)

UPGRADE CONFORMING MATERIAL	
SPLIT FACE MASONRY VENEER:	296 sqft. (19.5%)
ARCHITECTURAL METAL PANELS:	678 sqft. (44.7%)
GLASS WINDOWS / DOOR:	54 sqft. (3.6%)
TOTAL WALL AREA:	1028 sqft. (67.8%)
NON-CONFORMING MATERIAL	
STEEL OVERHEAD DOORS:	440 sqft. (29.0%)
STEEL WALK DOOR:	49 sqft. (3.2%)
TOTAL WALL AREA:	489 sqft. (32.2%)

UPGRADE CONFORMING MATERIALS	
SPLIT FACE MASONRY VENEER:	155 sqft. (21.7%)
ARCHITECTURAL HORIZONTAL METAL PANEL:	315 sqft. (44.0%)
GLASS WINDOWS:	52 sqft. (7.3%)
TOTAL WALL AREA:	522 sqft. (73.0%)
NON-CONFORMING MATERIALS	
TYP. VERTICAL METAL WALL PANEL:	193 sqft. (27.0%)
TOTAL WALL AREA:	715 sqft.

UPGRADE CONFORMING MATERIAL	
McELROY FW PANEL:	574 sqft. (42.5%)
NON-CONFORMING MATERIAL	
STEEL WALK DOOR:	24 sqft. (1.8%)
TYP. VERTICAL METAL WALL PANEL:	752 sqft. (55.7%)
TOTAL WALL AREA:	1,350 sqft. (57.5%)

UPGRADE CONFORMING MATERIALS	
SPLIT FACE MASONRY VENEER:	199 sqft. (29.0%)
McELROY FW PANEL:	89 sqft. (13.0%)
TOTAL WALL AREA:	288 sqft. (42.0%)
NON-CONFORMING MATERIALS	
TYP. VERTICAL METAL WALL PANEL:	399 sqft. (58.0%)
TOTAL WALL AREA:	687 sqft.



**PATRIOT AUTO REPAIR**  
**ELEVATION CERTIFICATION**  
 (Compliance with Village of Weston 94.10.03)  
 3702 SCHOFIELD AVENUE  
 WAUSAU, WI 54476

### ELEVATION CERTIFICATION SHEET

DATE: AUGUST 25, 2020  
 PROJECT NUMBER: TSG 7256D  
 DRAWN BY: DJR  
 CHECKED BY: djr  
 TIMESTAMP: 8/25/2020 7:55:34 AM  
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**PATRIOT**  
AUTO REPAIR





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**SITE PLAN REVIEW - STAFF REPORT**

**Project #20200127**

Planning and Development Department

Submitted on: 4/30/2020  
 Resubmittal on: 7/30/2020  
 Review on: 9/4/2020

PROJECT ADDRESS: 3702 Schofield Avenue, WESTON, WI 54476

**STAFF DETERMINATION:** Staff has noted, there are deficiencies in the site plan which have been highlighted in yellow and described in more detail throughout this report.  
**Lighting Plan** – Pole height not provided.  
**Building Elevations** – Plan Commission will need to determine if it meets or exceeds the spirit of the code and Village adopted plans.

**APPROVAL EXPIRATION DATE:**  
**RELATED CASES:** Conditional Use Permit Application

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

**LEGAL DESCRIPTION OF SUBJECT PROPERTY:**

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

**GENERAL DESCRIPTION OF PROJECT:**

Automobile repair shop and auto sales  
 Proposed Land Use: Outdoor and Vehicle Repair and Maintenance, and Outdoor Display

**CONSISTENCY WITH THE COMPREHENSIVE PLAN:**

Meets the goal of infill and redevelopment of underutilized properties.

However, following our review, staff does not feel the site plan meets the Zoning Code purpose of a well-designed site. One of the development policies of the comprehensive plan for commercial land uses is to assure that development provides access and an attractive rear yard appearance to development behind it. Staff has struggled to get the applicant to create a building façade that is architecturally appealing on all sides.

**STAFF ANALYSIS PROVIDED BY:**

**S.A.F.E.R. DISTRICT** (Inspector Christiansen), **DEPARTMENT OF PUBLIC WORKS** (Michael Wodalski, Director of Public Works), **DEPARTMENT OF PARKS, RECREATION AND URBAN FORESTRY** (Shawn Osterbrink), **DEPARTMENT OF PLANNING AND DEVELOPMENT** (Jennifer Higgins, Director of Planning & Development; Scott Tatro, Building Inspector; Roman Maguire, Property Inspector and Emily Wheaton, Assistant Planner).

**STAFF COMMENTS HAVE BEEN INCORPERATED BELOW.**

<b>DENSITY, INTENSITY AND BUL REGULATIONS: Article 5</b>			
<b>LOT SPECIFICATIONS</b>		<b>REQUIRED</b>	<b>PROPOSED</b>
Minimum Lot Size:		30,000 square feet	38,463 square feet
Minimum Lot Width:		80 feet	192 feet
Minimum Street Frontage:		40 feet	192 feet
Minimum Landscape Surface Ratio:		20%	Green space will be 36%
Maximum Floor Area Ratio:		1.0	FAR will be 0.1%
<b>SETBACKS</b>		<b>REQUIRED</b>	<b>PROPOSED</b>
Principal Structure:	Front / Street Side Yard:	30 feet	123.30 feet from Schofield/ 45.06 feet along Mountview
	Interior Yard:	12 feet	75.38 feet
	Rear Yard:	20 feet	23.75 feet
Accessory Structure:	Rear / Side Yard:	6 feet	N/A
Hard Surface:	Front / Street Side Yard:	15 feet	15 feet along Schofield Ave/15 feet along Mount View
	Interior / Rear Yard:	10 feet	17.45 feet
Minimum Principal Building Separation:		10 feet	N/A
Principal Structure Height:		45 feet	<del>17 feet of main portion of building so it should meet code requirements, however, the total building height with parapet height isn't clearly given.</del> 9/29/20 Height has been given as 18.5 feet.
Accessory Structure Height:		20 feet	N/A

<b>LAND USE STANDARDS: Article 4</b>	<b>PROPOSED</b>
<b>Section 94.4.05.6 – Outdoor Display</b>	
1. The display of items shall not be permitted in required landscaped areas, required bufferyards, or required setback areas for the principal structure.	Yes, this will be met
2. Display areas shall be separated from any circulation area by a minimum of 10 feet, which shall be clearly delimited.	Vehicles for sale not separated from circulation area.
3. Items being displayed shall not interfere with motor vehicle, pedestrian, and bicycle traffic visibility.	This will be met.
4. A bufferyard meeting the requirements of Section 94.11.02(3)(d) shall be provided along all property borders abutting residentially zoned property.	No buffer yard required.
5. The display of items outdoors shall be permitted during the entire calendar year; however, if items are removed	This will be met.

from the display area, all support fixtures used to display the items shall be removed.	
6. There must be a principal building on the same lot as the Outdoor Display land use, which serving as an essential component of that use, such as a sales office, indoor showroom, and/or storage facility. Such building shall be attached to a permanent foundation, and if erected or expanded after March 18, 2015, shall meet building design standards in Section 94.10.03.	Yes, there will be a principal building on site.
7. Minimum Required Off-Street Parking: one space per 300 square feet of Gross Floor Area. In no event shall the display of items reduce or inhibit the use or number of parking stalls provided on the property below what is required in this Section. If the number of provided parking stalls on the property is already less than the requirement, such display area shall not further reduce the number of parking stalls already present.	The building is 3,480 sqft. This use requires 12 parking stalls. Applicant stated there are plans for up to 10 used cars at one time. Applicant provided a color-coded parking lot layout. He states the maximum number of cars for sale is 10. Those cars are unable to be counted in the parking lot requirements per Sec 94.12.09. Maximum for use would be 18. See comment below in yellow.

<b>LAND USE STANDARDS: Article 4</b>	<b>PROPOSED</b>
<b>Section 94.4.05.8 – Outdoor and Vehicle Repair and Maintenance</b>	
1. All outdoor activity areas shall be completely enclosed by an opaque fence, wall, or building section for each Outdoor and Vehicle Repair and Maintenance use no later than January 1, 2017. Such enclosure shall be located a minimum of 50 feet from any residentially zoned property.	Yes, this will be met
2. Outdoor storage of vehicle parts and abandoned, unlicensed, and inoperable vehicles is prohibited, except that each inoperable vehicle being serviced may be kept outdoors for a period not exceeding 30 days.	Will not be kept longer than 30 days.
3. A bufferyard meeting the requirements of Section 94.11.02(3)(d) shall be provided along all property borders abutting residentially zoned property.	No bufferyard required.
4. Minimum Required Off-Street Parking: one space per 300 square feet of Gross Floor Area, or one space per each employee on the largest shift, whichever is less.	The building is 3,480 sqft. This use requires 12 parking stalls. Sec. 94.12.9(10), provides a limit on the required maximum number of parking spaces per use to be no more than 150% of the minimum. The Maximum without a conditional use permit would be 18 stalls. See comment below in yellow:

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

<b>FLOODPLAIN ZONING STADARDS: Section 94.7.XX</b>	<b>PROPOSED</b>
	There are no floodplains on the property.

<b>SHORELAND ZONING STANDARDS: Section 94.8.XX</b>	<b>PROPOSED</b>
	There are no shorelands on the property.

<b>SHORELAND-WETLAND ZONING STADARDS: Section 94.9.XX</b>	<b>PROPOSED</b>
	There are no wetlands on the property.

<b>DESIGN STANDARDS: Article 10</b>	<b>PROPOSED</b>
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<b>Section 94.10.03 Design Standards for Non-Residential and Multi-Family Development</b>	
<p>(1) <b>Applicability.</b> All new multi-family (3+ unit) residential principal buildings and non-residential principal buildings shall meet the design requirements in this Section, with the exception of farm structures such as barns, silos, and grain elevators. Expansion and exterior remodeling (exceeding 50 percent of the equalized assessed value of the structure at the time of the proposed project) of existing multi-family (3+ unit) residential principal buildings and non-residential principal buildings shall meet the design requirements in this Section to the extent determined practical by the applicable site plan approval authority. All Detached Accessory Structures serving multi-family residential principal buildings shall meet applicable design requirements in Section 94.4.09(2). All Detached Accessory Structures serving non-residential principal buildings shall meet applicable design requirements in Section 94.4.09(1).</p>	<p>(1)</p>
<p>(2) <b>No Conversion of Residential Buildings for Commercial Use.</b> No building designed and constructed for residential use shall be remodeled, converted, or used for a nonresidential use or activity, except for any of the permitted or conditional uses in the associated residential zoning district listed in Figure 3.04.</p>	<p>(2) This is a new building.</p>
<p>(3) <b>Licensed Architect Required.</b> All proposed new construction and building additions shall require building elevations stamped by an architect licensed in the State of Wisconsin, except for buildings devoted to a storage or disposal land use listed in Section 94.4.06, a transportation land use in Section 94.4.07, an industrial land use in Section 94.4.08, or as otherwise approved by the Plan Commission or Extraterritorial Zoning Committee.</p>	<p>(3) Elevations were stamped by a licensed architect.</p>
<p>(4) <b>Building Size and Mass.</b> The size and mass of buildings and structures shall be designed with consideration of the buildings, public ways, and places to which they are visually related (see Figure 10.03(1) for examples). The relative proportion of a building to its neighboring existing buildings, to pedestrians, or to other existing buildings shall be maintained or enhanced when new buildings are built or when existing buildings are altered.</p>	<p>(4) Yes, this will be met.</p>
<p>(5) <b>Building Facade Continuity.</b> Changes in building material, color, and texture shall occur at points related to the massing and overall design concept for the building. Each building shall be visually compatible with the buildings, public ways, and places to which it is visually related in its directional character, whether this is vertical character, horizontal character, or non-directional character. Building facades and appurtenances such as walls, fences, and landscape masses shall, when it is a characteristic of the area, form cohesive walls of enclosures along a street to ensure a favorable relationship with the buildings, public ways, and places to which such elements are visually related (see Figure 10.03(2) for examples in an urban setting).</p>	<p>(5) Yes, this will be met.</p>
<p>(6) <b>Building Design Proportions.</b>                      (a) The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related.</p>	<p>(a) Yes, this will be met.</p>
	<p>(b) Yes, this will be met.</p>

<p>(b) The relationship of the width to height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related.</p> <p>(c) The relationship of solids to voids in the front façade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related.</p> <p>(d) The relationship of the building to the open space between it and adjoining buildings shall be visually compatible with the buildings, public ways, and places to which it is visually related.</p> <p>(e) The relationship of entrances and other projections to sidewalks shall be visually compatible with the buildings, public ways, and places to which it is visually related.</p>	<p>(c) Yes, this will be met.</p> <hr/> <p>(d) Yes, this will be met.</p> <hr/> <p>(e) Yes, this will be met.</p>
<p>(7) <b>Approved Materials.</b> Material selection shall relate to the prevailing material already used on recently constructed buildings in the area, or to a different character if identified in the Village’s Comprehensive Plan, the examples in Figures 10.03(3) and (4), or unique requirements associated with any D Design overlay district applicable to the site. In addition:</p> <p>(a) All new construction shall have a façade that consists of 60 percent of brick, native stone, tinted and/or textured concrete masonry units, glass, copper panels, stainless steel, brushed nickel, stained natural woods (as provided in subsection (c)) or other comparable material as approved by the site plan approval authority, except as provided below:</p> <ol style="list-style-type: none"> <li>1. On all new commercial construction, for non-public facing façades, the requirement in subsection (a) shall remain, but at 40 percent.</li> <li>2. On all new industrial construction, 60 percent of all non-expansion facades abutting a public right-of-way and the extension of 20 feet or 10 percent of the length of the side, whichever is greater, on either side shall meet the requirements of subsection (a). The remaining sides shall be matching masonry brick, stone or concrete panel for the first 4 feet from the finished floor elevation where abutting an all-weather surface and/or not screened by landscaping.</li> <li>3. On all new industrial construction, the site plan approval authority may reduce the requirement in subsection (a) to 40 percent so long as the property is not (i) abutting Schofield Avenue, Camp Phillips Road, Weston Avenue, Ross Avenue and/or State Highway 29 or (ii) within the Weston Business and Technology Park or any additions thereto.</li> </ol> <p>(b) Vinyl, Dryvit, Exterior Insulation Finishing Systems (EIFS), plaster products, and metal panels shall not be counted towards the 60 percent requirement in subsection (a), except for architecturally finished and decorative versions of such materials if approved by the site plan approval authority.</p> <p>(c) Natural wood, including treated wood, shall be painted or stained. The site plan approval authority may authorize the</p>	<p>(a) Percentages are provided.  <del>South side has 51% elevated material This does not meet the 60% requirement of elevated material along a street facing facade. If the bay doors were full glass, that would bring the material up to the 60% requirement.</del>                  East side has 72% elevated material  <del>North side has 0% elevated material This does not meet the 40% requirement of elevated material along a nonstreet facing facade.</del>  <del>West side has 4% elevated material This does not meet the 40% requirement of elevated material along a nonstreet facing facade. (first submittal)</del></p> <p>Revised submittal - 9/4/20                  South side – 67.7 % (Masonry veneer, architectural horizontal metal panel, glass windows/door)                  East side – 73% (Masonry veneer, architectural horizontal metal panel, glass windows)                  North side – 42.5% (McElroy FW Panel) – <del>it’s vertical not horizontal as called out in the chart. Unsure if this meets as the elevation is not labeled so material is unknown and staff will not be making assumptions as to what it is.</del>                  9/29/20 – siding is not listed as either vertical or horizontal but is now consistent with other instances of same siding                  West side – 42% (masonry veneer, architectural horizontal metal panel)</p> <p>(b) The architectural horizontal panels can count towards the 60%.</p>

<p>use of cedar, redwood, or other naturally weather resistant wood species to be untreated.</p> <p>(d) Facades with an uninterrupted length of 200 feet or more shall include the use of two or more colors or employ the use of protruding or intruding exterior walls in a way that breaks and reduces the monotony.</p> <p>(e) Multifamily dwellings are required to have architectural and trim details such as frieze board, vertical corner trim, drip caps, gable vents, shingles and shakes.</p> <p>(f) Commercial buildings are required to be designed to provide human scale, interest, and variety, which shall be accomplished by incorporating at least two of the following techniques:</p> <ol style="list-style-type: none"> <li>1. Variation in building form, such as recessed or projecting bays, shifts in massing or distinct roof shapes.</li> <li>2. Emphasis on building entries through projecting or recessing forms (e.g., cover entries or columns), details or material differences.</li> <li>3. Variation in materials, material modules, express joints and details, surface relief, and/or texture to break up building forms and walls.</li> </ol> <p>(g) Where concrete block or masonry is used on industrial buildings, such material shall be painted with no less than two coats of paint, stain, or shall be a decorative pattern or treatment as approved by the site plan approval authority.</p>	<p>(c) N/A no wood on siding</p>
	<p>(d) N/A no lengths longer than 200 feet</p>
	<p>(e) N/A</p>
	<p>(f) - Variation of materials on the street facing side, however this technique is not expanded to all sides of the building – <del>9/4/20 this has not been expanded to all sides. They have provided an emphasis on the building entry with a small parapet.</del> 9/29/20 – There is variation of material on all sides, They have provided an emphasis on the building with the parapet and additional cap.</p>
	<p>(g) N/A, not industrial</p>
<p><b>(8) Materials—Use of Metal and Other Non-Decorative Materials.</b> No exposed façade shall be faced with a material that presents an unfinished appearance to the public and surrounding properties. <b>The following exterior construction materials shall not be exposed along front or street side yard facing building facades:</b> non-decorative concrete block, cinder block, or concrete foundation walls (except for the first two feet above grade), non-decorative plywood, chipboard, T1-11, asphaltic siding, vinyl siding less than 0.044 inches of thickness, any material using non-concealed fastener systems, metal sheets not designed for commercial exterior walls, paneling or other similarly inferior materials as determined by the site plan approval authority. No façade of any principal building intended</p>	<p><b>(8) The Mega Rib Horizontal Wall Panels on the front and side face of the building have exposed fasteners. Plan Commission will need to determine if this material proposed is acceptable.</b></p>

<p>for a residential, institutional, or commercial use as listed in Figure 3.04 shall be sided with metal sheets or panels. Any accessory non-residential building sided with metal sheets or panels shall be fully screened from the public rights-of-way. Pole buildings shall be prohibited in any residential, commercial, and industrial zoning district.</p>	
<p>(9) <b>Colors.</b> Building colors shall be selected to enhance or maintain general harmony with the existing area or neighborhood buildings, without creating a monotonous street appearance. See examples of appropriate color combinations in Figures 10.03(3) and 10.03(4).</p>	<p>(9) Yes, this will be met. Roman Blue is being used along with 3 shades of grey 10/8/20 – Colored renderings have been provided.</p>
<p>(10) <b>Design.</b> Building design features, materials and articulations shall be continued in all sides.</p>	<p>(10) This is met.</p>
<p>(11) <b>Roofing.</b> Exposed roofing materials shall be variegated in color and texture in a manner that is complimentary to the color and texture of the façade.</p>	<p>(11) Roof is all one color, but is tipped away from the front right of way.</p>
<p>(12) <b>Corner Lot Buildings.</b> Buildings on corner lots shall continue the major front elevation design elements around the corner elevation.</p>	<p>(12) Yes, this will be met.</p>
<p>(13) <b>Vents and Mechanical Units.</b> All chimney and fireplace vents shall be enclosed in a case constructed of materials similar to those materials used on the building elevations. Metal housings designed by the vent manufacturer to enclose the chimney vents are acceptable. All heating, ventilating, and air-conditioning equipment shall be designed to be integral with the building architecture and site design and screened from view from public rights-of-way.</p>	<p>(13) There are no mechanical units shown on the building or site plan so unable to verify.</p>
<p>(14) <b>Building Orientation.</b> All buildings shall be sited to present their most desirable façade(s) to adjacent public rights-of-way. Garages and loading docks shall be designed as integral elements to the building and site, and shall not be the dominant visual element from public rights-of-way unless pre-existing site or building conditions would not allow this. All new loading docks shall be screened from public view to the extent practical. No truck canopies with visible wall hangers are permitted.</p>	<p>(14) The Bay doors are proposed to face the right of way. There is no pre-existing condition on the property that limits the building to be in this orientation. The building could have been located closer to the road and placed the bay doors on the rear of the building, away from public view from Schofield Avenue.</p>
<p>(15) <b>Outdoor Waste/Recycling Containers.</b> Solid waste/recycling containers (dumpsters) stored outdoors shall be subject to applicable standards in Section 94.12.06(2) and Chapter 66 of the Municipal Code.</p>	<p>(15) This has been approved.</p>
<p>(16) <b>Waiver or Modification of Standards.</b> The applicable site plan approval authority under Section 94.16.09 may waive or modify any of the standards in this Section if at least one of the following circumstances is present:</p> <ul style="list-style-type: none"> <li>(a) Supplemental design elements or improvements that exceed normal standards are incorporated into the project.</li> <li>(b) Restricted building materials are used as limited decorative elements on a building façade that contributes to its architectural design.</li> <li>(c) Undesirable site or building conditions will not be visible from the public right-of-way and/or adjoining properties.</li> </ul>	<p>(16) No waivers can be applied for as none of the 3 circumstances are present.</p>
<p><b>LARGE RETAIL/SERVICE STANDARDS: Section 94.10.04</b>      <b>PROPOSED</b></p>	
<p>(1) <b>Large Retail and Commercial Service Development Questionnaire.</b> The applicant for a conditional use permit shall complete and submit with such application a Large Retail and Commercial Service Development questionnaire. The Zoning Administrator shall prepare, maintain, and provide the Large</p>	<p>(1) N/A</p>

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

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

<p>shall repeat at intervals of no more than 30 feet, either horizontally or vertically.</p> <p>7. All buildings on secondary lots or sites within the development shall be of architectural quality comparable to or exceeding that of the primary building.</p> <p>(d) <b>Building Entrances.</b> Public building entryways shall be clearly defined and highly visible on the building's exterior design, and shall be emphasized by on-site traffic flow patterns. Two or more of the following design features shall be incorporated into all public building entryways: canopies or porticos, overhangs, projections, arcades, peaked roof forms, arches, outdoor patios, display windows, distinct architectural details.</p> <p>(e) <b>Building Colors.</b> Building facade colors shall be non-reflective, subtle, neutral, or earth tone. The use of high intensity colors, metallic colors, fluorescent colors or black on facades shall be prohibited. Building trim and architectural accent elements may feature bright colors or black, but such colors shall be muted, not metallic, not fluorescent, and not specific to particular uses or tenants. Standard corporate and trademark colors shall be permitted only on signage. See Figure 10.04(1) for examples.</p> <p>(f) <b>Screening.</b></p> <ol style="list-style-type: none"> <li>1. All ground-mounted and wall-mounted mechanical equipment, refuse containers and any permitted outdoor storage shall be fully concealed from on-site and off-site ground level views, with materials complementing those used on the building exterior.</li> <li>2. All rooftop mechanical equipment shall be screened by parapets, upper stories, or other areas of exterior walls or roofs so as to not be visible from public streets adjacent or within 1,000 feet of the subject property. Fences or similar rooftop screening devices may not be used to meet this requirement.</li> <li>3. Loading docks shall be completely screened from surrounding roads and properties. Said screening may be accomplished through loading areas internal to buildings, screen walls, which match the building exterior in materials and design, fully opaque landscaping at time of planting, or combinations of the above.</li> <li>4. Gates and fencing may be used for security and access, but not for screening, and they shall be of high aesthetic quality.</li> </ol> <p>(g) <b>Parking.</b></p> <ol style="list-style-type: none"> <li>1. Parking lots in which the number of spaces exceeds the minimum number of parking spaces required for the specific use or uses in Article 4 by more than 50 percent shall be allowed only with specific justification based on actual parking demand for similar uses in other locations.</li> <li>2. Parking lots shall be designed to create distinct parking areas of not more than 120 parking stalls each through use of landscaped and curbed medians or other approved techniques.</li> </ol>		4. N/A
	(g)	1. N/A
		2. N/A
		3. N/A
	(h)	1. N/A
		2. N/A
		3. N/A
	(i)	1. N/A
		2. N/A
		3. N/A
		4. N/A
		5. N/A
		6. N/A
(j)	N/A	
(k)	N/A	

<p>3. Each landscaped island or peninsula shall contain a minimum of 360 square feet in landscaped area. Landscaped islands or peninsulas shall be spaced at intervals no greater than one island per every 20 spaces in that aisle.</p> <p><b>(h) Vehicular Access.</b></p> <p>1. All such projects shall have direct access to an arterial or collector street.</p> <p>2. Vehicle access shall be designed to accommodate peak on-site traffic volumes without disrupting traffic on public streets or impairing pedestrian safety. This shall be accomplished through adequate parking lot design and capacity; access drive entry throat length, width, design, location, and number; traffic control devices; and sidewalks.</p> <p>3. The site design shall provide direct vehicular connections to adjacent land uses if required by the Village.</p>	<p>(l) N/A</p>
<p><b>(i) Bicycle and Pedestrian Facilities.</b></p> <p>1. The development shall provide for safe pedestrian and bicycle access to all uses, and connections to existing and planned public pedestrian and bicycle facilities and adjacent properties.</p> <p>2. Pedestrian walkways shall be provided from all building entrances to existing or planned public sidewalks or pedestrian/bike facilities. The minimum width for sidewalks adjacent to buildings shall be eight feet; and the minimum width for sidewalks elsewhere in the development shall be five feet.</p>	<p>(m) N/A</p>
<p>3. Sidewalks other than street sidewalks or building aprons shall have adjoining landscaping along at least 50 percent of their length.</p> <p>4. Crosswalks shall be distinguished from driving surfaces to enhance pedestrian safety by using different materials, or colors, or textures, and signage.</p> <p>5. The development shall provide secure, integrated bicycle parking at a rate of one bicycle rack space for every 50 vehicle parking spaces.</p> <p>6. The development shall provide exterior pedestrian furniture in appropriate locations at a minimum rate of one seat for every 20,000 square feet of gross floor area.</p>	<p>(n) N/A</p>
<p><b>(j) Central Areas and Features.</b> Each such development exceeding 75,000 square feet in total building gross floor area shall provide central area(s) or feature(s) such as a patio/seating area, pedestrian plaza with benches, outdoor playground area, water feature, and/or other such deliberately designated areas or focal points that adequately enhance the development or community. All such areas shall be openly accessible to the public, connected to the public and private sidewalk system, designed with materials</p>	<p>(o) N/A</p>
	<p>(p) N/A</p>

<p>compatible with the building and remainder of the site, and shall be maintained over the life of the building project.</p> <p>(k) <b>Cart Returns.</b> A minimum of one 200-square foot cart return area shall be provided for every 100 parking spaces. Cart corrals shall be of durable, non-rusting, all season construction, and shall be designed and colored to be compatible with the building and parking lot light standards.</p> <p>(l) <b>Outdoor Display Areas.</b> Exterior display areas shall be permitted only where clearly depicted on the approved site plan. All exterior display areas shall be separated from motor vehicle routes by a physical barrier visible to drivers and pedestrians, and by a minimum of ten feet.</p>	<p>(q) N/A</p>
<p>(m) <b>Outdoor Storage Uses and Areas.</b> Exterior storage structures or uses, including the parking or storage of service vehicles, trailers, equipment, containers, crates, pallets, merchandise, materials, fork lifts, trash, recyclables, and all other items shall be permitted only where clearly depicted and labeled on the approved site plan. Such outdoor storage uses and areas shall be appropriately screened.</p>	<p>(r) N/A</p>
<p>(n) <b>Landscaping.</b> On-site landscaping shall be provided at time of building occupancy and maintained per the requirements of Article 11.</p> <p>(o) <b>Lighting.</b> On-site exterior lighting shall meet all the standards of Section 94.12.11. In addition, the color and design of pole lighting standards shall be compatible with the building and the public lighting in the area, and shall be uniform throughout the entire development site.</p> <p>(p) <b>Signage.</b> In addition to meeting the applicable requirements of Article 13, a signage plan for all exterior signage shall be provided for coordinated and complimentary exterior sign locations, configurations, and colors throughout the development, including secondary lots within the development. Combined signs for multiple users may be required instead of multiple individual signs.</p>	<p>(s) N/A</p>
<p>(q) <b>Natural Resources Protection.</b> Natural resources shall be protected in accordance with this Chapter and State and Federal regulations. In general, existing natural features shall be integrated into the site design as a site and community amenity.</p> <p>(r) <b>Relationship to Existing Sites.</b> Where such a building is proposed as a replacement location for a business already located within the Village, the Village prohibits any privately imposed limits on the type or reuse of the previously occupied building through conditions of sale or lease.</p> <p>(s) <b>Development Agreement.</b> The developer may be required to enter into a development agreement with the Village, which may address fees, off-site improvements, and other matters to assure compliance with conditional use permit approval conditions.</p> <p>(t) <b>Exceptions.</b> In the event the applicant desires a waiver or modification from the requirements of this Section, the applicant shall present justification for such deviation or exception, which may be approved or denied by the Plan Commission.</p>	<p>(t) N/A</p>

<b>LANDSCAPING: Article 11</b> <b>Section 94.11.02 Landscaping Requirements</b>	<b>Proposed</b>	<b>Required Points</b>	<b>Proposed Points</b>
<p>(1) <b>Applicability.</b> Any use for which site plan approval is required under Section 94.3.03(10) shall provide landscaping in accordance with the requirements of this Section, including expansion, renovation, and redevelopment of existing buildings and sites. Where the predecessor zoning ordinance, or a Village zoning decision under that ordinance, required landscaping which have not been satisfactorily installed or maintained, the property owner shall be required to install or restore such landscaping. Where the appropriate site plan approval authority under Section 94.16.09 determines that full compliance with the requirements of this Section is impractical, the approval authority may require compliance to the extent it determines practical. Such a determination of “impracticality” may be based on one or more of the following conditions:</p> <p>(a) Preexisting buildings or impervious services, and/or insufficient lot area, do not provide sufficient green space for full compliance.</p> <p>(b) Village stormwater management or easement requirements do not provide sufficient area for full compliance.</p> <p>(c) A redevelopment project would otherwise be infeasible, based on financial information provided by the applicant.</p> <p>(d) Full compliance would result in a plan in which landscaping would, by maturity, interfere with or compete with one another for survival and may therefore require removal at a later date.</p> <p>(e) Where a proposed addition does not exceed 50% or the original building or hard surfaced area size. In such cases, the quantitative landscaping standards shall be met in proportion to the size of the addition as compared to the original building or hard surfaced area.</p>	<p>(1) A landscaping plan has been submitted.</p>		
<p>(2) <b>Required Landscape Plan and Preparer Qualifications.</b> All proposed landscape plantings to be located on the subject property shall be depicted on a landscape plan as to their location, type, and size at time of planting and maturity. All landscape plans required under this Article shall be prepared by a licensed landscape architect, certified landscape designer, or another professional or individual skilled in landscape design as determined by the Zoning Administrator.</p>	<p>(2)</p>		
<p>(3) <b>Landscape Planting Requirements.</b> Landscaping shall be provided based on the following requirements for street frontages, hard or gravel surfaced areas, building foundations, bufferyards (where applicable), and general yard areas. These requirements are additive to each other and any other landscaping or screening requirements in this Chapter. By approval of the applicable site plan approval authority, required landscaping points may be shifted between areas (e.g., hard surfaced areas to building foundations). The landscaping point system is described in greater detail in subsection (4), below.</p>	<p>(3)</p>		
<p>(a) <b>Street Frontages.</b> Street trees shall be planted in accordance with the following standards (see also example in Figure 11.02(1)):</p>	<p>1. 274 feet of road frontage</p>	<p>5</p>	<p>5</p>

<p>1. The total number of street trees shall be equal to or exceed the ratio of one for each 50 feet of street frontage, minus widths of proposed or existing driveways.</p> <p>2. Trees shall be planted in the right-of-way along all streets no closer than ten feet from driveways, street signs, fire hydrants, and other above-ground utilities, and 50 feet from the corner of an intersection, as measured from the right-of-way lines extended.</p> <p>3. When conditions are such that the required spacing cannot be satisfied in the right-of-way or, if in the opinion of the Zoning Administrator the right-of-way is not wide enough to support tree growth, street trees under this subsection shall be planted within the first ten feet inside the sidewalk line.</p> <p>4. The unpaved portion of a public right-of-way abutting a parcel shall be sodded with a salt tolerant grass equivalent to a mixture containing 30 percent alkali grass.</p> <p>5. Tree or shrub planting in any public right-of-way or on any public land in the Village shall be governed by Chapter 90 of the Code.</p>	2. This will be met.		
	3. Trees are on the inside of the sidewalk line		
	4.		
	5.		
<p>(b) <b>Hard and Gravel Surfaced Areas.</b> Within industrial zoning districts, 100 points of landscaping shall be planted for each 2,500 square feet of hard and gravel surfaced area, not including rooftops. Within all other zoning districts, 100 points of landscaping shall be planted for each 1,500 square feet of hard or gravel surfaced area, not including rooftops. Plants required under this subsection shall be installed within landscaped islands within the hard or gravel surfaced area or within 15 feet of its edges, and shall include large deciduous trees unless otherwise approved by the appropriate site plan approval authority. See example in Figure 11.02(2).</p>	(b) 21,880 square feet of hard surface	1,459	1,820
<p>(c) <b>Building Foundations.</b> Within industrial zoning districts, 100 points of landscaping shall be planted for each 50 lineal feet of exterior building wall that is visible from a public right-of-way or residentially zoned property. Within all other zoning districts, 100 points of landscaping shall be planted for each 75 lineal feet of exterior building wall. Plants required under this subsection must be installed within 20 feet of the building foundation, and shall not include large deciduous shade trees. See example in Figure 11.02(3).</p>	(c) Foundation is 249 feet	332	475
<p>(d) <b>Bufferyards.</b> A bufferyard is a landscaped area, berm, fence, and/or wall that results in a reduction of visual and other interaction with an adjoining property. A bufferyard shall be provided if required for a particular land use listed in Article 4, and where otherwise required via site plan approval under Section 94.16.09. Where required, bufferyards shall comply with the following.</p> <p>1. The minimum width of a bufferyard shall be 25 feet, unless reduced by the site plan approval authority if it determines that a lesser width is adequate to separate incompatible uses/activities or is necessary owing to site constraints beyond the control of the owner.</p>	1. N/A		
	2.N/A		

<p>2. No building, parking lot, loading area, motor vehicle circulation area, trash storage area, or outdoor storage area shall be permitted in a required bufferyard.</p> <p>3. Landscaping within bufferyards shall be selected, positioned, and planted in sufficient quantities to provide an all-season screen within five years of planting and have a minimum height of three feet at time of planting. See example in Figure 11.02(4). Such landscaping shall not count towards any other frontage, hard or gravel surfaced area, building foundation, or general yard area planting requirement of this Article.</p> <p>4. The use of a decorative opaque fence or wall, and/or a berm, in lieu of or in addition to the landscaping may be approved by the site plan approval authority, provided the slope of any berm is less than 4:1; the berm, fence or wall does not interfere with access, utilities, or stormwater management.</p>	<p>3. N/A</p>		
	<p>4. N/A</p>		
<p>(e) <b>General Yard Areas.</b> Within industrial zoning districts, 100 points of landscaping shall be planted for each 4,000 square feet of total lot area, excluding those areas under a rooftop, hard or gravel surfaced area, required bufferyard, or being reserved for a future phase of development. Within all other zoning districts, 100 points of landscaping shall be planted for each 2,500 square feet of total lot area, excluding those areas under a rooftop, hard or gravel surfaced area, required bufferyard, or being reserved for a future phase of development. Landscaping required by this standard shall be placed where appropriate on the site to maximize visual impact of landscaping, such as in a front or street side yard or adjacent to other uses.</p>	<p>(e) 12,749 remaining lot area</p>	<p>510</p>	<p>625</p>
<p>(f) <b>Other Green Space Areas.</b> Green space areas not used for landscape plantings, other than natural resource protection areas, shall be graded and sodded or seeded with a maintainable seed mix. Organic or natural mulch of plantings or planting beds is acceptable, but shall be installed so it does not erode, fall, be plowed, or otherwise transported into walks, drives, streets, or other hard-surfaced portions of the site.</p>	<p>(f) This will be met.</p>		
<p>(4) <b>Landscaping Points and Minimum Installation Sizes.</b> Most of the above landscaping requirements are expressed in terms of landscape points. Each plant type, below, is worth a certain number of landscape points that can be used to fulfill the landscaping requirements. Minimum permitted installation sizes for each plant category are provided to ensure that landscaping provides its aesthetic and screening functions at the time of installation and to improve survival rates. The schedule of landscaping points and minimum permitted installation sizes is as presented in Figure 11.02(7).</p>	<p>(4)</p>		
<p>(5) <b>Prohibited and Discouraged Species.</b></p> <p>(a) The following species are prohibited in the public right-of-way, within 10 feet of any lot line or parking lot perimeter, and in parking lot islands:</p> <ol style="list-style-type: none"> <li>1. Ailanthus (Tree of Heaven).</li> <li>2. American Elm, and any other species of elm not resistant to Dutch Elm Disease</li> <li>3. Ash (all varieties, until threat of emerald ash borer is eliminated)</li> <li>4. Buckthorn (common or glossy)</li> </ol>	<p>(5) There are no prohibited species utilized.</p>		

<p>5. Black Locust          6. Box Elder          7. Catalpa          8. Cottonwood (except along water edges)          9. European White Birch          10. Fruit-bearing Trees (excluding crabapples)          11. Honeysuckle          12. Lombard Poplar          13. Mulberry          14. Red Maple          15. Russian Olive          16. Siberian Elm          17. Silver Maple          18. Walnut          19. Willow (except along water edges).          20. Other weak-wooded tree species or species that deposit a significant number of twigs, seed pods, fruits, nuts, and/or other debris, as determined by the Zoning Administrator.          (b) Evergreen trees are prohibited within the public right-of-way.</p>	
<p>(6) <b>Existing Plant Materials.</b> A reasonable attempt shall be made to preserve as many existing trees as is practicable and to incorporate them into the landscape plan, including techniques for preservation. In instances where healthy plant materials of acceptable species, as determined by the Village, exist on a site prior to its development, the application of the standards in this section may be adjusted by the Village to allow credit for such material, provided that such adjustment is consistent with the intent of this Article.</p>	<p>(6) Existing trees are used in the landscaping plan. <del>Staff had requested a note be placed on the landscape plan stating that if the existing trees were harmed in construction that they would need to be replaced to keep the property in compliance with code. The applicant chose not to place this note on the plans.</del>          9/29/20 – a note has been added</p>
<p>(7) <b>Installation.</b> All landscaping required under this Section shall be installed consistent with Village standard specifications and industry accepted standards, and shall be guaranteed by the applicant or the applicant’s contractor for three years. Street terrace trees shall be balled and burlapped. All landscape beds shall be edged in accordance with industry best practices Installation shall occur prior to occupancy or commencement of operations, unless doing so would result in unsatisfactory plant survival. In this case, landscaping shall be installed within six months of occupancy or commencement of operations, and the Village may require a performance guarantee, such as a bond, cash deposit or letter of credit, before a permit or certificate for building occupancy is granted and until such landscaping is installed according to plan.          (a) A single tree species may not exceed twenty percent (20%) of all the tree species proposed to be planted on a single site.</p>	<p>(7) This should be met.</p>
<p>(8) <b>Maintenance.</b> Landscaping required by this Section is intended to be a permanent site improvement. As such, all landscaping shall be continually maintained in a live state. Maintenance shall include periodic and timely watering, irrigation where necessary, replenishment of mulch, weeding, fertilizing, pruning and any other such normally required horticulture activity necessary to keep all landscaping in a healthy, safe and aesthetically pleasing state. Recognizing that over time plants may mature and die or otherwise expire because of natural or unnatural causes; maintenance shall also include the removal and replacement of dead or dying plants. Such replacement shall occur within the same year in which a</p>	<p>(8) This should be met.</p>

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

GENERAL PERFORMANCE STANDARDS: Article 12	PROPOSED
<p><b>94.12.03: Fences, Landscape Walls and Hedges.</b></p> <p>(a) <b>Traffic Visibility.</b> All fences, walls, and hedges must comply with the vision clearance requirements of Section 94.12.08(12).</p> <p>(b) <b>Access.</b> No fence shall be considered a hardship to access a rear yard, for purposes of storage of vehicles or other purposes in this Chapter.</p> <p>(d) Fences within all Non-residential Zoning Districts, Except for Residential Fences Located There</p> <ol style="list-style-type: none"> <li>1. Fences, walls, and continuous hedges not exceeding ten feet in height are permitted. Such fence, wall, or continuous hedge shall be set back a minimum of two feet from any front or street side property line.</li> <li>2. Fences, walls, or continuous hedges may be required for screening particular land uses per Article 4 and Section 94.11.02(3)(d).</li> </ol> <p>(g) <b>Permanent Fence Appearance.</b> For each permanent fence with a more finished or a more decorative (non-structural) side, such side shall face toward the adjoining property or right-of-way. Residential fences in a front or street side yard shall be of semi-open designs, such as vertical picket, weaved lattice, or wrought iron bars. Each permanent fence shall be of consistent design and color, and color shall be compatible with the predominant color of the principal building on the same lot.</p> <p>(h) <b>Construction and Maintenance.</b> All fences, landscape walls, or decorative posts shall be constructed and maintained in a structurally sound and attractive manner per manufacturer’s instructions. Living hedges must be trimmed so that all limbs remain entirely within the property. Each fence shall be built and maintained with a single material and a single color for its full length.</p>	<p>(a) There are no fences</p> <hr/> <p>(b) There are no fences</p> <hr/> <p>(d) There are no fences</p> <hr/> <p>(g) There are no fences</p> <hr/> <p>(h) There are no fences</p>
<p><b>94.12.06(2): Exterior Storage Standards.</b></p>	
<p>(a) All exterior (outside) storage of recyclable and non-recyclable containers, within multi—family dwellings and non-residential facilities and properties (all land uses other than “Single-Family Detached Residence”, “Two-Family Residence”, and “Agricultural Use”), shall be placed and maintained within a three-sided enclosure and enclosed on the fourth side with a gate to contain garbage, refuse, waste, recycling, and other debris. The enclosure shall further meet all of the following requirements:</p> <ol style="list-style-type: none"> <li>1. Subject to accessory structure setback requirements included in Figures 5.01(2) and 5.02(2).</li> <li>2. Must be at least 10 feet from any combustible walls, openings, or combustible roof eave lines, as per NFPA 1 (most recent addition).</li> <li>3. Not placed in any minimum required front or street side yard.</li> <li>4. Must be placed to the interior side or rear of the principal structure, unless such a location is not possible in the determination of the Zoning Administrator.</li> </ol>	<p>(a)</p> <ol style="list-style-type: none"> <li>1. This is met.</li> <li>2. New proposed location the north would make it easier for hauler, but when the property is developed to the north, they may have to relook at this enclosure location.</li> <li>3. This is met</li> <li>4. It is on the interior side of the building.</li> <li>5. Yes, it is 34.03 x 17.92 feet.</li> <li>6. It is proposed at 6 feet high. Dumpsters will only be 3.5 feet tall, so a 6-foot fence should cover it okay.</li> <li>7. Yes, will be placed on concrete.</li> <li>8. Screened by chain link fence with slats.</li> <li>9. This will be met since containers are only 3.5 feet tall.</li> <li>10. Application was submitted and hauler confirmed this location is good.</li> </ol>

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

<p>related to on-site construction shall be set back a minimum of three feet from any interior side or rear property line, and outside of any front or street side yard unless provided site plan approval under Section 94.16.09.</p>	
<p><b>94.12.08: Access and Driveway Standards.</b></p>	
<p>(4) <b>Distance from Property Line.</b> The distance from an access drive or parking lot to the property line shall not be less than the minimum associated setback for hard and graveled surface areas in Figures 5.01(2) and 5.02(2), except in case of approved shared driveways, hared parking lots and cross-access ways.</p>	<p>(4) Schofield Ave access is 36.80 feet from lot line.</p>
<p>(5) <b>Width of Driveway.</b> All openings for access drives onto public streets shall adhere to the widths as specified in Chapter 71 of the Code.</p>	<p>(5) Meets - 30.16 feet on Schofield and 35 feet on Mount View</p>
<p>(6) <b>Traffic Control.</b> Traffic into and out of all off-street parking, loading and traffic circulation areas serving six or more parking spaces shall be forward moving, with no backing into streets or pedestrian ways.</p>	<p>(6) This will be met.</p>
<p>(7) <b>Surfacing.</b> Driveway surfacing shall be per Section 94.12.09(6)(a).</p>	<p>(7) Will be surfaced with asphalt.</p>
<p>(8) <b>All Garages to be Served by Driveways.</b> All garages intended for vehicle parking shall be served by a driveway extending from the garage to the curb or street edge. Where such driveway(s) meets the garage, the width shall be, at minimum, the width of all garage door openings.</p>	<p>(8) N/A</p>
<p>(9) <b>Installation Timing.</b> Except for apron sections within public rights-of-way, no residential driveway shall be constructed until the owner has been issued a building permit for the residence. Each residential driveway shall be constructed prior to occupancy of the associated dwelling, except in cases when construction of the dwelling is completed between December 1st and March 31st. In such cases, driveways must be installed no later than June 1st following occupancy.</p>	<p>(9) N/A</p>
<p>(10) <b>Provision for Sidewalk.</b> Where there is existing curb and gutter street sidewalks shall be installed for all new construction and substantial remodels, which exceed 50% of the assessed value, of a structure, regardless if a sidewalk is present on either side of said project, in accordance with the Village’s Complete Streets Policy. Where the construction project or remodel does not exceed 50% of the assessed value then all driveways, new or existing, shall accommodate a 5-foot wide concrete sidewalk section within the public right-of-way, built to Village sidewalk standards, to maintain connection with existing sidewalks or to allow for the connection of future sidewalks on either side of the driveway. Plan Commission may waive the above stated provisions under the following circumstances:          (a) The Village Capital Improvement Plan and/or sidewalk and trail planning maps, or similar planning documents do not include sidewalks within the project neighborhood; or          (b) The Director of Public Works has determined that future sidewalk grades cannot be determined or;          (c) The Director of Public Works has determined that substantial grading of the area between the curb and the right-of-way line is required for both the subject parcel and both neighboring parcels.</p>	<p>(10) There is existing sidewalk along Schofield Ave. However, no sidewalk is proposed on west side of Mount View Ave. At the July 13, 2020 Plan Commission meeting, the Plan Commission waived the requirement for sidewalk along Mount View Ave.</p>
<p>(11) <b>Maintenance.</b> All driveways shall be maintained so as to prevent the transport of gravel, dirt, or other material from the property into the public right-of-way.</p>	<p>(11) This will be met.</p>

<p>(12) <b>Vision Clearance Triangles.</b> Within vision clearance triangles, no signs, structures, earthwork, vegetation, or other obstructions between 18 inches and ten feet in height shall be permitted, except for tree trunks and sign poles. The vision clearance triangle shall apply where public streets intersect, and where private driveways and alleys intersect with public streets, per the following standards (as also represented in Figure 12.08).</p>	<p>(12) This will be met.</p>
<p><b>94.12.09: Off-Street Parking and Traffic Circulation Standards.</b></p>	
<p>(3) <b>Use of Off-Street Parking Areas; Snow Storage.</b> Except as otherwise allowed below, the use of all off-street parking areas shall be limited to the parking of licensed and operable vehicles not for lease, rent, or sale. Within residentially zoned property, only licensed and operable cars and trucks with a rated gross vehicle weight of 26,000 pounds or less shall be parked or kept in parking areas or any other exterior location. The use of parking spaces and their circulation areas for purposes such as seasonal sales and snow storage shall be permitted only if sufficient parking spaces remain available to meet the parking requirements of this chapter and normal traffic and pedestrian movement and safety is not impeded.</p>	<p>(3) Snow storage is located at the north west of the property. Per Section, 94.12.09 (3) – off street parking is limited to parking of licensed and operable vehicles not for lease, rent, or sale. 27 stalls are provided for customer and employee parking for the sales and service. 10 of the 11 stalls marked for location of car sales cannot count towards total stalls provided due to Sec. 94.12.09(3) 10/9/20 – an updated parking lot plan has been supplied.</p>
<p>(4) <b>Traffic Circulation and Traffic Control.</b> Site circulation shall be designed to provide for the safe and efficient movement of all traffic entering, exiting, and on the site. Circulation shall be provided to meet the individual needs of the site with specific mixing of access and through movements, and where required, shall be depicted on the required site plan. Circulation patterns and traffic control measures shall conform to the general rules of the road and the requirements of the Manual of Uniform Traffic Control Devices.</p>	<p>(4) This will be met.</p>
<p>(5) <b>Installation and Maintenance of Off-Street Parking and Traffic Circulation Areas.</b> All off-street parking and traffic circulation areas shall be completed prior to building occupancy and shall be maintained in a dust-free condition at all times.</p>	<p>(5) this will be met.</p>
<p>(6) <b>Off-Street Parking and Traffic Circulation Design Standards.</b>                  (a) Surfacing. All off-street parking, driveway, and traffic circulation areas constructed after March 18, 2015, including residential driveways, shall be surfaced and continuously maintained with a hard surface as defined in Section 94.17.04, except that gravel, crushed stone, or a similar material is permitted for:                  1. Agricultural uses.                  2. Driveways in rural and open space zoning districts, where the intersecting road is gravel or the driveway is greater than 50 feet in length.                  3. Emergency access driveways where required or approved by the Zoning Administrator.                  4. Lightly traveled service drives for non-residential uses where included as part of an approved site plan under</p>	<p>(a) Will be surfaced with asphalt.</p>
	<p>(b) Stalls will be marked</p>

<p>Section 94.16.09, and where in the Village at least the first 50 feet connecting to a public street is hard surfaced.</p> <p>In cases where gravel or crushed stone is permitted under one of the above exceptions, the portion of the driveway within the public street right-of-way shall be hard surfaced, except where serving agricultural uses, where the intersecting public road is gravel surfaced, or for uses outside of non-residential and mixed use zoning districts in the ETZ area. Where any gravel or crushed stone driveway exists, the Village Public Works Director may require a hard surface tracking pad adjacent to the public street right-of-way, or other remedial action, if he or she determines that gravel or stone is being tracked into the public street.</p> <p>(b) Marking. All hard-surfaced areas intended for six or more parking stalls shall be striped in a manner that clearly indicates the boundaries of required parking spaces.</p> <p>(c) Curbing. For developments that require site plan approval under this Chapter, construction of curb and gutter shall be required around all parking, driveway, and other vehicular access areas and landscaped islands and peninsulas. The site plan approval authority may modify this standard to facilitate a unique stormwater management approach or condition, for lightly traveled service drives, at the edges of a phase of development of a parking area, for material or snow storage areas, or for approved gravel surfaced areas.</p> <p>(d) Lighting. All off-street parking and traffic circulation areas serving six or more cars shall be lit so as to ensure the safe and efficient use of said areas during the hours of use, with said illumination level shall not exceed the standards of Section 94.12.11.</p> <p>(e) Access. Each required off-street parking space shall open directly upon an aisle or driveway that is wide enough and designed to provide a safe and efficient means of vehicular access to the parking space without directly backing or maneuvering a vehicle into a public right-of-way. All off-street parking and traffic circulation facilities shall be designed with an appropriate means of vehicular access to a street or alley, in a manner that least interferes with traffic movements. Off-street parking spaces for residential uses may be stacked or in front of one-another for the same dwelling unit. Parking spaces located behind an enclosed garage and located directly off a through aisle shall be a minimum of 30 feet deep.</p> <p>(f) Signage. All signage located within, or related to, required off-street parking or traffic circulation areas shall comply with the requirements of Article 13.</p> <p>(g) Handicapped Parking Spaces. Parking for the handicapped shall be provided at a size, number, location, and with signage as specified by State and Federal regulations.</p>	<p>(c) There is no curbing shown on the site plan. There is a letter from the engineer stating that curbing would inhibit the flow of water on the site. However, the Public Works Directors contradicts this stated that stormwater flows to the drive access and to the road, not to the grass on the perimeter of the parking area. 7/31/20 – flat concrete curb has been added to the plan.</p>
	<p>(d) <del>Does not meet code. The west parking stalls and entrance are not covered by any light. This was discussed with the applicant and a light pole was requested on the west side of the parking lot to illuminate the entrance and the western parking stalls.</del> 9/29/20 – This has been met.</p>
	<p>(e) This will be met.</p>
	<p>(f) No parking signage is proposed.</p>
	<p>(g) A handicapped spot is provided.</p>
	<p>(h) Yes, stalls are 10 x 20ft. <del>Parallel stalls along Schofield Ave have no dimensions given.</del> 9/29/20 – This has been added to the site plan</p>

<p>(h) Dimensional Standards. Other than parking required to serve the handicapped, the minimum required length of parking spaces shall be 18 feet and the minimum required width is 10 feet (8½ feet for end spaces). All parking spaces shall have a minimum vertical clearance of 8 feet. Horizontal widths for driveways serving parking spaces shall be no less than 24 feet for two-way driveways and 12 feet for one-way driveways, except that wider driveways may be required for loading and service routes.(i) Landscaping Standards. Parking lot landscaping shall comply with the requirements of the hard and gravel surface area landscaping requirements in Section 94.11.02(3)(b).</p>	<p>(i) This will be met.</p>
<p>(7) <b>Calculation of Minimum Required Parking Spaces.</b> The minimum number of required parking spaces is stated for each land use in Article 4. A garage stall shall be considered a parking space.</p>	<p>(7) The two uses of the property each require 12 parking stalls, 24 stalls total minimum. Max is 18 each or 36 total. 27 stalls have been proposed for the combined uses of sales and service. Applicant supplied a colored layout based on the location of those for sale, customer parking and employee parking. He has 11 stalls proposed for storing cars for sale however he states there will be no more than 10 for sale at one time. Per Section, 94.12.09.3 – off street parking is limited to parking of licensed and operable vehicles not for lease, rent, or sale. Those 10 cannot count towards the parking needed. However, there are 27 remaining which meets the requirements for the two planned uses. 9/29/20- Site Plan still lists 15 stalls for the middle parking area instead of 16</p>
<p>(8) <b>Potential Reduction in Automobile Parking Spaces.</b> The site plan approval authority may approve a decrease in the required number of off-street automobile parking spaces for each land use in Article 4 by up to 25 percent of the normal requirement. Such a reduction must be supported by technical documentation furnished by the applicant that indicates that actual off-street parking demand for that particular use is less than the normally required minimum.</p>	<p>(8) N/A</p>
<p>(9) <b>Partial Development of Required Parking Spaces.</b> The applicant for any development may seek permission to not install a portion of its required parking at time of site plan approval; however, said site plan shall depict the minimum number of required parking spaces to be available for future construction.</p>	<p>(9) N/A</p>
<p>(10) <b>Limit on the Maximum Number of Required Parking Spaces.</b> No site plan may be approved for a multi-family residential or non-residential use that contains more than 150 percent of the use’s minimum number of required parking spaces under Article 4, except by conditional use permit.</p>	<p>(10) 150% of 12 is 18 There are two uses on site that have the same minimum stall requirements. Total allowed stalls is 36 without a CUP. This meets.</p>
<p>(11) <b>Joint and Off-Site Parking Facilities.</b> (a) Parking facilities providing required parking for one or more uses shall provide a total number of parking spaces that shall not be less than the sum total of the separate parking needs for each use during any peak hour parking period when said joint parking facility is utilized at the same time by said uses, unless reduced by the site plan approval authority per subsection (8).</p>	<p>(a) N/A</p>

<p>(b) To obtain a greater reduction in required parking spaces that is enabled under subsection (8), the applicant(s) for approval of a joint parking facility shall demonstrate that there is no substantial conflict in the demand for parking during the principal operating hours of the two or more uses the joint parking facility is proposed to serve.</p>	<p>(b) N/A</p>
<p>(c) A legally binding instrument, addressing the particulars of the parking arrangement and potentially limiting future change of uses, shall be executed by any and all parties to be served by said joint parking facility, where there is a reduction in required parking spaces that is greater than that enabled under subsection (8). This instrument shall be approved by the Village Attorney, recorded with the Register of Deeds Office prior to the issuance of any zoning permit or building permit associated with the facility, and filed with the Zoning Administrator once recorded.</p>	<p>(c) N/A</p>
<p><b>(12) Locational Prohibitions for Off-Street Parking Areas.</b> Off-street parking shall not be located between the principal structure on a residential lot and a street right-of-way, except within residential driveways and parking lots designated on any approved site plan. No private parking shall occur on street terraces, driveways, or any other areas located within a public right-of-way, except by conditional use permit. See also Section 94.12.07(9) and Figures 5.01(2) and 5.02(2).</p>	<p>(12) N/A</p>
<p><b>(13) Minimum Permitted Throat Length.</b> All uses requiring site plan approval shall have a minimum permitted throat length of access drives serving parking lots of 20 feet from the nearest street right-of-way, except as modified by the site plan approval authority based on unique site conditions or suitable assurance that traffic will not back up into public rights-of-way.</p>	<p>(13) Yes, this will be met.</p>
<p><b>(14) Bicycle Parking.</b> A number of off-street bicycle parking spaces shall be provided equal to five percent of the automobile parking space requirement, with no fewer than two bicycle parking spaces provided for all uses requiring 20 or more vehicular parking spaces. Each “Inverted-U” or similar type rack counts as two bicycle parking spaces. All bicycle parking shall be on a hard-surfaced area in a location accessible to building entrances.</p>	<p>(14) No bicycle facility is provided on site. For this site, at least one bike rack would be required.</p> <p>8/25/20 – in the updated narrative, the applicant states that employees will be permitted to store bikes in the shop area, there is no comment to customer bikes.</p> <p>10/9/20 – Still no comment regarding customer bikes.</p> <p>The applicant has requested a waiver if one is needed.</p>
<p><b>(15) Pedestrian Facilities.</b></p> <p>(a) The site shall provide for safe pedestrian and bicycle access to all uses, and connections to existing and planned public pedestrian and bicycle facilities and adjacent properties.</p> <p>(b) Pedestrian walkways shall be provided from all building entrances to existing or planned public sidewalks and/or pedestrian/bike facilities. The minimum width for sidewalks adjacent to buildings shall be five feet.</p> <p>(c) Sidewalks other than street sidewalks or building aprons shall have adjoining landscaping along at least 50 percent of their length if said sidewalk is over 50 feet in length.</p> <p>(d) Crosswalks shall be distinguished from driving surfaces to enhance pedestrian safety by using different materials, or colors, or textures, and signage.</p>	<p>(a) 9/4/20 – the applicant has added a cement walkway from Schofield Ave to the parking lot.</p> <p>(b)</p> <p>(c)</p> <p>(d)</p>
<p><b>94.12.10: Off-Street Loading Standards</b></p>	
<p><b>(2) Applicability.</b> Any new building that has a gross floor area of 10,000 square feet or more and that requires regular deliveries, or makes regular shipments from semi-trucks and trailers, shall provide off-street loading facilities in accordance with the regulations of this Section, except for agricultural uses.</p>	<p>(2) There is no loading zone.</p>



<p>where required to meet federal and state safety regulations; and as excepted in subsection (10).</p>	
<p>(4) <b>Orientation of Fixture.</b> In no instance shall an exterior lighting fixture be oriented so that the lighting element (or a clear shield) is visible from a residentially zoned property or allowed to direct light skyward. Shielded luminaries and careful fixture placement shall be used to ensure that exterior lighting prevents direct lighting above a horizontal plane, except that architectural lighting that focuses all light below the roof line may exceed the horizontal plane. Search lights are prohibited except for any search light deemed necessary by the FAA.</p>	<p>(4) All lighting will be cast downward.</p>
<p>(5) <b>Intensity of Illumination.</b> The amount of illumination attributable to exterior lighting, as measured at the property line, shall not exceed 1.0 footcandle above ambient lighting conditions on a cloudless night. The maximum average lighting within any lit area shall not exceed 5.0 footcandles, except where the Zoning Administrator determines that greater illumination is necessary for public safety.</p>	<p>(5) The intensity will be less than 1 footcandle at the property line.</p>
<p>(6) <b>Fixture Heights.</b> The maximum height from the base of the pole or its support to the fixture shall be 20 feet in residential, rural, and open space zoning districts, and 35 feet in all other districts.</p>	<p>(6) There is a pole light proposed in the south east, south and west property lines. Height is not provided for light. 9/29/20 – Still not provided</p>
<p>(7) <b>Location.</b> Light fixtures shall not be located within any required bufferyard under this Chapter, or closer than three feet from a property line.</p>	<p>(7) No setback given for pole light. Extrapolating 23 feet from front lot line. Location is only shown on photometric plan, not on site plan. I'm confused of the actual location. If it's the square, then it would be in the way of the two parking stalls at the corner of the lot. 9/29/20 – Setback is still not shown for pole lights.</p>
<p>(8) <b>Flashing, Flickering and other Distracting Lighting.</b> Flashing, flickering, moving (such as search spot or search lights), and/or other lighting that may distract motorists is prohibited.</p>	<p>(8) There will be no flashing light.</p>
<p>(9) <b>Qualitative Requirements.</b> Design and color of light fixtures and poles shall be compatible with building design and color on the same lot. Street intersections, driveway intersections, and pedestrian access routes shall be illuminated with lights of appropriate scale to the function, without providing an obviously uneven illumination pattern across the site.</p>	<p>(9) The Schofield Ave access is not illuminated. 9/29/20 – This has been met.</p>
<p>(10) <b>Exceptions.</b> The appropriate site plan approval authority may grant exceptions to the requirements of this Section in the following circumstances:          (a) Outdoor recreation use and assembly areas such as athletic fields.          (b) Gas station pump islands and other uses in which motor vehicles and pedestrians routinely operate in close proximity with one another. Use of recessed canopy lighting to minimize off-site impacts may be required.          (c) Lighting for special events, per an approved special event permit under Chapter 67 of the Municipal Code.</p>	<p>(10) N/A</p>
<p>(11) <b>Nonconforming Lighting.</b> All lighting fixtures existing prior to the effective date of this Chapter shall be considered legal conforming structures and may be continued (see Article 15). However, as part of a site plan approval for a new, expanded, or remodeled project or use on the same site, the site plan approval authority may require that such lighting be reoriented to achieve greater or full compliance with this Section.</p>	<p>(11) There is no nonconforming lighting on site.</p>
<p><b>Section 94.12.12: Vibration Standards</b></p>	
<p>(3) <b>Depiction on Required Site Plan.</b> Any activity or equipment that creates detectable vibrations outside the confines of a</p>	

building shall be depicted as to its location on the site plan, if required for the development of a property.	
<p><b>(6) Standards in GI Districts. <math>D = K/f</math></b>  <u>On or beyond adjacent lot line:</u>                      1. Continuous (0.0015):                      2. Impulsive (0.030):                      3. Less than 8 pulses per 24 hours (0.075):  <u>On or beyond any residence district boundary line:</u>                      4. Continuous (0.003):                      5. Impulsive (0.006):                      6. Less than 8 pulses per 24 hours (0.015):</p>	1.
	2.
	3.
	4.
	5.
	6.
<p><b>(7) Standards in other districts. <math>D = K/f</math></b>  <u>On or beyond adjacent lot line:</u>                      1. Continuous (0.003):                      2. Impulsive (0.006):                      3. Less than 8 pulses per 24 hours (0.015):</p>	1.
	2.
	3.
<b>Section 94.12.13: Noise Standards</b>	
<p><b>Increase in noise over ambient level:</b>                      MF or MH districts shall not exceed +3 dBA                      INT, B-1, B-2, B-3 and BP districts shall not exceed +5 dBA                      GI, LI districts shall not exceed +8 dBA                      If noise is not constant or is only present during daytime hours:                      Daytime operation only: +5 dBA                      Less than 20% of any 1 hour period: +5 dBA*                      Less than 5% of any 1 hour period: +10 dBA*                      Less than 1% of any 1 hour period: +15 dBA*                      Noise of impulsive character: -5 dBA                      Noise of periodic character: -5 dBA                      *Only one may be applied</p>	
<b>Section 94.12.14: Air Pollution Standards</b>	
(2) The emission, from all sources within any lot, of particulate matter containing a section diameter larger than 44 microns is prohibited.	(2)
(3) Emission of smoke or particulate matter of density equal to or greater than Number 2 on the Ringelmann Chart (US Bureau of Mines) is prohibited at all times.	(3)
(4) Dust and other types of air pollution borne by the wind from such sources as storage areas, yards, and roads within the boundaries of any lot shall be kept to a minimum by appropriate landscaping, surfacing, watering, or other acceptable means. This standard shall not apply to allowable agricultural uses within an agricultural zoning district.	(4)
(5) All uses shall comply with all applicable State and Federal standards.	(5)
<b>Section 94.12.15 Odor Standards</b>	
No land use shall cause any odor that is offensive to a person of reasonable sensibilities detectable at any lot line of any lot in a residential district for periods exceeding a total of 15 minutes of any day.	
<b>Section 94.12.16 Glare and Heat Standards</b>	
(2) No direct or sky-reflected glare, whether from floodlights or from temperature processes such as combustion or welding or otherwise, so as to be visible at any lot line of a property shall be permitted. Furthermore, there shall be no transmission of heat or heated air so as to be discernible (by a healthy observer such as the Zoning Administrator or a designee) at the lot line. Solar	There will be no glare.

<p>Energy Systems regulated by Wis. Stat. § 66.0401 shall be entitled to the protection of its provisions.</p>	
<p><b>Section 94.12.17 Fire and Explosion Standards</b></p>	
<p>(1) Any use involving materials that could detonate shall locate such materials not less than 400 feet from any residentially zoned property, except that this standard shall not apply to the storage or usage of liquefied petroleum, diesel, or natural gas for normal on-site purposes. All activities and storage of flammable and explosive materials at any point shall be provided with adequate safety and firefighting devices in accordance with all fire prevention codes of the State of Wisconsin.</p>	<p>(1) There will be no explosions.</p>
<p>(2) All materials that have capabilities ranging from “active” to “intense” burning shall be manufactured, utilized, processed, and stored only in completely enclosed buildings that have incombustible exterior walls and an automatic fire extinguishing system. The aboveground storage capacity of materials that produce flammable or explosive vapors shall not exceed:                  Over 187: Max 40,000 Gallons                  105 – 187: Max 20,000 Gallons                  Below 105: Max 10,000 Gallons</p>	<p>(2)</p>
<p><b>Section 94.12.18 Toxic or Noxious Material Standards</b></p>	
<p>(1) No use shall discharge across the boundaries of any property, or through percolation into the subsoil, toxic or noxious material in such concentration as to be detrimental to, or endanger, the public health, safety, comfort, or welfare, or cause injury or damage to the property or business.</p>	<p>There will be no discharge.</p>
<p>(2) No use shall discharge at any point into any public or private wastewater treatment system or stream, or into the ground, any liquid or solid materials except in accordance with the regulations of the Wisconsin Department of Public Health.</p>	
<p><b>Section 94.12.19 Waste Material Standards</b></p>	
<p>(1) No use shall discharge across the boundaries of any property, or through percolation into the subsoil, toxic or noxious material in such concentration as to be detrimental to, or endanger, the public health, safety, comfort, or welfare, or cause injury or damage to the property or business.</p>	<p>There will be no discharge.</p>
<p>(2) No use shall discharge at any point into any public or private wastewater treatment system or stream, or into the ground, any liquid or solid materials except in accordance with the regulations of the Wisconsin Department of Natural Resources and Wisconsin Department of Safety and Professional Services.</p>	
<p><b>Section 94.12.20 Hazardous Materials Standards</b></p>	
<p>(1) Compliance with Statutes. All hazardous materials shall be regulated in accordance with the relevant Wisconsin Statutes or their successors:                  (a) Micro-Organism Cultures subject to Wis. Stat § 94.65;                  (b) Pesticides subject to Wis. Stat. § 94.67(25);                  (c) Biological Products subject to Wis. Stat. § 95.39;                  (d) Hazardous Substances subject to Wis. Stat. § 100.37(1)(c);                  (e) Toxic Substances subject to Wis. Stat. § 101.58(2)(j);                  (f) Infectious Agents subject to Wis. Stat. § 101.58(2)(f);                  (g) Any material for which the State of Wisconsin requires notification of a local fire department; or                  (h) Any other uses, activities, or materials which are subject to County, State, or Federal hazardous, or related, materials regulations.</p>	<p>There will be no hazardous materials.</p>

<p>(2) Notification of Use of Hazardous Materials. All land uses involving hazardous materials listed in this Section, except for agricultural uses, shall submit a written description of such materials and the operations involving such materials conducted on their property as part of any required site plan submittal.</p>	
<p>(3) Risk Management and Emergency Response Program. As part of any permit review process under this Chapter, the Village may require such operator to prepare and submit a process safety management, risk management, containment, and emergency response program for approval by the Fire Chief. In the event of any spill or other accident involving toxic, hazardous, or radioactive materials, the responsible party shall immediately notify the Fire Department and HazMat team, and shall follow procedures specified in any approved process safety management, risk management, containment, and emergency response program.</p>	
<p><b>Section 94.12.21 Electromagnetic Emissions Standards</b></p>	
<p>No activity shall emit electrical, radioactive or other electromagnetic disturbances outside its premises that are dangerous to plant or animal life as determined by applicable federal or state regulation or which adversely affect the use of neighboring premises such as by interfering with the use or enjoyment of common household and business equipment such as radio, television, telephone, computer or facsimile operations, except where such activity is exempt or the standard is modified under state or federal law.</p>	

STREET ACCESS CONTROL: Chapter 71 Section 71.5.01: Access Design Standards	PROPOSED
Width at Property Line: 24 – 48 feet	Yes, 30 and 35 feet.
Width at Street: Based on vehicle used to access.	
(2) Grade. The maximum acceptable grade shall not exceed 10%. Under certain circumstances, which must be defined and presented to the Village Board by the Director of Public Works or Zoning Administrator prior to the meeting/hearing on the proposal, the Village may require that the access point grade shall not exceed 6%.	Will be met.
(3) Clearance. All driveways shall provide a driveway corridor at least 12 feet wide with no tree branches or brush extending into the driveway corridor to a height of 15 feet.	Will be met.
(4) Bridges. All driveways that utilize bridges shall construct all bridges to support a gross vehicle weight of 50,000 pounds with a minimum twelve-foot wide clear travel surface.	Will be met.
(5) Driveway approach construction standards. (a) Standards for gravel. Require a minimum six inches of three-quarter-inch crushed aggregate base course. (b) Standards for asphalt. Minimum of two-and-one-half-inch compacted depth of surface mix over six-inch compacted three-quarter-inch crushed aggregate base course; no pea gravel allowed. (c) Standards for concrete. 1. Forms in the approach are to be a minimum of six inches in depth. 2. Concrete to be a minimum six-bag mix. 3. Expansion joints six inches by 1/2 inch required between curb and driveway approach, or as directed. 4. Concrete approaches are required where there is existing curb and gutter and sidewalk or where sidewalk is proposed in the future. 5. Driveway approaches require a minimum concrete thickness of six inches and four-inch compacted three-quarter-inch crushed aggregate base course (no pea gravel allowed). 6. In the absence of curb and gutter, concrete approaches are prohibited.	Will be met.
(6) Brick pavers and decorative concrete in driveway approach. (a) If the driveway constructed in the public right-of-way is of brick paver/decorative concrete/embossed or colored asphalt it will be the owner's sole responsibility to maintain, repair, and replace if necessary, due to any damage by the Village or other public agencies, or due to normal wear.	N/A
(7) Alignment. All driveways shall be constructed within 10° of perpendicular to the accessed street center line for the first 20 feet of the access. (a) Where possible, driveways should align on opposite sides of the street. (b) A variance is required for unique or site-specific limitations that may exist which restrict the applicant from complying with these dimensional requirements. A variance may not be granted for any driveway that intersects the street at less than 60° under any circumstances.	Will be met.
(8) Vision triangle. No visual obstruction shall be located within a vision triangle, or the space formed by two existing or proposed right-of-way lines and/or a right-of-way to a private driveway. No structure or sign may be placed in the clear area of	

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

UTILITIES: Chapter 86			
EXISTING CONDITIONS			
Water Lateral	Main to Curb Stop	Length:	
		Size:	
		Material:	
		Depth:	
	Curb Stop to Building	Length:	
		Size:	
		Material:	
		Depth:	
Sewer Lateral - Main to Building		Length:	
		Size:	
		Material:	
		Depth:	
Fire Suppression Service - Main to Building		Length:	
		Size:	
		Material:	
		Depth:	
Stormwater Lateral		Length:	
		Size:	
		Material:	
		Depth:	
PROPOSED			
Water Lateral <i>All water service laterals larger than 2" require a pressure test to 150 psi for 2 hours and demonstration of safe bacteriological test. Ductile iron services shall be cable bonded.</i>	Main to Curb Stop <i>2" and smaller requires Type K copper, Larger than 2" requires ductile iron.</i>	Length:	
		Size:	
		Material:	
		Depth:	
	Curb Stop to Building <i>2" and smaller may be Type K copper, CTS 200 psi HDPE, or PEX. Larger than 2" requires ductile iron</i>	Length:	<b>159 LF</b>
		Size:	<b>1"</b>
		Material:	<b>Copper</b>
		Depth:	<b>**Note, water lateral is under pavement the entire way, may want to insulate and/or ensure adequate depth is maintained to minimize freezing potential in winter.</b>
Sewer Lateral - Main to Building		Length:	<b>158 LF Clean out and Trench Drain Provided</b>
		Size:	<b>4"</b>
		Material:	<b>SCH 40 PVC</b>
		Depth:	<b>~ 9ft</b>
Fire Suppression Service - Main to Building <i>Fire services and combined fire and metered service laterals are the property of the building owner from the connection to the public main. All fire services shall be ductile iron.</i>		Length:	<b>N/A</b>
		Size:	
		Material:	
		Depth:	
Stormwater Lateral		Length:	<b>N/A</b>
		Size:	
		Material:	
		Depth:	

**Section 86.2.117: Cross Connections**

(c) Control and maintenance of connections. No person shall establish or permit to be established or maintain or permit to be maintained any cross connection. No interconnection shall be established whereby potable water from a private, auxiliary or emergency water supply other than the regular public water supply of the water utility may enter the supply or distribution system of the village unless such private, auxiliary or emergency

<p>water supply and the method of connection and use of such supply shall have been approved by the water utility and by the department of natural resources in accordance with Wisconsin Administrative Code NR § 811.09(2).</p>	
<p><b>Section 86.2.436: Meter Installation</b></p>	
<p>Meters will be furnished and placed by the water utility and are not to be disconnected or interfered with by the consumer. All meters shall be so located that they shall be preserved from obstructions and allow easy access for reading and inspection, such location to be designated by the utility. All piping within the building must be supplied by the consumer. If additional meters are desired by the consumer, he shall pay for all piping in an amount sufficient to cover the cost of maintenance and depreciation as set by the board.</p>	<p>Meter will be located in interior room.</p>
<p><b>Section 86.5.207 Post Construction Storm water Management Performance Standards</b></p>	
<p>(3) The plan required under sub. (2) shall include the following:                  (a) BMPs shall be designed, installed and maintained to control total suspended solids carried in runoff from the post-construction site as follows:                  New Development → 80% TSS Reduction                  In-fill development → 80% TSS Reduction                  Redevelopment → 40% TSS Reduction of load from parking areas and roads.                  (b) By design, BMPs shall be employed to maintain or reduce the 1-year, 2-year, 10-year and 100-year 24-hour, post construction peak runoff discharge rates to pre-development rates for the respective storms, or to the maximum extent practicable.                  (c) BMPs shall be designed, installed and maintained to infiltrate runoff in accordance with 86.307(3)(c) or to the maximum extent practicable.                  (d) Protective areas shall be included on site plans (see this section of the ordinance for the respective distances for protective areas)                  (e) Fueling and vehicle maintenance areas shall have BMPs designed, installed and maintained to reduce petroleum runoff so that the runoff that enters waters of the state contains no visible petroleum sheen, or to the maximum extent practicable.</p>	<p>(a) Site is under 1-acre, N/A</p>
	<p>(b)</p>
	<p>(c)</p>
	<p>(d)</p>
	<p>(e)</p>
<p><b>Section 86.5.209 Storm water Management Plan</b></p>	
<p><b>(1) PLAN REQUIREMENTS.</b> The storm water management plan required under Sec. 86.308 (2) shall contain at a minimum the following information:                  (a) Name, address, and telephone number for the following or their designees: landowner; developer; project engineer for practice design and certification; person(s) responsible for installation of storm water management practices; and person(s) responsible for maintenance of storm water management practices prior to the transfer, if any, Matter of maintenance responsibility to another party.                  (b) A proper legal description of the property proposed to be developed, referenced to the U.S. Public Land Survey system or to block and lot numbers within a recorded land subdivision plat.                  (c) Pre-development site conditions, including:                  1. One or more site maps at a scale of not less than 1 inch equals 20 feet. The site maps shall show the</p>	<p>N/A – <del>It has been noted however the grading on the east side relies on west to east drainage as it is relatively flat in the north-south direction. Staff has brought the concern of snow melt trapping water in this area during the spring. Owner is aware of the concern, but despite acknowledging this recommendation has chosen to leave the grading plan as is.</del>                  9/29/20 – this appears to be met</p>

following: site location and legal property description; predominant soil types and hydrologic soil groups; existing cover type and condition; topographic contours of the site at a scale not to exceed 10 feet; topography and drainage network including enough of the contiguous properties to show runoff patterns onto, through, and from the site; watercourses that may affect or be affected by runoff from the site; flow path and direction for all storm water conveyance sections; watershed boundaries used in hydrology determinations to show compliance with performance standards; lakes, streams, wetlands, channels, ditches, and other watercourses on and immediately adjacent to the site; limits of the 100 year floodplain; location of wells and wellhead protection areas covering the project area and delineated pursuant to Wisconsin Department of Natural Resources, Wisconsin Administrative Code § NR § 811.16.

2. Hydrology and pollutant loading computations as needed to show compliance with performance standards. All major assumptions used in developing input parameters shall be clearly stated. The geographic areas used in making the calculations shall be clearly cross-referenced to the required map(s).

(d) Post-development site conditions, including:

1. Explanation of the provisions to preserve and use natural topography and land cover features to minimize changes in peak flow runoff rates and volumes to surface waters and wetlands.

2. Explanation of any restrictions on storm water management measures in the development area imposed by wellhead protection plans and ordinances.

3. One or more site maps at a scale of not less than 1 inch equals 20 feet showing the following: post-construction pervious areas including vegetative cover type and condition; impervious surfaces including all buildings, structures, and pavement; post-construction topographic contours of the site at a scale not to exceed 10 feet; post-construction drainage network including enough of the contiguous properties to show runoff patterns onto, through, and from the site; locations and dimensions of drainage easements; locations of maintenance easements specified in the maintenance agreement; flow path and direction for all storm water conveyance sections; location and type of all storm water management conveyance and treatment practices, including the on-site and off-site tributary drainage area; location and type of conveyance system that will carry runoff from the drainage and treatment practices to the nearest adequate outlet such as a curbed street, storm drain, or natural drainage way; watershed boundaries used in hydrology and pollutant loading calculations and any changes to lakes, streams, wetlands, channels, ditches, and other watercourses on and immediately adjacent to the site.

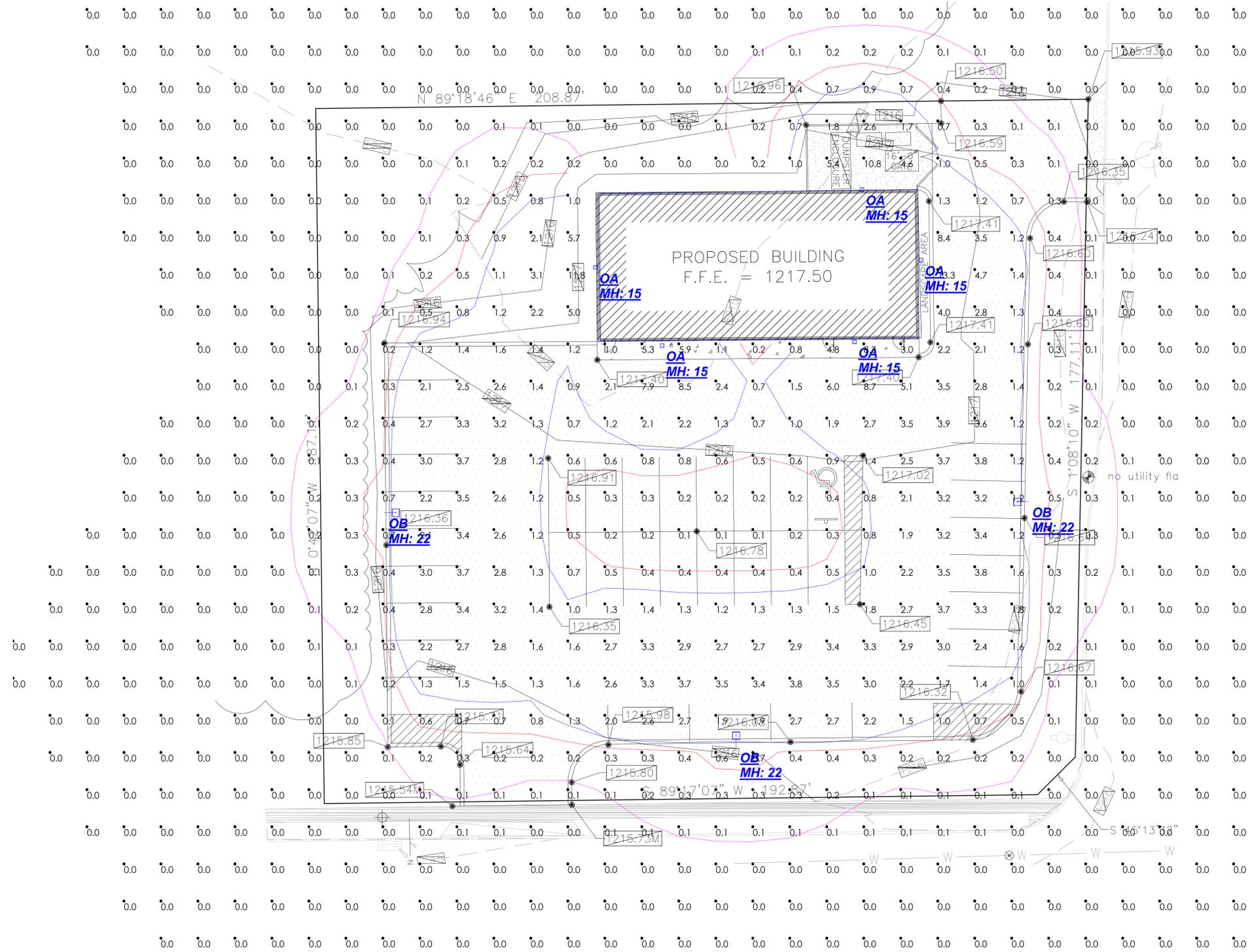
4. Hydrology and pollutant loading computations as needed to show compliance with performance standards. The computations shall be made for each

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

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

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

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



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
EXTERIOR_1	Illuminance	Fc	0.44	13.3	0.0	N.A.	N.A.

Luminaire Schedule								
Symbol	Qty	Label	Description	Arrangement	Lum. Lumens	Lum. Watts	LLF	
□	5	OA	SG2-50-4K7-FT	SINGLE	5526	51.76	0.900	
□	3	OB	RAR-2-320L-165-4K7-BC	SINGLE	11922	154.2	0.900	

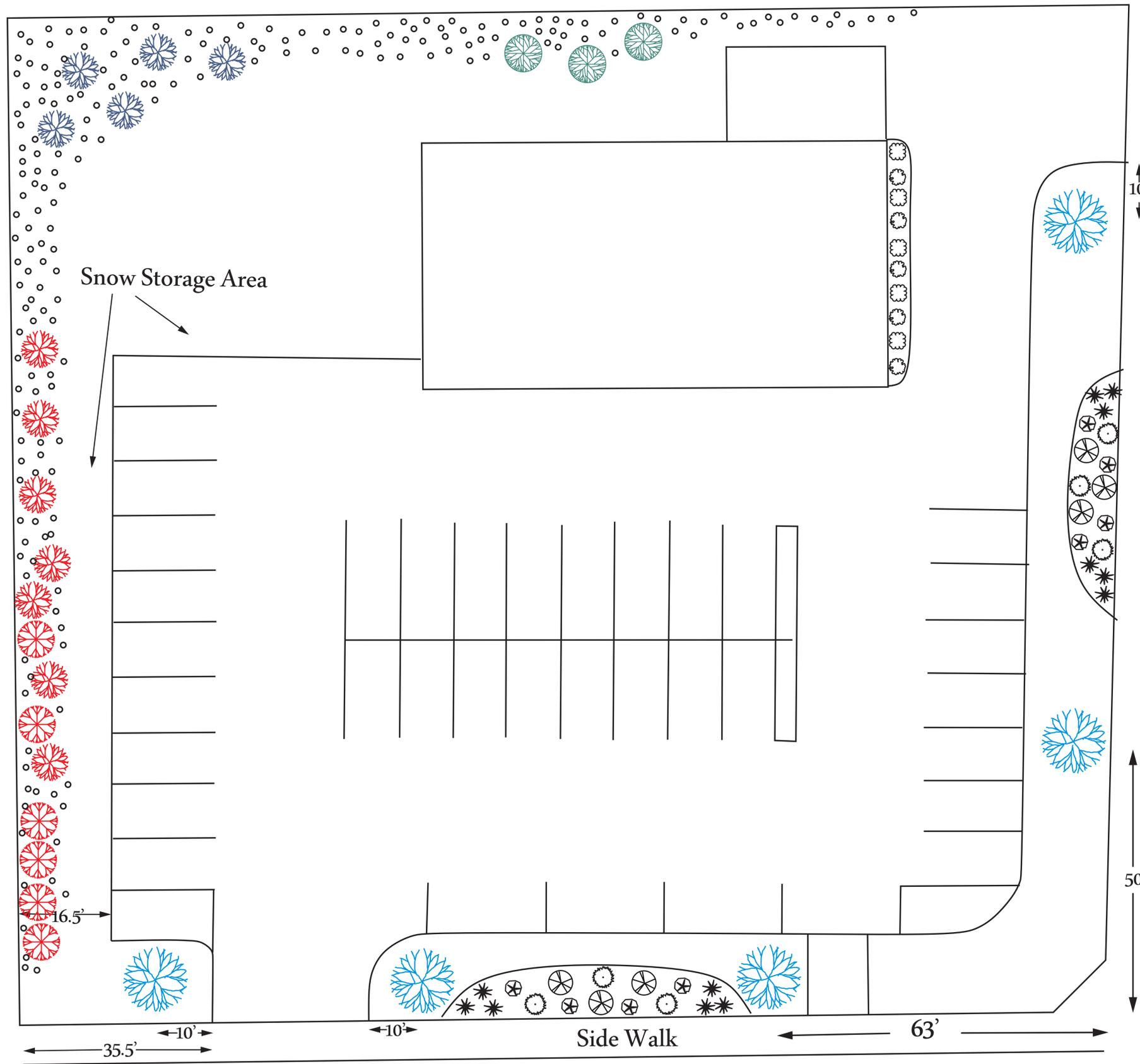
- Standard Reflectance of 80/50/20 unless noted otherwise
- Not a Construction Document, for Design purposes only
- Standard indoor calc points @ 30" A.F.F. unless noted otherwise
- Standard outdoor calc points @ Grade unless noted otherwise
- Mlazgar Associates assumes no responsibility for installed light levels due to field conditions, etc.



#	Date	Comments
Revisions		

RIMA Project #: 94725  
 Drawn By: MB  
 Date: 9/15/2020  
 Scale: 1"=15'-0"

**PHOTOMETRIC SITE PLAN**  
**PATRIOT AUTO**  
**WESTON, WI**



-  Bo bo Hydrangea (6)
-  Firefly Diervilla (5)
-  Limecello Barberry (8)
-  Karl Foerster Grass (12)
-  Gold Mound Spirea (5)
-  Shining Sensation Weigela (6)
-  Sugar Maple (5)
-  White Pine (6)
-  Red Pine (12)
-  Birch (3)
-  Poplar (242)
-  Street Trees
-  Building Foundation Trees
-  General Yard Trees
-  Hard Surface Trees



	<b>Patriot Auto</b>	
TITLE:		
DRAWN BY:	Barb Canne	
CHECKED BY:		
DATE:	9/24/2020	

Existing trees: Any existing trees identified to be used in the landscape calculation to meet Village of Weston compliance with landscape requirements, which die during the construction process, will be substituted with another similar existing tree which meets the requirements. Only if there are no existing trees remaining which meet the landscape requirement will additional trees be planted to comply with the minimum required points on the calculator.



- Bo bo Hydrangea (6)
- Firefly Diervilla (5)
- Limecello Barberry (8)
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TITLE	Patriot Auto
DRAWN BY	Barb Canne
CHECKED BY	
DATE	9/24/2020

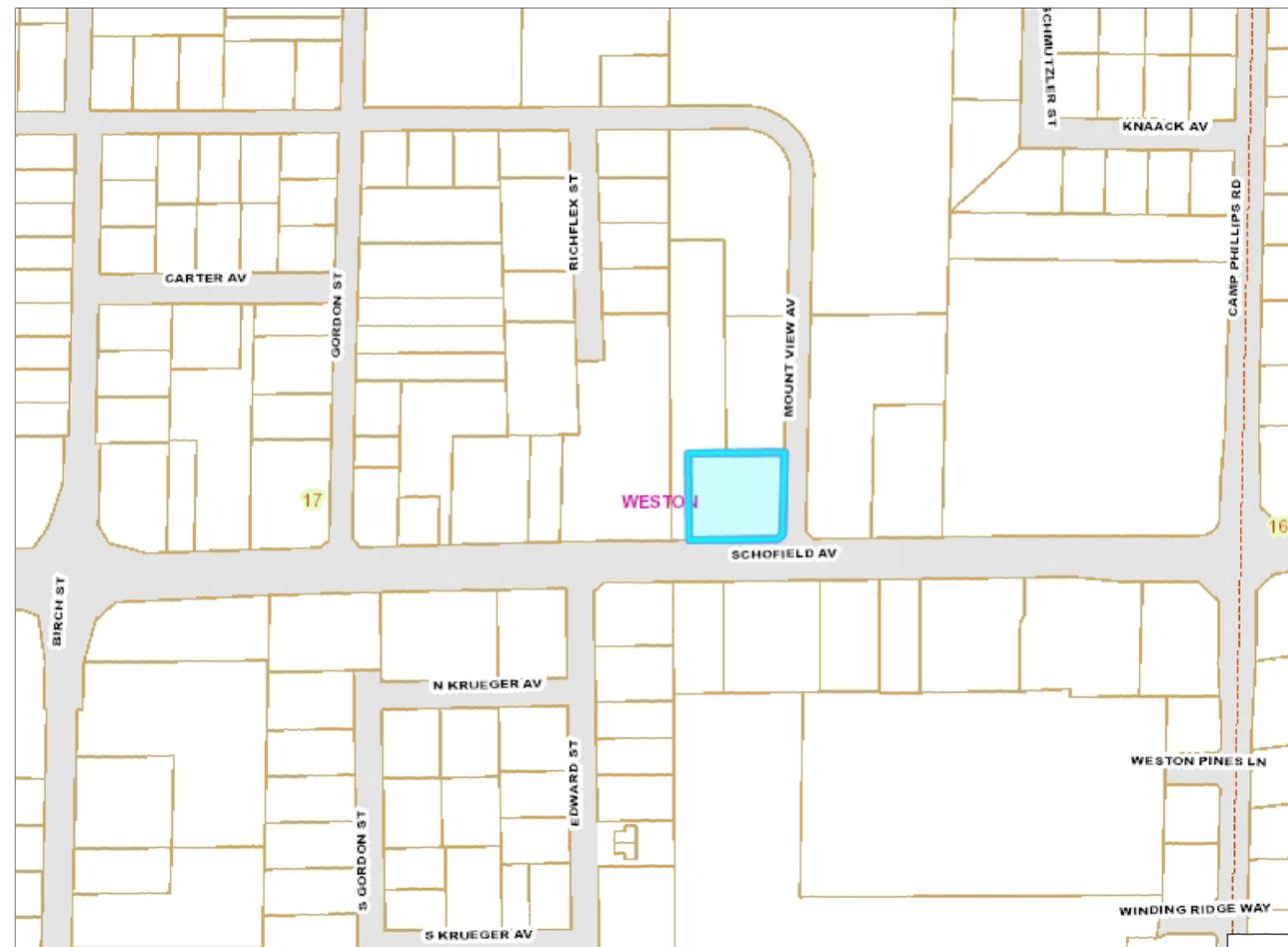
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- 10 Spaces Designated for display of Cars for Sale
- 12 Spaces for "Patriot Auto Sales" Parking
- 12 Spaces for "Patriot Auto Repair" Parking

If less than 10 cars for sale, 12 cars for Patriot Auto Sales or 12 cars for Patriot Auto Repair are on the property, then we reserve the right to park cars in spots designated for alternate uses as needed.

ADDRESS:  
3702 SCHOFIELD AVENUE WESTON, WI 54476

LOCATION:  
LOT 1 OF CERTIFIED SURVEY MAP #15078, VOLOUME 67, PAGE 160,  
LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4  
OF SECTION 17, TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF  
WESTON, MARATHON COUNTY, WISCONSIN



LOCATION MAP

DRAWING INDEX

SHEET 2	EXISTING SITE PLAN
SHEET 3	PROPOSED SITE & UTILITY PLAN
SHEET 4	PROPOSED GRADING PLAN
SHEET 5	PROPOSED EROSION CONTROL PLAN
SHEET 6	PROPOSED EROSION CONTROL DETAILS

SURVEYOR'S NOTES

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

PRIVATE UTILITIES NOT LOCATED  
UNDERGROUND UTILITIES

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

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

PRIVATE UTILITIES MAY EXIST BUT ARE NOT SHOWN ON MAP.

FIELD VERIFY SANITARY AND STORM SEWER PIPE SIZE AND LOCATION.

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

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



REVISIONS		
BY	DATE	DESCRIPTION
DV	7/30/20	PER OWNER & VILLAGE COMMENTS

TITLE PAGE:  
**COVER PAGE - CIVIL PLANS**

PROJECT: PATRIOT AUTO

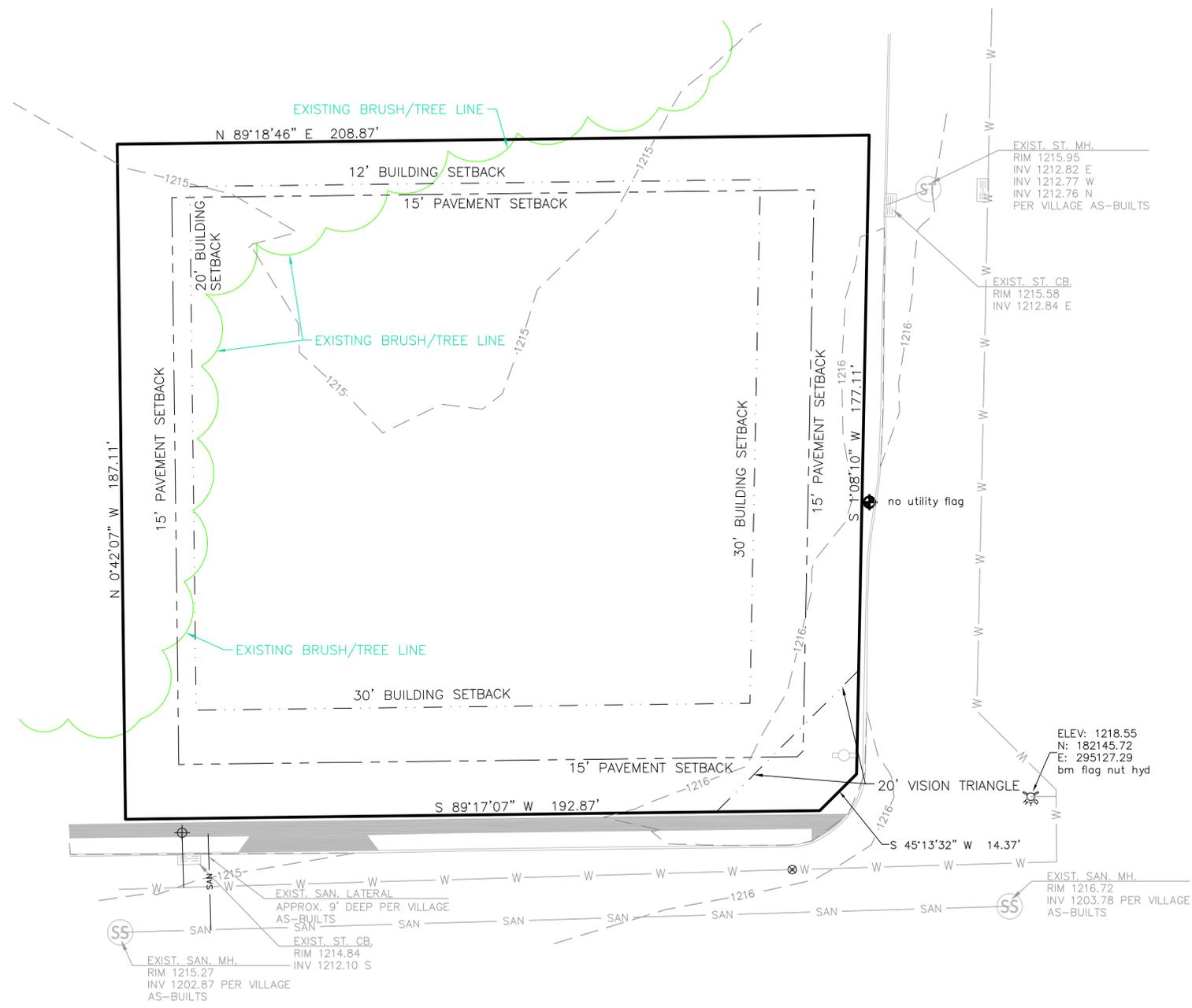
LOCATION: VILLAGE OF WESTON  
MARATHON COUNTY, WISCONSIN



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

DESIGNER: DUSTIN VREELAND
SURVEYED BY: TIM VREELAND
FILE NO.: 20-0061 PINONNEAULT
DATE: 5-26-2020
SCALE: <b>NO SCALE</b>
SHEET <b>C1</b>



**SURVEYOR'S NOTES**

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**SURVEYOR'S LEGEND**

- ▭ RECTANGULAR CATCH BASIN
- ⊕ STORM MANHOLE
- ⊙ SANITARY MANHOLE
- ⊕ WATER SERVICE
- ⊙ WATER VALVE
- ▭ EXISTING CONCRETE

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

**STAMP/SIGNATURE:**

REVISIONS		
BY	DATE	DESCRIPTION
DV	7/30/20	PER OWNER & VILLAGE COMMENTS

**TITLE PAGE:**

**PROJECT:** PATRIOT AUTO

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

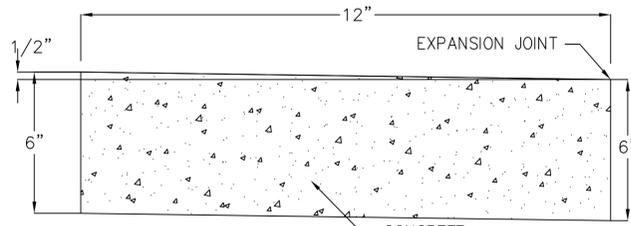
**TOPOGRAPHIC MAPPING**



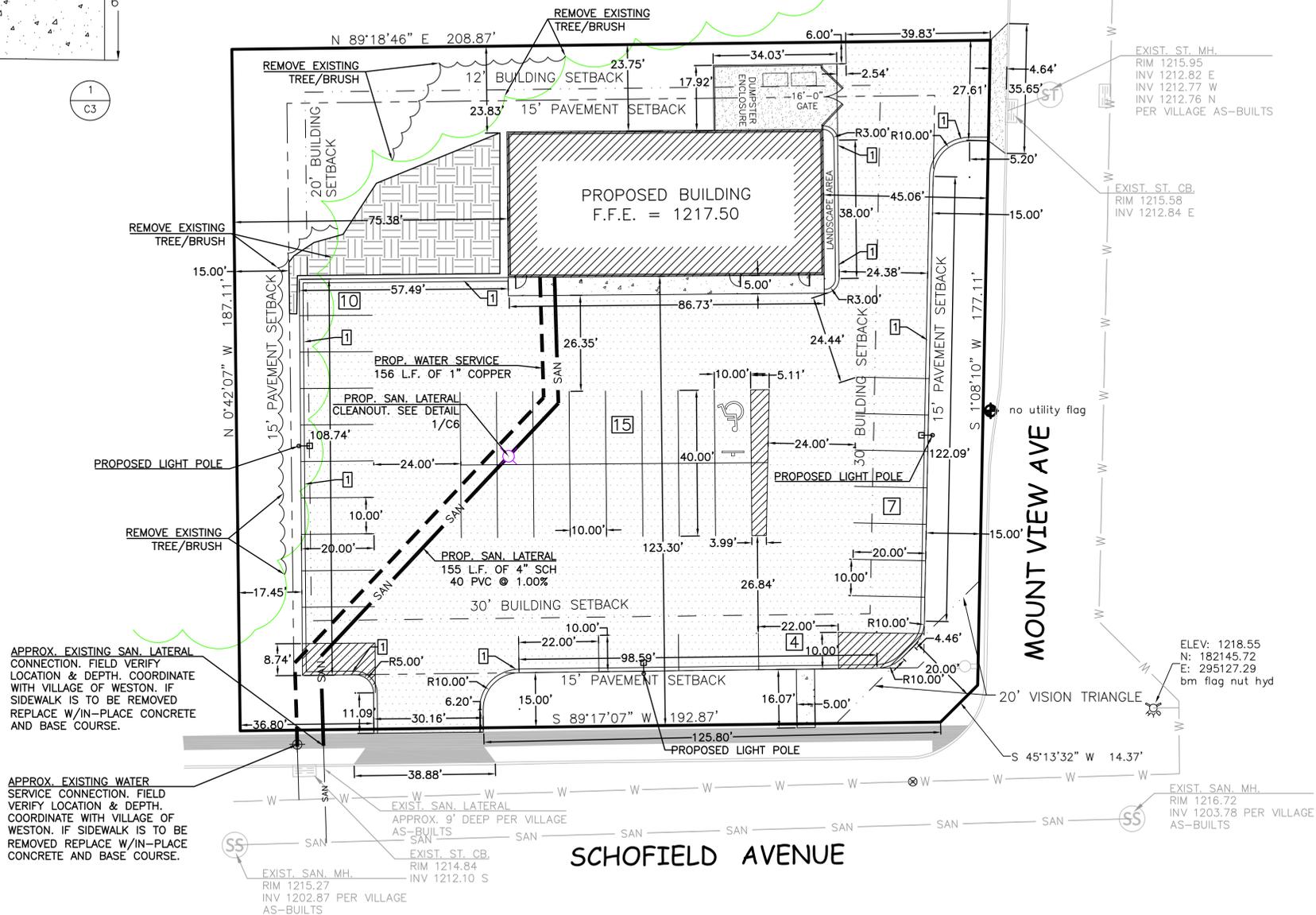
**VREELAND ASSOCIATES, INC.**  
6103 DAWN STREET WESTON, WI. 54476  
LAND SURVEYORS - CIVIL ENGINEERS  
PHONE NO.: (715) 241-0947  
EMAIL: [dustin@vreelandassociates.us](mailto:dustin@vreelandassociates.us)  
WEBSITE: [www.vreelandlandsurveying.com](http://www.vreelandlandsurveying.com)  
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**PREPARED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

DESIGNER: DUSTIN VREELAND
SURVEYED BY: TIM VREELAND
FILE NO.: 20-0061 PINONNEAULT
DATE: 5-26-2020
SCALE: <b>1" = 20'</b>
<b>SHEET C2</b>



FLAT CURB



**SITE & UTILITY PLAN NOTES:**

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
- REFER TO THE PROPOSED BUILDING MECHANICAL/PLUMBING PLANS FOR EXACT CONNECTION LOCATIONS AND VERIFY SANITARY SEWER AND WATER LATERALS.
- COORDINATE ALL UTILITY WORK WITH GAS, ELECTRICAL, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES RESPONSIBLE FOR INSTALLATION OF SAID UTILITIES.
- COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY WITH THE VILLAGE OF WESTON.
- ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
- THE MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL HAVE HIS TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING. THE MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES IF NEEDED.
- FIELD VERIFY THE SANITARY AND WATER LATERAL CONNECTION INVERT ELEVATION PRIOR TO THE START OF WORK.
- SANITARY AND WATER LATERALS ARE TO BE INSULATED FROM CONNECTION POINT TO PROPOSED BUILDING WITH 4" INSULATION.
- SOUTH AND EAST LINE ARE AT THE 15' PARKING LOT SETBACK.

**SITE PLAN LEGEND**

- PROPOSED 4" CONCRETE
- PROPOSED 6" REINFORCED CONCRETE
- PROPOSED 3" ASPHALT PAVEMENT
- PROPOSED FLAT CURB & GUTTER SEE DETAIL 1/C3
- PROPOSED NUMBER OF PARKING STALLS IN EACH AISLE
- PROPOSED SNOW STORAGE

	LOT 1	TOTALS
LOT AREA	38,463 sqft.	38,463 sqft.
BUILDING AREA	3,480 sqft.	3,480 sqft.
PAVED AREA	21,190 sqft.	21,190 sqft.
TOTAL IMPERVIOUS AREA	24,670 sqft.	24,670 sqft. (64%)
GREEN SPACE	13,793 sqft.	13,793 sqft. (36%)

**SURVEYOR'S NOTES**

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

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**SURVEYOR'S LEGEND**

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

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

REVISIONS		
BY	DATE	DESCRIPTION
DV	7/30/20	PER OWNER & VILLAGE COMMENTS
DV	8/20/20	PER VILLAGE COMMENTS
DV	9/16/20	PER VILLAGE COMMENTS

**TITLE PAGE:**  
**PROPOSED SITE & UTILITY PLAN**

PROJECT: PATRIOT AUTO

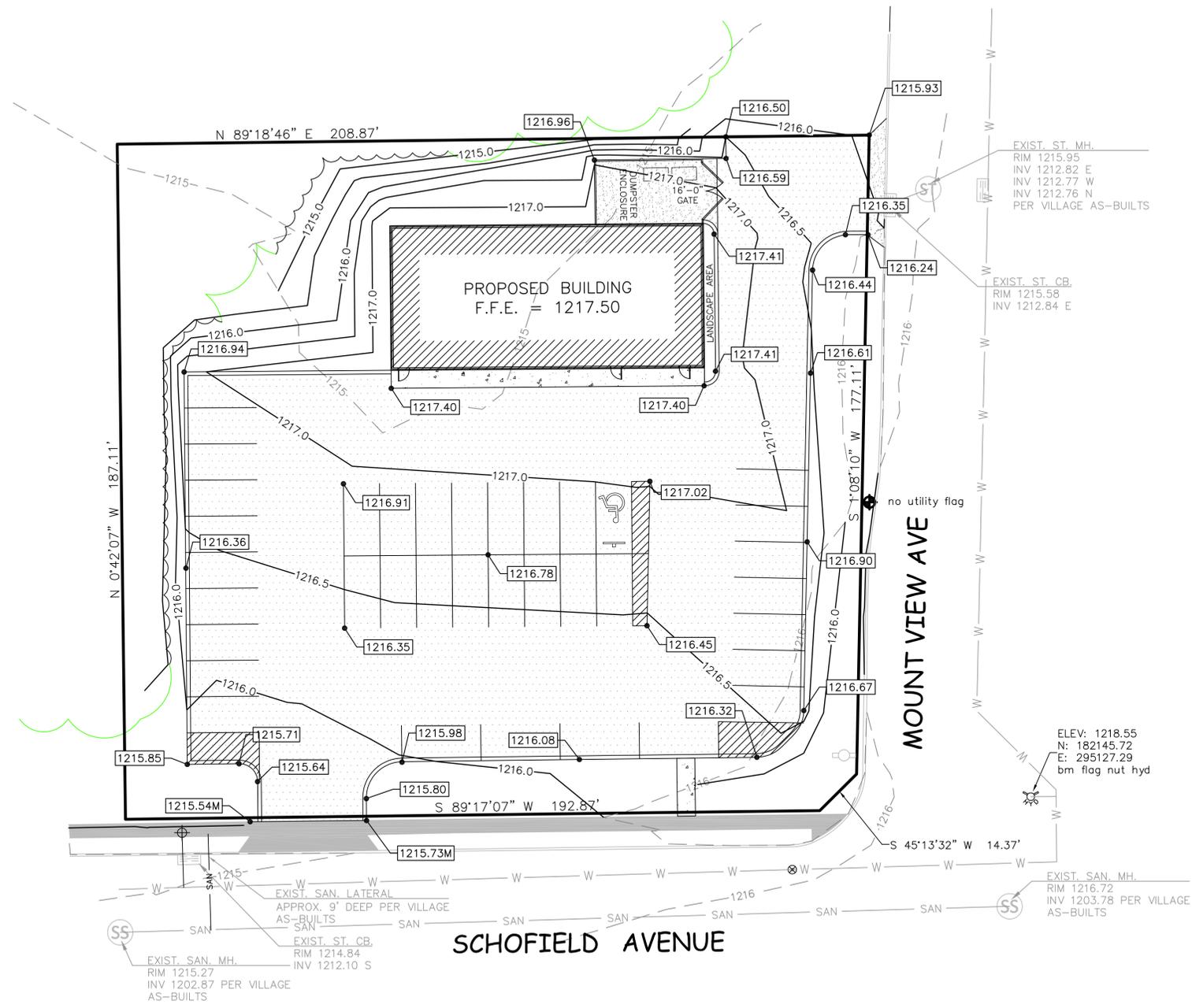
LOCATION: VILLAGE OF WESTON  
MARATHON COUNTY, WISCONSIN



**VREELAND ASSOCIATES, INC.**  
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LAND SURVEYORS - CIVIL ENGINEERS  
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**PREPARED FOR:**  
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PROPERTY ADDRESS:  
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FILE NO.: 20-0061 PINONNEAULT  
DATE: 5-26-2020  
SCALE:  
**1" = 20'**  
**SHEET C3**



**GRADING PLAN LEGEND**

	1216.24M	MATCH EXISTING SPOT ELEVATION
	1216.48	PROPOSED SPOT ELEVATION

**SURVEYOR'S NOTES**

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**SURVEYOR'S LEGEND**

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

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**TITLE PAGE:**  
**PROPOSED GRADING PLAN**

PROJECT: PATRIOT AUTO

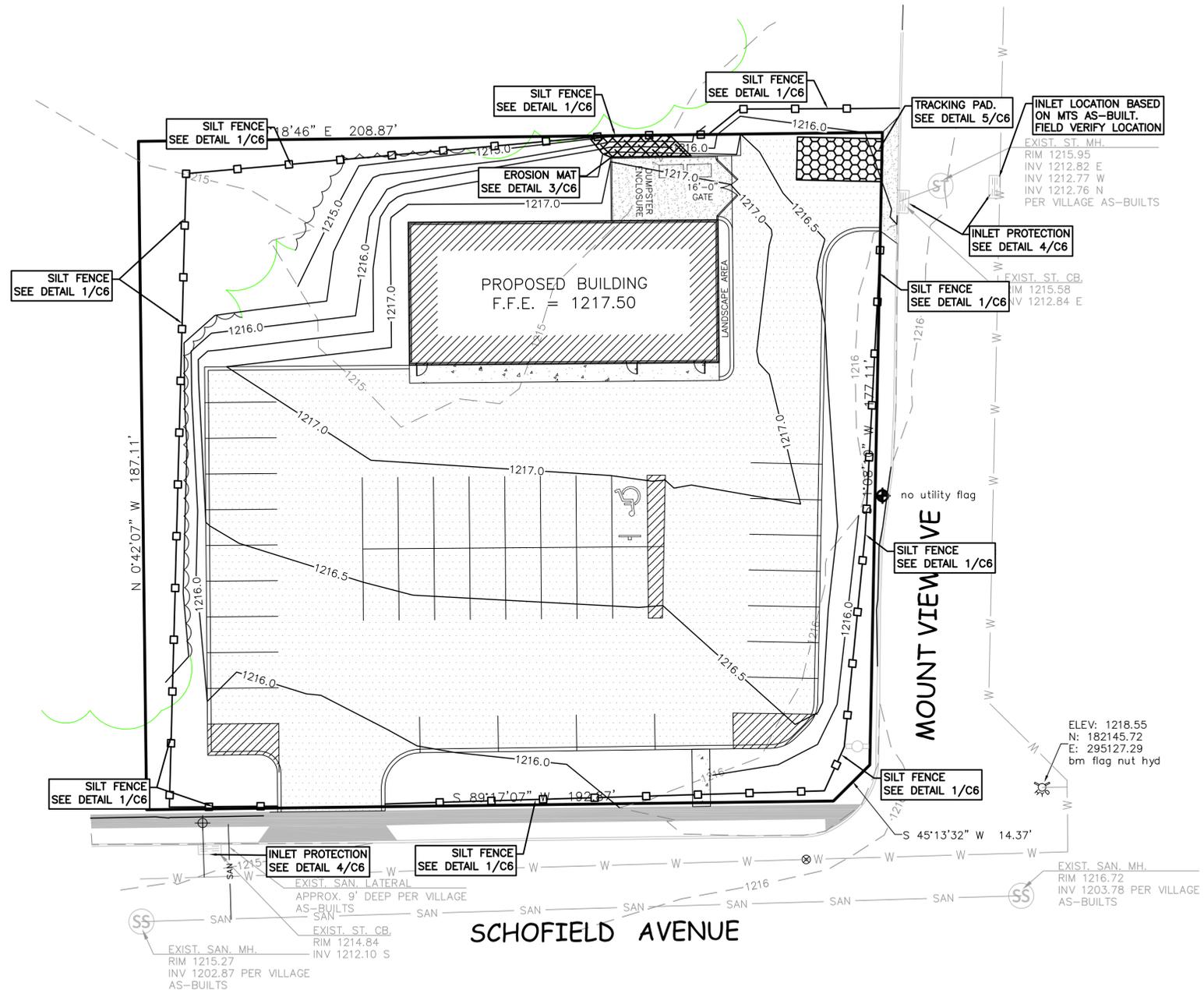
LOCATION: VILLAGE OF WESTON  
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SHEET C4



**PROPOSED EROSION CONTROL ACTIVITIES**

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. NOTIFY THE LOCAL MUNICIPALITY AT LEAST 2 WORKING DAYS PRIOR TO THE START OF SOIL DISTURBING ACTIVITIES.
3. KEEP A COPY OF THE EROSION CONTROL PLANS AND STORMWATER & EROSION CONTROL MANAGEMENT PLAN ON SITE THROUGHOUT THE PROJECT.
4. INSTALL ALL TEMPORARY EROSION CONTROL ELEMENTS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
5. ALL ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE AS TO MINIMIZE THE AMOUNT OF BARE SOIL EXPOSED AT ANY ONE TIME. MAINTAIN EXISTING VEGETATION AS LONG AS POSSIBLE.
6. CRUSHED ROCK DRIVES FOR SEDIMENT TRACKING UTILIZING 3" CRUSHED ROCK SHALL BE MAINTAINED AT ALL CONSTRUCTION ENTRANCES TO THE SITE. THE ROCK DRIVE SHALL BE A MINIMUM OF 12" THICK AND BE A MINIMUM OF 50 FEET IN LENGTH BY THE WIDTH OF THE DRIVEWAY.
7. OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORK DAY. ALL OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES, INCLUDING SOIL TRACKED BY CONSTRUCTION TRAFFIC, SHALL AT A MINIMUM BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED IMMEDIATELY. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM ADJACENT STREETS BY THE USE OF MECHANICAL OR MANUAL SWEEPING OPERATIONS ONCE A WEEK AT A MINIMUM AND BEFORE IMMINENT RAIN EVENTS.
8. DISTURBED GROUND OUTSIDE OF THE EVERYDAY CONSTRUCTION AREAS, INCLUDING SOIL STOCKPILES, THAT ARE LEFT INACTIVE FOR MORE THAN 7 DAYS SHALL BE TEMPORARILY STABILIZED BY SEEDING/MULCHING OR OTHER APPROVED METHODS.
9. WASTE MATERIAL THAT IS GENERATED ON THE CONSTRUCTION SITE SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO RUN INTO RECEIVING WATERS. ANY SEDIMENT OR TRASH THAT HAS MOVED OFF-SITE SHALL BE SWEEPED OR CLEANED UP BEFORE THE END OF THE WORK DAY.
10. EROSION CONTROL DEVICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE END OF EACH WORK DAY.
11. INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE A WEEK AND AFTER ANY RAINFALL OF 0.5" OR MORE. MAKE NEEDED REPAIRS AND DOCUMENT ALL ACTIVITIES AS PER THE REQUIREMENTS OF THE NOTICE OF INTENT SUBMITTED BY THE PROJECT CIVIL ENGINEER.
12. ALL TEMPORARY EROSION CONTROL ELEMENTS SHALL REMAIN IN PLACE UNTIL A SUFFICIENT GROWTH OF VEGETATION IS ESTABLISHED AND THEN BE REMOVED AS PART OF THE BASE BID.
13. IF SEDIMENT LADEN WATER NEEDS TO BE REMOVED FROM THE SITE, FILTER BAGS OR SCREENING SHALL BE USED IN ACCORDANCE WITH THE WI DNR TECHNICAL STANDARDS 1061 TO PREVENT THE DISCHARGE OF SEDIMENT TO THE MAXIMUM EXTENT PRACTICABLE.
14. IF BARE SOIL IS EXPOSED DURING THE WINTER MONTHS, STABILIZATION BY MULCHING OR ANIONIC POLYACRYLAMIDE SHALL OCCUR PRIOR TO SNOW OR FROZEN GROUND.
15. SILT FENCE SHALL BE INSTALLED AROUND THE TOPSOIL STOCKPILE.
16. THE CONTRACTOR SHALL ONLY USE PHOSPHORUS FREE FERTILIZER FOR ALL LANDSCAPE APPLICATIONS.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING PLANTED DISTURBED AREAS WHENEVER MORE THAN 7 DAYS OF DRY WEATHER OCCUR.
18. THE CONTRACTOR SHALL PERFORM INSPECTIONS AND MONITORING OF EROSION CONTROL PRACTICES IN ACCORDANCE WITH THE WI DNR "CONSTRUCTION SITE INSPECTION REPORT" FORM 3400-187. THIS FORM CAN BE FOUND ON WISCONSIN DNR WEBSITE OR PROVIDED IF NECESSARY.

**EROSION CONTROL SCHEDULING**

1. INSTALL PERIMETER EROSION CONTROL.
2. BEGIN STRIPPING TOPSOIL
3. BEGIN ROUGH GRADING AND UTILITY INSTALLATION.
4. DURING GRADING ACTIVITIES EXISTING GRASS AND VEGETATION, TO BE REMOVED, SHALL REMAIN IN PLACE FOR AS LONG AS POSSIBLE, TO AVOID SEDIMENT TRANSPORT.
5. ALL DISTURBED AREAS SHALL BE STABILIZED, TEMPORARILY AND/OR PERMANENT, WITHIN 30 DAYS OF DISTURBANCE, OR PERMANENTLY STABILIZED WITHIN 7 DAYS OF ACHIEVING FINISHED GRADE.
6. IF DISTURBED AREAS MUST BE LEFT OVER WINTER, AN ANIONIC POLYACRYLAMIDE SHALL BE APPLIED TO ALL DISTURBED AREAS PRIOR TO GROUND FREEZE. SEE SPECIFICATIONS FOR DETAILS.

**SURVEYOR'S NOTES**

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**SURVEYOR'S LEGEND**

- ▭ RECTANGULAR CATCH BASIN
- ⊕ STORM MANHOLE
- ⊙ SANITARY MANHOLE
- ⊕ WATER SERVICE
- ⊙ WATER VALVE
- EXISTING CONCRETE

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**TITLE PAGE:** *PROPOSED EROSION CONTROL PLAN*

**PROJECT:** PATRIOT AUTO

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



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DATE: 5-26-2020
SCALE: <b>1" = 20'</b>
<b>SHEET C5</b>

**GENERAL NOTES:**

DETAIL OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.

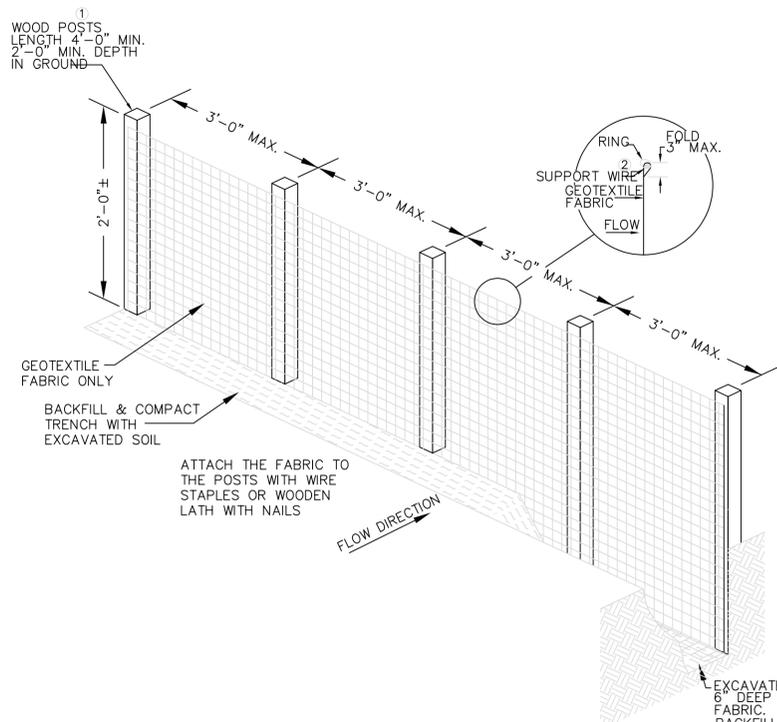
WHEN POSSIBLE THE SILT FENCE SHOULD BE CONSTRUCTED IN AN ARC OR HORSESHOE SHAPE, WITH THE ENDS POINTING UPSLOPE TO MAXIMIZE BOTH STRENGTH AND EFFECTIVENESS.

ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOIL CONDITIONS.

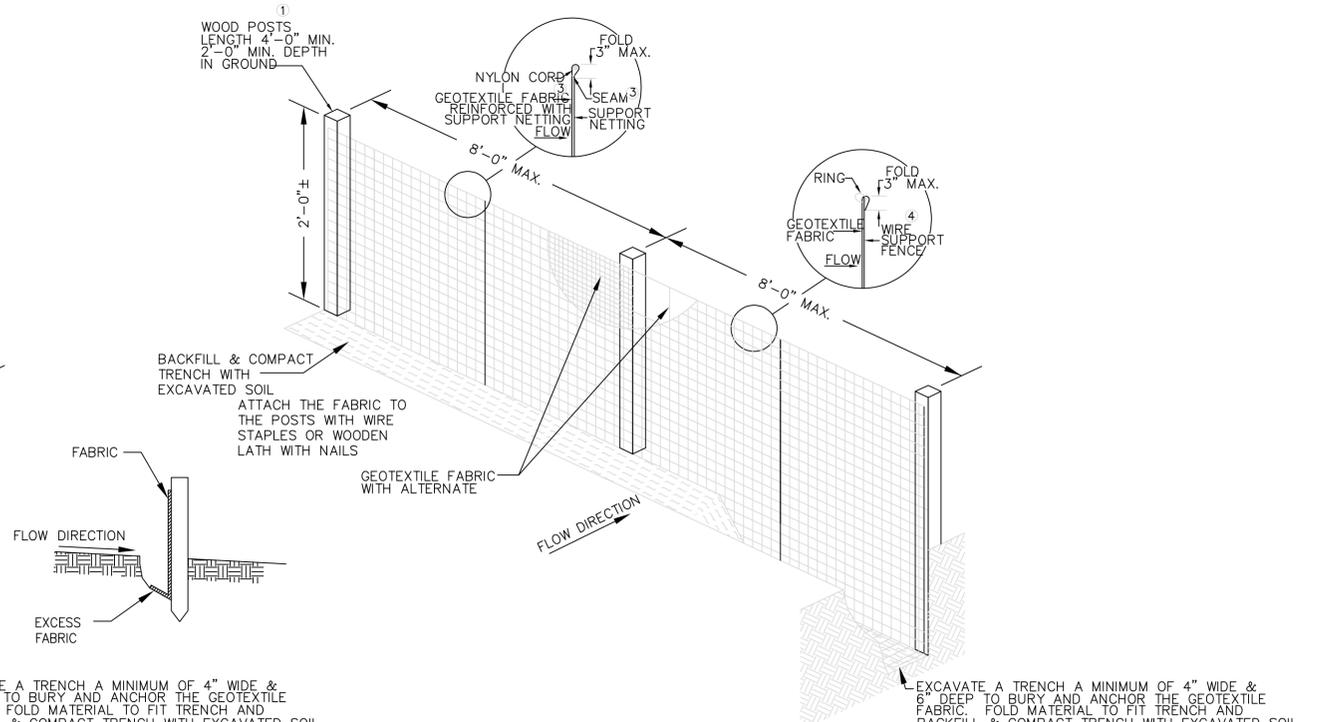
ALTERNATES "A" & "B" ARE EQUAL AND EITHER MAY BE USED.

ATTACH THE FABRIC TO THE POSTS WITH WIRE STAPLES OR WOODEN LATH WITH NAILS.

1. STEEL POSTS SHALL BE A STUDDED "TEE" OR "U" TYPE WITH A MINIMUM WEIGHT OF 1.28 LBS/LINEAL FOOT (WITHOUT ANCHOR). FIN ANCHORS SUFFICIENT TO RESIST POST MOVEMENT ARE REQUIRED. WOOD POSTS SHALL BE A MINIMUM SIZE OF 4" DIA. OR 1 1/2" X 3 1/2" EXCEPT WOOD POSTS FOR GEOTEXTILE FABRIC REINFORCED WITH NETTING SHALL BE MINIMUM SIZE OF 1 1/8" X 1 1/8" OAK OR HICKORY.
2. MINIMUM 14 GAGE WIRE REQUIRED, FOLD FABRIC 3" OVER THE WIRE AND STAPLE OR PLACE WIRE RINGS ON 12" C-C.
3. GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLYPROPYLENE NETTING WITH A MAXIMUM MESH SPACING OF 3/4" OR EQUAL. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED.
4. WIRE SUPPORT FENCE SHALL BE 14 GAGE MINIMUM WOVEN WIRE WITH A MAXIMUM MESH SPACING OF 6". SECURE TOP OF GEOTEXTILE FABRIC TO TOP OF FENCE WITH STAPLES OR WIRE RINGS AT 12" C-C.
5. LENGTH NOT LESS THAN THE CIRCUMFERENCE OF THE LARGEST TIRE ON THE CONSTRUCTION EQUIPMENT, PLUS 5 FEET.



ALTERNATE "A"



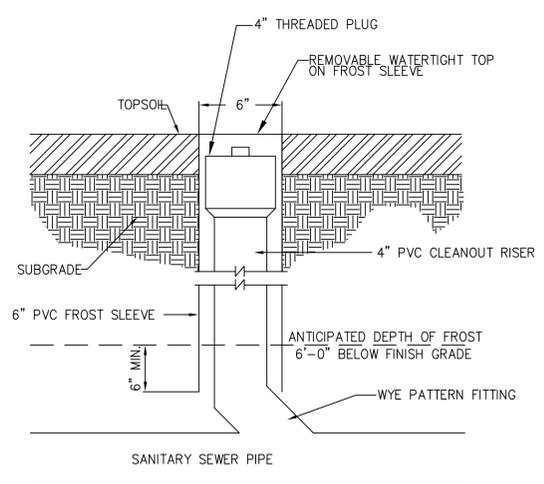
ALTERNATE "B"

TRENCH DETAIL  
SILT FENCE

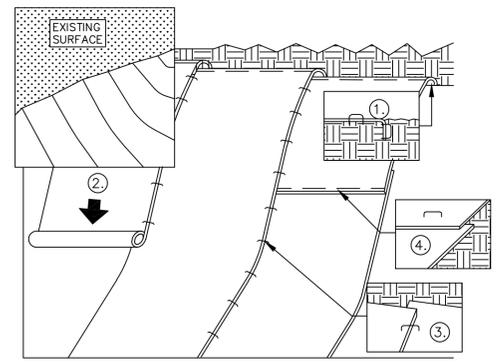


EXCAVATE A TRENCH A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.

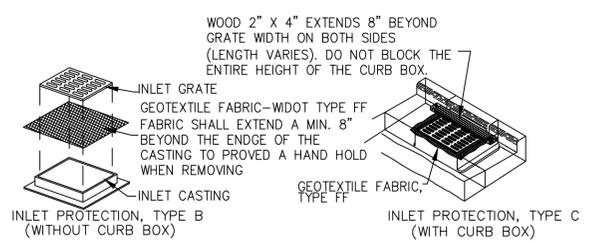
EXCAVATE A TRENCH A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.



SANITARY CLEANOUT



EROSION MAT



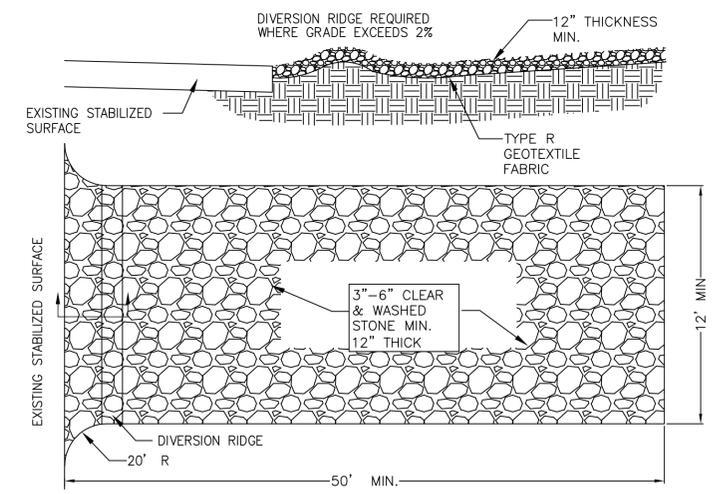
WOOD 2" X 4" EXTENDS 8" BEYOND GRATE WIDTH ON BOTH SIDES (LENGTH VARIES). DO NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX.

**INSTALLATION:**  
 1. REMOVE INLET GRATE  
 2. PLACE FABRIC OVER THE TOP OF THE CASTING  
 3. PLACE THE GRATE BACK IN PLACE KEEPING A MINIMUM OF 8" OF FABRIC EXTENDING ON ALL SIDES

**MAINTENANCE:**  
 CLEAN AS NEEDED TO MAINTAIN FLOW. DO NOT CUT OR RIP FABRIC TO INCREASE FLOWS. USE OF FABRIC WILL CREATE SHORT TERM PONDING OF WATER. DO NOT USE FABRIC INLET PROTECTION IF ADJACENT BUILDINGS OR PROPERTIES MAY BE DAMAGED BY PONDING WATER. ELEVATIONS ON SITE SHALL BE SUCH THAT ANY PONDED WATER WILL HAVE AN EMERGENCY OVERFLOW POINT AWAY FROM AREAS THAT MAY BE DAMAGED BY FLOODING.

**GENERAL NOTES:**  
 USE ONLY THE FOLLOWING GEOTEXTILE FABRIC THAT ARE APPROVED BY THE WIDOT FOR USE AS INLET PROTECTION: A) LINQ INDUSTRIAL FABRICS - GTF 403 B) TC MIRAFI FILTERWEAVE 401. FOR INLET PROTECTION, TYPE C, WITH A CURB BOX, AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES.

INLET PROTECTION



**NOTES:**  
 1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT ANY MEASURES USED TO TRAP SEDIMENT.  
 2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.  
 3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.  
 4. IF TRACKING PAD IS FILLED WITH SEDIMENT REMOVE AND REPLACE AGGREGATE.  
 5. IF A 50' PAD LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY, INSTALL MAXIMUM LENGTH PRACTICABLE.

ROCK CONSTRUCTION ENTRANCE



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**TITLE PAGE:** PROPOSED EROSION CONTROL DETAILS

**PROJECT:** PATRIOT AUTO

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



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**SHEET** C6

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

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**Public Mtg/Date:** Plan Commission – 10/12/2020

---

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

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

---

**Question:** Should the Plan Commission approve Resolution 2020-PC-003 and therefore begin the process to amend the Comprehensive Plan Future Land Use Map?

**Background**

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

**Project #20200341 – Weston Avenue – Previously owned by Cliff Mashuda Property – vacant – site previously planned for sports complex. Contains a large pond on the property.**

- Lot 2 of Certified Survey Map 18670 located in the Southwest ¼ of the Southeast ¼ of Section 23, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin. Land use designation from Park and Recreation to Industrial, and zoning from AR (Agriculture and Residential) to LI (Limited Industrial). (PIN 192 2808 234 0987)

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

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

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

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

---

**Attached Docs:** Resolution No. 2020-PC-003.

---

**Committee Action:** BOT authorized staff to begin marketing the old Mashuda property for Business Park development. There is a potential offer on the table to purchase part of this property and another portion of it to the south.

---

**FISCAL IMPACT:** TBD.

---

**Recommendation:** Director recommends approval.

**Recommended Language for Official Action**

**I move to Approve Resolution No. 2020-PC-003.**

---

**Additional action:** Draft Public Hearing Notice for BOT Meeting on 12/21/2020 (Staff)  
Hold Public Hearing on the comp plan amendment (BOT)  
Adoption of the Plan & Rezone requests by Ordinances (BOT)



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

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**DESCRIPTION:** September 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, 10/12/2020

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

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**ISSUE-IN-BRIEF:** September Staff-approved Certified Survey Maps and Site Plans.

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**FISCAL IMPACT:** TBD.

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**GUIDANCE:** Director of Planning & Development 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?**

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

**Certified Survey Maps –**

Project #20200305 Yaeger/Brecke CSM, 4804 Shorey Avenue – Reconfiguring Two Lots

**Site Plans –**

Project #2000342 Stillwater Landing Business Office, 4311 Schofield Avenue – Exterior Remodel



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

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

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

**FOR REVIEW BY:** Plan Commission, 10/12/2020  
Board of Trustees, 10/19/2020

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

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

**FISCAL IMPACT:** **2020 Building Permits to date (10/8/2020)**  
**954 total permits issued (918 Village, 19 Town, 16 Rothschild)**  
**\$203,375 in permit fees received with a valuation of \$27,715,270**  
**In the Village of Weston-**  
**918 permits**  
**\$185,957 in permit fees received**  
**\$25,348,294 in permit valuation**

**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?**

**September 2020 Building Permits Issued Report**

**September 2020 Permit Total Report Code**

# Permits Issued

*Date From 9/1/20 and Date To 9/30/20 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>								
202001392	Accessory	7305 RYAN AMY DR, WESTON	1922808221008 0	RS REAL ESTATE OF WAUSAU			09/25/2020	\$2,500 \$60.00
202001292	Accessory	5503 JEAN ELLEN ST, WESTON	1922808164006 9	MARY M BECK			09/01/2020	\$3,000 \$30.00
202001311	Accessory	3504 WALLEYE DR, WESTON	1922808101005 1	JEFFERY J SWISHER			09/04/2020	\$5,000 \$120.00
202001307	Accessory	8414 CALLON AV, WESTON	1922808144098 4	REGGIE J JORGENSEN CHRISTAL M JORGENSEN			09/03/2020	\$15,000 \$206.00
202001288	Accessory	6809 LANG LN, WESTON	1922808154000 1	SUSAN XIONG	Lighthouse Construction		09/01/2020	\$5,100 \$200.00
202001352	Accessory	6405 CREEL DR, WESTON	1922808101004 3	JOE PROULX SARA L PROULX	ProBuild Construction LLC		09/11/2020	\$39,000 \$209.60
202001353	Accessory	6405 VON KANEL ST, WESTON	1922808211099 0	DAVID J COOPER CHRISTINA L COOPER	Gene Hill Construction		09/13/2020	\$40,000 \$280.00
202001289	Commercial Building	3521 SHOREY AV, WESTON	1922808321097 7	LEWIS PROPERTIES I LLC			09/01/2020	\$120,000 \$840.00
202001336	Commercial Building	7804 SERVICE LN, WESTON	1922808233000 5	EAU CLAIRE RIVER LLC	RED OAK BUILDERS LLC		09/09/2020	\$20,000 \$320.00
202001295	Deck	6300 BIRCH ST, WESTON	1922808201099 6	MHWI COLONIAL GARDENS OF WESTON LLC	Countryside Builders LLC		09/01/2020	\$8,682 \$75.00
202001290	Demolition	5415 WILLOW ST, WESTON	1922808184014 4	ROBERT D SCHWARTZ MONA L SCHWARTZ	PGA Inc.		09/01/2020	\$100.00
202001313	Driveway	7703 CALLON AV, WESTON	1922808232099 3	NEAL J BISSONETTE			09/04/2020	\$4,150 \$35.00
202001396	Driveway	No Address		No Address			09/28/2020	\$2,000 \$25.00
202001287	Driveway	5410 ROXANN DR, WESTON	1922808094014 4	JEREMY A BREWSTER	A1 WESTON MASONRY LLC		09/01/2020	\$3,640 \$35.00
202001367	Driveway	6409 ALDERSON ST, WESTON	1922808202098 4	KEITH A KAZMIERCZAK PATTI S KAZMIERCZAK			09/22/2020	\$5,000 \$35.00
202001310	Driveway	6306 RANDY JAY ST, WESTON	1922808212001 2	JEFFREY A HANKE TAMMY L HANKE			09/03/2020	\$10,000 \$75.00

## Permits Issued

*Date From 9/1/20 and Date To 9/30/20 and Jurisdiction Village of Weston*

Permit #	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Finished Sq Ft	Issue Date	Valuation	
202001291	Electrical	6001 MESKER ST, WESTON	1922808164010 7	T & A HOFFMANN LLC			09/01/2020		\$1,380.00
202001391	Electrical	5208 ROSS AV, WESTON	1922808161094 5	LLEWELLYN NEKLEWICZ	BOB'S ELECTRIC OF WAUSAU		09/25/2020		\$116.00
202001368	Electrical	5503 HICKORY ST, WESTON	1922808163010 3	HAJEE M JAVEED	Home owner		09/22/2020		\$55.00
202001378	Electrical	6206 JALEN CIR, WESTON	1922808222003 1	CHRISTOPHER C OLSON	THOR ELECTRIC		09/23/2020		\$55.00
202001358	Electrical	4311 SCHOFIELD AV, WESTON	1922808163094 3	RJS VENTURE INC	Disher Electric		09/15/2020		\$55.00
202001332	Excavation	5303 MESKER ST, WESTON	1922808164099 0	VILLAGE OF WESTON	Wisconsin Public Service Corporation		09/08/2020		\$0.00
202001356	Excavation	4009 HOWLAND AV, WESTON	1922808324099 8	MARK A STUBBE	Wisconsin Public Service Corporation		09/15/2020		\$75.00
202001400	Excavation	6215 VON KANEL ST, WESTON	1922808211095 0	GREEN TREE CONSTRUCTION	TDS Metrocom, LLC		09/28/2020		\$75.00
202001404	Fence	2506 JOSEPH AV, WESTON	1922808173000 8	KIM PAUL KAMKE LINDA A KAMKE			09/30/2020	\$150	\$30.00
202001304	Fence	5102 RIVER BEND RD, WESTON	1922808151001 5	SANDRA A HAGEMEISTER			09/03/2020	\$1,500	\$30.00
202001306	Fence	5403 JACOB ST, WESTON	1922808091005 6	DONALD G STABENOW			09/03/2020	\$1,600	\$30.00
202001294	Fence	9805 SIBERIAN DR, WESTON	1922808322005 7	MATTHEW J MOORE SARA E NIKOLAI			09/01/2020	\$2,000	\$30.00
202001361	Fence	6203 LABRADOR RD, WESTON	1922808202003 0	PAUL L NIELSEN			09/16/2020	\$3,000	\$30.00
202001299	Fence	4211 AUGUSTINE AV, WESTON	1922808163004 3	STEVEN L RAETHER			09/02/2020	\$9,788	\$30.00
202001359	Fence	4804 RIDGE POINT CIR, WESTON	1922808212011 5	HENRY R WOJCIECHOWSKI EILEEN P WOJCIECHOWSKI			09/15/2020	\$20,858	\$30.00
202001344	General	4311 SCHOFIELD AV, WESTON	1922808163094 3	RJS VENTURE INC			09/10/2020	\$500	\$35.00
202001293	General	4306 E RAYBELLE DR, WESTON	1922808084001 1	RAY A DIERS MARJORIE A DIERS			09/01/2020	\$1,200	\$75.00

## Permits Issued

*Date From 9/1/20 and Date To 9/30/20 and Jurisdiction Village of Weston*

Permit #	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Finished Sq Ft	Issue Date	Valuation
202001377	General	3802 POWERS ST, WESTON	1922808103001 0	CHAD SCHMIDT			09/23/2020	\$2,000 \$35.00
202001312	General	6403 KYLE RD, WESTON	1922808222002 5	RUSSEL A ERICKSON LORI A ERICKSON	Dun-Rite Exteriors		09/04/2020	\$2,400 \$35.00
202001354	Home Improvement	6102 TRICIA AV, WESTON	1922808152006 2	CRISPIN P LUEBBE MICHELLE E DIRK-LUEBBE			09/14/2020	\$1,800 \$35.00
202001379	Home Improvement	1405 POST AV, WESTON	1922808183098 7	DOUGLAS J HINKENS CHRISTY A HINKENS	Muzynoski Masonry, LLC		09/23/2020	\$12,000 \$75.00
202001401	HVAC	3710 SANDY LN, WESTON	1922808094017 5	DENNIS B KIEPER	Merrill Sheet Metal		09/29/2020	\$4,645 \$40.00
202001386	HVAC	2713 SCHOFIELD AV, WESTON	1922808173017 4	GOODWILL INDUSTRIES DEV CORPORATION	MALBRIT MECHANICAL INC.		09/24/2020	\$14,400 \$100.00
202001334	HVAC	2806 SCHOFIELD AV, WESTON	1922808173099 2	ROUNDY'S INC CORPORATE OFFICES	Comfort Systems Heating & Air Conditioning, LLC		09/08/2020	\$280,000 \$100.00
202001303	Lateral	No Address	7200 Stonefield Trail, Rothschild	No Address	Timber River Custom Homes & Design, LLC.		09/02/2020	\$545.00
202001340	Lateral	5103 LOOK ST, WESTON	1922808172006 6	DENYON HOMES INC	Denyon Homes		09/09/2020	\$545.00
202001346	Minor Home Improvement	3206 MOUNT VIEW AV, WESTON	1922808173006 5	BECKY BALKIT	LARRY HEMAUER CARPENTER/ CONTRA		09/10/2020	\$3,900 \$50.00
202001335	Minor Home Improvement	5402 JEAN ELLEN ST, WESTON	1922808164004 9	PAUL A WEILER LISA A WEILER	S & S CONTRACTIN G LLC		09/08/2020	\$4,000 \$50.00
202001333	Minor Home Improvement	6300 BIRCH ST, WESTON	1922808201099 6	MHWI COLONIAL GARDENS OF WESTON LLC			09/08/2020	\$5,000 \$50.00
202001302	Minor Home Improvement	3002 JELINEK AV, WESTON	1922808173097 2	ROBERT J BARNETT			09/02/2020	\$8,400 \$50.00
202001345	Minor Home Improvement	6315 ALTA VERDE ST, WESTON	1922808191008 3	THOMAS N ROSENBERG SANDRA L ROSENBERG			09/10/2020	\$10,000 \$50.00
202001308	Minor Home Improvement	1619 DALEY AV, WESTON	1922808192001 8	TODD J SOPATA KATHRYN K SOPATA			09/03/2020	\$10,200 \$50.00

# Permits Issued

*Date From 9/1/20 and Date To 9/30/20 and Jurisdiction Village of Weston*

Permit #	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Finished Sq Ft	Issue Date	Valuation
202001305	Minor Home Improvement	4405 HOWLAND AV, WESTON	1922808333099 2	DAVE M BURNETT DARCY D BURNETT			09/03/2020	\$30,820 \$50.00
202001365	Minor Home Improvement	5106 KELLYLAND ST, WESTON	1922808161005 8	CANAAN P HEIL	Jackson		09/21/2020	\$40,000 \$50.00
202001388	Parking Lot	3521 SHOREY AV, WESTON	1922808321097 7	LEWIS PROPERTIES I LLC	Lewis Construction		09/29/2020	\$20,000 \$100.00
202001395	Parking Lot	7315 ZINSER ST, WESTON	1922808234098 9	EAU CLAIRE RIVER LLC	Marathon Technical Services, LLC.		09/25/2020	\$100,000 \$200.00
202001296	Plumbing	5306 ALEX ST, WESTON	1922808091001 6	NICHOLAS E HEMAUER MARGARET M HEMAUER	CWH Sprinklers & More LLC		09/02/2020	\$30.00
202001398	Plumbing	7205 FEITH AV, WESTON	1922808221013 0	RONALD L JONES BONITA K JONES	Mad City Windows & Baths		09/28/2020	\$30.00
202001338	Roof	3503 STERNBERG AV, WESTON	1922808174097 7	EMMERICH & ASSOCIATES INC	Emmerich & Associates		09/09/2020	\$8,000 \$100.00
202001397	Roof	5802 CAMP PHILLIPS RD, WESTON	1922808174092 7	US BANK CORP REAL ESTATE TAX DEP	Roofed Right America		09/28/2020	\$34,210 \$100.00
202001337	Roof	4403 E JELINEK AV, WESTON	1922808212099 5	FISKE J ROUSHAR	CWI Construction LLC		09/09/2020	\$5,000 \$50.00
202001393	Sign	Right-of-way	ROW		Village of Weston		09/25/2020	\$68,368 \$0.00
202001385	Special Assessment	2808 PARK RIDGE DR, WESTON	1922808202096 9	NATHAN CALLAHAN	County Land and Title Co.		09/23/2020	\$40.00
202001384	Special Assessment	1709 MONTEREY AV, WESTON	1922808191003 0	AARON J STEPHANUS	County Land and Title Co.		09/23/2020	\$40.00
202001376	Special Assessment	9503 VENETIAN WAY, WESTON	1922808322007 6	JAMES R KOCHER JR SUZANNE KOCHER	Runkel Abstract & Title Co		09/23/2020	\$40.00
202001374	Special Assessment	6205 BUSINESS HIGHWAY 51, WESTON	1922808192098 1	BERNARD G ENKRO GERALDINE M ENKRO	Runkel Abstract & Title Co		09/23/2020	\$40.00
202001375	Special Assessment	No Address	192-2808-192-0 980	No Address	Runkel Abstract & Title Co		09/23/2020	\$40.00
202001383	Special Assessment	6404 QUENTIN ST, WESTON	1922808101007 3	TODD M GREEN ROBBI R GREEN	County Land and Title Co.		09/23/2020	\$40.00

# Permits Issued

*Date From 9/1/20 and Date To 9/30/20 and Jurisdiction Village of Weston*

Permit #	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Finished Sq Ft	Issue Date	Valuation
202001348	Special Assessment	3605 CROSS POINTE BLVD, WESTON	1922808291003 8	BIRCHWOOD HIGHLANDS III	First American Title		09/10/2020	\$40.00
202001350	Special Assessment	3603 CROSS POINTE BLVD, WESTON	1922808291003 9	BIRCHWOOD HIGHLANDS III	First American Title		09/10/2020	\$40.00
202001372	Special Assessment	6207 BUSINESS HIGHWAY 51, WESTON	1922808192098 7	C/O RYAN LLC	Runkel Abstract & Title Co		09/23/2020	\$40.00
202001331	Special Assessment	5404 MESKER ST, WESTON	1922808164008 0	RUSSELL L ADERHOLD CHERYL R ADERHOLD	Knight Barry Title - QTax		09/08/2020	\$40.00
202001382	Special Assessment	8503 WINDSOR DR, WESTON	1922808293008 4	SHAWN M MILLIKIN	County Land and Title Co.		09/23/2020	\$40.00
202001373	Special Assessment	5611 N BIRCH LN, WESTON	1922808183098 0	RAYMOND L MARTIN JR	Runkel Abstract & Title Co		09/23/2020	\$40.00
202001371	Special Assessment	4407 STERNBERG AV, WESTON	1922808163098 1	BARBARA DALHOE	Runkel Abstract & Title Co		09/23/2020	\$40.00
202001381	Special Assessment	3003 CROSSTRAIL LN, WESTON	1922808323000 8	MELISSA A COLOMBO	County Land and Title Co.		09/23/2020	\$40.00
202001370	Special Assessment	4403 ALDERSON ST, WESTON	1922808083002 1	RICHARD L TESSMER VICKI L SYRING	Runkel Abstract & Title Co		09/23/2020	\$40.00
202001380	Special Assessment	7111 ROSS AV, WESTON	1922808104098 9	RAYMOND R CHRISTIANSEN	County Land and Title Co.		09/23/2020	\$40.00
202001318	Special Assessment	5703 RIPPLING CREEK DR, WESTON	1922808091012 4	DOUGLAS BERG	County Land and Title Co.		09/08/2020	\$40.00
202001319	Special Assessment	3008 WEILAND AV, WESTON	1922808172007 4	DENYON HOMES INC	County Land and Title Co.		09/08/2020	\$40.00
202001320	Special Assessment	9403 MEADOW CREEK LN, WESTON	1922808322010 7	JANET M SHIMKUS	County Land and Title Co.		09/08/2020	\$40.00
202001369	Special Assessment	5915 MORNING VIEW LN, WESTON	1922808152012 9	MYRON P DUGINSKI	Runkel Abstract & Title Co		09/23/2020	\$40.00
202001321	Special Assessment	3203 FOXTAIL CT, WESTON	1922808202017 6	DEAN M HOIDA	County Land and Title Co.		09/08/2020	\$40.00
202001322	Special Assessment	6305 CANOE ST, WESTON	1922808102024 1	MICHAEL J MARETICH	County Land and Title Co.		09/08/2020	\$40.00
202001323	Special Assessment	9311 WOODLAND DR, WESTON	1922808332099 5	CHAD E BRECKE ROXANNE M BRECKE	County Land and Title Co.		09/08/2020	\$40.00

# Permits Issued

*Date From 9/1/20 and Date To 9/30/20 and Jurisdiction Village of Weston*

Permit #	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Finished Sq Ft	Issue Date	Valuation
202001324	Special Assessment	10205 STANDING OAK DR, WESTON	1922808323001 3	DANIEL A BURNS ANDREA L BURNS	County Land and Title Co.		09/08/2020	\$40.00
202001326	Special Assessment	2507 E NEUPERT AV, WESTON	1922808173012 1	TODD A MITTELSTEADT	County Land and Title Co.		09/08/2020	\$40.00
202001325	Special Assessment	5915 SHOREY AV, WESTON	1922808342097 7	JOVAN J GONZALEZ ANGELA GONZALEZ	County Land and Title Co.		09/08/2020	\$40.00
202001355	Special Assessment	7105 FEITH AV, WESTON	1922808221010 1	ROBERT G CALMES VERNELL M CALMES	Midwest Title Group		09/15/2020	\$40.00
202001330	Special Assessment	2812 PARK RIDGE DR, WESTON	1922808202096 8	STEVEN E PAGEL JENNIFER M PAGEL	County Land and Title Co.		09/08/2020	\$40.00
202001316	Special Assessment	9968 SIBERIAN DR, WESTON	1922808322001 2	DALE STEVENS KIMBERLY STEVENS	County Land and Title Co.		09/08/2020	\$40.00
202001317	Special Assessment	1702 MONTEREY AV, WESTON	1922808191004 4	HOLLY L SWENSEN	County Land and Title Co.		09/08/2020	\$40.00
202001286	Special Assessment	4104 SHOREY AV, WESTON	1922808283099 4	DARLENE M LAABS	Knight Barry Title - QTax		09/01/2020	\$40.00
202001328	Special Assessment	5502 HEWITT AV, WESTON	1922808094010 9	JAMES P ALBRIGHT GERALDINE S ALBRIGHT	County Land and Title Co.		09/08/2020	\$40.00
202001329	Special Assessment	5707 GORDON ST, WESTON	1922808174096 0	BRETT-AARON C KEEN SAMANTHA R KEEN	County Land and Title Co.		09/08/2020	\$40.00
202001327	Special Assessment	No Address	1922808143099 5	No Address	County Land and Title Co.		09/08/2020	\$40.00
202001364	Sprinkler	3406 CARTER AV, WESTON	1922808174006 8	JOHN S SONDELSKI	Sprinkler Pete		09/18/2020	\$3,200 \$50.00
202001298	Sprinkler	6402 TOWER RIDGE PL, WESTON	1922808212016 3	MATTHEW D DEMERS	CWH Sprinklers & More LLC		09/02/2020	\$3,500 \$50.00
202001297	Sprinkler	5106 QUIRT SANN DR, WESTON	1922808172007 2	DENYON HOMES INC	CWH Sprinklers & More LLC		09/02/2020	\$3,500 \$50.00
202001339	Temp Use	6205 ALDERSON ST, WESTON	1922808202097 4	MT OLIVE LUTHERAN CHURCH	Mount Olive Lutheran Church		09/09/2020	\$125.00
202001366	Well	4717 MESKER ST, WESTON	1922808162000 6	DAVID A HROBSKY			09/21/2020	\$135.00
202001360	Well	5706 THOMAS AV, WESTON	1922808152002 0	LYLIANE T VANG			09/16/2020	\$135.00
202001363	Well	6105 CAMP PHILLIPS RD, WESTON	1922808212000 3	GERALD R SCHRAML			09/17/2020	\$135.00

## Permits Issued

*Date From 9/1/20 and Date To 9/30/20 and Jurisdiction Village of Weston*

Permit #	Templates	Permit Address	Parcel ID	Owner Name	Contractor	Finished Sq Ft	Issue Date	Valuation	
202001343	WUBPA	5103 LOOK ST, WESTON	1922808172006 6	DENYON HOMES INC	Denyon Homes	2,312	09/09/2020	\$216,000	\$2,815.00
202001342	WUBPA	5009 QUIRT SANN DR, WESTON	1922808172009 4	DENYON HOMES INC	Denyon Homes	2,037	09/09/2020	\$219,000	\$2,775.00
								Village of Weston Permits	101
								Village of Weston Permits	\$14,927
								Village of Weston Permits	\$1,434,011
								<b>Total Permits Issued</b>	<b>101</b>
								<b>Total Permits Fees</b>	<b>\$14,927</b>
								<b>Total Permits Valuation</b>	<b>\$1,434,011</b>
								<b>Total Finished Sq Ft</b>	<b>4,349</b>

# Permit Total Report Code

Issued From 9/1/20 and Issued To 9/30/20 and Jurisdiction Village of Weston

Type	Report Code	Jurisdiction	No of Permits	Total Valuation	Fees Paid
<i>Accessory</i>					
	101 - Residential Accessory Building	Village of Weston	4	\$25,500	\$416.00
	102 - Home Addition	Village of Weston	1	\$5,100	\$200.00
	106 - Residential Attached Garage Addition	Village of Weston	2	\$79,000	\$489.60
<i>Commercial Building</i>					
	200 - New Commercial Construction	Village of Weston	1	\$120,000	\$840.00
	202 - Commercial Addition/ Build Out/ Remodel	Village of Weston	1	\$20,000	\$320.00
<i>Deck</i>					
	103 - New Residential Deck	Village of Weston	1	\$8,682	\$75.00
<i>Demolition</i>					
	800 - Demolition of Principal Structure	Village of Weston	1		\$100.00
<i>Driveway</i>					
	112 - Residential Driveway Resurfacing	Village of Weston	1	\$4,150	\$35.00
	111 - New Residential Driveway/Driveway Addition	Village of Weston	4	\$20,640	\$170.00
<i>Electrical</i>					
	700 - Commercial Electrical	Village of Weston	1		\$1,380.00
	701 - Multifamily (3 or More Units) Electrical	Village of Weston	1		\$116.00
	702 - Residential Electrical	Village of Weston	3		\$165.00
<i>Excavation</i>					
	300 - Excavation	Village of Weston	3		\$150.00
<i>Fence</i>					
	108 - New Fence or Alteration (Residential)	Village of Weston	7	\$38,896	\$210.00
<i>General</i>					
	104 - Residential Deck Repair	Village of Weston	4	\$6,100	\$180.00
<i>Home Improvement</i>					
	105 - 1&2 Family Interior Remodel	Village of Weston	2	\$13,800	\$110.00
<i>HVAC</i>					
	604 - Residential HVAC Replacement	Village of Weston	1	\$4,645	\$40.00

## Permit Total Report Code

*Issued From 9/1/20 and Issued To 9/30/20 and Jurisdiction Village of Weston*

Type	Report Code	Jurisdiction	No of Permits	Total Valuation	Fees Paid
	601 - Commercial HVAC Replacement	Village of Weston	2	\$294,400	\$200.00
<i>Lateral</i>					
	503 - Residential Lateral	Village of Weston	2		\$1,090.00
<i>Minor Home Improvement</i>					
	901 - Residential Exterior Remodel	Village of Weston	8	\$112,320	\$400.00
<i>Parking Lot</i>					
	211 - Commercial Parking Lot/Driveway	Village of Weston	2	\$120,000	\$300.00
<i>Plumbing</i>					
	502 - Residential Plumbing	Village of Weston	2		\$60.00
<i>Roof</i>					
	205 - Commercial Roofing	Village of Weston	2	\$42,210	\$200.00
	901 - Residential Exterior Remodel	Village of Weston	1	\$5,000	\$50.00
<i>Sign</i>					
	400 - Permanent Sign	Village of Weston	1	\$68,368	\$0.00
<i>Special Assessment</i>					
	910 - Special Assessment	Village of Weston	34		\$1,360.00
<i>Sprinkler</i>					
	110 - In-Ground Irrigation System	Village of Weston	3	\$10,200	\$150.00
<i>Temp Use</i>					
	756 - Temporary Use	Village of Weston	1		\$125.00
<i>Well</i>					
	310 - Well Certification, Serviced Area	Village of Weston	3		\$405.00
<i>WUBPA</i>					
	100 - New Home Construction	Village of Weston	2	\$435,000	\$5,590.00
<b>Total</b>			<b>101</b>	<b>\$1,434,011</b>	<b>\$14,926.60</b>