

Meeting of the: **JOINT MEETING OF THE VILLAGE PLAN COMMISSION AND JOINT TOWN & VILLAGE EXTRATERRITORIAL ZONING COMMITTEE**

Members:

Plan Commission President Loren White (CHAIR); Fred Schuster; Dave Diesen; Mike Stenstrom; Hooshang Zeyghami; Tina Kollmansberger; and Marty Johnson

Joint Town & Village Extraterritorial Zoning Committee Milton Olson (T); Mark Hull (T); Randy Christiansen (T); Mike Stenstrom (V); Dave Diesen (V); and Tina Kollmansberger (V)

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

Date/Time: **Monday, March 9, 2015 @ 6:00 P.M.**

MINUTES

1. Call to Order

1.1 Plan Commission

1.2 Joint Town & Village Extraterritorial Zoning Committee

White called the meeting to order at 6:00 p.m. Members present were: White, Johnson, Kollmansberger, Schuster, Diesen, Zeyghami, Hull, and Christiansen. Stenstrom and Olson were excused.

Staff Present: Administrator Guild, Director of Planning & Development Higgins, Director of Public Works Donner, Building Inspector Tatro, Assistant Planner, Wehner, and Recording Secretary Parker were also present.

Planning Consultant, Mark Roffers was present. There were over 80 audience members present.

White announced that later on in this agenda is the public hearing on the new zoning code, and explained during that topic, the Commission will hear testimony on the zoning code, and how this is not a debate. He stated all public comments will be kept to 5 minutes or less. If there is a particular lot issue, those individuals need to speak with Higgins later.

2. Consent Items for Consideration

2.1 Approve and place on file the previous meeting(s) minutes from the February 9, 2015, regular meeting.

2.2 Approve and place on file Sign Permits, Commercial Certificate of Occupancy/Zoning Permits, and Certified Survey Maps approved by Planning & Development Director.

2.3 Recommendation from Director to approve the request from Habitat for Humanity to release the access restrictions on Lot 1 of Certified Survey Map No. 8028, recorded in Volume 30 of Certified Survey Maps on Page 191, per the specifications, conditions, and limitation of the submitted staff report and forward to the Board of Trustees for their consideration.

2.4 Recommendation from Director to approve the request from S.C. Swiderski, for the façade upgrade of the apartments at 5602, 5604 and 5606 Ferge Street, per the specifications, conditions, and limitation of the submitted staff report.

2.5 Acknowledgment of DeLasky/Siewert's request to withdraw Animal Fancier License Application for 5303 DJ Lane.

**M/S/P Zeyghami/Johnson: To acknowledge and approve Consent Agenda Items 2.1 – 2.5.*

3. Items Removed from Consent Agenda

None.

4. Presentation by Director of Planning & Development on the Proposed Recodification of Chapter 94 Zoning

4.1 Overview of Proposed Zoning Ordinance

4.2 Draft Zoning Code

4.3 Draft Zoning Map

Higgins explained to the audience the process that took place in the writing of this draft zoning ordinance. How this was done with the assistance of consultant Mark Roffers, of MDRoffers, along with meetings held by the Intergovernmental Zoning Steering Committee (comprised of members from Village of Weston, Town of Weston, and Village of Kronenwetter), Plan Commission, and Village staff. She explained how this draft ordinance was carefully written to fix a majority of non-conforming uses that exist (with our present zoning ordinance), and how special attention was paid to not create new non-conforming uses. She explained the different new zoning districts and how they differ from the current zoning districts. She explained how this new draft ordinance will better implement the Village's comprehensive plans.

White pointed out the amount of work staff has put into this project, and how long the draft code and map have been available to the public online (over 1 year).

5. Public Hearing

5.1 Open a hearing to receive public reaction relative to an Ordinance to repeal Chapter 94 Zoning and Chapter 95 Extra-Territorial Zoning of the Village of Weston Municipal Code and recreate a new Chapter 94 Zoning Ordinance for the Village of Weston.

5.2 Written Testimony.

5.3 Oral Testimony Taken.

White confirmed, prior to today, staff received letters of testimony offering suggestions, from Ministry Saint Clare's Hospital and Putnam Capital Management (both are attached), and letter of opposition from Steve and Renata Vissers, of 2705 Park Ridge Drive (attached).

Daniel Guild, 5702 Pine Terrace, spoke in support of the zoning code and map. He commented how 23 years ago is when the first zoning code (for the then Town of Weston) was adopted. He talked about how the Village has changed over the years and the good direction he feels the Village is headed in. He explained how this new zoning code is essential and critical to better guide the growth and development of the Village and its needs for the next 23 years. He encourages the Commission to forward on to the Board of Trustees their recommendation for approval and adoption.

Earlier today, staff received written testimony from Ken Umbarger, owner of Stillwater Landings Mobile Home Park (formerly known as Green Acres Mobile Home Park), 4311 Schofield Avenue, who is in opposition of the new zoning ordinance and map. Umbarger was present and read his written testimony (attached) to the Commission members. He commented that he wants to be able to continue the existing commercial uses on his property.

Tom Krautkramer, 6311 Teagan Lane, was present as undecided. Krautkramer indicated he did not wish to speak, and just wanted to listen.

Joe Jordan, 4102 Camp Phillips Road, was present. He stated he has an interest based on his residential home here in Weston, the old Dehnel Farm he owns here in Weston, along with the Wausau Supply property he owns in our Business Park. Jordan stated how he had the opportunity to serve on the Intergovernmental Zoning Steering Committee. He stated that he is in support of the reasons to do this and the work that staff has put in getting this project to this point, the major considerations he has is the change in the permitted uses that will occur as various pieces of property throughout the Village change their zoning conformance. He asks the Commission to consider items that were permitted uses by right that have become conditional use, to consider the process that we go through in evaluating that in consideration of properties that have been used as they have been in the past for a long time. Jordan stated the idea of the (Dehnel) farm that he purchased, with the intention of continuing as a farm, with the zoning that he has, it is likely he will have to come in to apply for a conditional use permit. He does not necessarily find this in itself onerous, other than the amount that needs to go into this process, and the consideration of what exactly is it that he will have to ask for. He questioned if he had the right, previously, to operate this as a farm, the simple thing for him is to ask for the same right, without having to define what it is exactly that he plans to do on this property this year, next year, or 5 years from now. He gave an example that perhaps this year he would want 3 or 4 cows and horses, and then maybe sometime in the future he may decide to change this. He feels to have to come back in to change the conditional use permit becomes a lot of work. The other issue he has, regarding his property in the Business Park, is if he wants to do something (such as storing materials outside for a period of time), if he needs a conditional use permit, the approval process takes too long for what he would need. He feels it would be great if the Village administration (staff) really had the responsibility to decide these. Higgins pointed out to Jordan's temporary storage issue, through this new code staff can issue a temporary use permit. He understands that part of this new zoning ordinance is to empower staff to make more decisions. He stated the more we can reduce the need for someone to go through a conditional use permit the better.

Randy Christiansen, of 2203 Lester Street, representing RC Enterprises LLC and properties addressed as 6006 Prairie Street, 9306 Weston Avenue, and 9308 Weston

Avenue, submitted written comment forms (attached) indicating his opposition of the zoning map. He did not wish to make an oral statement.

Ron Christiansen, of 3220 Kramer Lane, representing RC Enterprises LLC and properties addressed as 6006 Prairie Street, 9306 Weston Avenue, and 9308 Weston Avenue, submitted a written comment form (attached) indicating his opposition of the zoning map. He did not wish to make an oral statement.

Ryan Christiansen, of 9207 Kersten Road, representing RC Enterprises LLC and properties addressed as 9306 Weston Avenue and 9308 Weston Avenue, submitted a written comment form (attached) indicating his opposition of the zoning map. He did not wish to make an oral statement.

Rick Christiansen, of R15705 County Road N, Ringle, representing RC Enterprises LLC and properties addressed as 9306 Weston Avenue and 9308 Weston Avenue, submitted a written comment form (attached) indicating his opposition of the zoning map. He did not wish to make an oral statement.

Renee Radcliffe, of 3115 Tamarack Lane, representing herself, Jared Radcliff, and Scott Bayer. Radcliffe spoke and stated she is not opposed to the proposed zoning ordinance, but is opposed to how it is applied to the map. She stated that she has farmed in the Town for over 20 years, and her family has been farming for over 70 years. Since they have been farming, it has expanded where they bought parcels of land that were not greater than 20 acres, but are adjacent to their property they are currently farming. The way the map is proposed, some of those parcels are zoned something other than AR, though they are used for farming, they would prefer to see all that land they are using for farming the same, being zoned AR. This is not a big issue, but if they wanted to start raising livestock in the future, they may have to apply for a conditional use. She described the location of the land her family has, and explained currently they do crop farming, as well as have some beef cattle on the land.

Rich Reinart and Bill Mitchell, of Lamar Advertising, 9237 Heritage Drive, Marshfield, spoke on the signage section of the proposed zoning ordinance, particularly pertaining to variable message signs. Reinart commented the proposed new code requires a minimum 10 seconds between cycle transitions. He pointed out most signs like this change every 6 seconds, and 6 second intervals is what the DOT uses for their signs. He feels our code should be changed to reflect 6 seconds. He also commented with the prohibition of (new or expanded) off-premise signs. He pointed out they have 12 off-premise sign structures, which some are on STH-29 and some are located on the local roads in the Village. Right now the zoning code prohibits all new off-premise signs. He would like to see their type of off-premise signs separated out from the others to differentiate from the two. The way it is now with a conditional use permit, the Village looks at these on an individual basis. Right now the billboards along 29 would be allowed changes for upgrades for technology, however, the billboards along the local roads would not be allowed changes and upgrades. He would like to see this changed to allow them to potentially convert one of the existing billboards on our local roads to a digital sign in the future.

Darrell Will, R6201 Clubhouse Road, Ringle, was present to discuss his vacant properties located on the far eastern side of the Village, adjacent to the subdivision property he owns along the border, in Ringle, which was developed as Arrowhead Estates. He stated our

proposed zoning map shows his vacant property as RR-5, and he would like us to consider instead zoning it to RR-2. When Arrowhead Estates was developed, the streets were stubbed off at the Village border (for future extensions). The vacant parcels Will owns on the Weston side, consists of about 34 acres. He would like to develop these lots someday via a certified survey map. Though in order to afford putting in the streets, he would like the Village to consider zoning these parcels RR-2. He explained how the homes he has in the Arrowhead Estates subdivision are valued at \$300,000+. Access to the two Weston parcels would come from the Town of Ringle (off of either River Bank Lane or Chippewa Trail, which come off of Arrowhead Trail).

White questioned if residents have contacted the Planning & Development Department, to discuss concerns and have issues taken care of. Higgins stated staff has not met with those that commented during the hearing, however, staff has met with many other residents regarding questions on their individual properties and worked with them to fix any issues prior to tonight's hearing. White commented that he feels Planning & Development staff would be flexible on this issue and will fix these things as they come up.

Higgins stated staff has made some changes prior to tonight, but going forward we will have to take a different route, as we are asking the Commission to adopt the ordinance and map tonight. She explained the Commission could make a list and go through the process and rezone at a later meeting, or the Commission could direct the change of zoning tonight before it goes to Village Board.

5.4 Close Public Hearing.

White closed the hearing at 6:41 p.m.

6 Plan Commission Discussion and Action on Written and Oral Testimony

Schuster commented how since this zoning ordinance was put in place 23 years ago, staff has been simply band-aiding it, and it is now time for this change with the new zoning code. Schuster feels this will be a real improvement, though there will be some individual issues. He agreed this will give us a good starting point to work from, and pointed out there are conditional use and rezone processes available.

Diesen stated though it is not a perfect document, but a good starting point.

Guild stated there is always a perception and a fear of regulations, and staff is very eager to receive feedback and concerns. Guild stated this document is a good reflection of the feedback we had received to this point from Commissioners and Board of Trustees of what they think should be the regulatory priorities of the Village.

Roffers stated he has been working with Weston for the past few years on this ordinance. He stated this is not a perfect document, in his experience in preparing these, there is a learning curve and an experience curve as the community, staff, Commission, Board start to work with it. Roffers stated, his experience has been, where after a year there will be an amendatory ordinance which tackles the big issues, and after another year, a smaller amendatory ordinance, and finally after a couple of years you have something that matches the community as interpreted by the Board and Plan Commission.

Higgins commented this is a document we will have to work with and learn from. She explained how we have been tweaking the ordinance since she started here almost 12 years ago. This will give us a clean slate to start with, and a starting point and process to go forward in. She pointed out the flashcards on uses available that property owners can use to determine what uses are allowed in their new zoning districts.

White thanked the staff and committee for their work, and gave his personal experience on how the zoning of his property has changed.

7. Reports from Staff

7.1 Discussion and action by the Plan Commission on Director's recommendation to approve Chapter 94 Zoning Ordinance for the Village of Weston as the new zoning ordinance for the Village and forward to the Board of Trustees for their consideration.

**M/S Schuster/Diesen: to approve Chapter 94 Zoning Ordinance for the Village of Weston as the new zoning ordinance and map for the Village and to move this forward to the Board for their consideration. Q: Zeyghami suggested amending the motion to include any corrections staff will make to this before it goes to the Board. White feels we should adopt and establish this document first, and then bring changes up after through a recodification. Higgins asked if there was anything from the public hearing that Zeyghami wanted brought up. Zeyghami brought up the Will discussion. Guild stated it is best to take the comments from tonight and vet those out prior to making changes tonight, and can work with those individuals on their concerns. Schuster stated he is not prepared to make any adjustments, and reconfirmed his motion, and Diesen seconded. Zeyghami withdrew his suggested motion amendment. Motion Carried.*

7.2 Discussion and action by the Joint Extraterritorial Zoning Committee on Director's recommendation to approve Chapter 94 Zoning Ordinance for the Village of Weston as the new extraterritorial zoning ordinance for the Town of Weston Extraterritorial Zoning Area and forward to the Board of Trustees for their consideration.

**M/S/P Diesen/Kollmansberger: to approve Chapter 94 Zoning Ordinance and Map for the Village of Weston as the new extraterritorial zoning ordinance for the Town of Weston Extraterritorial Zoning Area and to move this forward to the Board of Trustees for their consideration.*

8. Reports from Staff.

Higgins stated she has no report for this meeting, though staff will be working to adjust all applications.

Guild gave an introduction of the staff, commissioners and committee members to the audience members.

9. Remarks from the Plan Commission Members.

10. Set Date for Next Meeting.

10.1 Plan Commission Meeting – April 13, 2015.

11. Adjourn

***M/S/P Johnson/Diesen: to adjourn the Plan Commission Meeting at 7:00 p.m.**

***M/S/P Christiansen/Diesen: to adjourn the Joint Town & Village of Weston Extraterritorial Zoning Committee Meeting at 7:00 p.m.**

Respectfully,

Valerie Parker

**Valerie Parker,
Recording Secretary**



MINISTRY
Saint Clare's Hospital

Sponsored by Sisters of the Sorrowful Mother

February 19, 2015

Ms. Jennifer Higgins
Director Planning and Development
Village of Weston
5500 Schofield Avenue
Weston, WI 54476



Dear Ms. Higgins,

To ensure the safety of our patients, we are committed to the future livability of the Village of Weston and our goal is to ensure future development in Stone Ridge and surrounding areas to compliment Ministry Saint Clare's Hospital's mission as a leading healthcare provider ensuring the best and safe care to patients. Please accept this letter as our suggestions of design concepts and standards to include in the Weston Corridor Overlay District.

Signage

- Pylon signs are prohibited.
- Ground signs shall be no taller than 6 feet and no longer than 12 feet. There should be a consistent design theme for the sign base, such as quarried stone.
- No temporary signs.
- A limitation on digital signs as to size, color, and not flashing.

Lighting

- A consistent lighting plan to create a unified campus identity.
- Consistent design for street lighting; we recommend short masted lights not to exceed 16 feet in height, a consistent bulb type and color.
- Energy efficient LED bulbs are encouraged.
- Flood lighting and flooding wall packs are prohibited.
- All lighting fixtures should be designed to minimize glare.

Building Orientation and Setbacks

- Buildings should be developed with the principal facades on the primary street. Provide for generous setbacks to reinforce a unified campus identify.
- New development should maintain the natural topography of the existing site. Use stepped retaining walls to reduce the steepness of manmade slopes and to provide terraces for landscaping and plantings.
- Detention ponds, if required, should be treated and designed as a project amenity.



MINISTRY
Saint Clare's Hospital

Sponsored by Sisters of the Sorrowful Mother

Parking Areas

- Parking should be divided into smaller blocks vs. large expansive areas of asphalt. Encourage groups of parking spaces (20 to 25 spaces) to be broken up by landscaping to provide for shading and to minimize heat islands.
- Incorporate swales and landscaping to manage onsite storm water runoff from parking lot.
- Encourage parking on side and rear of buildings to maximize street presence of building.
- Provide for pedestrian walk ways and "safe zones" between vehicle and destination point.

Refuse and Mechanical Equipment Enclosures

- Provide for a consistent theme and materials for all ground mounted mechanical equipment and trash enclosures.

I hope you find our suggestions helpful in creating and developing a high quality built environment.

Sincerely,

Mary Krueger, President
MINISTRY SAINT CLARE'S HOSPITAL

From: [Kim, Susanna](#)
To: [Jennifer Higgins](#)
Cc: [Yagerlener, Mark](#); [Ceelen, John](#)
Subject: Putnam Capital Management Letter - Suggestionfor Commercial Corridor Overlay District
Date: Thursday, February 19, 2015 12:25:37 PM
Attachments: [PCM Letter on concepts and standards to Corridor Overlay.pdf](#)

Jennifer,

Please see attached letter from Putnam Capital Management with our suggestions on design concepts and standards to include in the Village of Weston Commercial Corridor Overlay District.

I would like to also introduce Mark Yagerlener. He is the Regional Director, Real Estate from Ascension Health, our parent company. He will be the point person representing Putnam Capital Management. Below is his contact information:

Mark Yagerlener
Regional Director, Real Estate – Michigan and Wisconsin
Ascension Health
John.Yagerlener@AscensionHealth.org
248-798-8919

If you have any questions, please feel free to contact me as well.

Thank you,

Susanna Kim
Senior Analyst
Putnam Capital Management, LLC
11925 West Lake Park Drive,
Milwaukee, WI 53224
Office: 414-359-3189
Email: Susanna.Kim@ministryhealth.org

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Putnam Capital Management

11925 West Lake Park Drive, Milwaukee, WI 53224

February 18, 2015

Ms. Jennifer Higgins
Director Planning and Development
Village of Weston
5500 Schofield Avenue
Weston, WI 54476

Dear Ms. Higgins,

As you know, Putnam Capital Management is a landowner in the Stone Ridge Development and is committed to the future livability of the Village of Weston. Our goal is to ensure future development in Stone Ridge and surrounding areas compliment St. Clare's Hospital mission as a leading healthcare provider and to leverage this community asset to be an economic generator for Weston. Please accept this letter as our suggestions of design concepts and standards to include in the Weston Corridor Overlay District.

Signage

- Pylon signs are prohibited.
- Ground signs shall be no taller than 6 feet and not longer than 12 feet. There should be a consistent design theme for the sign base, such as quarried stone.
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- Detention ponds, if required, should be treated and designed as a project amenity.

Parking Areas

- Parking should be divided into smaller blocks vs. large expansive areas of asphalt. Encourage groups of parking spaces (20 to 25 spaces) to be broken up by landscaping to provide for shading and to minimize heat islands.
- Incorporate swales and landscaping to manage onsite storm water runoff from parking lot.
- Encourage parking on side and rear of buildings to maximize street presence of building.
- Provide for pedestrian walk ways and “safe zones” between vehicle and destination point.

Refuse and Mechanical Equipment Enclosures

- Provide for a consistent theme and materials for all ground mounted mechanical equipment and trash enclosures.

We applaud the Village of Weston to create a Design Overlay District that is guide future development and ensures the Stone Ridge sets the benchmark for high quality built environment. On behalf of Putnam Capital Management St. Clair’s Hospital, I hope you find our suggestions helpful. I would be glad to discuss them with you.

Best Regards,

Handwritten signature of Mark Yagerlener in black ink. The signature is cursive and includes the name 'Mark Yagerlener' and a small 'by skin' mark below it.

Mark Yagerlener
Regional Director, Real Estate – Michigan and Wisconsin
Ascension Health
John.Yagerlener@AscensionHealth.org
248.798.8919

CC: John Ceelen, Putnam Capital Management
Susanna Kim, Putnam Capital Management

From: noreply@civicplus.com
To: [Jared Wehner](#); [Jennifer Higgins](#)
Subject: Online Form Submittal: 2015 Zoning Map Feedback
Date: Monday, March 2, 2015 8:39:53 PM

If you are having problems viewing this HTML email, click to view a [Text version](#).

2015 Zoning Map Feedback

First Name **Last Name**
Steve Vissers

Address1
2705 Park Ridge Drive

City **State** **Zip**
Schofield WI 54476

Email Address
vissers@charter.net

Directions

Please view the Map and the Zoning Flash Cards before filling out this form.
Please keep all comments and questions related to the new zoning map and zoning code. Thank you for your time.

Address of Property OR Code Section in Question
2616 and 2708 Park Ridge Drive Schofield, WI

Reason/Comment

The following form was submitted via your website: 2015 Zoning Map Feedback

First Name: Steve

Last Name: Vissers

Address1: 2705 Park Ridge Drive

City: Schofield

State: WI

Zip: 54476

Email Address: vissers@charter.net

Directions: Please view the Map and the Zoning Flash Cards before filling out this form. Please keep all comments and questions related to the new zoning map and zoning code. Thank you for your time.

Address of Property OR Code Section in Question: 2616 and 2708 Park Ridge Drive Schofield, WI

Reason/Comment: March 2, 2015

My wife and I reside at 2705 Park Ridge Drive for twenty-nine years, when we purchased our home 2616 and 2708 Park Ridge Drive had been residential family homes. Within the last 10 years Mount Olive Church has purchased the two homes and now they are empty lots, the rumor is the church plans on a parking lot for these two lots, we live right across the street. How can you rezone however you want? this is a residential neighborhood. We have many concerns such as lights shining on your home? The value of our home will go down immensely; can you guarantee that it will not? Who will want to purchase a home with a parking lot across the street? All the additional traffic that we currently have to deal with weekly, Mount Olive might as well purchase all the homes on Park Ridge Drive. If you are willing to purchase my home for \$160,000, I will sell it to anyone of you who is considering allowing the rezoning. About two years my wife and I and several of our neighbors attended a meeting regarding the rezoning on Park Ridge and Shepard Lane, at that time a decision was made that the zoning for 2708 and 2616 would be zoned residential. The Village of Weston mailed a letter in advance to each resident who lived on Park Ridge Drive and Shepard Lane so we could voice our thoughts, this time a post card is being sent to all residents in the Village of Weston.

Just because this is a large growing church with around 5,000 parishioners and some who have deep pockets the village of Weston appears to be willing to bow to the church and is not concerned with the residents who pay taxes to the village. How many of you on the Weston village board are members of the church and what constitutes a conflict of interest? Who does the village represent? The church who is non-profit or the residents who pay taxes.

I am writing this comment with great concern regarding the Weston Village leaders and what they want to get away with as far as the residents who live on Park Ridge Drive in Schofield.

Steve and Renata Vissers

2705 Park Ridge Drive

Schofield, WI 54476

Additional Information:

Form Submitted on: 3/2/2015 8:38:58 PM

Submitted from IP Address: 97.95.75.102

Referrer Page: <http://westonwi.gov/FormCenter/Planning-Development-Forms-9/2015->

Zoning-Map-Feedback-53

Form Address: [http://westonwi.gov/FormCenter/Planning-Development-Forms-9/2015-](http://westonwi.gov/FormCenter/Planning-Development-Forms-9/2015-Zoning-Map-Feedback-53)

Zoning-Map-Feedback-53

#1

VILLAGE OF WESTON PLAN COMMISSION &
JOINT TOWN & VILLAGE OF WESTON
EXTRATERRITORIAL ZONING COMMITTEE



MARCH 9TH PUBLIC HEARING COMMENT FORM

This form is to be completed and submitted before the start of the hearing.
If making an oral statement, please limit your comments to no more than 5 minutes.

PLEASE PRINT

Name: Daniel Guild

Address: _____

VILLAGE OF WESTON TOWN OF WESTON

Do you wish to make an oral statement? Yes No

Concerning what agenda item? (Check all that apply)

ZONING ORDINANCE TEXT ZONING MAP

1. Representing (If someone other than yourself)

2. Property Address (If different from address above) _____

3. Comments (Use back if necessary)

4. Position

IN SUPPORT IN OPPOSITION UNDECIDED

VILLAGE OF WESTON PLAN COMMISSION &
JOINT TOWN & VILLAGE OF WESTON
EXTRATERRITORIAL ZONING COMMITTEE



MARCH 9TH PUBLIC HEARING COMMENT FORM

This form is to be completed and submitted before the start of the hearing.
If making an oral statement, please limit your comments to no more than 5 minutes.

PLEASE PRINT

Name: KEN UMBARGER / STILLWATER LANDING MOBILE Home

Address: 4311 SCHOFIELD AVE WESTON *COMMUNITY & STORAGE FACILITY*

VILLAGE OF WESTON TOWN OF WESTON *(FORMERLY) GREEN ACRES*

Do you wish to make an oral statement? Yes No

Concerning what agenda item? (Check all that apply)

ZONING ORDINANCE TEXT ZONING MAP

1. Representing (If someone other than yourself)

RIS VENTURE INC

2. Property Address (If different from address above)

3. Comments (Use back if necessary)

SEE ATTACHED

4. Position

IN SUPPORT IN OPPOSITION UNDECIDED

RJS Venture Inc.

Dbas: Stillwater Landing Mobile Home Community & Storage

4311 Schofield Avenue Weston Wi 54476

Phone 715-359-8107

Email: office@stillwaterlanding.net

March 9th 2015 PUBLIC HEARING COMMENT FORM

ATTACHED TO COMMENTS

RE – ZONING TEXT

How Proposed Zoning Ordinances Will Improve the Villages Regulatory Structure (based on Draft Zoning Ordinance as of February 2015

10 – Addresses perpetually challenging issues like : Mobile Home Parks:

#11. Mainly designed to apply to new and expanded land uses: will have **little impact on existing land uses.**

Article 15: Nonconforming Lots, Uses, Structures and Sites. **Provides procedures and standards where a particular land use or building does not match requirements of the proposed Zoning Ordinance, such as an old house that does not meet the setback standards of the zoning district it is within. Non-conforming land uses and buildings-in other words, those uses and buildings that do not meet the new Zoning Ordinance requirements-may continue.** However where expansions or other substantial work to a non-conforming building or site are proposed, the Ordinance includes certain limitations.

Article 4: LAND USE DESCRIPTIONS AND STANDARDS SECTION (4) Manufactured Home Community page 8 :

23. No mobile or manufactured home or other building shall be installed, stored, or kept within any power, pipeline, or utility easement. **Any preexisting mobile home so located shall be immediately removed or relocated to a non-easement location.**

In the case of 4311 Schofield Avenue property there exists a utility easement bisecting the entire parcel. At the time the mobile home park was built in 1975-76 homes were permitted on this utility easement. Some 25 homes in the subject property are located within the easement and 3 homes are located immediately beneath the power lines. This clause if enacted would diminish the value of the property by approximately \$250,000 to \$300,000 and be an unreasonable and unacceptable hardship to the property owner. Furthermore it falls within Article 15: NONCONFORMING LOTS, USES, STRUCTURES, AND SITES.

See attached correspondence relating to PROHIBITED USE OF COMMERCIAL SPACE ON FRONTAGE OF SUBJECT PROPERTY

Article 4: LAND USE DESCRIPTIONS AND STANDARDS SECTION (4) Manufactured Home Community page 6 :

More minor but important:

3. Does such foundation siding include the industry standard vinyl skirting?

4. Limits the width of an addition to 8' which is less than adequate/practical for a bedroom addition or family room addition. Recommend revision to 12' provided the distance to the adjacent home is within set-back code of 20'

RE – ZONING MAP

Zoning map does not provide for some 15,000 sq.ft. of commercial storefront, office, and storage.

VILLAGE OF WESTON PLAN COMMISSION &
JOINT TOWN & VILLAGE OF WESTON
EXTRATERRITORIAL ZONING COMMITTEE



MARCH 9TH PUBLIC HEARING COMMENT FORM

This form is to be completed and submitted before the start of the hearing.
If making an oral statement, please limit your comments to no more than 5 minutes.

PLEASE PRINT

Name: Tom Kraut Kramer

Address: 6311 Teagar Ln.

VILLAGE OF WESTON TOWN OF WESTON

Do you wish to make an oral statement? Yes No

make

Concerning what agenda item? (Check all that apply)

ZONING ORDINANCE TEXT

ZONING MAP

1. Representing (If someone other than yourself)

2. Property Address (If different from address above) 5207 WestFair Ave

3. Comments (Use back if necessary)

4. Position

IN SUPPORT

IN OPPOSITION

UNDECIDED

VILLAGE OF WESTON PLAN COMMISSION &
JOINT TOWN & VILLAGE OF WESTON
EXTRATERRITORIAL ZONING COMMITTEE



MARCH 9TH PUBLIC HEARING COMMENT FORM

This form is to be completed and submitted before the start of the hearing.
If making an oral statement, please limit your comments to no more than 5 minutes.

PLEASE PRINT

Name: LOE JORDAN

Address: 4102 CAMP PHILLIPS RD

VILLAGE OF WESTON TOWN OF WESTON

Do you wish to make an oral statement? Yes No

Concerning what agenda item? (Check all that apply)

ZONING ORDINANCE TEXT ZONING MAP

1. Representing (If someone other than yourself)

WAUSAU SUPPLY

2. Property Address (If different from address above) _____

3. Comments (Use back if necessary)

4. Position

IN SUPPORT IN OPPOSITION UNDECIDED

VILLAGE OF WESTON PLAN COMMISSION &
JOINT TOWN & VILLAGE OF WESTON
EXTRATERRITORIAL ZONING COMMITTEE



MARCH 9TH PUBLIC HEARING COMMENT FORM

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PLEASE PRINT

Name: Randy Christiansen

Address: 2203 Lester St

VILLAGE OF WESTON TOWN OF WESTON

Do you wish to make an oral statement? Yes No

Concerning what agenda item? (Check all that apply)

ZONING ORDINANCE TEXT ZONING MAP

1. Representing (If someone other than yourself)

2. Property Address (If different from address above) 6006 Prarie St.

3. Comments (Use back if necessary)

Currently this property is zoned M-1. Under the
New zoning code it will go to B-3. From M-1 to
B-3 will completely change the activities that can
take place at this site. I would not be opposed
to a LI zoning. On your latest zoning map
you are zoning parcels directly across from
this one LI. I am asking to be zoned LI.

4. Position

IN SUPPORT IN OPPOSITION UNDECIDED

*Thank you
Randy Christiansen*

VILLAGE OF WESTON PLAN COMMISSION &
JOINT TOWN & VILLAGE OF WESTON
EXTRATERRITORIAL ZONING COMMITTEE



MARCH 9TH PUBLIC HEARING COMMENT FORM

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PLEASE PRINT

Name: Randy Christiansen

Address: 2203 Lester St.

VILLAGE OF WESTON TOWN OF WESTON

Do you wish to make an oral statement? Yes No

Concerning what agenda item? (Check all that apply)

ZONING ORDINANCE TEXT ZONING MAP

1. Representing (If someone other than yourself)

RC Enterprises LLC

2. Property Address (If different from address above) 9306 and 9308

Weston Ave.

3. Comments (Use back if necessary)

Current zoning is M-1. New zoning will be
LI. Within 1500 Feet to the east or west
you are zoning GI which is equivalent to M-1.
I am asking for these parcels to be zoned
GI.

Thank You

Randy Cltr

4. Position

IN SUPPORT IN OPPOSITION UNDECIDED

VILLAGE OF WESTON PLAN COMMISSION &
JOINT TOWN & VILLAGE OF WESTON
EXTRATERRITORIAL ZONING COMMITTEE



MARCH 9TH PUBLIC HEARING COMMENT FORM

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PLEASE PRINT

Name: Ron Christiansen

Address: 3220 Kramer Ln

VILLAGE OF WESTON TOWN OF WESTON

Do you wish to make an oral statement? Yes No

Concerning what agenda item? (Check all that apply)

ZONING ORDINANCE TEXT ZONING MAP

1. Representing (If someone other than yourself)

RC Enterprises, LLC

2. Property Address (If different from address above) 9306 + 9308 Weston Ave

3. Comments (Use back if necessary) Weston, WI 54476
6006 Prairie Street.

I am loosing (2) properties from
M1 zoning to LI.

6006 Prairie St. will go from M1
to B3.

4. Position

IN SUPPORT IN OPPOSITION UNDECIDED

VILLAGE OF WESTON PLAN COMMISSION &
JOINT TOWN & VILLAGE OF WESTON
EXTRATERRITORIAL ZONING COMMITTEE



MARCH 9TH PUBLIC HEARING COMMENT FORM

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PLEASE PRINT

Name: Ryan Christensen

Address: 9204 Karsten Rd

VILLAGE OF WESTON TOWN OF WESTON

Do you wish to make an oral statement? Yes No

Concerning what agenda item? (Check all that apply)

ZONING ORDINANCE TEXT ZONING MAP

1. Representing (If someone other than yourself)

RC Enterprises LLC

2. Property Address (If different from address above) 9306 Weston Ave

3. Comments (Use back if necessary)

9308 Weston Ave

4. Position

IN SUPPORT IN OPPOSITION UNDECIDED

VILLAGE OF WESTON PLAN COMMISSION &
JOINT TOWN & VILLAGE OF WESTON
EXTRATERRITORIAL ZONING COMMITTEE



MARCH 9TH PUBLIC HEARING COMMENT FORM

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PLEASE PRINT

Name: RICK CHRISTIANSEN

Address: R15705 CTY RN Ringle WI 54471

VILLAGE OF WESTON TOWN OF WESTON

Do you wish to make an oral statement? Yes No

Concerning what agenda item? (Check all that apply)

ZONING ORDINANCE TEXT ZONING MAP

1. Representing (If someone other than yourself)

RC Enter. LLC

2. Property Address (If different from address above) 9306 - 9308 Western

3. Comments (Use back if necessary) AUE

4. Position

IN SUPPORT IN OPPOSITION UNDECIDED

VILLAGE OF WESTON PLAN COMMISSION &
JOINT TOWN & VILLAGE OF WESTON
EXTRATERRITORIAL ZONING COMMITTEE



MARCH 9TH PUBLIC HEARING COMMENT FORM

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PLEASE PRINT

Name: Renee Radcliffe

Address: 3115 Tamarack Lane

VILLAGE OF WESTON TOWN OF WESTON

Do you wish to make an oral statement? Yes No

Concerning what agenda item? (Check all that apply)

ZONING ORDINANCE TEXT ZONING MAP

1. Representing (If someone other than yourself)

Myself, Jared Radcliff, Scott Rayer

2. Property Address (If different from address above) _____

3. Comments (Use back if necessary)

Splitting adjoining properties into different zones when covered
and being used for same

4. Position

IN SUPPORT IN OPPOSITION UNDECIDED

VILLAGE OF WESTON PLAN COMMISSION &
JOINT TOWN & VILLAGE OF WESTON
EXTRATERRITORIAL ZONING COMMITTEE



MARCH 9TH PUBLIC HEARING COMMENT FORM

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PLEASE PRINT

Name: Rich Reinart, Bill Mitchell - Lamar

Address: 9237 Heritage Dr

VILLAGE OF WESTON TOWN OF WESTON

Do you wish to make an oral statement? Yes No

Concerning what agenda item? (Check all that apply)

ZONING ORDINANCE TEXT ZONING MAP

1. Representing (If someone other than yourself)

Lamar Advertising

2. Property Address (If different from address above) _____

3. Comments (Use back if necessary)

4. Position

IN SUPPORT IN OPPOSITION UNDECIDED

VILLAGE OF WESTON PLAN COMMISSION &
JOINT TOWN & VILLAGE OF WESTON
EXTRATERRITORIAL ZONING COMMITTEE



MARCH 9TH PUBLIC HEARING COMMENT FORM

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PLEASE PRINT

Name: DARRELL R. WELLS

Address: R 6835 RANCH RD, RINGLET, WI 54471

VILLAGE OF WESTON TOWN OF WESTON

Do you wish to make an oral statement? Yes No

Concerning what agenda item? (Check all that apply)

ZONING ORDINANCE TEXT ZONING MAP

1. Representing (If someone other than yourself)

2. Property Address (If different from address above) SEC 24-28-08

3. Comments (Use back if necessary)
RR2 RATHER THAN PROPOSED RR5 -
PT OF NE 1/4 NE 1/4 - THAT PART LYING ELY OF C/L OF EAU CLAIRE RIVER 17.5 ACRES AND SEC 24-28-08 - PT OF SE 1/4 NE 1/4 THAT AT LYING N OF RR R/W. 16 ACRES.

4. Position

IN SUPPORT IN OPPOSITION UNDECIDED

TOMMY PARCELS