



Meeting Date: 12/9/2013
Agenda Item: 2)b.1 & 2 &
5)b. and c.

STAFF REPORT

- REPORT FOR:** Chairman White and Plan Commissioners
- REPORT PREPARER:** Jennifer Higgins, Director of Planning & Development
- ITEM DESCRIPTION:** A Comprehensive Plan Map Amendment CPMA-11-1406 to change the future land use designation on the Future Land Use Map from Commercial to Residential on the property described as Lot 2 of proposed land division of 3003 Weston Avenue (Life Is Good property).
- And
- A Rezone Request REZN-11-13-1405 from B-P (Business Park) to R-4 (Residential Multiple Family), to allow for the construction of an active senior multi-family development on the property described as Lot 2 of proposed land division of 3003 Weston Avenue.
- STAFF'S COMMENT:** The two public hearings are being rolled into one for this memo and should be considered together for ease of the discussion on Monday. The applicants has also provided a preliminary site plan showing you what they have planned for the site. I ask that you close the public hearing, take action on item a. (Comp Plan Amendment) and b. (Rezone Request) Monday night. The final site plan will be brought back at a later date if the applications are approved by the Board. The site plan has already changed due to Life Is Good agreeing to provide a street dedication and work with Commonwealth to construct the street right away to avoid the long driveway situation they would otherwise have. We know that Birchwood Highlands senior apartments, located across the street in TIF 1, has some concerns with this non-TIF development and will be in attendance at the public hearing to give testimony. I have spoken to Birchwood Highlands and The Pines at Mount View and both feel that our market is flooded for income restricted units. The applicant has not provided enough information for staff to give you a recommendation at this time. To aid in the discussion, if you so choose, you could choose to delay action on item b. (the rezone request) until January 13th meeting as the Village Board is unable to take final action on the comprehensive plan map amendment until after the Comp Plan Public Hearing which can't be scheduled until the January 20, 2014 Village Board meeting due to Statutory requirements. Just a side note, if the comp plan amendment does not move forward, the project will most likely never take place.

And

Should the Plan Commission make a motion to recommend approval of the proposed rezone request to the Village Board to rezone a portion of the Life is Good property from B-P (Business Park) to R-4 (Residential Multiple Family), to allow for the construction of an active senior multi-family development by approving the Finding of Fact report entitled *Finding of Fact & Recommendation by the Village of Weston Planning Commission*?

Background and Recommendation following Staff Review:

We have very limited information from the applicant. The information that we have received from the applicant has come from short meeting with staff and in response to staff questions via email. We know that there will be opposition at the hearing and for this reason, staff has decided that we will not provide you with a staff recommendation until after the hearing is allowed to take place and hopefully more facts on the project come to light. Typically we would not bring an incomplete project to you for review, but since they are on such a tight schedule and our comprehensive plan is antiquated and need of review, discussion and a major update, it was decided to bring this application to the Plan Commission for discussion anyway so that we could accommodate the applicants short time schedule.

Commonwealth plans to build an approximate 66 unit active senior housing complex with a mix of 10 and 12 unit buildings. The buildings will be cottage style units which is a new housing style for senior living for us here in the Village. The Pines at Mount View and Birchwood Highlands are active senior apartment buildings. Ms. Downs has told me that they will include a clubhouse and beauty salon in the development, however this does not show right now on the preliminary site plan. Marketing materials from Commonwealth of their other developments is included in the online website packet. Commonwealth recently built down in Mosinee near Indianhead Golf Course. The applicant will be doing this as a WHEDA project as they plan to apply for WHEDA funding in the upcoming 2014 funding cycle, hence the need to get their applications approved prior to the February WHEDA submittal deadline. It is important to learn that this area of the Village (Census tract 11.04) is included on a new WHEDA list for special funding consideration. This Census Tract was listed as an Employment Center/High Need Census Tract. Commonwealth tells me that they typically have at least 5% of their units at market (unrestricted rents). The other 95% would be low to moderate income restricted units, which per WHEDA standards are 50% of the Median County income, currently \$27,158 based on the County's current median income of \$54,316. I have included some quick facts sheet from the Census Bureau so you can see how the Village rates in regard to income levels and rental housing levels compared to the county and state to assist you in your decision making processes.

We also are in the process of updating the comprehensive plan as we know that many of our policies, goals and objectives have changed in the last 7 years. Please keep this in mind as we discuss on Monday night. I have included sections of the Comp Plan that I think may aid in the discussion.

1. Per Sec. 94.238 (3) Site specific future land use map changes may be initiated by the property owner(s) through a fee-paid application process which Commonwealth Development has done on behalf of current property owner Life Is Good LLC through this application. Sec. 94.238(6) requires that the Plan Commission provide an opportunity for public comment regarding the suggested Future Land Use Map changes and review them to determine whether they should be recommended to the Village Board as part of the current year's amendment cycle. Monday night's public hearing will satisfy this requirement. Sec. 94.238(8) requires that after thorough consideration of the proposed amendments, the Plan Commission shall

recommend the approval of any proposed amendment to the Village Board by the adoption of a resolution. The proposed resolution VW-13-21 would accomplish this requirement.

Per Sec. 94.239 of the Zoning Code there is approval criteria which shall be considered in any review and approval of amendments to the Village of Weston Comprehensive Plan and Future Land Use map. The criteria is as follows:

- (1) The change is consistent with the overall goals and objectives of the Village of Weston Comprehensive Plan.
- (2) The proposed amendment advances goals, policies and objectives of the Comprehensive Plan.
- (3) Consideration of the previous record if the amendment was reviewed and denied during a previous comprehensive plan review.
- (4) The change does not create an adverse impact on public facilities and services that cannot be mitigated.
- (5) Development resulting from the change does not create an undue or adverse impact on surrounding properties. Such development should be consistent with the physical character of the surrounding neighborhood or would upgrade and improve its viability.
- (6) The change allows a more viable transition to the planned uses on adjacent properties than the current land use.
- (7) The change does not have a significant adverse impact on the natural environment including trees, slopes and groundwater, or the impact could be mitigated by improvements on the site or in the same vicinity.
- (8) There is a change in Village actions or neighborhood characteristics that would justify a change.
- (9) The change corrects an error made in the original plan.
- (10) There is a community or regional need identified in the comprehensive plan for the proposed land use or service.
- (11) The proposed relationship of the proposed amendment to other village codes and regulations.
- (12) The change does not adversely impact any landmarks or other historically significant structures or properties unless mitigated through relocation, commemoration or dedication.

The application appears to meet items 6, 7, 11 and 12 above. I have included sections of the comp plan that specifically relate to this issue to be used in the discussion.

(b) To change a designation, the proposed Future Land Use map amendment must do one of the following:

- (1) Respond to a substantial change in conditions beyond the property owner's control applicable to the area within which the subject property lies; or
- (2) Better implement applicable comprehensive plan polices than the current map designation; or
- (3) Correct an obvious mapping error; or
- (4) Address an identified deficiency in the Comprehensive Plan.

(c) Comprehensive Plan amendment(s) shall be consistent with Village Planning Policies and the Village of Weston Comprehensive Plan goals, objectives and policies.

The application does not appear to meet items b) or c) above but staff and the Village Board acknowledge that our current Comprehensive Plan is antiquated and in need of updates. We have begun to work on updating the Comprehensive Plan for this reason this past year.

Due to this, staff and the applicant's urgent time this item was placed on the agenda for public hearing, discussion and direction.

If following all the testimony, the Plan Commission feels that this should be entertained by the Village Board, they should adopt the proposed resolution and forward it on to the Village Board to begin the public input process for the comprehensive plan amendment. If you do not feel that this is an appropriate comp plan amendment change, then you would deny the request and the project would not proceed. Again, the applicant has a deadline of February to put an application in to WHEDA to get the project funded through this 2014 grant cycle.

2. The applicant must rezone to a multi-family zoning district to build their proposed project. They have decided to request R-4 which is the residential multiple-family district-apartments. This allows for them to go to the higher density 12 unit buildings. I have not completed the Finding of Fact Report. This will need to be done at the meeting and will serve at the written finding of fact required by the Code. Since it sounds like the project will not be completed if WHEDA funding is not received I would suggest that the property be provisionally rezoned and that conditions be added to the rezone such as:
 - a. Deed restrictions and covenants created and recorded to require this development to remain senior housing and that these deeds and covenants cannot be changed without Village approvals.
 - b. The zoning doesn't take effect until a building permit is pulled for the project.
 - c. Adoption of a comprehensive plan map amendment.
 - d. Developers Agreement in place with Life Is Good for the dedication of the public road right of way and construction of the public street.
 - e. Any other items that the PC or staff comes up with following the testimony and discussion at the public hearing.

I also suggest that if you do not take action to approve the comp plan amendment resolution that you do not approve the rezone.

Purpose:

1. The purpose of this recommendation is as follows: to meet the requirements of s. 66.1001(4) Wisconsin State Statutes which requires that the plan commission or other body of a local governmental unit that is authorized to prepare or amend a comprehensive plan may recommend the adoption or amendment of a comprehensive plan only by adopting a resolution by a majority vote of the entire commission. The vote shall be recorded in the official minutes of the plan commission or other body. The resolution shall refer to maps and other descriptive materials that relate to one or more elements of a comprehensive plan. One copy of an adopted comprehensive plan, or of an amendment to such a plan forward this comprehensive plan amendment request on to the Village Board for public hearing and possible amendment to the Village Comprehensive Plan Future Land Use Map.
2. The purpose of this recommendation is as follows: to regulate areas in which various land uses may be conducted; regulate the location and operation of economic development areas; regulate the location, bulk, height, and similar features of structures, including the overall population density of the community; establish zoning districts to accomplish these purposes; Regulate the regulations to the character of the neighborhood and its suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the community.

Policy Alternatives:

- 1) Refer request back to staff for additional study/review.
- 2) Deny the request.

Future Deliverables:

- 1) Site Plan Review at a future Plan Commission meeting.
- 2) Comprehensive Plan Public Hearing at January 20, 2014 Village Board Meeting (CPMA-12-13-1406)
- 3) Ordinance to approve Comprehensive Plan Amendment (CPMA-12-13-1406)
- 4) Ordinance to approve Rezone Request REZN-11-13-131405 at August 19th Village Board Meeting
- 5) Building Permit Issuance

Additional Items:

- 1) Resolution VW-13-21 Adoption of the Recommended Amendments to the Comprehensive Plan as Prepared by the Village of Weston Plan Commission
- 2) *Finding of Fact & Recommendation by the Village of Weston Planning Commission*
- 3) [REZN-11-13-1405 / CPMA-11-13-1406](http://www.westonwi.gov/421/Public-Hearing-Notices) Application Materials - available online at <http://www.westonwi.gov/421/Public-Hearing-Notices>



VILLAGE OF WESTON NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Village of Weston Plan Commission on Monday, December 9, at 6:00 p.m., at the Village Municipal Center located at 5500 Schofield Avenue, Weston, Wisconsin, to hear comments and concerns related to the following requests:

REZN-11-13-1404 – Joseph Iozzo requesting a rezone from R-R (Rural Residential) Zoning District, to RTF (Residential Two-Family), to allow for a single-family home to be converted into a duplex on property described as: That part of the West 1/2 of the Northwest 1/4 of Section 9, Township 28 North, Range 8 East, in the Village of Weston, Marathon County, Wisconsin, lying North and East of the Eau Claire River. This Parcel is addressed as 3113 Camp Phillips Road and consists of 16 acres.

REZN-11-13-1405 / CPMA-11-13-1406 – Marissa Downs, of Commonwealth Development Corporation, for property owner Harry Colcord, of Life is Good, LLC, requesting a Comprehensive Plan Map Amendment from future commercial to future residential, along with a Rezone request from B-P (Business Park) to R-4 (Residential Multiple Family), in order to construct an active senior multi-family development on property described as: A parcel of land being approximately the south 700 feet of the Northeast 1/4 of the Northwest 1/4, except the south 500 feet of the east 500 feet thereof, of Section 29, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin, also described as Lot 2 of proposed land division of 3003 Weston Avenue, and consisting of 13.81 acres.

Individual application materials are available on the Village of Weston website, located at: <http://westonwi.gov/421/Public-Hearing-Notices>. Written testimony may be forwarded to the Village of Weston Plan Commission, Valerie Parker, Plan Commission Secretary, 5500 Schofield Avenue, Weston, WI 54476, or e-mailed to vparker@westonwi.gov, by noon on the day of the public hearing. All interested persons will be given an opportunity to be heard. Any person with questions or planning to attend needing special accommodations in order to participate should call Valerie Parker, Administrative Specialist, Planning and Development Department, at 715-241-2607.

Dated this 21st day of November, 2013

A handwritten signature in black ink that reads "Sherry L. Weinkauff".

Sherry L. Weinkauff
Village Clerk

Published as a legal ad in the Wausau Daily Herald on Monday, November 25, 2013, and Monday, December 2, 2013

Date Filed 11-21-13
 Amount Paid \$300.00
 Check No. 5447
 Revised 1/1/2012

VILLAGE OF WESTON
 MARATHON COUNTY, WI
APPLICATION FOR REZONING



Fees: Total Fee Submitted \$ 300.00

Application Fee – \$300

REZN-11-13-1405

Late Agenda Fee – add additional \$100

Special Meeting Fee – add an additional \$250

*****Please note that applicant will also be responsible for all applicable public notice fees and required ordinance publication fees. These fees will be billed following completion of the application process.

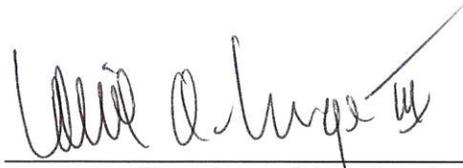
One copy of a registered surveyor's plat of survey **must** accompany application. Applicant will be notified of the date and place of a public hearing.

- Applicant Commonwealth Development Corp. Telephone 920-922-8170
 Address 54 E. 1st St. Fond du Lac, WI 54935
 Email address downs@Commonwealthco.net
- Owner Life Is Good, LLC Telephone 715-302-1500
 Address c/o: Harry Colcord, 1703 Madison Street, Wausau, WI 54401
 Email address hcolcord@hotmail.com
- Applicant is (Check one): Owner () Agent () Other (Future owner)
 (If Applicant is not the owner, provide letter of Authorization from Owner) (Specify)
- The present Owner acquired legal title to the subject property on 8/1/2002
 (Date)
- Location, address and acreage of property: 3003 Weston Ave
Weston, WI 54476
Approx. 13.18 acres
- Legal description of subject property: Will be sent under separate cover.

7. Present Zoning: BP Business Park
8. Proposed Zoning change: RM 4
9. Has the present applicant previously sought to rezone the subject site or part of it? NO
10. When? N/A
11. To what district classification? N/A
12. Existing Use of Property: vacant land, commercial
13. Future Land Use Map Designation of Property: Residential
14. Proposed Future Land Use (by Applicant): Multi family Development
15. Is the subject property planned to be improved? Yes When? Construction start 2014
16. What will be the actual use of the improvement? Multi family Housing

17. Please provide name and address of where the bill for publication and/or recording fees should be sent:
Marissa Downs
54 E 1st. Street Fond du Lac, WI 54935

I hereby depose and say that all the above statements and all accompanying statements and drawings are correct and true.



 Signature of Applicant

Applicant attendance at this hearing is not mandatory, but is strongly recommended.

Forwarded to the Village Planning Commission

Date of Public Hearing: 12-09-13

Hearing Notice Published on: 11-25-13 and 12-02-13

Cost for Hearing Notice Publication: _____

Recommendation of the Village Planning Commission: _____

NOTE: This is only a recommendation. It requires action by the Village Board to become effective.

Forwarded to the Village Board

Date: _____

Map Amendment: (Adopted / Denied)

Date: _____

Ordinance Publication Date: _____

Cost for Ordinance Publication: _____

Applicant billed for Hearing Notice and Ordinance Publications on _____ in the amount of

_____.

Village President

For Staff Use Only

Date Filed: 11-21-13

Application #: REZN-11-13-1405

Reviewed by Village Staff

Date: 11-21-13

Forwarded to the Village Plan Commission

Date: 11-21-13

Date of Public Hearing: 12-09-13

Recommendation of the Village Planning Commission: _____

Resolution #: _____

Resolution Adoption Date: _____

NOTE: This is only a recommendation. Requires adoption of ordinance by Village Board to become effective.

30-Day Public Review Period Began on: _____

Forwarded to the Village Board on: _____

Date of Plan Amendment Public Hearing: _____

Ordinance #: _____

Ordinance Approved: _____

Ordinance Published: _____

Sent to Statutory Distribution List: _____

Map Amendment: (Adopted / Denied)

Village President

Date Filed 11-21-13
 Amount Paid \$350.00
 Check No. 5446
 Application # CPMA-11-13-1406

**VILLAGE OF WESTON
 MARATHON COUNTY, WI
 APPLICATION FOR
 COMPREHENSIVE PLAN
 MAP AMENDMENT**



Revised 1/1/2010

Fee: \$350.00 Regular Meeting / \$600.00 Special Meeting

A comprehensive plan map amendment is a change or revision to a land use map designation assigned to a specific property (or properties). Applications for plan map amendments and the applicable fee **must be submitted/postmarked by July 15th** for consideration during the Village's annual comprehensive plan amendment cycle. Applicant will be notified of the date and place of meetings and the public hearing for this proposed amendment and it is strongly recommended that applicants and owners attend all meetings and public hearings related to the amendment request.

1. Applicant Information

Applicant Commonwealth Development Corp. Telephone 920-922-8170
 Address 54 E. 1st Street Fond du Lac, WI 54935
 Email Address: downs@commonwealthco.net Fax 920-922-8171

2. Owner Information (If different than applicant)

Owner Life Is Good, LLC Telephone 715-302-1500
 Address c/o: Harry Colcord 1703 Madison Street Wausau, WI 54401
 Email Address: hcolcord@hotmail.com Fax N/A

3. Correspondence Address: (This is the address to which all agendas, letters and other materials will be forwarded.)

Name: Marissa Downs Telephone 920-922-8170
 Address: 54 E 1st St. Fond du Lac, WI 54935
 Email Address: downs@commonwealthco.net Fax 920-922-8171

4. Applicant is (Check one): Owner () Agent () Other Future owner
 (If Applicant is not the owner, provide letter of Authorization from All Property Owners) (Specify)

5. The present Owner acquired legal title to the subject property on 8/1/2002
 (Date)

6. Property location & address: 3003 Weston Ave
Weston, WI 54476

7. Parcel I.D. Number: 192-2808-292-0999

8. Parcel Size/Dimension: (Square feet/Acres) Approx 13.18 acres

9. Existing Use of Property: Commercial
10. Future Land Use of Property (Future Land Use Map Designation): Future Residential
11. Proposed Future Land Use (by Applicant): Multi-Family Development
12. Existing Zoning: BP Business Park
13. Proposed Zoning change (if Applicable): RM4

14. Surrounding Future Land Use/Zoning Classification/Existing Use: North and East-zoned BP and future commercial on comp plan future land use map

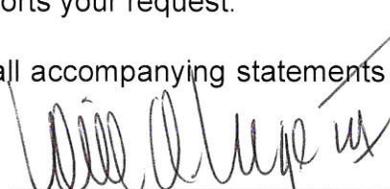
West-zoned R1 and RR (shown as future residential on FLU Map) South-zoned RR and shown as future residential on FLU Map.

15. On a separate sheet of paper, please thoroughly address the following:
- Why the comprehensive plan map amendment is being proposed.
 - Justification and support for the proposed map amendment. Examples might include a discussion of changes that have occurred in the area of the proposed plan map amendment since the comprehensive plan's adoption, consistency of the proposed amendment with the adopted comprehensive plan and/or how the proposed change will benefit the community.

16. Please attach (preferably on 8.5"X11" or 11"X17" paper) the following:

- A vicinity map
- An accurate map showing the specific parcels subject to the amendment request; and,
- Any additional information that you believe supports your request.

I hereby depose and say that all the above statements and all accompanying statements and drawings are correct and true.



Signature of Applicant

Applicant attendance at this hearing is not mandatory, but is strongly recommended.

For Staff Use Only

Date Filed: 11-21-13

Application #: CPMA-11-13-1406

Reviewed by Village Staff

Date: 11-21-13

Forwarded to the Village Plan Commission

Date: 11-21-13

Date of Public Hearing: 12-09-13

Recommendation of the Village Planning Commission: _____

Resolution #: _____

Resolution Adoption Date: _____

NOTE: This is only a recommendation. Requires adoption of ordinance by Village Board to become effective.

30-Day Public Review Period Began on: _____

Forwarded to the Village Board on: _____

Date of Plan Amendment Public Hearing: _____

Ordinance #: _____

Ordinance Approved: _____

Ordinance Published: _____

Sent to Statutory Distribution List: _____

Map Amendment: (Adopted / Denied)

Village President

Valerie Parker

From: Jennifer Higgins
Sent: Thursday, November 21, 2013 12:08 PM
To: Justin Evans; Marissa Downs
Cc: Valerie Parker
Subject: RE: Life is Good Weston property

Thank you!

JENNIFER HIGGINS
Director of Planning & Development
Village of Weston, WI
5500 Schofield Avenue, Weston, WI 54476
Phone: 715-241-2638 | Cell: 715-573-9785 | Fax: 715-359-6117
Email: jhiggins@westonwi.gov | jhigginsvow@facebook.com

Schedule appointments with me at <http://doodle.com/vowjhiggins> Visit us on the web at www.westonwi.gov

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

From: Justin Evans [<mailto:JustinE@ngpwi.com>]
Sent: Thursday, November 21, 2013 12:04 PM
To: Jennifer Higgins; Marissa Downs
Subject: Fwd: Life is Good Weston property

Jen,

Please see the email below from Harry giving commonwealth permission to apply for rezoning.

Thanks !

Justin Evans
Commercial Real Estate Advisor
Newmark Grubb Pfefferle

715.261.2922 office
715.212.8897 cell
JustinE@ngpwi.com<<mailto:JustinE@ngpwi.com>>

Sent from my iPad

Begin forwarded message:

From: Harry Colcord <hcolcord@hotmail.com<<mailto:hcolcord@hotmail.com>>>
Date: November 21, 2013 at 11:39:00 AM CST
To: Justin Evans <JustinE@ngpwi.com<<mailto:JustinE@ngpwi.com>>>
Subject: Life is Good Weston property

Hello Justin,

This note is to evidence our acceptance of Commonwealth Developments petition for rezoning.

Harry Colcord

LRS10801
LRS108I

Land Records
Browse

11/22/13
12:22:38

PIN 192, 2808, 292, 0999 Village of WESTON

Parcel 62, 292808, 005 000 00 00

Status: **ACTIVE**

Adr 1 3003 WESTON AVE

WESTON

54476 0000

Own 1 LIFE IS GOOD LLC

B

General Parcel Information:

PIN : 37 192 4 2808 292 0999 Village of WESTON
Parcel Number : 62 292808 005 000 00 00 Parcel Status: ACTIVE
Sale Date. . . : 8/01/2002 Sale Type. . : Blank
Sale Amount. . : 380,000 Transfer Tax : 1,140.00
Deed Type. . . : Personal Rep Deed
Deed Reference: 1284147
MAILING ADDRESS LIFE IS GOOD LLC

1609 GREENVISTA DR

WAUSAU

WI 54403 0000

USA

Parcel Descriptions:

2 Description(s) on File

Year	Acres	Front	Depth	Flood Line	Description
2005	38.680				1 SEC 29-28-08
					2 NE 1/4 NW 1/4
					3 EX DOC # 1374440-HWY
1987	40.000				1 SEC 29-28-08
					2 NE 1/4 NW 1/4

F2=Assessments

F3=Exit F4=Prompt F7=Previous F8=Next F24=More

15.a. The comprehensive map amendment is being proposed in order to allow for the construction of single-story low density, cottage style residential development.

15.b. As noted in the attached vicinity map, this use will act as a logical transition from the existing single-family residential to the west and the potential future residential to the south to the commercial uses to the north and the higher density residential and commercial to the east.

7023 Birch Street



© 2013 Google

© 2013 Google

Go

44°53'16.11" N 89°34'57.23" W elev 1292 ft

7023 Birch Street



© 2013 Google

© 2013 Google

Go

44°53'13.19" N 89°34'56.56" W elev 1285 ft

7199 Birch Street



© 2013 Google

© 2013 Google

GOO

44°53'06.30" N 89°34'54.78" W elev 1323 ft

8011 Birch Street

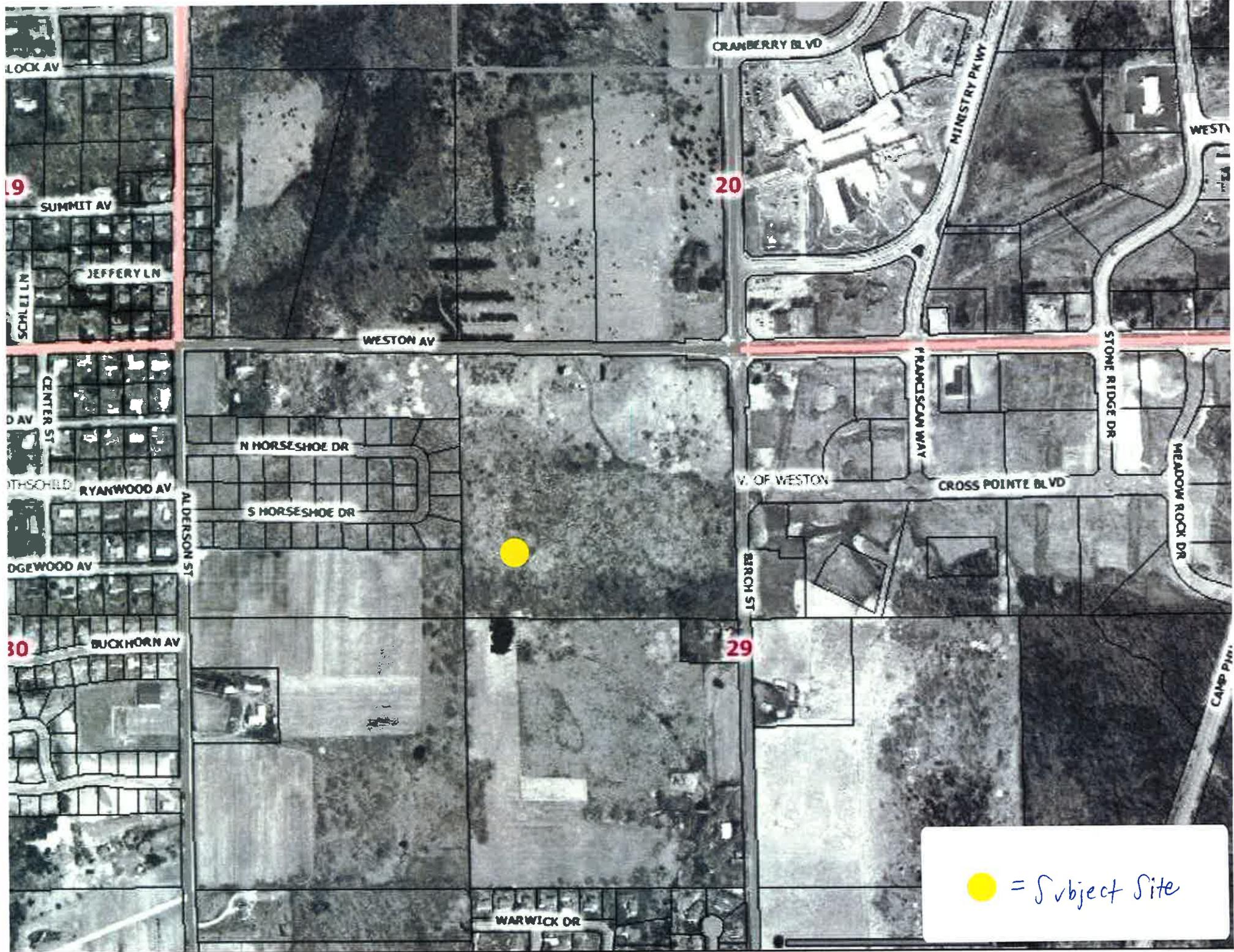


© 2013 Google

© 2013 Google

Go

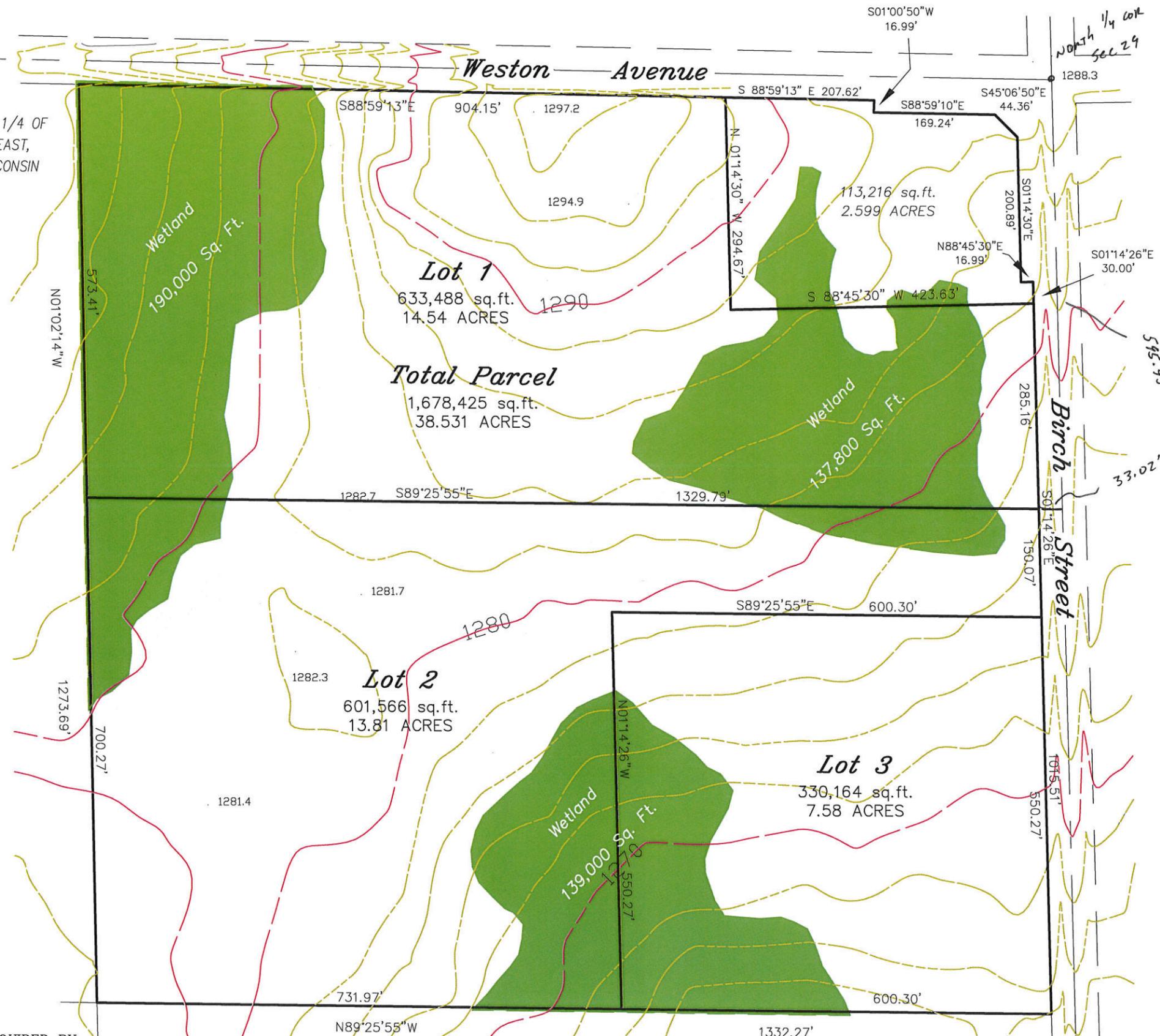
44°53'04.32" N 89°34'54.54" W elev 1274 ft



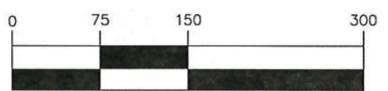
● = Subject Site

Life is Good LLC

PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN



GRAPHIC SCALE



1 inch = 150 ft.

SURVEY PROVIDED BY:

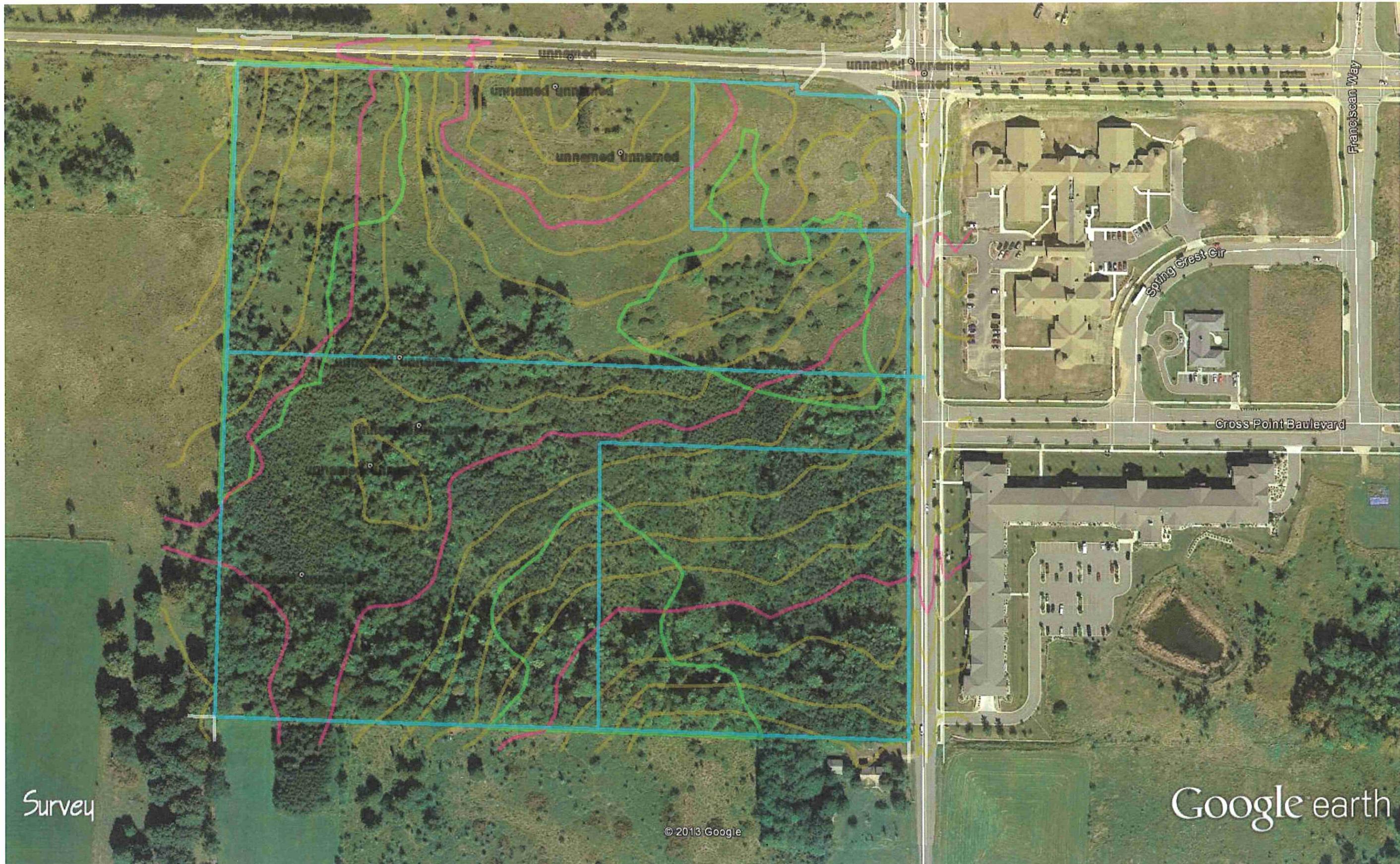
PLOVER RIVER LAND CO., INC. P4225 PINEVIEW RD BIRNAMWOOD WI 54414 (715)449-2229

Rezoning description – Parcel 2 Life is Good LLC

A parcel of land being part of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 29, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin more particularly described as follows:

Commencing at the North $\frac{1}{4}$ Corner of Section 29; thence S $01^{\circ} 14' 26''$ E, 595.93 feet along the East line of the Northwest $\frac{1}{4}$ of Section 29; thence S $89^{\circ} 25' 55''$ W, 33.02 to the Westerly R/W of Birch Street and the point of beginning of the parcel herein described; thence continuing S $89^{\circ} 25' 55''$ W, 1329.79 to the West line of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 29; thence S $01^{\circ} 02' 14''$ E, 700.27 feet along the West line of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 29 to the Southwest corner thereof ; thence S $89^{\circ} 25' 55''$ E, 731.97 feet along the South line of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 29; thence N $01^{\circ} 14' 26''$ W, 550.27 feet; thence S $89^{\circ} 25' 55''$ E, 600.30 feet to the Westerly R/W of Birch Street; thence N $01^{\circ} 14' 26''$ W, 150.07 feet along the Westerly R/W of Birch Street to the point of beginning of the parcel herein described.

Said parcel contains 601,566 Square Feet or 13.81 Acres



Survey

Google earth

© 2013 Google

Google earth

feet
meters



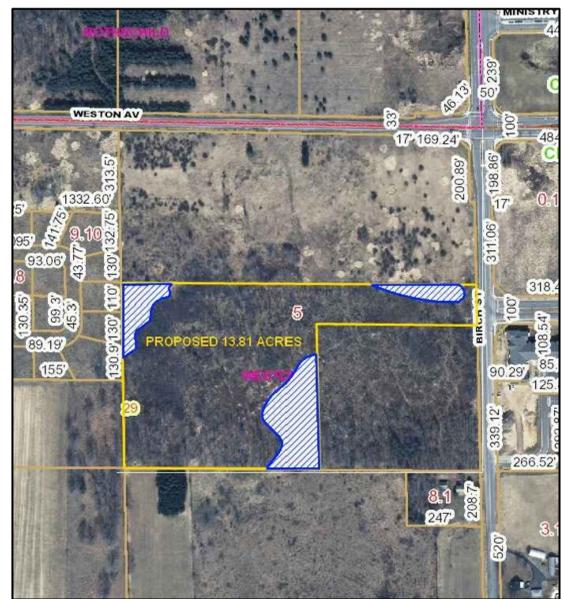


SITE INFORMATION:

PROPERTY AREA:	AREA = 601,587 S.F. (13.8 ACRES)
NUMBER OF UNITS:	TOTAL: 66 UNITS
DENSITY:	4.78 UNITS PER ACRE
PROPOSED ZONING:	RESIDENTIAL MULTIPLE - APARTMENTS
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
SETBACKS:	BUILDING: FRONT = 30' SIDE = 15' REAR = 40'
PARKING REQUIRED:	2 STALLS PER DWELLING UNIT (132 SPACES REQ.) (1 OF WHICH MUST BE COVERED) 1 VISITOR STALLS PER DWELLING UNIT (33 SPACES REQ.) 165 TOTAL STALLS REQUIRED
PARKING PROVIDED:	112 EXTERIOR SPACES (4 H.C. ACCESSIBLE) 66 GARAGE SPACES 178 TOTAL

**PRELIMINARY
SITE PLAN**

SCALE: 1" = 40'-0"



VICINITY MAP

SCALE: NO SCALE

RECEIVED
By Valerie Parker at 4:37 pm, Nov 20, 2013

OWNER:
COMMONWEALTH DEVELOPMENT
54 EAST FIRST STREET
FOND DU LAC, WI

PROJECT:
WESTON APARTMENTS
BIRCH STREET
WESTON, WI

PRELIMINARY SHEET DATES:
11-19-13

JOB NUMBER:
1317450

SHEET

C1.0

Valerie Parker

From: Jennifer Higgins
Sent: Monday, December 2, 2013 4:23 PM
To: Daniel Guild; Keith Donner
Cc: Valerie Parker
Subject: FW: CSM for Commonwealth
Attachments: ligcsm.pdf

From: Dan Higginbotham [mailto:landman432@gmail.com]
Sent: Monday, December 2, 2013 3:59 PM
To: Jennifer Higgins; Justin Evans
Subject: CSM for Commonwealth

Hi Jennifer,

Attached is a CSM which can be used for your Plan Commission meeting relative to the Commonwealth request. I have not placed stakes depicting lot corners at this point as I am concerned that there will be changes to this layout. I will follow this with a legal description for the parcel. Please let me know if you have any questions related to this project. Justin do you want me to handle fees for this submittal or is that being handled through yourself or Commonwealth. I am not sure what you have written in the offer to purchase.

Thanks

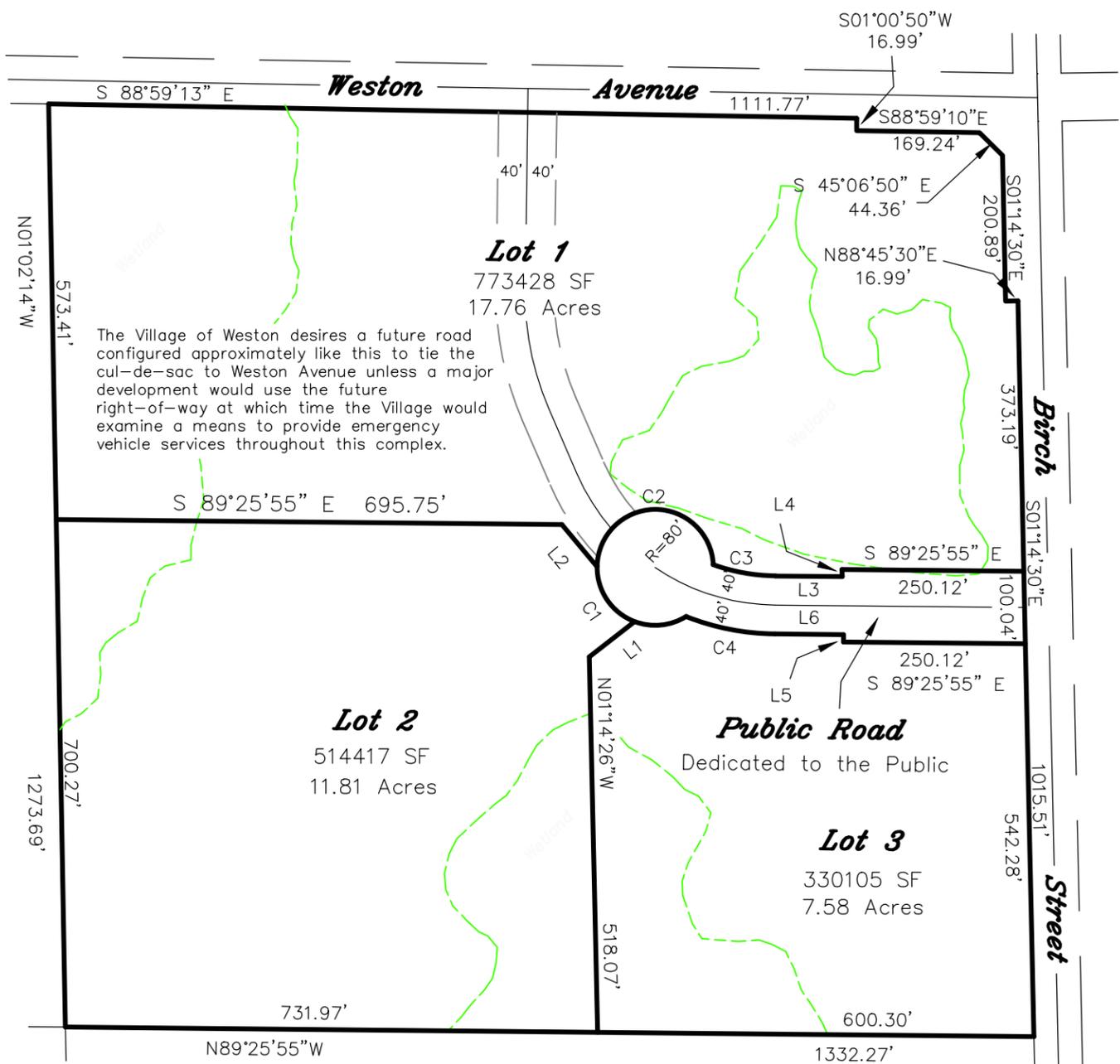
Dan Higginbotham
Plover River Land Co., Inc
156 Kent Street
Wausau, WI 54403
715-449-2229
landman432@gmail.com

CERTIFIED SURVEY MAP NO. _____ VOL _____ PAGE _____

PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF
SECTION 29, TOWNSHIP 28 NORTH, RANGE 8 EAST,
VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN

Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	80.00'	97.93'	91.93'	S 34°00'55" E	70°08'14"
C2	80.00'	246.00'	159.91'	S 89°08'41" W	176°10'57"
C3	260.00'	87.52'	87.11'	S 79°47'17" E	19°17'16"
C4	340.00'	125.11'	124.41'	S 78°53'23" E	21°05'02"



Line Table

LINE	BEARING	DISTANCE
L1	N 51°49'16" E	78.49'
L2	N 39°39'29" W	75.15'
L3	S 89°25'55" E	91.79'
L4	N 01°14'26" W	10.00'
L5	N 01°14'26" W	10.00'
L6	S 89°25'55" E	94.31'

- 1-1/4" X 24" IRON ROD WEIGHING 3.76 LBS/LINEAL FOOT SET
- ⊙ 1" X 24" ID IRON PIPE WEIGHING 1.68 LBS/LINEAL FOOT SET
- FOUND 2" I. PIPE
- ⊙ FOUND 1" I. PIPE
- ▲ FOUND PK NAIL OR RR SPIKE
- FOUND GOV'T CORNER
- () RECORD DATA



GRAPHIC SCALE

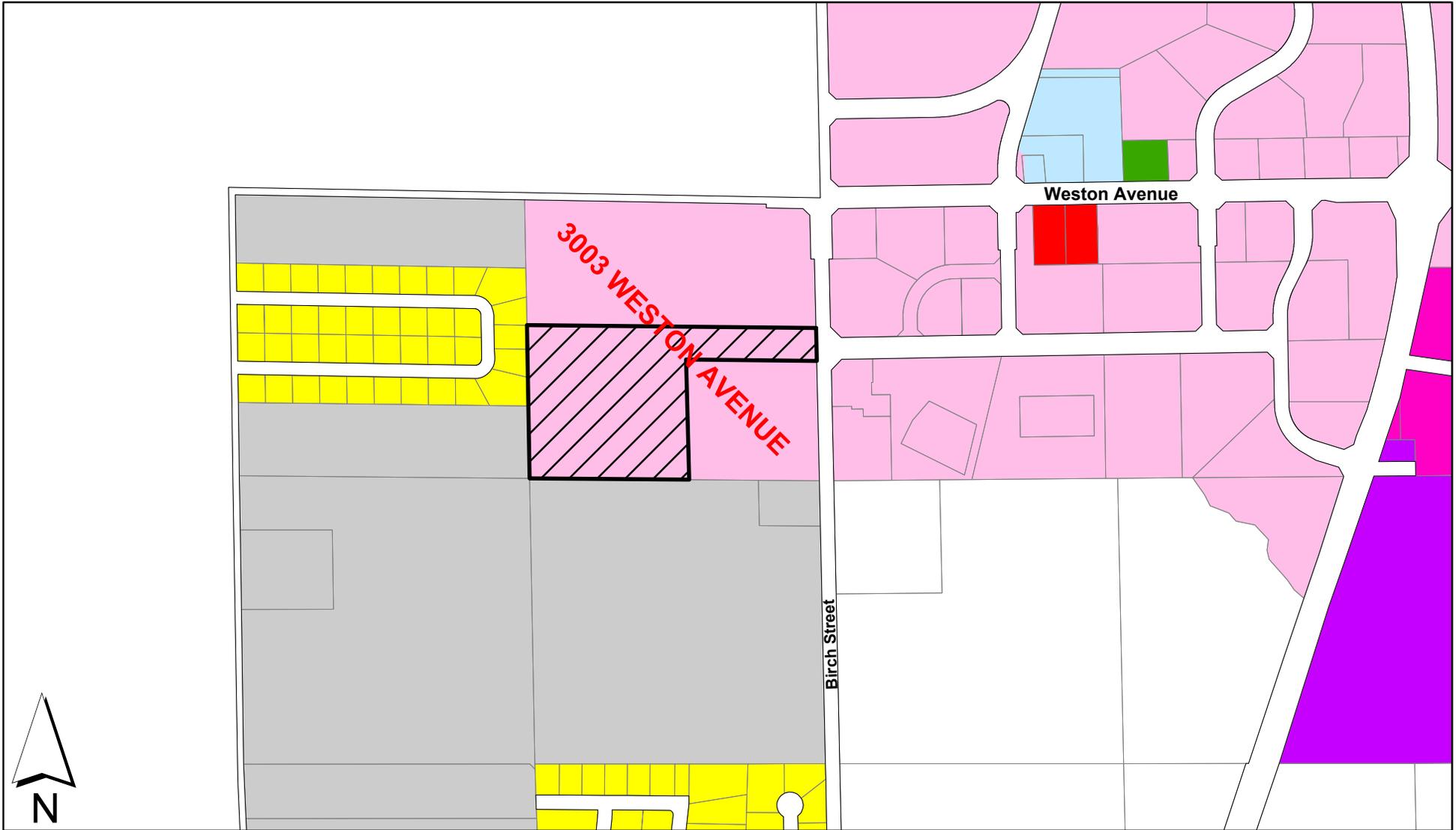


1 inch = 250ft.

BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NW 1/4 OF SEC 29 ASSUMED TO BEAR S 1° 14' 30" E

Current Zoning

3003 Weston Avenue - Proposed Lot 2



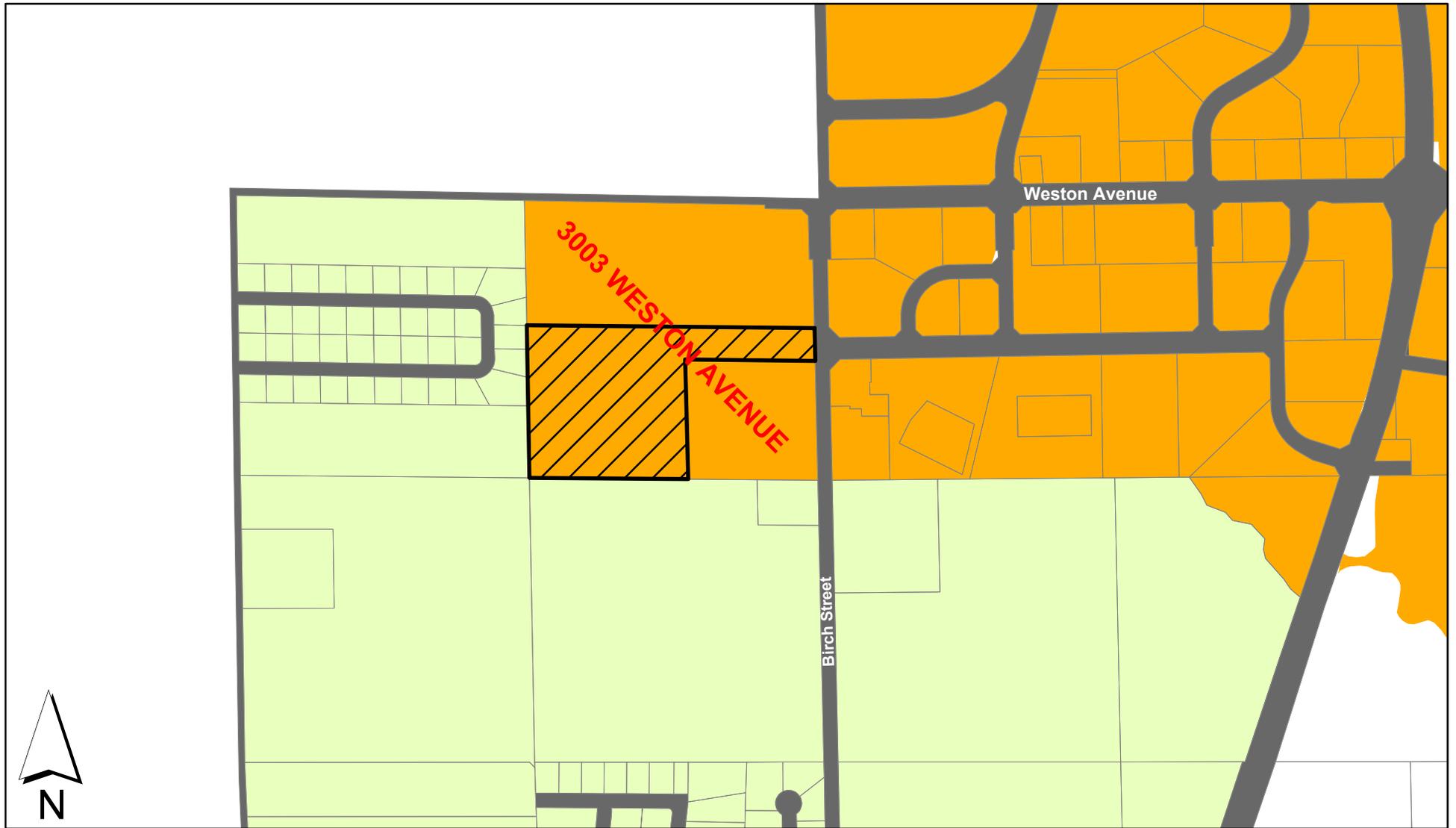
Legend: Zoning Districts

AG		M-1
	B-3	 PUL
	B-P	 S-R
	LMD	 R-1
		 ROW
		 RR
		 3003 Weston Avenue - Proposed Lot 2



Future Land Use

3003 Weston Avenue - Proposed Lot 2



Legend: Future Land Use

- AGRICULTURE/FORESTRY
- COMMERCIAL
- INDUSTRIAL
- PUBLIC/QUASI-PUBLIC
- RECREATIONAL
- RESIDENTIAL
- TRANSPORTATION
- WATER

 3003 Weston Avenue - Proposed Lot 2



Valerie Parker

From: Jennifer Higgins
Sent: Monday, December 2, 2013 6:29 PM
To: Marissa Downs
Cc: Justin Evans; Valerie Parker; Daniel Guild
Subject: Re: Commonwealth Marketing Materials

Thank you!

Sent from my iPhone

> On Dec 2, 2013, at 6:25 PM, "Marissa Downs" <downs@commonwealthco.net> wrote:

>

> Hello!

> Yes, I have attached an electronic version of our portfolio of properties. The size is somewhat large, hopefully it can be sent to everyone. Please let me know if not.

>

> Thanks –

> Marissa

>

> From: Jennifer Higgins [mailto:jhiggins@westonwi.gov]

> Sent: Monday, December 02, 2013 10:13 AM

> To: Marissa Downs

> Cc: Justin Evans; Valerie Parker; Daniel Guild

> Subject: Commonwealth Marketing Materials

>

> Hi Marissa,

> During our meeting a few weeks ago, we discussed getting a digital copy of your business marketing materials. Could you please email this at your earliest convenience so I can include in the meeting packet?

> Thanks!

> Jennifer

>

> Jennifer Higgins

> Director of Planning & Development

> Village of Weston, WI

> 5500 Schofield Avenue, Weston, WI 54476

>

> Phone: 715-241-2638 | Cell: 715-573-9785 | Fax: 715-359-6117

>

> Email: jhiggins@westonwi.gov<mailto:jhiggins@westonwi.gov> |

jhigginsvow@facebook.com<mailto:jhigginsvow@facebook.com>

>

> Schedule appointments with me at <http://doodle.com/vowjhiggins>

>

> Visit us on the web at www.westonwi.gov<<http://www.westonwi.gov/>>

>

>

> <Portfolio - 2013.pdf>



ST. PETER'S RCAC

FOND DU LAC, WISCONSIN

DEVELOPER: COMMONWEALTH DEVELOPMENT CORPORATION

CONTRACTOR: COMMONWEALTH CONSTRUCTION CORPORATION

PROPERTY MANAGER: LUTHERAN HOME & HEALTH SERVICES

ST. PETER'S RCAC IS COMPRISED OF 46 RESIDENTIAL CARE APARTMENT HOMES FOR OLDER ADULTS LOCATED IN THE HEART OF FOND DU LAC. THIS UNIQUE PROJECT INVOLVED THE RENOVATION OF THE FORMER ST. PETER'S LUTHERAN CHURCH AND SCHOOL INTO RESIDENTIAL UNITS, AS WELL AS NEW CONSTRUCTION OF ADDITIONAL UNITS. THE RCAC CONCEPT ALLOWS RESIDENTS TO AGE-IN-PLACE WITH ACCESS TO ADDITIONAL SERVICES THROUGH LUTHERAN HOMES AND HEALTH SERVICES, THIS PROJECT'S SERVICE PROVIDER AND PROPERTY MANAGER.

WITH \$8.5 MILLION IN TOTAL DEVELOPMENT COSTS, ST. PETER'S RCAC OPENED TO MUCH FANFARE IN 2009. PROJECT AMENITIES INCLUDE A FULL RANGE OF APPLIANCES, CENTRAL AIR CONDITIONING, PREPARED MEAL SERVICE, AN EXERCISE ROOM, MEDIA AND COMPUTER CENTER, A RESIDENT LIBRARY, A BEAUTY SHOP AND A COMMUNITY ROOM.



CRAFTSMAN VILLAGE OF APPLETON

APPLETON, WISCONSIN

DEVELOPER: COMMONWEALTH DEVELOPMENT CORPORATION

CONTRACTOR: COMMONWEALTH CONSTRUCTION CORPORATION

PROPERTY MANAGER: COMMONWEALTH MANAGEMENT CORPORATION

CRAFTSMAN VILLAGE OF APPLETON OFFERS A SERENE SETTING FOR 64 TOWNHOME STYLE UNITS FOR FAMILIES.

WITH \$7.5 MILLION IN TOTAL DEVELOPMENT COSTS, CRAFTSMAN VILLAGE HAS A FULL RANGE OF APPLIANCES, A MEDIA AND COMPUTER CENTER, A RESIDENT LIBRARY AND A COMMUNITY ROOM.



NEW VILLAGE TOWNHOMES

MILWAUKEE, WISCONSIN

DEVELOPER: COMMONWEALTH DEVELOPMENT CORPORATION

CONTRACTOR: COMMONWEALTH CONSTRUCTION CORPORATION

PROPERTY MANAGER: COMMONWEALTH MANAGEMENT CORPORATION

NEW VILLAGE TOWNHOMES WAS COMPLETED IN 2006 AND INVOLVED THE RENOVATION OF VACANT HOUSING AUTHORITY UNITS, AS WELL AS NEW, INFILL CONSTRUCTION ALONG CENTER STREET IN MILWAUKEE'S CENTRAL CITY. THE PROJECT HAS INSPIRED OTHER HOUSING AND COMMERCIAL PROJECTS IN THE IMMEDIATE NEIGHBORHOOD, AND HAS BEEN HAILED AS A MODEL FOR CATALYTIC DEVELOPMENT IN MILWAUKEE.

PROJECT AMENITIES INCLUDE A FULL RANGE OF APPLIANCES, CENTRAL AIR CONDITIONING, IN UNIT HOOK-UPS FOR WASHERS AND DRYERS, AN EXERCISE ROOM, MEDIA AND COMPUTER CENTER, A RESIDENT LIBRARY, A BEAUTY SHOP, AND A COMMUNITY ROOM.

TOTAL DEVELOPMENT COSTS FOR NEW VILLAGE WERE \$6.5 MILLION, WITH EQUITY FINANCING PROVIDED BY THE RICHMAN GROUP. THE WISCONSIN HOUSING & ECONOMIC DEVELOPMENT AUTHORITY PROVIDED CONSTRUCTION AND PERMANENT FINANCING.



HISTORIC WEST ELEMENTARY APARTMENTS

RHINELANDER, WISCONSIN

DEVELOPER: COMMONWEALTH DEVELOPMENT CORPORATION

CONTRACTOR: COMMONWEALTH CONSTRUCTION CORPORATION

PROPERTY MANAGER: RHINELANDER HOUSING AUTHORITY

HISTORIC WEST ELEMENTARY APARTMENTS INVOLVED THE HISTORIC RENOVATION OF THE FORMER WEST ELEMENTARY SCHOOL IN RHINELANDER. IN PARTNERSHIP WITH THE RHINELANDER HOUSING AUTHORITY, COMMONWEALTH DEVELOPMENT CONVERTED THE SCHOOL INTO TWENTY-FOUR APARTMENTS FOR OLDER ADULTS. THE PROJECT WAS COMPLETED IN OCTOBER OF 2008, AND COMPLETED LEASE UP TWO MONTHS LATER.

PROJECT AMENITIES INCLUDE A FULL RANGE OF APPLIANCES, CENTRAL AIR CONDITIONING, HOOK-UPS FOR WASHERS AND DRYERS, AN EXERCISE ROOM, MEDIA AND COMPUTER CENTER, A RESIDENT LIBRARY, A BEAUTY SHOP, AND A COMMUNITY ROOM.

TOTAL DEVELOPMENT COSTS FOR HISTORIC WEST WERE \$5.1 MILLION, WITH EQUITY FINANCING PROVIDED BY WACHOVIA SECURITIES. INVESTORS BANK PROVIDED CONSTRUCTION AND PERMANENT FINANCING. ADDITIONALLY, THE FEDERAL HOME LOAN BANK OF CHICAGO PROVIDED AN AFFORDABLE HOUSING PROGRAM GRANT.



FOND DU LAC CENTER

MILWAUKEE, WISCONSIN

DEVELOPER: COMMONWEALTH DEVELOPMENT CORPORATION

CONTRACTOR: COMMONWEALTH CONSTRUCTION CORPORATION

PROPERTY MANAGER: COMMONWEALTH MANAGEMENT CORPORATION

FOND DU LAC CENTER WAS COMPLETED IN 2007 AND INVOLVED THE CONSTRUCTION OF TWENTY-FOUR APARTMENT HOMES AND STREET LEVEL COMMERCIAL SPACE AT THE INTERSECTION OF FOND DU LAC AVENUE AND CENTER STREET. THIS PROJECT BROUGHT LIFE TO A VACANT LOT AT A BUSY INTERSECTION, AND CONTINUED THE CATALYTIC DEVELOPMENT ACTIVITY STARTED WITH THE NEW VILLAGE TOWNHOMES PROJECT.

PROJECT AMENITIES INCLUDE A FULL RANGE OF APPLIANCES, CENTRAL AIR CONDITIONING, IN UNIT HOOK-UPS FOR WASHERS AND DRYERS, AN EXERCISE ROOM, MEDIA AND COMPUTER CENTER, A RESIDENT LIBRARY, A BEAUTY SHOP, AND A COMMUNITY ROOM.

TOTAL DEVELOPMENT COSTS FOR FOND DU LAC CENTER WERE \$7.5 MILLION, WITH EQUITY FINANCING PROVIDED BY WACHOVIA SECURITIES. INVESTORS BANK PROVIDED CONSTRUCTION AND PERMANENT FINANCING.



MISSION VILLAGE OF PLOVER

PLOVER, WISCONSIN

DEVELOPER: COMMONWEALTH DEVELOPMENT CORPORATION

CONTRACTOR: COMMONWEALTH CONSTRUCTION CORPORATION

PROPERTY MANAGER: COMMONWEALTH MANAGEMENT CORPORATION

MISSION VILLAGE OF PLOVER IS COMPRISED OF 60 APARTMENT HOMES FOR FAMILIES IN PLOVER, WISCONSIN. WITH \$6.9 MILLION IN TOTAL DEVELOPMENT COSTS, EACH COTTAGE-STYLE UNIT HAS ITS OWN INDIVIDUAL ENTRANCE AND GARAGE.

THE COTTAGE-STYLE DEVELOPMENT OFFERS RESIDENTS A SINGLE-FAMILY HOME FEEL WHILE ALLOWING FOR THE ADVANTAGES OF COMMUNITY LIVING.



PRINCE HALL VILLAGE

MILWAUKEE, WISCONSIN

DEVELOPER: COMMONWEALTH DEVELOPMENT CORPORATION

CONTRACTOR: COMMONWEALTH CONSTRUCTION CORPORATION

PROPERTY MANAGER: COMMONWEALTH MANAGEMENT CORPORATION

PRINCE HALL VILLAGE INVOLVED THE CONSTRUCTION OF TWENTY-FOUR APARTMENT HOMES FOR FAMILIES IN MILWAUKEE. THIS PROJECT BROUGHT LIFE INTO TWO VACANT BROWNFIELD LOTS AT A BUSY INTERSECTION.

WITH \$6.6 MILLION IN TOTAL DEVELOPMENT COSTS, PROJECT AMENITIES INCLUDE A FULL RANGE OF APPLIANCES, CENTRAL AIR CONDITIONING, HOOK-UPS FOR WASHERS AND DRYERS, AN EXERCISE ROOM, MEDIA AND COMPUTER CENTER, A RESIDENT LIBRARY, A BEAUTY SHOP AND A COMMUNITY ROOM.



FOND DU LAC TOWNHOMES

FOND DU LAC, WISCONSIN

DEVELOPER: COMMONWEALTH DEVELOPMENT CORPORATION

CONTRACTOR: COMMONWEALTH CONSTRUCTION CORPORATION

PROPERTY MANAGER: COMMONWEALTH MANAGEMENT CORPORATION

FOND DU LAC TOWNHOMES WAS COMPLETED IN 2010 AND INVOLVED THE CONSTRUCTION OF FORTY-EIGHT TOWNHOME UNITS. THIS PROJECT TURNED TWO UNDERUTILIZED PARCELS IN FOND DU LAC INTO HIGH QUALITY HOUSING FOR FAMILIES.

TOTAL DEVELOPMENT COSTS FOR FOND DU LAC TOWNHOMES WERE \$10.6 MILLION, WITH EQUITY FINANCING PROVIDED BY NATIONAL EQUITY FUND. STEARNS BANK PROVIDED CONSTRUCTION AND PERMANENT FINANCING.



CRAFTSMAN VILLAGE OF PLOVER

PLOVER, WISCONSIN

DEVELOPER: COMMONWEALTH DEVELOPMENT CORPORATION

CONTRACTOR: COMMONWEALTH CONSTRUCTION CORPORATION

PROPERTY MANAGER: COMMONWEALTH MANAGEMENT CORPORATION

CRAFTSMAN VILLAGE OF PLOVER IS COMPRISED OF 40 APARTMENT HOMES FOR OLDER ADULTS IN PLOVER, WISCONSIN. WITH \$4.2 MILLION IN TOTAL DEVELOPMENT COSTS, EACH COTTAGE-STYLE UNIT HAS ITS OWN INDIVIDUAL ENTRANCE AND GARAGE.

THE COTTAGE-STYLE DEVELOPMENT OFFERS RESIDENTS A SINGLE-FAMILY HOME FEEL WHILE ALLOWING FOR THE ADVANTAGES OF COMMUNITY LIVING.



MISSION VILLAGE OF MENASHA

MENASHA, WISCONSIN

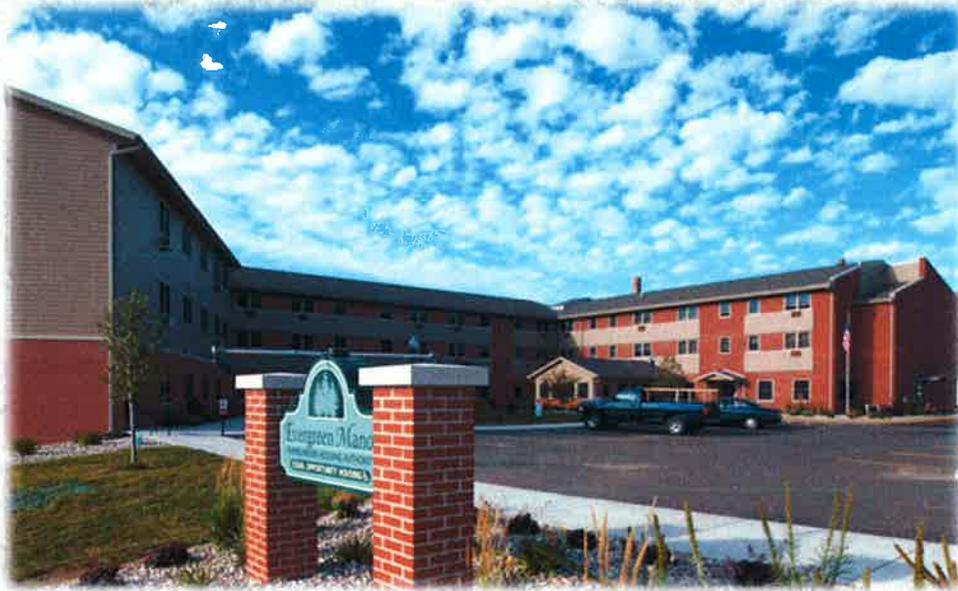
DEVELOPER: COMMONWEALTH DEVELOPMENT CORPORATION

CONTRACTOR: COMMONWEALTH CONSTRUCTION CORPORATION

PROPERTY MANAGER: COMMONWEALTH MANAGEMENT CORPORATION

MISSION VILLAGE OF MENASHA IS COMPRISED OF 66 COTTAGE-STYLE UNITS FOR OLDER ADULTS. COMPLETED IN 2010, MISSION VILLAGE IS LOCATED NEAR A RETAIL CORRIDOR, OFFERING RESIDENTS CONVENIENCE IN THEIR DAILY LIVES.

WITH \$11.6 MILLION IN TOTAL DEVELOPMENT COSTS, EACH UNIT HAS ITS OWN ENTRANCE AND GARAGE. PROJECT AMENITIES INCLUDE A FULL RANGE OF APPLIANCES, WASHERS AND DRYERS, AN EXERCISE ROOM, MEDIA AND COMPUTER CENTER, LIBRARY AND A COMMUNITY ROOM.



EVERGREEN MANOR

RHINELANDER, WISCONSIN

DEVELOPER: COMMONWEALTH DEVELOPMENT CORPORATION

CONTRACTOR: COMMONWEALTH CONSTRUCTION CORPORATION

PROPERTY MANAGER: RHINELANDER HOUSING AUTHORITY

EVERGREEN MANOR WAS THE REHABILITATION OF A 50-UNIT PUBLIC HOUSING DEVELOPMENT OWNED AND MANAGED BY THE RHINELANDER HOUSING AUTHORITY.

WITH \$6.6 MILLION IN TOTAL DEVELOPMENT COSTS, THE OBSOLETE UNIT LAYOUTS AT EVERGREEN WERE RECONFIGURED IN ORDER TO ENSURE LASTING MARKETABILITY WELL INTO THE FUTURE. A NEWLY CONSTRUCTED WING WITH LARGER UNITS ALLOWED FOR A MORE SPACIOUS APARTMENT HOME WITHOUT ANY REDUCTION IN TOTAL UNITS. PROJECT AMENITIES INCLUDE A FULL RANGE OF APPLIANCES, WASHERS AND DRYERS, AN EXERCISE ROOM, MEDIA AND COMPUTER CENTER, LIBRARY AND A COMMUNITY ROOM.



WILLIAM A. PASSAVANT

MILWAUKEE, WISCONSIN

DEVELOPER: COMMONWEALTH DEVELOPMENT CORPORATION

CONTRACTOR: COMMONWEALTH CONSTRUCTION CORPORATION

PROPERTY MANAGER: COMMONWEALTH MANAGEMENT CORPORATION

THE WILLIAM A. PASSAVANT DEVELOPMENT PROJECT WAS THE ADAPTIVE REUSE OF THE FORMER SINAI SAMARITAN HOSPITAL MATERNITY WARD ON STATE STREET IN MILWAUKEE. THROUGH HISTORIC PRESERVATION OF THE REMAINING MATERNITY WARD AND NEW CONSTRUCTION OF AN ADDITIONAL WING CONTAINING HOUSING UNITS, WILLIAM A. PASSAVANT IS NOW A 51-UNIT AFFORDABLE RENTAL COMMUNITY FOR OLDER ADULTS.

WITH \$9.5 MILLION IN TOTAL DEVELOPMENT COSTS, AREA SENIORS HAVE AN INDEPENDENT HOUSING OPTION IN DOWNTOWN MILWAUKEE. PROJECT AMENITIES INCLUDE A FULL RANGE OF APPLIANCES, WASHERS AND DRYERS, A BEAUTY SALON, MEDIA AND COMPUTER CENTER, LIBRARY AND A COMMUNITY ROOM.



LISBON TERRACE

MILWAUKEE, WISCONSIN

DEVELOPER: COMMONWEALTH DEVELOPMENT CORPORATION

CONTRACTOR: COMMONWEALTH CONSTRUCTION CORPORATION

PROPERTY MANAGER: COMMONWEALTH MANAGEMENT CORPORATION

LISBON TERRACE IS A 24-UNIT FAMILY DEVELOPMENT LOCATED IN MILWAUKEE, WISCONSIN.

WITH \$5.8 MILLION IN TOTAL DEVELOPMENT COSTS, PROJECT AMENITIES INCLUDE A FULL RANGE OF APPLIANCES, WASHERS AND DRYERS, A FITNESS CENTER, MEDIA AND COMPUTER CENTER, LIBRARY AND A COMMUNITY ROOM.



THE TOWNHOMES AT CRAFTSMAN VILLAGE

PLOVER, WISCONSIN

DEVELOPER: COMMONWEALTH DEVELOPMENT CORPORATION

CONTRACTOR: COMMONWEALTH CONSTRUCTION CORPORATION

PROPERTY MANAGER: COMMONWEALTH MANAGEMENT CORPORATION

THE TOWNHOMES AT CRAFTSMAN VILLAGE IS A 44-UNIT FAMILY DEVELOPMENT LOCATED IN PLOVER, WISCONSIN.

BUILDING ON THE SUCCESS OF THE MISSION VILLAGE OF PLOVER AND CRAFTSMAN VILLAGE OF PLOVER PROJECTS, THIS DEVELOPMENT ALLOWS FAMILIES IN PLOVER TO EXPERIENCE COMMONWEALTH'S SIGNATURE TOWNHOME STYLE DESIGN.



MISSION VILLAGE OF SHEBOYGAN

SHEBOYGAN, WISCONSIN

DEVELOPER: COMMONWEALTH DEVELOPMENT CORPORATION

CONTRACTOR: COMMONWEALTH CONSTRUCTION CORPORATION

PROPERTY MANAGER: COMMONWEALTH MANAGEMENT CORPORATION

THE MISSION VILLAGE OF SHEBOYGAN IS A 76 – COTTAGE STYLE FAMILY IN SHEBOYGAN, WISCONSIN. MISSION VILLAGE OF SHEBOYGAN HAS EXCELLENT ACCESS TO MAJOR THOROUGHFARES, SHOPPING AND EDUCATIONAL FACILITIES WHILE PROVIDING RESIDENTS WITH AN IDEAL RESIDENTIAL SETTING.

EACH UNIT HAS ITS OWN ENTRANCE AND GARAGE. PROPERTY AMENITIES INCLUDE A FULL RANGE OF APPLIANCES, WASHERS AND DRYERS, AN EXERCISE ROOM, COMMUNITY ROOM AND COMPUTER CENTER.



LYNNDALE VILLAGE

GRAND CHUTE, WISCONSIN

DEVELOPER: COMMONWEALTH DEVELOPMENT CORPORATION

CONTRACTOR: COMMONWEALTH CONSTRUCTION CORPORATION

PROPERTY MANAGER: COMMONWEALTH MANAGEMENT CORPORATION

LYNNDALE VILLAGE IS A 60 - UNIT SENIOR HOUSING DEVELOPMENT LOCATED IN GRAND CHUTE, WISCONSIN.

LYNNDALE'S DEVELOPMENT INCLUDES COTTAGE-STYLE UNITS AND 22-UNITS SITUATED IN A MIDRISE BUILDING. THE COTTAGE UNITS OFFER INDIVIDUAL ENTRANCES AND GARAGES WHILE THE MID-RISE INCLUDES UNDERGROUND PARKING, A BEAUTY SALON, COMMUNITY SPACE AND A FITNESS CENTER.



AUXILIARY COURT

WEST BEND, WISCONSIN

DEVELOPER: COMMONWEALTH DEVELOPMENT CORPORATION

CONTRACTOR: COMMONWEALTH CONSTRUCTION CORPORATION

PROPERTY MANAGER: COMMONWEALTH MANAGEMENT CORPORATION

AUXILIARY COURT IS A 60 - UNIT SENIOR HOUSING DEVELOPMENT LOCATED IN WEST BEND, WISCONSIN. AUXILIARY'S DEVELOPMENT INCLUDES UNDERGROUND PARKING, A BEAUTY SALON, COMMUNITY SPACE, INTERNET CAFE AND A FITNESS CENTER.



TRINITY ARTIST SQUARE

FOND DU LAC, WISCONSIN

DEVELOPER: COMMONWEALTH DEVELOPMENT CORPORATION

CONTRACTOR: COMMONWEALTH CONSTRUCTION CORPORATION

PROPERTY MANAGER: COMMONWEALTH MANAGEMENT CORPORATION

TRINITY ARTIST SQUARE IS A 35 - UNIT FAMILY HOUSING DEVELOPMENT LOCATED IN FOND DU LAC, WISCONSIN. LOCATED WITHIN FOND DU LAC'S ARTS AND ENTERTAINMENT DISTRICT, TRINITY OFFERS SIX "LIVE-WORK" UNITS TO ARTISTS IN ORDER TO ALLOW THEM TO UTILIZE A GROUND FLOOR, IN-UNIT STUDIO SPACE. THE COMMON AREA WITHIN THIS ARTIST BUILDING PROVIDES GALLERY SPACE SO THAT ARTISTS CAN DISPLAY THEIR WORK FOR COMMUNITY VIEWING. ALL OF TRINITY'S UNITS ARE OF A TOWNHOME DESIGN, OFFERING A SINGLE-FAMILY FEEL WITH MULTI-STORY UNITS, INDIVIDUAL GARAGES AND ENTRIES.



WESTERN TOWNHOMES

NEENAH, WISCONSIN

DEVELOPER: COMMONWEALTH DEVELOPMENT CORPORATION

CONTRACTOR: COMMONWEALTH CONSTRUCTION CORPORATION

PROPERTY MANAGER: COMMONWEALTH MANAGEMENT CORPORATION

WESTERN TOWNHOMES IS A 68 - UNIT FAMILY HOUSING DEVELOPMENT LOCATED IN NEENAH, WISCONSIN. FORMERLY A BLIGHTED INDUSTRIAL SITE SURROUNDED BY RESIDENTIAL, SINGLE-FAMILY HOMES, THE REDEVELOPMENT OF THIS SITE INTO TOWNHOMES FOR WORKING FAMILIES HAS IMPROVED AN ENTIRE NEIGHBORHOOD.

WESTERN TOWNHOMES OFFERS LARGE, MULTI-STORY UNITS, INDIVIDUAL GARAGES, A SUSTAINABLY BUILT CLUBHOUSE FOR RESIDENT USE AND A FITNESS CENTER.



INDIANHEAD COTTAGES

MOSINEE, WISCONSIN

DEVELOPER: COMMONWEALTH DEVELOPMENT CORPORATION

CONTRACTOR: COMMONWEALTH CONSTRUCTION CORPORATION

PROPERTY MANAGER: COMMONWEALTH MANAGEMENT CORPORATION

INDIANHEAD COTTAGES IS A 24 - UNIT FAMILY HOUSING DEVELOPMENT LOCATED IN MOSINEE, WISCONSIN. INDIANHEAD COTTAGES IS SITUATED OVERLOOKING THE SCENIC INDIANHEAD GOLF COURSE. THE DEVELOPMENT INCLUDES A BEAUTY SALON, COMMUNITY CLUBHOUSE AND FITNESS CENTER.



PLEASANT VIEW TOWNHOMES

PLYMOUTH, WISCONSIN

DEVELOPER: COMMONWEALTH DEVELOPMENT CORPORATION

CONTRACTOR: COMMONWEALTH CONSTRUCTION CORPORATION

PROPERTY MANAGER: COMMONWEALTH MANAGEMENT CORPORATION

PLEASANT VIEW TOWNHOMES IS A 24 - UNIT FAMILY HOUSING DEVELOPMENT LOCATED IN PLYMOUTH, WISCONSIN. PLEASANT VIEW TOWNHOMES OFFERS LARGE, MULTI-STORY UNITS WITH INDIVIDUAL GARAGES AND ENTRIES, COMMUNITY CLUBHOUSE AND A FITNESS CENTER.

RIVERSIDE SENIOR APARTMENTS

FOND DU LAC, WISCONSIN

DEVELOPER: COMMONWEALTH DEVELOPMENT CORPORATION

CONTRACTOR: COMMONWEALTH CONSTRUCTION CORPORATION

PROPERTY MANAGER: COMMONWEALTH MANAGEMENT CORPORATION

RIVERSIDE SENIOR APARTMENTS IS A 46 - UNIT SENIOR HOUSING DEVELOPMENT LOCATED IN FOND DU LAC, WISCONSIN. RIVERSIDE SENIOR APARTMENTS OFFERS 2 AND 2 BEDROOM + DEN APARTMENTS LOCATED IN THE HEART OF FOND DU LAC'S EMERGING ARTS & ENTERTAINMENT DISTRICT. ENJOY SHOPPING, DINING AND VIEWS OF THE FOND DU LAC RIVER AND WALKWAY PATH.

EACH APARTMENT WILL HAVE A BALCONY, FULL SIZE WASHER/DRYER, INTERNET PROVIDED, FULLY EQUIPPED KITCHEN AND HEAT INCLUDED. THE PROPERTY WILL FEATURE A LAUNDRY ROOM, FITNESS ROOM, BUSINESS CENTER, LIBRARY AND BEAUTY SALON.

THE VILLAGE ON WATER

MARINETTE, WISCONSIN

DEVELOPER: COMMONWEALTH DEVELOPMENT CORPORATION

CONTRACTOR: COMMONWEALTH CONSTRUCTION CORPORATION

PROPERTY MANAGER: COMMONWEALTH MANAGEMENT CORPORATION

THE VILLAGE ON WATER IS A 49 - UNIT FAMILY HOUSING DEVELOPMENT LOCATED IN MARINETTE, WISCONSIN. THE VILLAGE ON WATER OFFERS A MIX OF COTTAGE AND TOWNHOME STYLE UNITS.



DEVELOPMENTS UNDER CONSTRUCTION:

- THE JEFFERSON (RIPON) – 24 UNITS FOR FAMILIES

PROJECTS IN PRE-DEVELOPMENT:

- PARK VIEW APARTMENTS (ANTIGO) – 84 UNITS FOR ELDERLY
- HISTORIC LINCOLN ELEMENTARY APARTMENTS (SHAWANO) – 24 UNITS FOR FAMILIES
- MISSION VILLAGE OF TAHLEQUAH (TAHLEQUAH, OK) – 24 UNITS FOR FAMILIES
- MISSION VILLAGE OF PECOS (PECOS, TX) – 24 UNITS FOR FAMILIES

LIFE IS GOOD LLC
1609 GREENVISTA DRIVE
WAUSAU WI 54403

HARRY COLCORD
1703 MADISON STREET
WAUSAU WI 54401

COMMONWEALTH DEV CORP
MARISSA DOWNS
54 E 1ST STREET
FOND DU LAC WI 54935

PLOVER RIVER LAND CO
DAN HIGGINBOTHAM
156 KENT STREET
WAUSAU WI 54403

WESTVEST LLC
2201 MADISON STREET
STEVENS POINT WI 54481

PUTNAM CAPITAL MGT LLC
RON MOHOREK
11925 W LAKE PARK DR #100
MILWAUKEE WI 53224

GEORGE ZINSER
2525 WESTON AVENUE
WESTON WI 54476

RYAN DEVELOPMENTS LLC
9102 ALDERSON STREET
WESTON WI 54476

PATRICK ESKER
706 E MILL STREET
WITHEE WI 54498

LAWRENCE ZIMMERMAN
KATHLEEN ZIMMERMAN
8404 BIRCH STREET
WESTON WI 54476

ALFRED KLUZ
8102 BIRCH STREET
WESTON WI 54476

MARGARET KAETTERHENRY
6367 TOWNLINE ROAD
HATELY WI 54440

JOHN HINNER
DEBORAH HINNER
306 WILSON AVENUE
ROTHSCHILD WI 54474

JAMES HINNER
8111 BIRCH STREET
WESTON WI 54476

BIRCHWOOD HIGHLANDS
660 W RIDGEVIEW DRIVE
APPLETON WI 54911

BIRCHWOOD HIGHLANDS
8005 BIRCH STREET
WESTON WI 54476

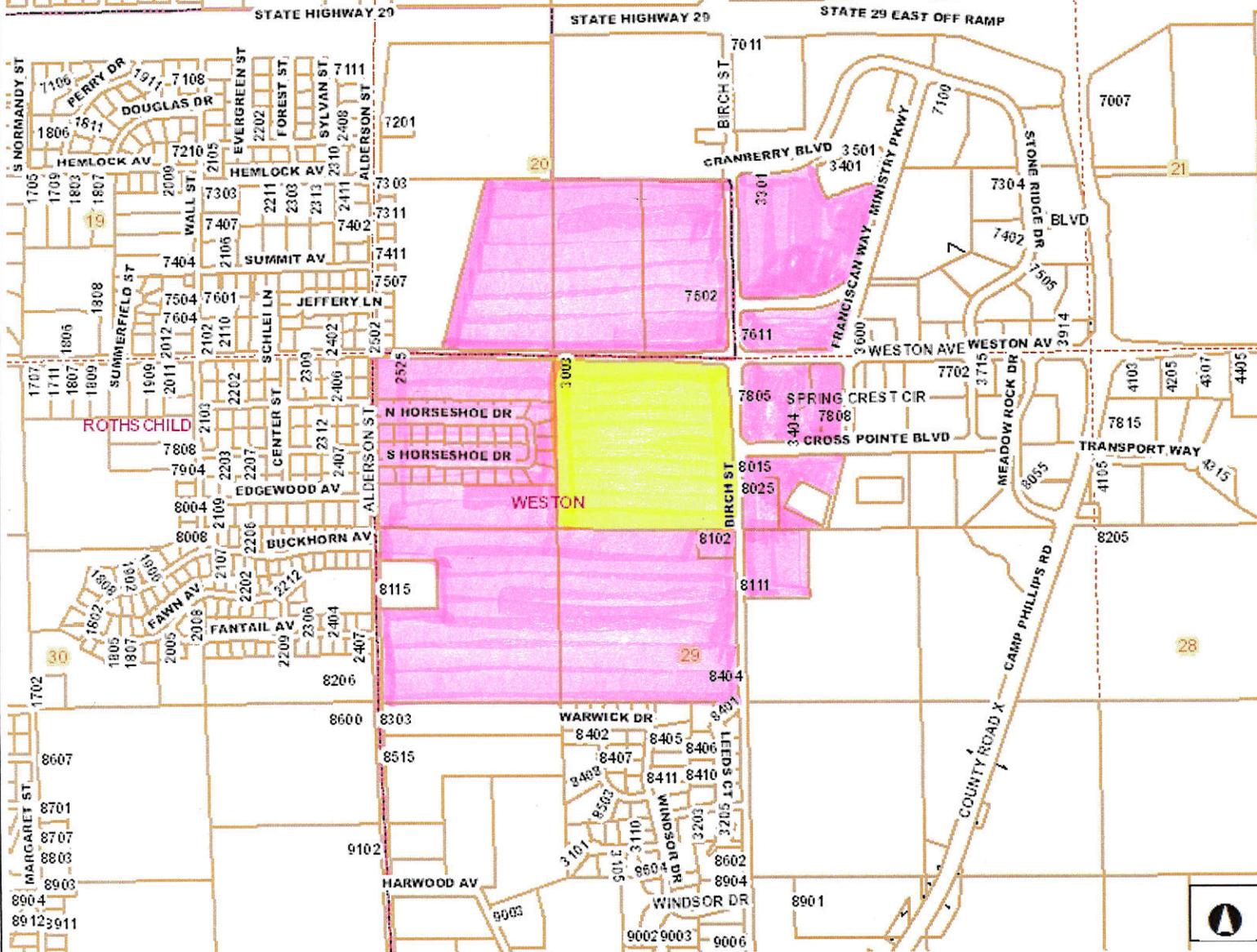
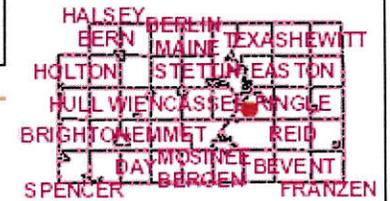
FIRST PHOENIX-WESTON LLC
6409 W MAIN STREET
ARPIN WI 54410

STONEY RIVER WESTON
7805 BIRCH STREET
WESTON WI 54476

VILLAGE OF ROTHSCHILD
TIM VERGARA
211 GRAND AVENUE
ROTHSCHILD WI 54474



Land Information Mapping System



Legend

- Parcels
- Land Hooks
- Addresses
- Section Lines/Numbers
- Road Names
- Named Places
- Municipalities



567.83 0 567.83 Feet



User_Defined_Lambert_Conformal_Conic

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Notes

THIS MAP IS NOT TO BE USED FOR NAVIGATION