



VILLAGE OF WESTON NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Village of Weston Zoning Board of Appeals on **Tuesday, September 9, 2014, at 5:00 p.m.**, at the Village Municipal Center located at 5500 Schofield Avenue, Weston, Wisconsin, to hear comments and concerns related to the following setback variance requests:

VARI-8-14-1473 – Ron and Laureen Glaman, of Large LLC, dba Vino Latte, 4204 Schofield Avenue, Weston, WI 54476, requesting a west side yard parking lot setback reduction from 10 feet to 8 feet, an east side yard parking lot setback reduction from 10 feet to 4 feet, and a front (street) yard parking lot setback reduction from 15 feet to 0 (zero) feet, to allow for the construction of a paved parking lot, on property described as: CSM #2479, Volume #9, Page #263; part of the southwest $\frac{1}{4}$ of the southwest $\frac{1}{4}$, of Section 16, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin. This parcel consists of .350 acres and is addressed as 4204 Schofield Avenue.

VARI-8-14-1475 – Doug and Jaci Bender, JD 5000, LLP, PO Box 174, Weston, WI 54476, requesting a front (street) yard building setback reduction from 30 feet to 22 feet, to allow for the construction of a Village required refuse and recycling enclosure structure to be added to the east side of their existing garage, on property described as: Lot 8, Block 16, of Crestwood Acres 5th Addition, located in Section 17, of Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin. This parcel consists of approximately 29,218 square feet or .671 acres, and is addressed at 5002 Camp Phillips Road.

Beginning Monday, August 25, 2014, the application materials and proposed ordinance changes will be available for public inspection in the office of the Village Clerk, and will also be 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 Zoning Board of Appeals, Valerie Parker, Zoning Board of Appeals 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 August, 2014

Sherry L. Weinkauff
Village Clerk

Published as a legal ad in the Wausau Daily Herald on Tuesday, August 26, 2014, and Tuesday, September 2, 2014.

Variance Application

Planning and Development
Village of Weston
Date: 8-14-2014

Permit No.: VARI-8-14-1473

Payment: Cash Check No. _____



5500 Schofield Avenue
Weston, WI 54476
(715) 359-6114

Variance \$400.00 FEE [48/4890]

-- ALL FIELDS MUST BE FILLED OUT TO BE PROCESSED PLEASE PRINT LEGIBLY --

Applicant Information:

Business Name: _____
Contact Name: _____
Mailing Address: _____
Phone Number: _____
Email Address: _____

Owner Information:

Business Name: LARGE LLC
Contact Name: RON GLAMAN
Mailing Address: 4204 SCHOFIELD AVE
WESTON
Phone Number: 715-298-9300
Email Address: ron@vino-latte.com

Applicant is: Owner Agent Other: _____

If applicant is not the owner, a Letter of Authorization from ALL PROPERTY OWNERS must be provided.

Property Information:

Property Site: 0.35 AC PIN: 19228081630969
Address: 4204 Schofield Ave Parcel Size: 0.35 AC
Acquisition Date: _____ Existing Zoning: B3
Existing Use of Property: COMMERCIAL RETAIL

Have there been previous applications for variances been filed in connection with these premises? Explain.

NO

Reason request:

Hold "Ctrl" to select multiple items

- Reduction in Yard Requirements
- Insufficient Lot Area
- Insufficient Lot Width
- Reduction in Setback Requirements**
- Same Off-Street Parking Facilities for Two of More Uses
- Reduction In Off-Street Loading Facilities

Please provide the following on separate documents:

- One copy of a registered surveyor's plat of survey or legal description
- In detail, state the variance request and reasoning regarding the aforementioned selected item. Explain why the variance is necessary and why the request is not considered a self-induced hardship.

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

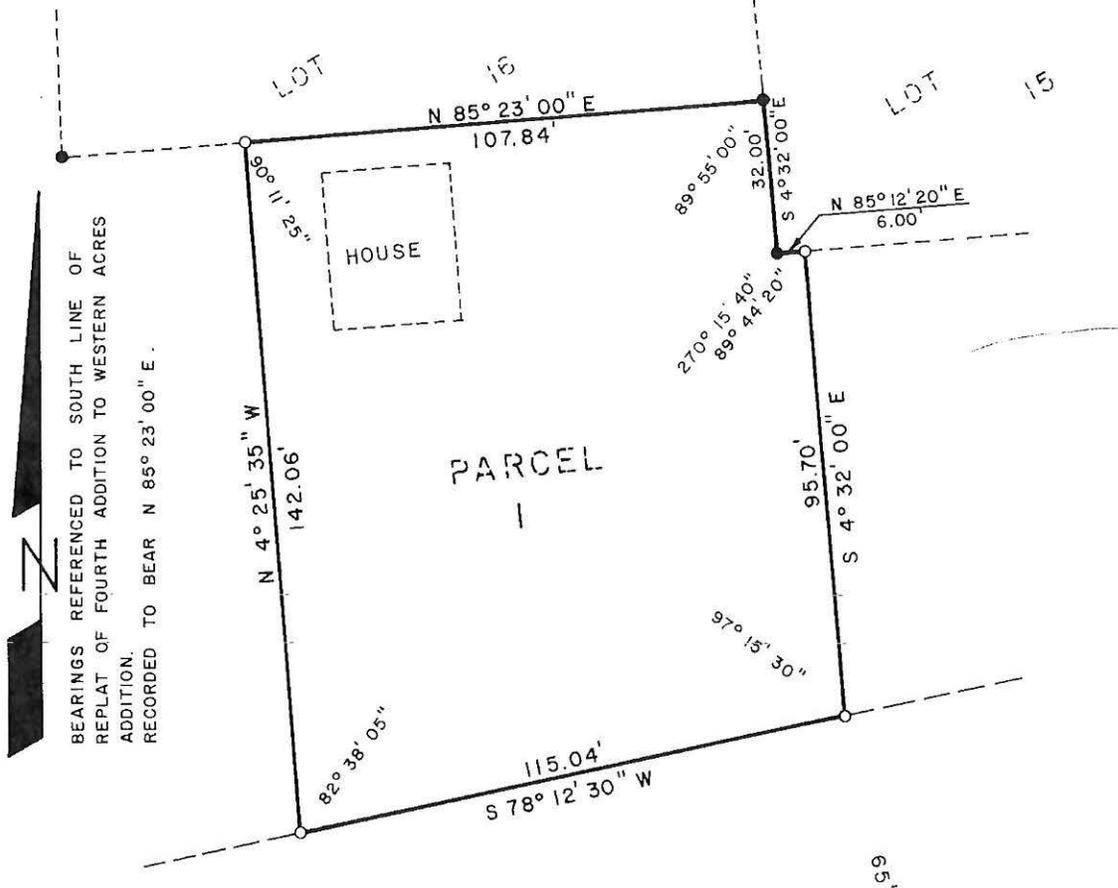
Signature: [Signature] Date: 8/18/14

APPLICANT ATTENDANCE AT THE HEARING IS MANDATORY.

MARATHON COUNTY CERTIFIED SURVEY MAP NO.

Of part of the Southwest 1/4 of the Southwest 1/4 of Section 16, Township 28 North, Range 8 East, Town of Weston, Marathon County, Wisconsin.

REPLAT OF FOURTH ADDITION TO WESTERN ACRES ADDITION
BLOCK 18



BEARINGS REFERENCED TO SOUTH LINE OF
REPLAT OF FOURTH ADDITION TO WESTERN ACRES
ADDITION.
RECORDED TO BEAR N 85° 23' 00" E.



- LEGEND
- --- EXISTING 1" IRON PIPE
 - --- SET 1" X 24" IRON PIPE WEIGHING 1.13 LBS/LIN. FT.

S.T.H. "29"

Marathon Technical Services, LLC

404 Franklin St. • Wausau, WI 54403 • Phone: 715-843-7292 • Fax: 715-843-7292

Memo

RECEIVED

By Valerie Parker at 9:50 am, Aug 18, 2014

To: Jennifer Higgins
From: Mark Thompson
CC: Ron Glaman
Date: 2014-08-18
Re: Site Plan Vino Latte – Parking Lot Setback Variance Request

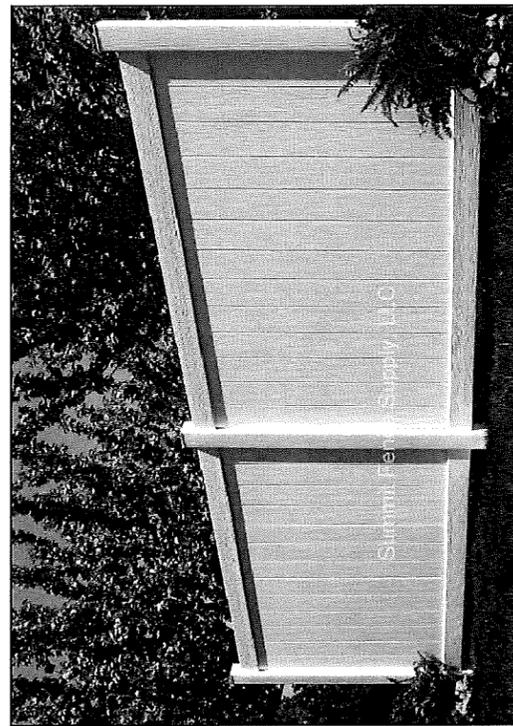
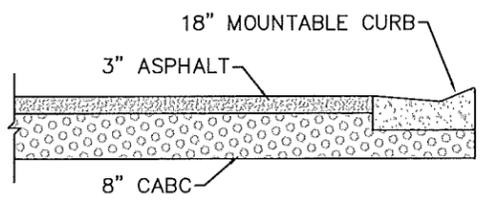
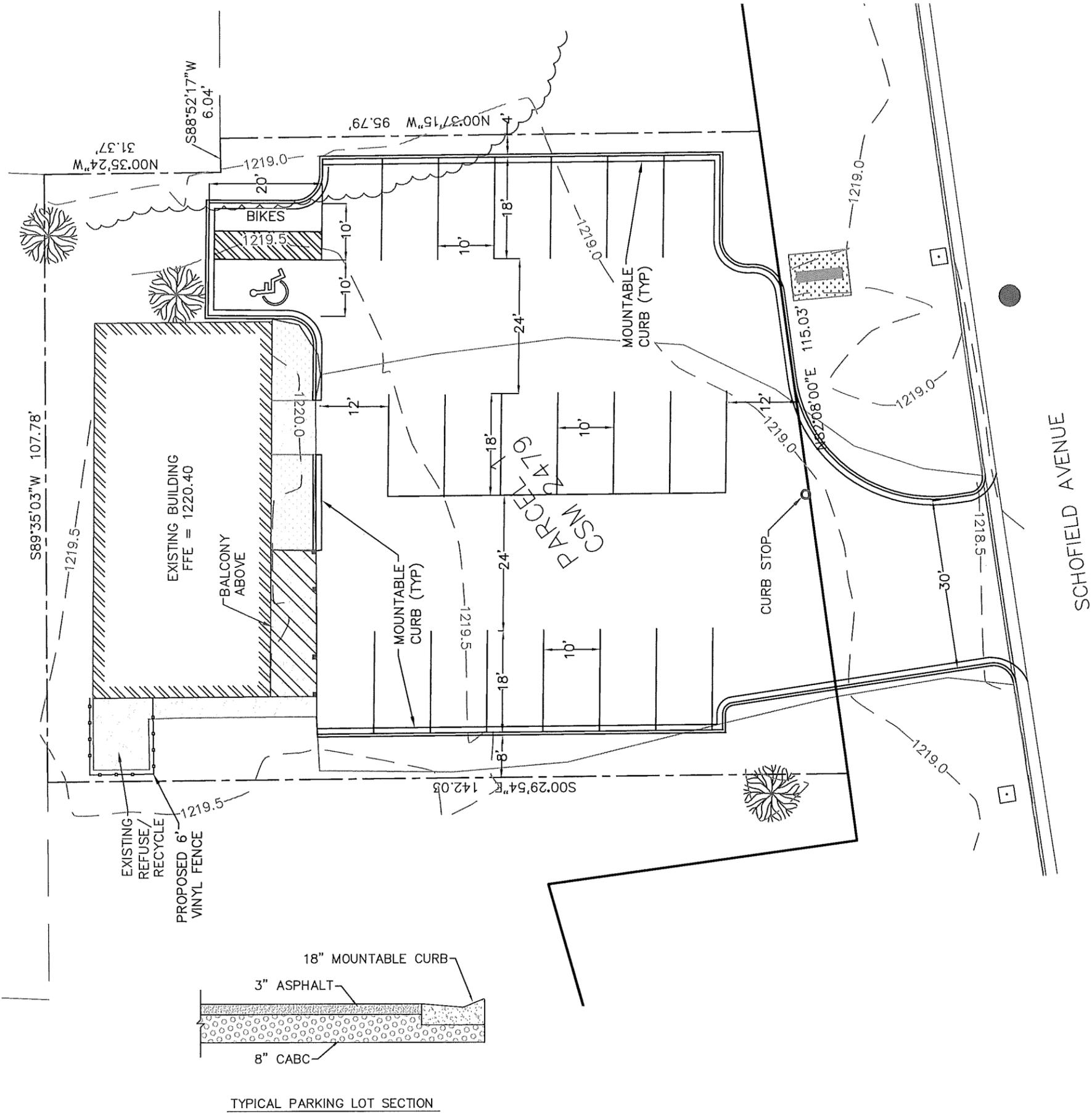
Vino Latte is re-purposing the vacant commercial building at 4204 Schofield Ave. The site contains an existing wood frame structure and a granite parking lot.

As part of the improvements to the facilities concrete curb/gutter and bituminous pavement are being added to the parking lot. The parcel dimensions are not conducive to an efficient painted parking stall layout, bordered by concrete curb. With the existing granite parking area, without restricting curbs, the parking spaces are flexible. In order to maximize the number of defined parking stalls a variance request is being made for reduced setbacks for the parking lot on the side yards and south front yard.

We are requesting a west side yard parking lot setback reduction from 10 feet to 8 feet. On the east side, a side yard setback reduction from 10 feet to 4 feet is being requested. The front yard setback reduction is from 15 feet to zero feet. In the front yard there is an existing unusually wide right of way which results in a 30 foot space from back of curb to the ROW line. As a result the proposed parking lot curb/gutter has an apparent ample setback from the traveled way. Even with a future sidewalk with a typical eight foot boulevard there is still green space between the backside of the side walk and the proposed curb.

REVISED

3:35 pm, Aug 26, 2014



PROPOSED FENCE STYLE

MARATHON TECHNICAL SERVICES LLC
 CONSULTING ENGINEERS
 404 FRANKLIN ST - WAUSAU, WI 54403
 PHONE & FAX - (715)843-7292
 WWW.MTSLLC.NET

REVISION DATE
08-18-2014
08-25-2014

SURVEYED: RIVERSIDE
 DESIGNED: MTS
 DRAWN BY: NSB
 APPROVED: MWT

SITE PLAN

VINO LATTE, 4204 SCHOFIELD AVENUE
 VILLAGE OF WESTON, MARATHON CO.

SCALE
1" = 20'
SHEET NO.
2
OF 5 SHEETS



VINO LATTE
4204 SCHOFIELD AVENUE
WESTON WI 54476

LARGE LLC
5004 KRAMER LANE
WESTON WI 54476

BETTY CHRISTIANSEN
4114 SCHOFIELD AVENUE
WESTON WI 54476

CURRENT RESIDENT
4102 SCHOFIELD AVENUE
WESTON WI 54476

VANG LEE
NAO LEE
4203 ACRE AVENUE
WESTON WI 54476

BRADLEY LAFFIN
JULIE LAFFIN
4211 ACRE AVENUE
WESTON WI 54476

SCHWARTZ FAMILY TRUST
4303 ACRE AVENUE
WESTON WI 54476

BENDER INVESTMENTS INC
PO BOX 31
MOSINEE WI 54455

GREEN ACRES MOBILE
HOME PARK OFFICE
4311 SCHOFIELD AVENUE
WESTON WI 54476

YAZDI LLC
5306 DJ LANE
WESTON WI 54476

