



**VILLAGE OF WESTON
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that on **Monday, July 13, 2015, at 6:00 p.m.**, the Village of Weston Plan Commission will hold a public hearing at the Weston Municipal Center, 5500 Schofield Avenue, Weston, WI 54476 to take testimony relative to Conditional Use Permit applications having been filed with the Village Clerk by and for the following:

CU-6-15-1518: A & M Investors, LLC, 4303 Fox Run Lane, Weston, and Crystal Finishing Systems, 2610 Ross Avenue, Weston, requesting a Conditional Use Permit to allow the outside storage of semi-trailers on properties zoned as B-3 (General Business) with D-Commercial Corridor Overlay. Per Section 94.3.05 *Allowable Uses in Non-Residential Districts, Storage or Disposal Land Uses (2)* Outdoor storage or wholesaling uses are allowed through conditional use permit within the B-3 Zoning District. These properties are described as: PIN 192-2808-173-0940, consists of 1.2 acres, and is addressed as **2915 Schofield Avenue**, and PIN 192-2808-173-0941, consists of 1.428 acres, and is addressed as **2901 Schofield Avenue**.

CU-6-15-1519: St. Agnes Parish, 6101 Zinser Street, Weston, requesting a Conditional Use Permit to allow them to construct a 60 square foot freestanding sign. Per Section 94.13.07(7)(b)2.b., within the INT Zoning District, the maximum permitted area per sign is 48 square feet for all combined sign faces seen at one time, or up to 64 square feet by conditional use permit. This property is described as PIN 192-2808-23-0992, consists of 6.02 acres, and is addressed as **6101 Zinser Street**.

The hearing notice and applicable 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 emailed to vparker@westonwi.gov, by noon on the day of the 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 25th day of June, 2015

Valerie Parker
Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, June 29, 2015 and Monday, July 6, 2015.

Conditional Use/Rezone/Comprehensive Plan Amendment

Permit Application
 Village of Weston/ETZ
 Date: 06/19/2015

Permit No. : CU-6-15-1518

Payment: Cash Check No. 1104



5500 Schofield Ave
 Weston, WI 54476

FULL COMPLETION OF THIS FORM IS REQUIRED FOR PROCESSING

PROPOSALS AND FEES

<input type="checkbox"/>	Conditional Use (Residential)		\$ 250.00
<input checked="" type="checkbox"/>	Conditional Use (Non-Residential)	\$250.00 + \$10.00/Acre over 10 Acres =	\$ 250.00
<input type="checkbox"/>	Conditional Use Amendment		\$ 250.00
<input type="checkbox"/>	Rezone (Official Zoning Map Amendment)		\$ 250.00
<input type="checkbox"/>	Conditional Use and Rezone (Residential)		\$ 400.00
<input type="checkbox"/>	Conditional Use and Rezone (Non-Residential)	\$400.00 + \$10.00/Acre over 10 Acres =	
<input type="checkbox"/>	Comprehensive Plan Map Amendment		\$ 350.00
<input type="checkbox"/>	Comprehensive Plan Map Amendment with Rezone		\$ 500.00
<input type="checkbox"/>	Comprehensive Plan Text Amendment		\$ 200.00
TOTAL:			\$

APPLICANT INFORMATION

Applicant Name: Crystal Finishing Systems
 Mailing Address: 2610 Ross Avenue
Weston, WI 54476

Agent* Property Owner

Phone: [REDACTED] - Traci C.
 Email: [REDACTED]

* Agents must have a LETTER OF AUTHORIZATION from all property owners at the time of filing.

Property Owner: (a) A & M Investors, LLC / (b) Anthony Morice
 Mailing Address: (a) 4303 Fox Run Ln / (b) 710 W Azalea Dr
(a) Weston, WI 54476 / (b) Chandler, AZ 85248

Contact Name: (a) Alice & Mark Sliwicky / (b) Tony Morice
 Phone: [REDACTED]
 Email: [REDACTED]

PROJECT SITE SPECIFICATIONS

Project Address: (a) 2915 Schofield Ave / (b) 2901 Schofield Ave
 (or PIN if no address) Weston, WI 54476

Lot Size(ft²): (a) 52,289 sq. ft. + (b) 62,194 sq. ft. = 114,483 sq. ft.
 Acres: (a) 1.2004 acres + (b) 1.4278 acres = 2.6282 acres

Property Zone: B-3 General Business w/ D-Commercial Overlay

Proposed Rezone: N/A

Current Future Land Use Designation: Commercial

Proposed Future Land Use Designation: N/A

Legal Description: Lots 1 & 2 of CSM #10416, Vol. 43, Pg. 48, Doc. #1148172 (see attached)

PUBLIC HEARING REQUIRED FOR CONDITIONAL USE AND REZONE

CONDITIONAL USE: Following acceptance of a complete application, the Village Clerk shall schedule a public hearing before the Plan Commission (or Extraterritorial Zoning Committee for land in the ETZ Area) to be held within 45 days after acceptance of a complete application. Notice of the time, place, and purpose of such hearing shall be given by publication as a Class 2 Notice in conformance

with the requirements of Wis. Stat. § 62.23(7)(d). The Village Clerk shall also send said notice to the applicant, owners of record of all lands within 300 feet of the boundaries of the subject property, and the clerk of any municipality whose boundaries are within 1,000 feet of any portion of the jurisdiction of this Chapter at least ten days prior to the date of such public hearing. Failure to mail said notice or failure to meet the time requirements herein, provided it is unintentional, shall not invalidate proceedings under this Section.

REZONE: The Plan Commission (or Extraterritorial Zoning Committee) shall hold a public hearing on all proposed amendments to the Official Zoning Map. Following the public hearing, and after consideration of comments provided therein, the Plan Commission or Committee shall review the proposed amendment to the Official Zoning Map and shall within 45 days of the public hearing make a recommendation to the Village Board that the application be granted as requested, modified, or denied. If the Commission or Committee fails to make a recommendation within this timeframe, the proposed amendment shall be forwarded to the Village Board without recommendation. Such deadline may be extended by written or electronic agreement from the applicant. Nothing in this Chapter requires Town Plan Commission or Town Board action on proposed amendments to the Official Zoning Map in the ETZ Area.

CONDITIONAL USE REQUIREMENTS

Maps showing the current location and current zoning and future land use of all lands for which the conditional use permit is proposed, the location and current zoning of all lands within 300 feet, and the jurisdiction(s) within the subject property lies (Village of Weston or Town of Weston) will be provided by Village Staff.

A written description of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general locations is required to be attached to this application.

Has the written description and location been attached?

Yes No

Written justification is required for the proposed conditional use consisting of the reasons why the applicant believes the proposed conditional use is appropriate, particularly as evidenced by compliance with the approval criteria set forth below.

Has the written justification been attached?

Yes No

Does the Conditional Use Permit involve exterior building or site improvements?

Yes No

If yes to the above stated question, then a separate site plan application must be filed concurrently with this application. Failing to include a site plan application will deem the status of this application as incomplete.

Comparison of Proposed Conditional Use with Required Review Criteria (complete below or on an attached sheet as needed):

1. Is the proposed conditional use (the use in general, independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the Village of Weston Comprehensive Plan; zoning ordinance; and any other plan, program or ordinance adopted or under consideration? Explain how, or why not. (Consult with Zoning Administrator as necessary on applicable plans.)

This building is in a B3 commercial zone. It has been a shop with outside storage since 1957. Due to the distance from Schofield Avenue to the trailers for outside storage we believe it fits into the standards of Westons Comp. plans. We will work with Weston on new zoning codes within reason. With

2. Will the proposed conditional use in this location, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, the natural environment, traffic, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed? Explain how, or why not.

Since this building has been on Schofield Avenue since 1957 most businesses nearby built after which is a good indication there is no undue adverse impact on nearby property. A gas station is on the left. Napa is across the street. An empty building to the right for a couple years. Apartments in the back.

3. Will the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environments of the subject property? How?

The proposed cond. use will maintain the desired consistency of land use that it has been used for 57 years. There has been outside storage on this property for 15 years with Westons approval.

There will be no changes to the land at this time.

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

This building and land has been here for 57 years. It has not and will not impose any undue burden provided by public agencies serving the property.

5. What are the public benefits of this proposal? Do the potential public benefits of the proposed conditional use outweigh potential adverse impacts of the proposed conditional use?

1.) Public benefit is to not have another empty building in Weston. This is a hard property to lease.

2.) Public benefit is to keep growing businesses in Weston like Crystal Finishing that need big shops to grow. This property has a large shop that Crystal needs and is close to their business on Ross.

Issuance and Recording of Permit. Within 30 days following the granting of a conditional use permit, the Zoning Administrator shall issue to the applicant a written conditional use permit enumerating the details of the conditional use permit, including what land use(s) and/or development was approved and any conditions of approval. The Zoning Administrator shall record the conditional use permit against the property, assigning all costs thereof to the applicant, and shall make record of the conditional use permit on the Official Zoning Map.

Effect of Denial. No conditional use permit application that has been denied (either wholly or in part) shall be resubmitted for a period of 12 months from the date of said order of denial, except on grounds of new evidence or proof of change of factors found valid by the Zoning Administrator.

Termination of an Approved Conditional Use. Once a conditional use permit is granted, no erosion control permit, site plan approval, certificate of occupancy, zoning permit, or building permit shall be issued for any development that does not comply with all requirements of the conditional use permit and this Chapter. Any conditional use found not to be in compliance with the terms of this Chapter or the approved conditional use permit shall be considered in violation of this Chapter and shall be subject to all applicable procedures and penalties. A conditional use permit may be revoked for such a violation by the Plan Commission, following the procedures outlined for original granting of a conditional use permit.

Time Limits on the Development of Conditional Use. The start of construction of any and all conditional uses shall be initiated within 365 days of approval of the associated conditional use permit and shall be operational within 730 days of said approval. Failure to initiate development within this period shall automatically constitute a revocation of the conditional use permit. For the purposes of this Section, "operational" shall be defined as occupancy of the conditional use. Prior to such a revocation, the applicant may request an extension of this period. Said request shall require formal approval by the Plan Commission (or Extraterritorial Zoning Committee for land in the ETZ Area) and shall be based upon a showing of acceptable justification.

Discontinuing an Approved Conditional Use. Any and all conditional uses that have been discontinued for a period exceeding 365 days shall have their conditional use permit automatically invalidated. The burden of proof shall be on the property owner to conclusively demonstrate that the conditional use was operational during this period.

Change of Ownership. All requirements of the approved conditional use permit shall be continued regardless of ownership of the subject property and shall run with the land, except as otherwise limited by this Chapter or by a specific condition attached to the conditional use permit. Modification, alteration, or expansion of any conditional use in violation of the approved conditional use

permit, without approval by the Plan Commission (or Extraterritorial Zoning Committee), shall be considered a violation of this Chapter and shall be grounds for revocation of said conditional use permit.

Uses Now Regulated as Conditional Uses That Were Legal Land Uses (Permitted-by-Right or as Conditional Uses) Prior to the Effective Date of This Chapter. A use now regulated as a conditional use that was a legal land use--either permitted-by-right or as a conditional use--prior to March 18, 2015 shall be considered as a legal, conforming land use so long as any previously approved conditions of use and site plan are followed. Any substantial modification of such use or any previously approved condition of such use, in the determination of the Zoning Administrator, shall require application and Village consideration of a new conditional use permit under this Section.

REZONE REQUIREMENTS

Maps showing the current location and current zoning and future land use of all lands for which the conditional use permit is proposed, the location and current zoning of all lands within 300 feet, and the jurisdiction(s) within the subject property lies (Village of Weston or Town of Weston) will be provided by Village Staff.

Written justification is required for the proposed rezone consisting of the reasons why the applicant believes the proposed conditional use is appropriate, particularly as evidenced by compliance with the approval criteria set forth below.

Has the written justification been attached? Yes No

Does the rezone involves exterior building or site improvements? Yes No

If yes to the above stated question, then a separate site plan application must be filed concurrently with this application. Failing to include a site plan application will deem the status of this application as incomplete. Incomplete applications will not be reviewed and shall be discarded within 30-days if the application status remains incomplete. Any fees collected will not be refunded.

Comparison of Proposed Rezone with Required Review Criteria (complete below or on an attached sheet as needed):

1. Is the proposed rezoning consistent with the recommendations of the Comprehensive Plan? Explain how, or why not.

2. Does the proposed rezoning further the purpose and intent of the zoning ordinance, as expressed in Section 94.1.03 of the Village's zoning ordinance? Explain how, or why not.

3. Does the proposed rezoning address a mistake that was made in mapping on the Village's zoning map? In other words, is the subject property developed in a way that is not allowed under its current zoning? If yes, please explain.

4. Does the proposed rezoning address factors that have changed that make the property more appropriate for a different zoning district? Such factors may include the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, new plans, or other zoning changes in the area. If yes, please indicate the relevant factors.

5. Have growth patterns or rates changed since the land was zoned as it is now? If yes, please provide supporting data and indicate how changed patterns or rates suggest the need for this rezoning.

6. Will the proposed rezoning maintain a desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property? How?

Village Board. The Zoning Administrator shall schedule the proposed amendment for potential Village Board action. After careful consideration of all comments, the Village Board shall within 120 days of submittal of a complete application, act to approve or reject the proposed amendment, unless extended by written or electronic agreement of the applicant. Failure of the Board to act within 120 days of submittal of a complete application (unless said deadline is extended by agreement of the applicant) shall constitute approval of the application as presented.

The Village Board may approve an amendment by a simple majority of a voting quorum, except that if the Board action is opposed to or alters a recommendation of the Plan Commission (or Extraterritorial Zoning Committee for land in the ETZ Area), and/or an official protest against the requested amendment to the Official Zoning Map meeting the requirements of Wis. Stat. § 62.23(7)(d)2m.a is filed, then approval of the amendment to the Official Zoning Map shall require an affirmative vote from three-fourths or greater of the full Village Board.

Effect of Denial. No application that has been denied (either wholly or in part) shall be resubmitted for a period of 12 months from the date of said order of denial, except on grounds of new evidence or proof of change of factors found valid by the Zoning Administrator.

COMPREHENSIVE PLAN AMENDMENT REQUIREMENTS

By August 1st of each year, the Zoning Administrator shall obtain Plan Commission approval of a Comprehensive Plan amendment schedule, with the intent to adopt any Comprehensive Plan amendments in that annual amendment cycle by February of the following year.

Applications for Comprehensive Plan amendments shall be submitted to the Zoning Administrator in writing each year by the annual application deadline established in the approved amendment schedule, using a Village provided application form, in order to be considered in that year's amendment cycle. Only complete applications will be processed.

In addition to such applications, Village staff, the Village Plan Commission or any member thereof, or the Village Board or any member thereof may request amendments to the Comprehensive Plan, by the annual application dateline or another date if established in the approved amendment schedule.

The Zoning Administrator shall refer all proposed amendments under subsections (a) and (b) to the Plan Commission, within 30 days following the latest required date of submittal.

The Commission shall advise Village staff as to which proposed amendments should be considered for further review, providing an opportunity for public comment. Depending upon the number and nature of the proposed amendments, the Commission may hold a public hearing before it decides which proposed amendments should be recommended for consideration. Notice of such hearing shall be given by publication of a Class 1 Notice. In the case of a site-specific Future Land Use map amendment, the Zoning Administrator shall also provide written notification to all property owners within 100 feet of the site.

After consideration of the proposed amendments and no later than January in the annual amendment cycle, the Plan Commission shall recommend the approval of any proposed amendment to the Village Board. The Commission is under no obligation to recommend approval of any requested amendment, and may recommend the amendment with modification. Such Commission action shall be via adoption of a resolution.

Following the Commission recommendation by resolution, and after a required 30 day public hearing notice period under Wisconsin Statutes, the Village Board shall hold a public hearing for the purpose of receiving public comment regarding the merits of the proposed amendments that have been recommended by resolution of the Plan Commission.

Following the public hearing, the Village Board may adopt all or some of the recommended Comprehensive Plan amendments by ordinance, either as recommended or with modifications.

Comparison of Proposed Comprehensive Plan Amendment with Required Review Criteria (complete below or on an attached sheet as needed):

1. Is the proposed Comprehensive Plan Map Amendment consistent with the Comprehensive Plan? Explain how, or why not.

2. Has the amendment been reviewed and denied during a previous comprehensive plan amendment cycle? Yes No

3. Would the amendment or projected development that would result will not create an adverse impact on public services and facilities, unless such impact will be successfully mitigated? Explain how, or why not.

4. Would the projected development that would result from the amendment create an undue or adverse impact on surrounding properties, and will it be consistent with or upgrade the character of the site and the surrounding neighborhood? Explain how, or why not.

5. Would the amendment or projected development that would result create an adverse impact on the following, unless such impact will be successfully mitigated: public facilities; public services; the natural environment including trees, slopes, and groundwater; any landmarks or other historically significant structures or properties? Explain how, or why not.

6. Is the amendment justified by a change in Village actions or neighborhood characteristics? Explain how, or why not.

7. **[MAP AMENDMENT ONLY]** Does the change correct a mapping error of the Future Land Use Map? If so, explain.

8. Is there a community or regional need identified in the Comprehensive Plan for the proposed land use or service? Explain how, or why not.

9. Is the proposed amendment consistent with other Village plans, policies, and regulations? Explain how, or why not.

10. Does the amendment respond to a substantial change in conditions beyond the property owner's control applicable to the area within which the subject property lies? Explain how, or why not.

11. **[MAP AMENDMENT ONLY]** Does the amendment better implement applicable Comprehensive Plan polices than the current map designation? Explain how, or why not.

12. Does the amendment address a deficiency in the Comprehensive Plan as identified by the Plan Commission or Village Board? Explain how, or why not.

Revocation. Any approved Comprehensive Plan amendment may be reversed by the Village Board outside the regular amendment period upon the findings of any of the following:

- (a) The approval was obtained by fraud or other intentional or misleading representations, or
- (b) The amendment is being implemented contrary to the intended purpose of the amendment or other provisions of the Comprehensive Plan or Village ordinances, or
- (c) The amendment is being implemented in a manner that is detrimental to the public health or safety.

STATEMENT OF UNDERSTANDING AND SIGNATURES

By signing and dating below, I acknowledge that I have reviewed and understand the Village of Weston zoning ordinance and its standards of approval related to this application; read, understand, and accept my responsibilities under the reimbursement section above; submitted an application that is true, correct, and complete to the best of my knowledge; acknowledge that Village officials and/or employees may, in the performance of their functions, enter upon the subject property to inspect or gather information necessary to process this application; understand that all meeting dates are tentative and may be postponed by the Village for the reason of incomplete submittals or other administrative reasons; if this application is approved, agree to abide by this application, approved plans, and required conditions associated with plan approval in the development of the subject property; and understand that the Village's zoning ordinance and/or the conditions of development approval may specify timeframes within which I must take certain actions related to the development of the subject property, or risk having the approval being nullified. Failing to attach all the required components will deem the status of this application as incomplete. Incomplete applications will not be reviewed and shall be discarded within 30-days if the application status remains incomplete. Any fees collected will not be refunded.

Alice Sliwicki

6-19-2015

Signature of Applicant

Date

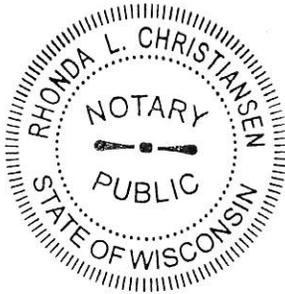
Alice Sliwicki

Print Applicant Name

Property Owner Agent (Agents must have a LETTER OF AUTHORIZATION from all property owners)

STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

Personally appeared before me this 19 day of JUNE 20 15, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledge the same.



Rhonda L. Christiansen

Notary Public

My Commission Expires: 5-25-19

STAFF REVIEW

PIN: 192-2808-173-0940 = 2915 Schofield Ave (Sliwicki)
192-2808-173-0941 = 2901 Schofield Ave (Morice) Zoning: B3 Village ETZ
Filed After the Fact: Yes No Fine Imposed: Yes No Amount: _____
Publication of Notice Date 1: 06-29-2015 Publication of Notice Date 2: 07-06-2015

Conditional Use Permit Review:

PC/ETZ Meeting Date: 07-13-15 CUP No.: CU-6-15-1518
 Approved Approved w/ Conditions Denied Site Plan No.: _____
Adoption Date: _____

Conditional Use Permit Review (Outdoor Commercial Entertainment Only)

Name of Establishment: _____	License Number: _____
CLPS Meeting Date: _____	<input type="checkbox"/> Recommend <input type="checkbox"/> Recommend w/ Conditions <input type="checkbox"/> Denied
VB Meeting Date: _____	<input type="checkbox"/> Approved <input type="checkbox"/> Approved w/ Conditions <input type="checkbox"/> Denied

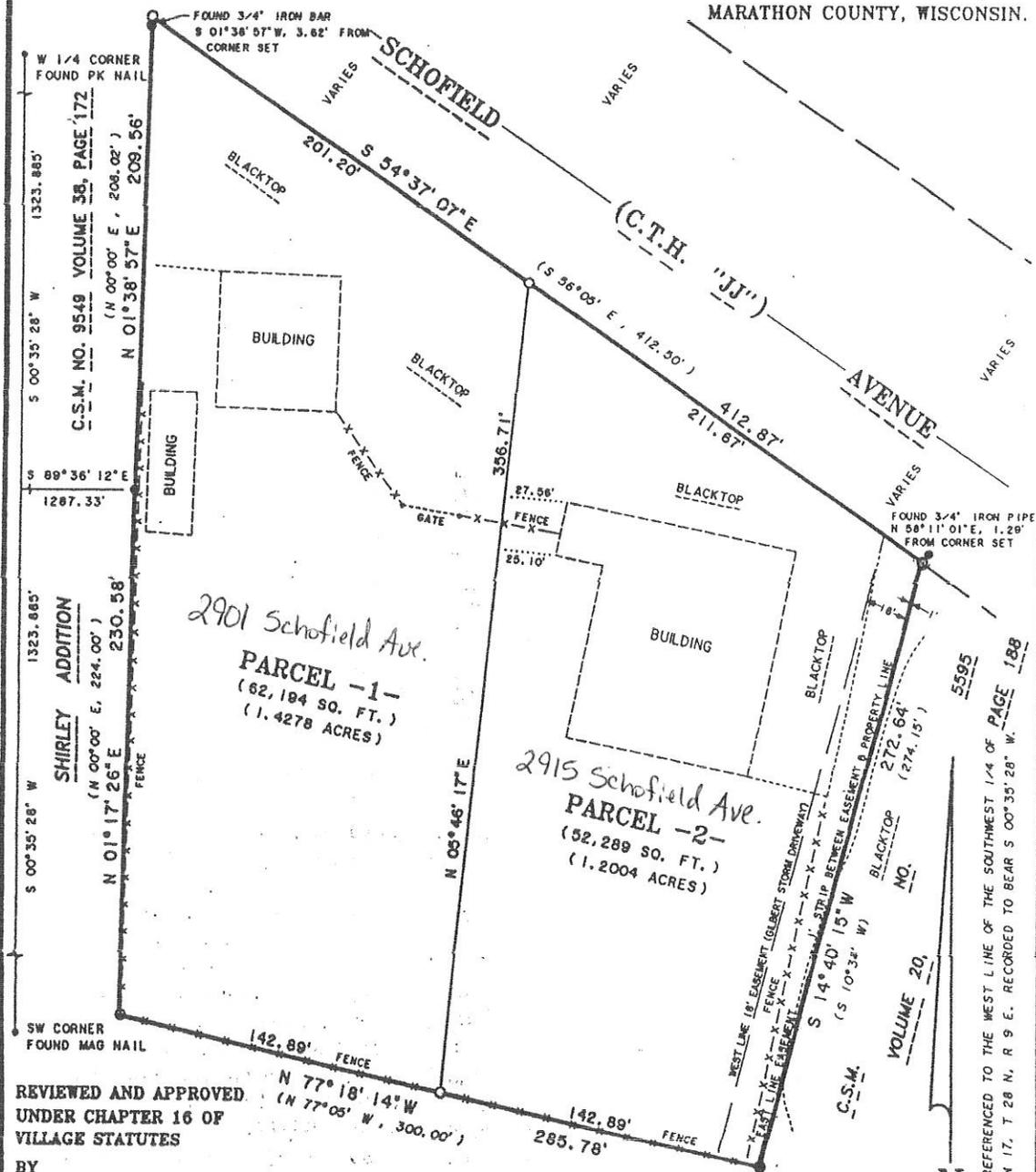
Recorded Date: _____ Document No.: _____

Rezone and Comprehensive Plan Amendment Review:

Public Hearing Date: _____ Rezone/CPA No.: _____
Proposed Zoning: _____ Proposed FLU: _____
 Approved Approved w/ Conditions Denied
Adoption Date: _____ Ordinance No.: _____
Publication Date: _____

MARATHON COUNTY CERTIFIED SURVEY MAP

OF PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; ALL IN SECTION 17, TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN.



REVIEWED AND APPROVED
UNDER CHAPTER 16 OF
VILLAGE STATUTES
BY _____
DATE _____

LEGEND

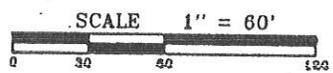
- (000) — BOUNDARY CALLS PER BECHER-HOPPE CSM
- — SET 1" X 24" ROUND IRON PIPE WEIGHING 1.68 LBS./LIN. FT.
- — FOUND 1-1/4" IRON PIPE
- — FOUND 1" ROUND IRON BAR
- — FOUND 1" IRON PIPE

THIS INSTRUMENT DRAFTED BY: LAVERNE H. MOSHER



AUGUST 24, 1998

SHEET 1 OF 2 SHEETS



LHM SURVEYING
4203 SCHOFIELD AVENUE
SCHOFIELD, WI 54476
PHONE (715) 359-2253

M-2100

BEARINGS REFERENCED TO THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, T 28 N, R 9 E, RECORDED TO BEAR S 00°35'28" W.

The Justification for the proposed Conditional Use

Consisting of the reasons why Crystal Finishing believes the proposed conditional use is appropriate is that the building was built in 1957 as a heavy machinery repair shop with outside storage. Over the years it has been machine shops and vehicle repair shops. We have been leasing this building for 7 months and using it as a shop to put decals on semi's and outside storage. For the last 15 years this building has had outside storage with Weston's approval.

In closing the type of business being conducted at this address has not changed since 1957. Crystal Finishing feels it is not negatively impacting the surrounding area. This is why we feel the conditional use is appropriate and particularly evidence Crystal Finishing is in compliance.

A description of proposed conditional use:

Crystal Finishing has leased this property for the last 7 months. Crystal Finishing is interested in this property since it is a growing company in Weston and needed a large shop and outside storage close to their business on Ross Avenue. This property is ideal and saves on employee drive time.

This shop has had outside storage for years since the building was built in 1957. There has been outside storage with Weston's approval for 15 years.

The activities Crystal Finishing will be using the shop for is to apply decals to semi trailers. This shop is big enough for the trailers to fit inside with large doors. Most businesses do not need this large of space but it is ideal for our company.

Crystal Finishing will use the back lot for outside storage for semi trailers. These trailers are nice and neat. The back lot is 356.71 feet from Schofield Avenue. These trailers set back over 200 feet.

There is a slat fence in the back lot 5 feet off the lot line. There is green space of tree's from the lot line to the fence. The trailers are parked 10 feet off the fence, leaving 15 feet from the lot line when the old zoning law was 8 feet. The only structures on this property are the shop/building and trailer for outside storage.

The shop is 80x100 and best used for heavy equipment, truck, and semi's due to it's size which is what it has been used for since 1957. The owner knows this is a hard building to lease and does not want the building to set empty when they know Crystal Finishing is willing to lease it. The building next to this shop has been empty for over 2 years.

Letter of Authorization:

Mark and Alice Sliwicki of A & M Investors on this day of June 19, 2015 give a letter of authorization to Crystal Finishing for a conditional use permit.

Mark Sliwicki Mark Sliwicki

Alice Sliwicki Alice Sliwicki

Valerie Parker

From: tdmorice@aol.com [mailto:tdmorice@aol.com]
Sent: Thursday, June 25, 2015 9:28 PM
To: Jennifer Higgins; Valerie Parker; jwehner@westowi.gov
Cc: aslick.alice@gmail.com
Subject: Re: Conditional Use Permit Application - 2915 Schofield Avenue

Dear Jennifer, Valerie, and Jared,

I understand that you need my authorization to add my property at 2901 Schofield Ave to the Conditional Use Permit Application that A&M Investments has in place for the Board and would like it to read , Conditional Use Permit Application- 2915 Schofield Ave and 2901 Schofield Ave since both properties are enclosed by the same fence, gates and ingress and egress agreements. Both properties are going to be used for similar purposes in the future as it has in the past.

Please consider this my authorization to add my property at 2901 Schofield Ave, Weston, WI. to the Conditional Use Permit Application that is requested for 2915 Schofield Ave for the same use and purposes per the above request.

If you should have any questions or require any additional information, please feel free to contact me at any time.

Respectfully,

Anthony P. Morice
715-297-9100

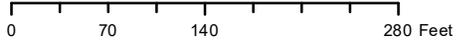
Village of Weston Official Zoning Map



2901 and 2915 Schofield Avenue

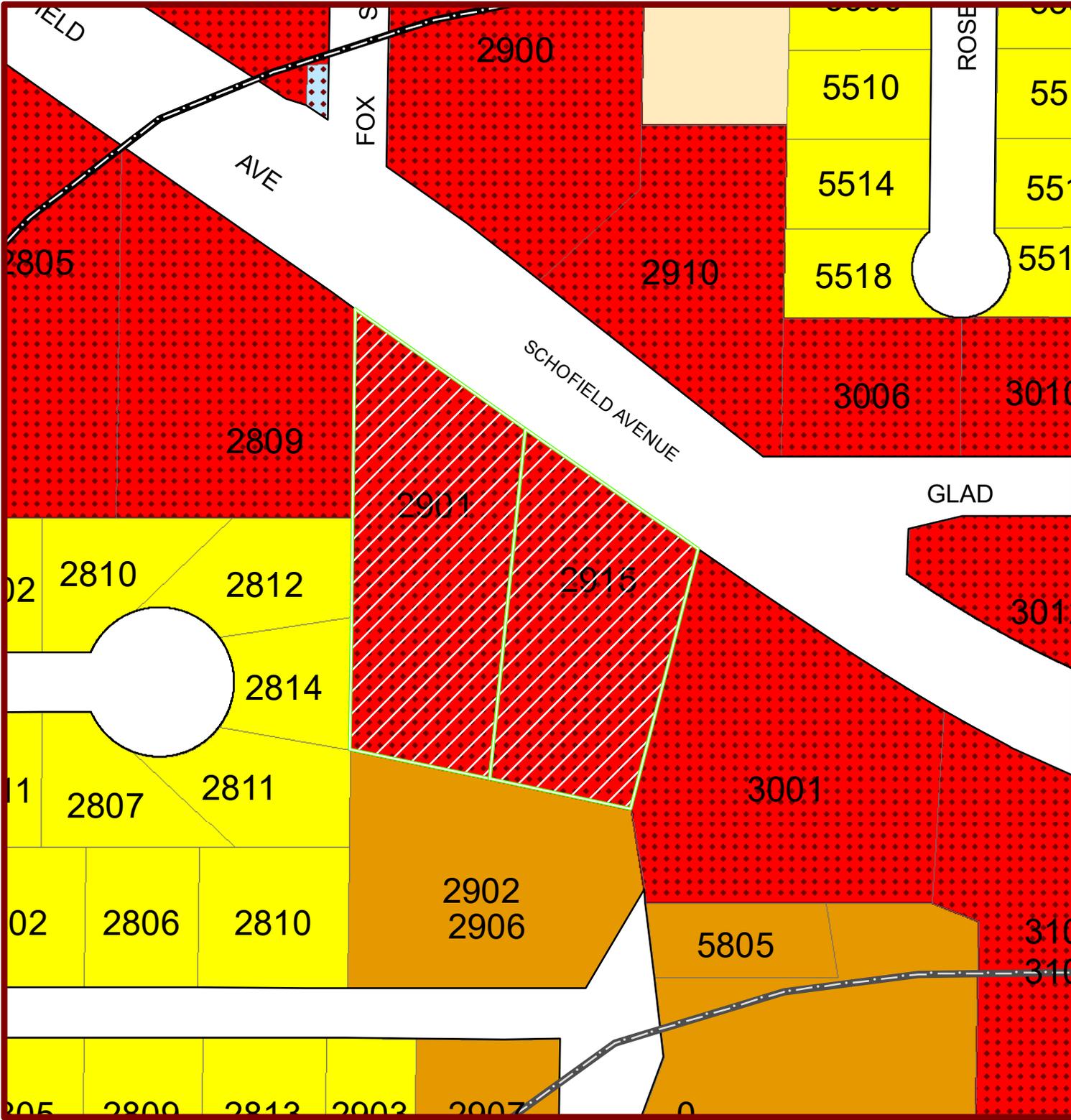
Map Date: 06/26/2015

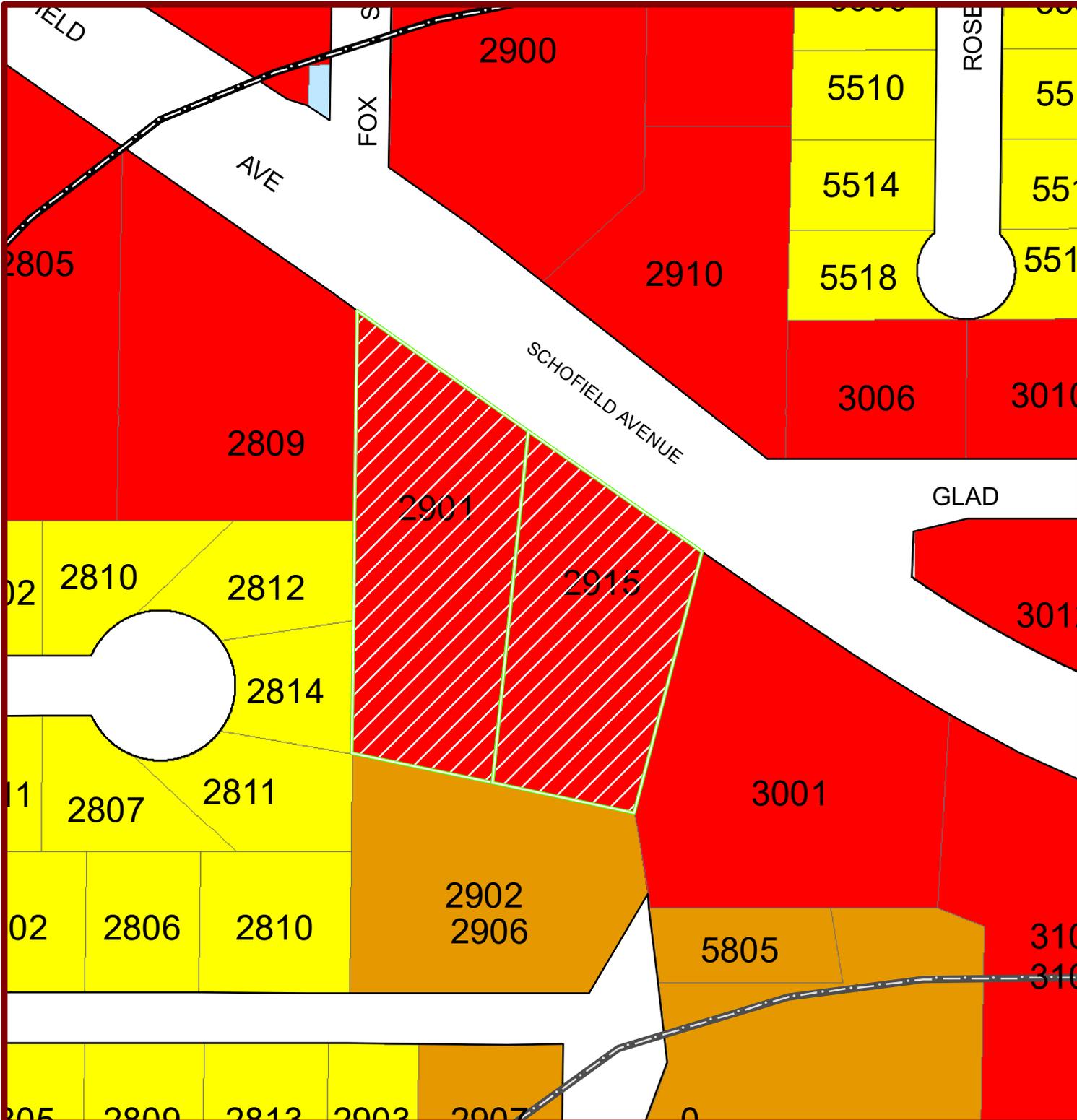
Created by the Village of Weston
Technical Services Department



Legend

- 2915 Schofield Avenue
- 2901 Schofield Avenue
- Village of Weston
- ROW
- Parcel Boundary
- Wetlands
- Surface Water
- Zoning District Designations**
- AR - Agriculture and Residential
- PR - Parks and Recreation
- RR-2 - Rural Residential-2 Acre
- RR-5 - Rural Residential-5 Acre
- SF-L - Single Family Residential-Large Lot
- SF-S - Single Family Residential-Small Lot
- 2F - Two Family Residential
- MF - Multiple Family Residential
- MH - Manufactured Home
- INT - Institutional
- B-1 - Neighborhood Business
- B-2 - Highway Business
- B-3 - General Business
- BP - Business Park
- LI - Limited Industrial
- GI - General Industrial
- Design Overlay District**
- D-Condominium
- D-Rail-to-Trail
- D-Commercial Corridor
- D-Renaissance
- D-Weston Center
- Wellhead Protection Zones**
- A
- B





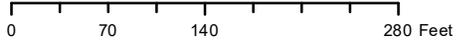
Village of Weston Future Land Use Map



2901 and 2915 Schofield Avenue

Map Date: 06/26/2015

Created by the Village of Weston
Technical Services Department

- Legend**
- 2915 Schofield Avenue
 - 2901 Schofield Avenue
 - Village of Weston
 - ROW
 - Parcel Boundary
 - Wetlands
 - Surface Water
- Wellhead Protection Zones**
- A
 - B
- 2015 Future Land Use**
- Future Land Use Designations**
- Single Family Residential - Unsewered
 - Single Family Residential - Sewered
 - Two Family Residential
 - Multiple Family Residential
 - Planned Neighborhood
 - Commercial
 - Business/Office Park
 - Mixed Use
 - Industrial
 - Institutional
 - Parks and Recreation
 - Agriculture
 - Environmental Corridor

GENERAL BUSINESS – B-3

Non-Residential and Mixed Use District

Adoption Date: March 18, 2015

Print Date: April 10, 2015

Purpose:

The B-3 district accommodates a wide range of commercial uses, along with compatible wholesale, light industrial and outdoor storage and display uses. Development within this district is served by public sanitary sewer and water services. This district is intended for mapping (i) along major highway corridors; (ii) outside of the Village's neighborhood areas; and (iii) in areas planned for commercial uses, and occasionally in areas planned for industrial uses, within the Comprehensive Plan. (Predecessor district: B-3 General Commercial)

Permitted Uses:

Primary Uses:

- Agricultural-Related Use
- Community Garden
- Passive Outdoor Public Recreation
- Indoor Institutional-General
- Indoor Institutional-Intensive
- Public Service or Utility
- Office
- Personal or Professional Service
- Artisan Studio
- Group Day Care Center
- Indoor Sales or Service
- Outdoor and Vehicle Repair and Maintenance
- Drive-in or Drive-through Sales or Service
- Commercial Animal Establishment
- Commercial Indoor Lodging
- Microbeverage Production Facility
- Communications Tower

Accessory Use:

- Detached Accessory Structure (non-residential use)
- Company Cafeteria
- Company Provided On-site Recreation or Child Care
- Indoor Sales Incidental to Storage or Light Industrial Use
- Outdoor Display Incidental to Indoor Sales or Service
- Small Exterior Communication Device
- Large Exterior Communication Device

Conditional Uses:

Primary Uses:

- Mixed Dwelling Unit
- Outdoor Institutional
- Institutional Residential
- Outdoor Commercial Entertainment
- Bed and Breakfast
- Boarding House
- Large Retail and Commercial Service Development
- Indoor Storage or Wholesaling
- Outdoor Storage or Wholesaling
- Personal Storage Facility
- Auction Yard
- Off-site Parking
- Light Industrial

Accessory Uses:

- Accessory Dwelling Unit
- Light Industrial Activities Incidental to Indoor Sales or Services
- Outdoor Alcohol Area
- Outdoor Solid Fuel Furnace
- Vehicle Course or Track

Temporary Uses:

- Temporary Outdoor Sales
- Outdoor Assembly or Special Event
- Contractor's Project Office
- Contractor's On-site Equipment Storage Facility
- Relocatable Building
- On-site Real Estate Sales Office
- Seasonal Outdoor Sales of Farm Products
- Temporary Portable Storage Containers
- Temporary Shelter
- Temporary Unscreened Outdoor Storage Accessory to Industrial Use

Definitions:

Permitted Use: Land uses listed as permitted uses are permitted by right, subject to all applicable requirements of this Chapter and all other applicable regulations.

Conditional Use: Land uses listed as conditional uses are allowed only with a conditional use permit, subject to all applicable requirements of this Chapter and all other applicable regulations.

Temporary Use: Temporary land uses are allowed on a temporary basis subject to temporary use approval requirements in Section 94.13.07.

Unlisted Use: Authorization may be granted by the Zoning Administrator. Please see Section 94.3.02(3) for more details.

Dimensions and Density Standards:

Minimum Lot Size	Minimum Lot Width (ft)	Minimum Public Street Frontage (ft)	Minimum Landscape Surface Ratio (LSR)	Max Floor Area Ratio (FAR) ^a
30,000 ft ²	80	40	20%	0.5

^a Does not include structured parking or underground parking.

Minimum Setbacks (ft) ^b						Minimum Principal Building Separation (ft)	Maximum Building Height			
Principal Residential Building			Detached Accessory Building ^a	Pavement ^d			Principal Building		Accessory Building	
Front and Street Side ^a	Interior Side	Rear		Interior Side and Rear ^{a,d}	Interior Side or Rear		Front or Street ^a	Feet	Floors	Feet
30	12	20	6	10	15	10	45	3	20	1

^a See Section 94.4.09(1) for standards related to detached accessory buildings located within front yard areas, minimum separation requirements associated with detached accessory structures, and other standards associated with detached structures.

^b Additional setbacks may be required along zoning district boundaries for bufferyards, if required for a particular land use in Article 4 or Section 94.11.02(3)(d).

^c Includes all gravel and hard surfaces as defines in Section 94.17.04. This setback excludes intrusions required for driveway entrances and permitted or required for cross access driveways and pedestrian ways; shared driveways; and shared parking lots.

^d Front and street side yard setbacks for accessory structures as the same as the minimum front and street setbacks for the principal structure.

Signs:

On Building	Freestanding	Maximum Number of Signs
Type: Wall Sign, Awning or Projecting Max Area: 200 ft ² or 1 ft ² per linear foot of frontage, <i>whichever is less</i> per signable wall	Type: Monument or Pylon Max Area: 64 ft ² (200 ft ² within 660ft of State Highway 29 or Interstate) Max Height: 20 ft (40ft ² within 660ft of State Highway 29 or Interstate)	TWO On Building sign per signable wall per business. ONE Freestanding sign per lot or TWO for lots with 2 street frontages where each frontage is at least 200ft with setback height of sign, no less than 10ft from vehicular/Pedestrian travel way.

***If any discrepancies between this document and Chapter 94 of the Municipal Code (Zoning Code) occur the language of Chapter 94 of the Municipal Code shall prevail. This document is designed as a convenience and all information shall be corroborated with Chapter 94 of the Municipal Code.**



ANTHONY MORICE
DIANE MORICE
710 W AZALEA DR
CHANDLER AZ 85248

ANTHONY MORICE
OR CURRENT TENANT
2901 SCHOFIELD AVE
WESTON WI 54476

A & M INVESTORS
ALICE & MARK SLIWICKI
4303 FOX RUN LN
WESTON WI 54476

A & M INVESTORS
OR CURRENT TENANT
2915 SCHOFIELD AVE
WESTON WI 54476

JEROME GLATCZAK
CAROL GLATCZAK
7507 ALDERSON ST
SCHOFIELD WI 54476

JEROME GLATCZAK
OR CURRENT TENANT
2902 JOSEPH AVE
WESTON WI 54476

JEROME GLATCZAK
OR CURRENT TENANT
2904 JOSEPH AVE
WESTON WI 54476

JEROME GLATCZAK
OR CURRENT TENANT
2906 JOSEPH AVE
WESTON WI 54476

JEROME GLATCZAK
OR CURRENT TENANT
2907 JOSEPH AVE
WESTON WI 54476

L & L OF MANITOWAC INC
709 S SUPERIOR ST
ANTIGO WI 54409

L & L OF MANITOWAC INC
OR CURRENT TENANT
3001 SCHOFIELD AVE
WESTON WI 54476

GEORGE LAWLESS
TAMARA LAWLESS
2811 E NEUPERT AVE
WESTON WI 54476

CURTIS BUTTKE
RENEA BUTTKE
2814 E NEUPERT AVE
WESTON WI 54476

ANDREW CHAMPINE
HELEN CHAMPINE
2812 E NEUPERT AVE
WESTON WI 54476

THOMAS-LUND LLC
PO BOX 1610
LARAMIE WY 82073

THOMAS-LUND LLC
OR CURRENT TENANT
2809-A SCHOFIELD AVE
WESTON WI 54476

THOMAS-LUND LLC
OR CURRENT TENANT
2809-B SCHOFIELD AVE
WESTON WI 54476

THOMAS-LUND LLC
OR CURRENT TENANT
2809-C SCHOFIELD AVE
WESTON WI 54476

THOMAS-LUND LLC
OR CURRENT TENANT
2809-D SCHOFIELD AVE
WESTON WI 54476

THOMAS-LUND LLC
OR CURRENT TENANT
2809-E SCHOFIELD AVE
WESTON WI 54476

THOMAS-LUND LLC
OR CURRENT TENANT
2809-F SCHOFIELD AVE
WESTON WI 54476

THOMAS-LUND LLC
OR CURRENT TENANT
2809-G SCHOFIELD AVE
WESTON WI 54476

INTERCITY STATE BANK
962 GRAND AVE
SCHOFIELD WI 54476

INTERCITY STATE BANK
OR CURRENT TENANT
2900 SCHOFIELD AVE
WESTON WI 54476

JOHN HABAS
APRIL HABAS
715 ORCHARD LN
ASHLAND WI 54806

JOHN HABAS
OR CURRENT TENANT
2910 SCHOFIELD AVE
WESTON WI 54476

ROUNDY'S INC
CORPORATE OFFICE
PO BOX 473
MILWAUKEE WI 53201

GREGORY CYBULA
R15257 3RD AVE
RINGLE WI 54471

GREGORY CYBULA
OR CURRENT TENANT
5518 ROSE ST
WESTON WI 54476

EARTHGRAINS BAKING CO
PO BOX 111397
CARROLLTON TX 75011

EARTHGRAINS BAKING CO
OR CURRENT TENANT
3006 GLAD ST
WESTON WI 54476

JEANETTE STASZAK
5805 DELIKOWSKI ST
WESTON WI 54476

ALLIANCE HOLDINGS LLC
10805 S BUS HWY 51
ROTHSCHILD WI 54474

NEIL RADDENBACH
JULIANNE RADDENBACH
2807 E NEUPERT AVE
WESTON WI 54476

LEON ANTONIEWICZ
2810 E NEUPERT AVE
WESTON WI 54476

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