



**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, November 14, 2016, at 6:00 p.m.**, at the Weston Municipal Center, 5500 Schofield Avenue, Weston, WI 54476 to take testimony relative to the following:

REZN-10-16-1615 Matthew Gast, 4502 Estate Drive, Weston, WI 54476, on behalf of property owner, Ron Dombrowski, 7105 Christiansen Avenue, Weston, WI 54476, requesting a rezone from SF-L (Single-Family Residential – Large Lot) to SF-S (Single-Family Residential – Small Lot), to allow for the reconfiguration of two parcels, where a 33-foot by 275-foot strip of land, from 7105 Christiansen Avenue (Zoned SF-L) is being combined with 4502 Estate Drive (Zoned SF-S).

CU-10-16-1617 Andria and Paul Smith, Cracked, LLC, 1709 Pine Road, Kronenwetter, WI 54455, on behalf of property owner, Richard Bender Rentals, LLC, PO Box 136, Weston, WI 54476, requesting a conditional use permit to allow for an Indoor Commercial Entertainment Land Use (Sec. 94.4.05(10)) to occur within the LI (Limited Industrial) Zoning District, with D-RT (Rail-to-Trail) Overlay District. This property is addressed as 4613 Camp Phillips Road, Suite C, Weston.

The hearing notice with full legal descriptions and applicable application materials are available for public inspection 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, Planning Technician, Planning and Development Department, at 715-241-2607.

Dated this 26th day of October, 2016

Valerie Parker
Plan Commission Secretary

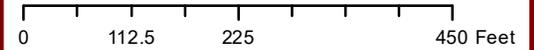


OFFICIAL ZONING MAPS

Map Date: 10/28/2016
Adoption Date (Village): 3/18/2015
Adoption Date (ETZ): 3/18/2015



Map by the Technology Services Department,
Village of Weston



LEGEND

- 4502 Estate Drive
- Village of Weston
- Right-of-way
- Parcel Boundary
- Wetland
- Surface Water

ZONING DISTRICTS

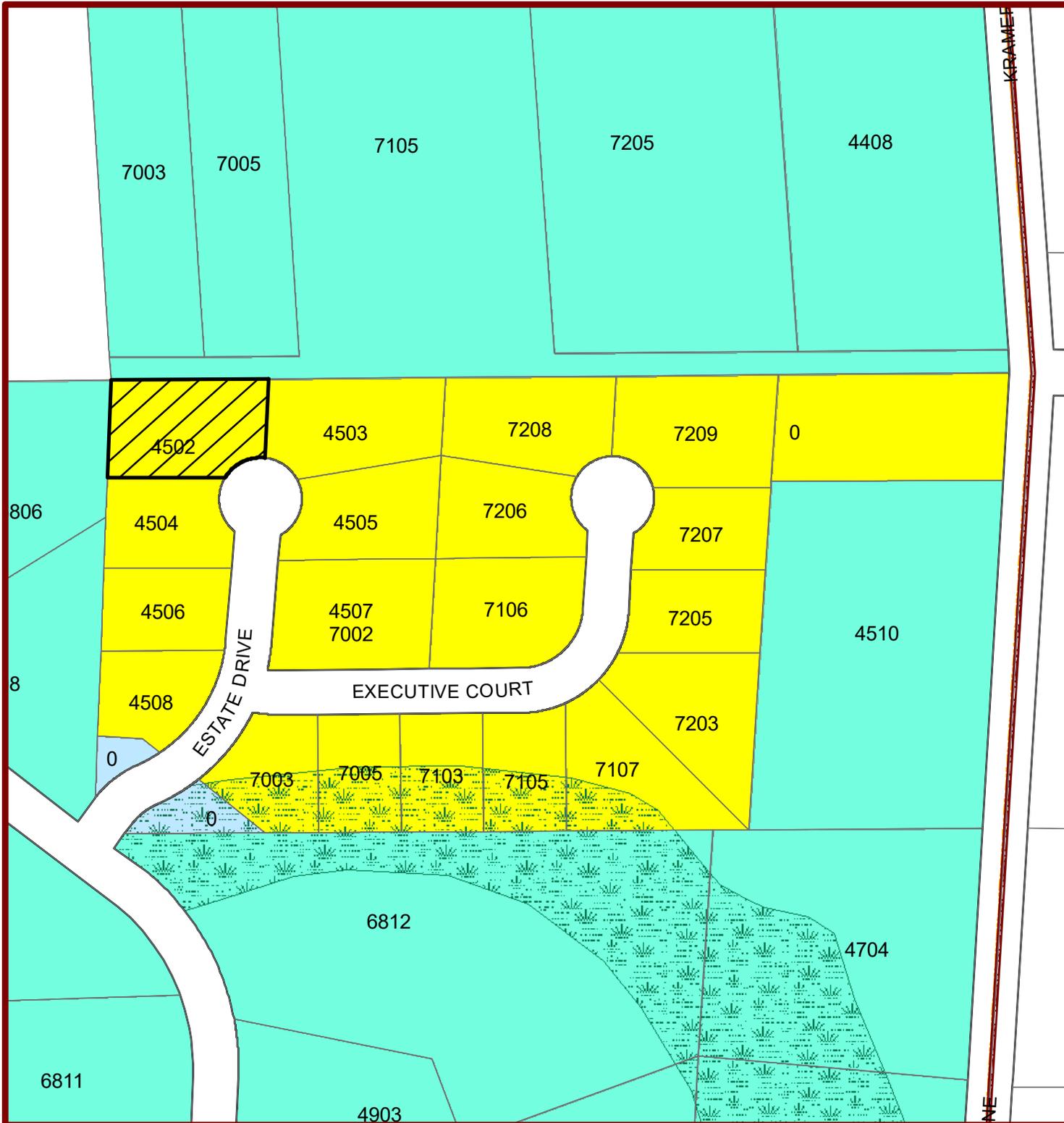
- AR - Agriculture and Residential
- PR - Parks and Recreation
- RR-2 - Rural Residential-2 Acre
- RR-5 - Rural Residential-5 Acre
- SF-L - Single Family Residential-Large Lot
- SF-S - Single Family Residential-Small Lot
- 2F - Two Family Residential
- MF - Multiple Family Residential
- MH - Manufactured Home
- INT - Institutional
- B-1 - Neighborhood Business
- B-2 - Highway Business
- B-3 - General Business
- BP - Business Park
- LI - Limited Industrial
- GI - General Industrial

OVERLAY ZONING DISTRICTS

- Design - Commercial Corridor
- Design - Condominium
- Design - Renaissance
- Design - Rail-to-Trail
- Design - Weston Marketplace

WELLHEAD PROTECTION ZONES

- Zone A
- Zone B



Village of Weston

Marathon County, Wisconsin

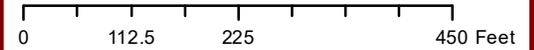


FUTURE LAND USE

Map Date: 10/28/2016
 Adoption Date (Village): 3/18/2015
 Adoption Date (ETZ): 3/18/2015



Map by the Technology Services Department,
 Village of Weston

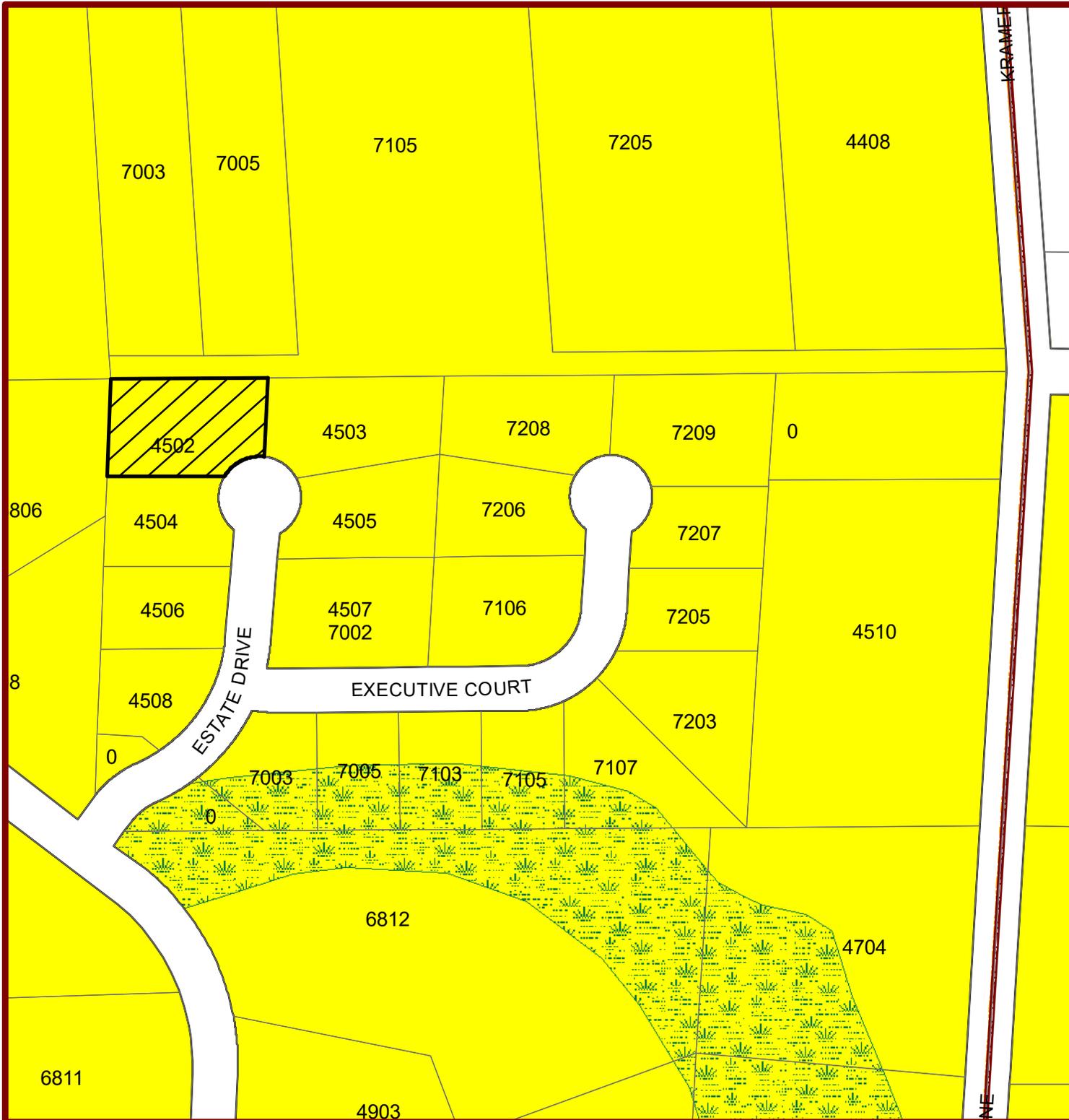


LEGEND

- 4502 Estate Drive
- Village of Weston
- Right-of-way
- Parcel Boundary
- Wetland
- Surface Water

FUTURE LAND USE

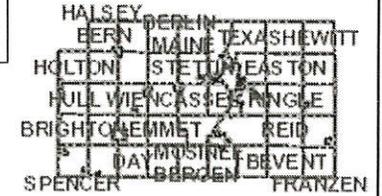
- Single Family Residential - Unsewered
- Single Family Residential - Sewered
- Two Family Residential
- Multiple Family Residential
- Planned Neighborhood
- Commercial
- Business/Office Park
- Mixed Use
- Industrial
- Institutional
- Parks and Recreation
- Agriculture
- Environmental Corridor



With this rezone request we are asking for a 33' x 275' strip of lands currently zoned SF-L to be rezoned to SF-S so we can add this strip to Lot 4 of Edgewood Estates subdivision.



Land Information Mapping System



Legend

- Owner Last Names
- Parcels
- Land Hooks
- Section Lines/Numbers
- ▨ Right Of Ways
- Road Names
- Named Places
- Municipalities

71.59 0 71.59 Feet



User_Defined_Lambert_Conformal_Conic

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

CERTIFIED SURVEY MAP

MARATHON COUNTY NO. VOL. PAGE

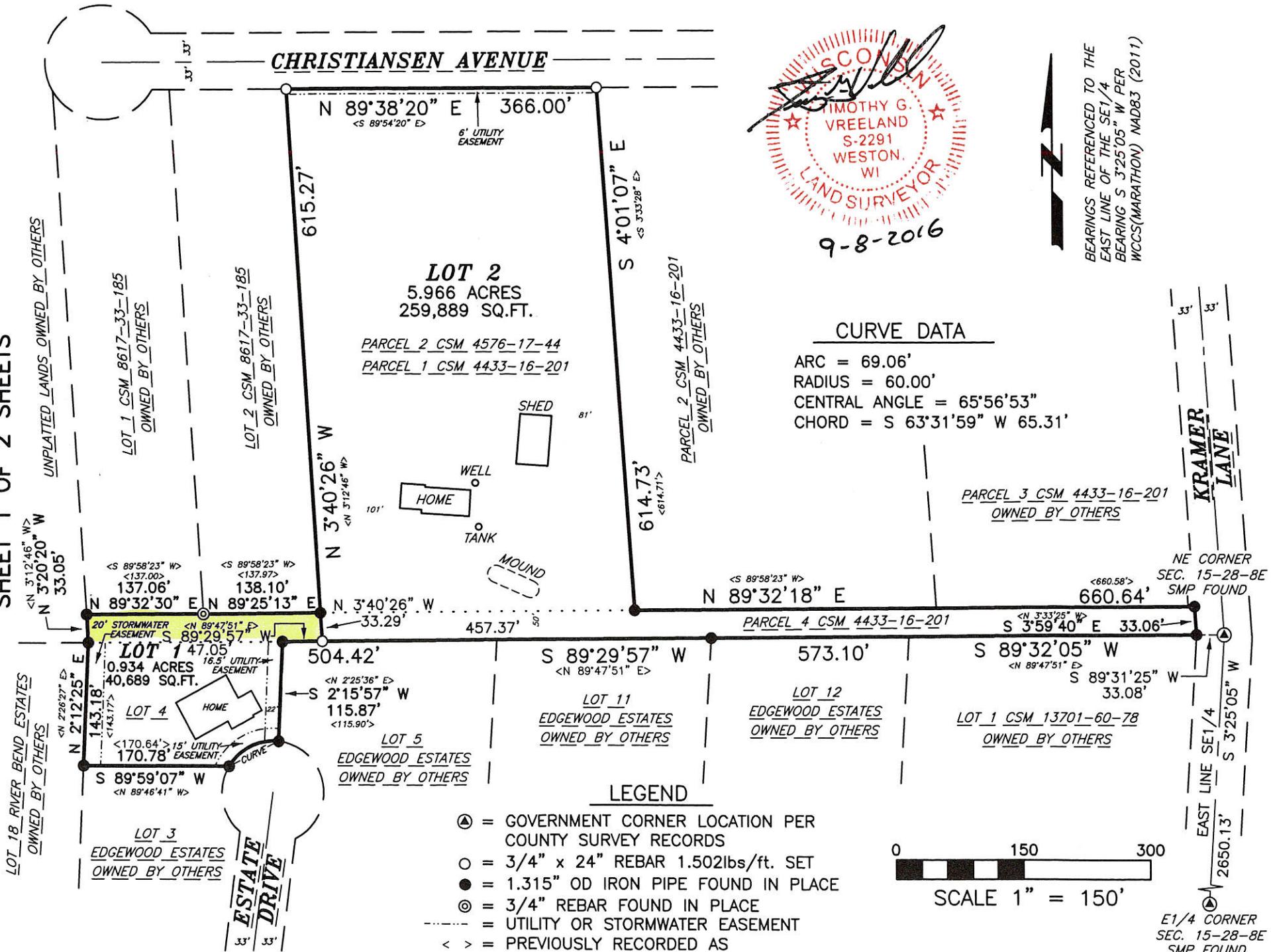
PART OF PARCEL 1 AND ALL OF PARCEL 4 OF CSM #4433, ALL OF PARCEL 2 OF CSM #4576 LOCATED IN THE SE1/4 SE1/4 OF SECTION 10, AND ALL OF LOT 4 OF EDGEWOOD ESTATES LOCATED IN THE NE1/4 NE1/4 OF SECTION 15, ALL IN TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN.

VREELAND ASSOCIATES, INC.
6103 DAWN STREET WESTON, WI. 54476
PH (715) 241-0947 OR TOLL FREE (866) 693-3979
FAX (715) 241-9826 tim@vreelandassociates.us

PREPARED FOR:
MATTHEW GAST
RONALD DOMBROWSKI

FILE #: G-326 GAST DRAFTED BY: TIMOTHY G. VREELAND DRAWN BY: JASON J. PFLIEGER

SHEET 1 OF 2 SHEETS



CERTIFIED SURVEY MAP

MARATHON COUNTY NO. _____ VOL. _____ PAGE _____

PART OF PARCEL 1 AND ALL OF PARCEL 4 OF CSM #4433, ALL OF PARCEL 2 OF CSM #4576 LOCATED IN THE SE1/4 SE1/4 OF SECTION 10, AND ALL OF LOT 4 OF EDGEWOOD ESTATES LOCATED IN THE NE1/4 NE1/4 OF SECTION 15, ALL IN TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN.

SHEET 2 OF 2 SHEETS

SURVEYORS CERTIFICATE

I, TIMOTHY G. VREELAND, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF MATTHEW GAST, I SURVEYED, MAPPED AND DIVIDED PART OF PARCEL 1 AND ALL OF PARCEL 4 OF CERTIFIED SURVEY MAP NUMBER 4433 AND ALL OF PARCEL 2 OF CERTIFIED SURVEY MAP NUMBER 4576 LOCATED IN THE SE1/4 SE1/4 OF SECTION 10, AND ALL OF LOT 4 OF EDGEWOOD ESTATES LOCATED IN THE NE1/4 NE1/4 OF SECTION 15, ALL IN TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 15; THENCE S 89°31'25" W 33.08 FEET TO THE WEST LINE OF KRAMER LANE AND TO THE POINT OF BEGINNING; THENCE S 89°32'05" W ALONG THE NORTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 13701 AND LOT 12 OF EDGEWOOD ESTATES 573.10 FEET; THENCE S 89°29'57" W ALONG THE NORTH LINE OF LOTS 5 AND 11 OF EDGEWOOD ESTATES 504.42 FEET; THENCE S 2°15'57" W ALONG THE EAST LINE OF LOT 4 OF EDGEWOOD ESTATES 115.87 FEET TO THE NORTH LINE OF ESTATE DRIVE; THENCE 69.09 FEET ALONG AN ARC OF A CURVE CONCAVE TO THE SOUTH, BEING THE NORTH LINE OF ESTATE DRIVE, WHOSE RADIUS IS 60.00 FEET, CENTRAL ANGLE IS 65°56'53" AND CHORD BEARS S 63°31'59" W 65.31 FEET; THENCE S 89°59'07" W ALONG THE SOUTH LINE OF SAID LOT 4, 170.78 FEET; THENCE N 2°12'25" E ALONG THE WEST LINE OF SAID LOT 4, 143.18 FEET; THENCE N 3°20'20" W ALONG THE WEST LINE OF PARCEL 4 OF CERTIFIED SURVEY MAP NUMBER 4433, 33.05 FEET; THENCE N 89°32'30" E ALONG THE SOUTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 8617, 137.06 FEET; THENCE N 89°25'13" E ALONG THE SOUTH LINE OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 8617, 138.10 FEET; THENCE N 3°40'26" W ALONG THE WEST LINE OF PARCEL 2 OF CERTIFIED SURVEY MAP NUMBER 4576, 615.27 FEET TO THE SOUTH LINE OF CHRISTIANSEN AVENUE; THENCE N 89°38'20" E ALONG THE SOUTH LINE OF CHRISTIANSEN AVENUE 366.00 FEET; THENCE S 4°01'07" E ALONG THE EAST LINE OF SAID PARCEL 2, 614.73 FEET; THENCE N 89°32'18" E ALONG THE NORTH LINE OF SAID PARCEL 4, 660.64 FEET TO THE WEST LINE OF KRAMER LANE; THENCE S 3°59'40" E ALONG THE WEST LINE OF KRAMER LANE 33.06 FEET TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD AND USE.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION AND THE CERTIFIED SURVEY MAP THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH SECTION 236.34 OF THE WISCONSIN STATUTES IN SURVEYING, MAPPING AND DIVIDING THE LANDS, CHAPTER A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE LAND DIVISION ORDINANCE OF THE VILLAGE OF WESTON, ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME.



A handwritten signature in black ink, appearing to read "Timothy G. Vreeland", written over a horizontal line.

DATED THIS 8TH DAY OF SEPTEMBER, 2016

TIMOTHY G. VREELAND

P.L.S. 2291

REVIEWED AND APPROVED FOR
RECORDING BY THE VILLAGE OF
WESTON.

DATE: _____

VILLAGE OF WESTON

Figure 5.01(1): Rural, Open Space and Residential District Lot Dimension and Intensity Standards

Zoning District	Minimum Lot Area	Minimum Lot Width (ft)	Minimum Public Street Frontage (ft)	Maximum Total Building Coverage	Maximum Accessory Structure Floor Area (sf) (a)	Minimum Landscape Surface Ratio (LSR)
FP Farmland Preservation	20 acres	300	100	N/A	N/A	N/A
AR Agriculture and Residential	20 acres(f)(g)	300(f)	100	N/A	1,600 ^(h)	N/A
RR-2 Rural Residential 2 Acres	2.0 acres	150	80	20%	1,600	N/A
RR-5 Rural Residential 5 Acres	5.0 acres	200	80	20%	1,600 ^(h)	N/A
PR Parks and Recreation	N/A	N/A	N/A	10%	N/A	75%
SF-L Single Family – Large Lot	20,000 sf	100	50	30%	1,000	50%
SF-S Single Family – Small Lot	10,000 sf	80	40	40%	800	40%
2F Two Family Residential (c)	10,000 sf	80 (b)	40	40%	800	40%
MF Multi Family Residential (d)	3,000 sf/dwelling unit	100 (b)	40	40%	10% of Lot Area	30%
MH Manufactured Home	5,000 sf/home (e)	50	N/A	40%	350	30%

(a) Maximum Accessory Structure floor area may be increased by site plan approval under Section 94.16.09 and per the standards in Section 94.4.09(2).
 (b) For zero lot line structures, each separate lot must be at least 50 feet in width.
 (c) Single-Family Detached Residences within the 2F district shall comply with the SF-S district requirements.
 (d) Single-Family Detached Residences within the MF district shall comply with the SF-S district requirements. Two-family Residences within the MF District shall comply with 2F district requirements.
 (e) Total area of each “Manufactured Home Community” shall be a minimum of 10 acres.
 (f) Instead of a 20-acre minimum lot size, land in the AR district may be developed at a density of one residential lot per 20 acres and a minimum lot size of 2.0 acres and minimum lot width of 150 feet. See Section 94.5.08 for further description and method of calculation for regulating at a one residential lot per 20-acre density in the AR district.
 (g) Parcel size in the AR district to be calculated based on gross acreage, including roads and navigable waters within the deeded parcel. Each such parcel meets the 20 acre minimum, even if net acreage is less than 20 acres following the removal of roads and navigable waters, if such removal does not reduce the gross acreage by greater than 15% for corner parcels or 10% for all other parcels.
 (h) Maximum Accessory Structure Floor Area is increased to 2,500 square feet on parcels that exceed 10 acres.

Figure 5.01(2): Rural, Open Space and Residential District Setback and Height Standards

Zoning District	Minimum Setbacks (ft) (b)								Minimum Principal Building Separation (ft)	Maximum Building Height			
	Principal Residential Building including Attached Garage				Detached Accessory Building (a)		Hard or Gravel Surface (d)			Principal Building		Accessory Building	
	Front (a)	Street Side (a)	Interior Side	Rear	Interior Side (c)	Rear	Interior Side or Rear	Front or Street (a)		Feet	Floors	Feet	Floors
FP	50	30	20	40	15	15	15	10	10	NA	NA	NA	NA
AR	50	30	20	40	15	15	15	10	10	35	2.5	35	2.5
RR-2	50	30	20	40	15	15	15	10	30	35	2.5	35	2.5
RR-5	50	30	20	40	15	15	15	10	30	35	2.5	35	2.5
PR	30	30	12	20	12	12	6	10	30	35	2.5	25	2
SF-L	50	30	12	20	6	6	6	10	20	35	2.5	15	1
SF-S	30	20	8	20	6	6	6	10	10	35	2.5	15	1
2F (e)	30	30	8	20	6	6	6	10	20	35	2.5	15	1
MF (f)	30	30	8	20	6	6	6	10	20	40	3	15	1
MH	20(g)	20(g)	6	10	6	6	6	10	10	20	1	15	1

(a) See Section 94.4.09(2) for standards related to detached accessory buildings located within front yard areas, minimum separation requirements associated with detached accessory buildings, and other standards associated with detached accessory structures.

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

(c) Minimum street side yard setbacks are equal to the minimum street side setback for the principal structure.

(d) Includes all gravel and hard surfaces as defined in Section 94.17.04, along with recreational vehicles. 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.

(e) Single-Family Detached Residences shall comply with the requirements for the SF-S district.

(f) Single-Family Detached Residences shall comply with requirements of the SF-S District. Two-Family Residences shall comply with the requirements for the 2F district.

(g) A minimum 100-foot wide buffer must be provided around the perimeter of each “Manufactured Home Community.”

Conditional Use/Rezone/Comprehensive Plan Amendment

Permit Application
 Village of Weston/ETZ
 Date: 09-23-16

Permit No. : REZN-10-16-1615

Payment: Cash Check No. 12190



5500 Schofield Ave
 Weston, WI 54476

FULL COMPLETION OF THIS FORM IS REQUIRED FOR PROCESSING

PROPOSALS AND FEES

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

APPLICANT INFORMATION

Applicant Name: Matthew Gast Agent* Property Owner
 Mailing Address: 4502 Estate Drive Phone: 715-870-5052
Weston, WI Email: _____

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

Property Owner: Ron Dombrowski Contact Name: _____
 Mailing Address: 7105 Christiansen Ave Phone: _____
Weston, WI Email: _____

PROJECT SITE SPECIFICATIONS

Project Address: 4502 Estate Dr Lot Size(ft²): _____
(or PIN if no address) 7105 Christiansen Ave Acres: _____
 Property Zone: SF-L Proposed Rezone: SF-S
 Current Future Land Use Designation: Residential Proposed Future Land Use Designation: Residential
 Legal Description: _____

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.)

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.

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?

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.

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?

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.

Yes. Just adding 33' to existing lot.

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.

No

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.

No

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.

We are only requesting a 33' x 275' strip of property to be rezoned.

No change to growth patterns or rates.

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?

Yes. Just adding lands to existing lot.

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 policies 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.

STAFF REVIEW

PIN: 192-2808-104-0976

Zoning: SF-L Village ETZ

Filed After the Fact: Yes No

Fine Imposed: Yes No

Amount: _____

Publication of Notice Date 1: 10-31-16

Publication of Notice Date 2: 11-07-16

Conditional Use Permit Review:

PC/ETZ Meeting Date: _____

CUP No.: _____

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: _____

Recommend Recommend w/ Conditions Denied

VB Meeting Date: _____

Approved Approved w/ Conditions Denied

Recorded Date: _____

Document No.: _____

Rezoning and Comprehensive Plan Amendment Review:

Public Hearing Date: 11-14-16

Rezoning/CPA No.: RF ZN-10-16-1615

Proposed Zoning: _____

Proposed FLU: _____

Approved Approved w/ Conditions Denied

Adoption Date: _____

Ordinance No.: _____

Publication Date: _____

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.

[Handwritten Signature]

Signature of Applicant

09/21/2016
Date

Matthew Gast

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 21 day of Sept 20 16, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledge the same.

[Handwritten Signature]

Notary Public

My Commission Expires: 12/3/17



24 October 2016

Ronald Dombrowski
7105 Christiansen Ave
Weston, WI 54476
p. 715-359-3265

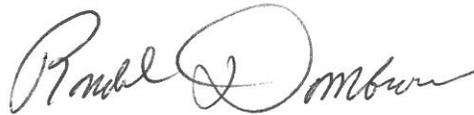
Village of Weston
5500 Schofield Ave
Weston, WI 54476
p. 715-359-6114

To Whom It May Concern:

This is a Statement of Authorization, giving Matthew Gast of 4502 Estate Drive in Weston, WI, permission to request the rezoning of the property as presented by Tim Vreeland of Vreeland and Associates. Please accept this Statement of Authorization and proceed with the presentation of the rezoning request to the Plan Commission as soon as possible.

Thank you,

Ronald Dombrowski



*Dated 10/24/16
Valorie Gast
Exp. 12/3/17*



LRS10801
LRS108I

Land Records
Browse

10/17/16
08:29:19

PIN 192 2808 151 0061 Village of WESTON
Parcel 62 026000 000 004 00 00 Status: ACTIVE
Adr 1 4502 ESTATE DR WESTON 54476 0000
Own 1 GAST MATTHEW A P

General Parcel Information:

PIN. : 37 192 4 2808 151 0061 Village of WESTON
Parcel Number : 62 0260 000 004 00 00 Parcel Status: ACTIVE
Sale Date. . . : 6/17/2015 Sale Type. . : Blank
Sale Amount. . : 360,600 Transfer Tax : 1,081.80
Deed Type. . . : Warranty Deed
Deed Reference: 1693996
MAILING & PARCEL MATTHEW A GAST
KARIN L GAST
4502 ESTATE DR
WESTON WI 54476 0000 USA

F2=Owners F3=Exit F4=Prompt F7=Previous F8=Next F24=More
Positioning to Address: 04502 ESTATE DR +

LRS10801 Land Records 10/17/16
LRS108I Browse 08:29:39

PIN 192 2808 151 0061 Village of WESTON
Parcel 62 026000 000 004 00 00 Status: ACTIVE
Adr 1 4502 ESTATE DR WESTON 54476 0000
Own 1 GAST MATTHEW A P

Zoning

4 Zoning Records on File.

Year	Flood Plain Wetlands	Zoning	Zone Use	Ordinance	
2015	1)	SF-S	SINGLE FAMILY RES-SMALL		
					2)
					3)
					4)
2009	1)	R-1	RESIDENTIAL SINGLE FAMILY		
					2)
					3)
					4)

F2=Sanitary Permits F3=Exit F4=Prompt F7=Previous F8=Next F24=More

LRS10801
LRS108I

Land Records
Browse

10/17/16
08:29:58

PIN 192 2808 104 0976 Village of WESTON
Parcel 62 102808 016 015 00 00 Status: ACTIVE
Adr 1 7105 CHRISTIANSEN AVE WESTON 54476 0000
Own 1 DOMBROWSKI RONALD J P

General Parcel Information:

PIN. : 37 192 4 2808 104 0976 Village of WESTON
Parcel Number : 62 102808 016 015 00 00 Parcel Status: ACTIVE
Sale Date. . . : 10/22/2004 Sale Type. . : Blank
Sale Amount. . : 2,000 Transfer Tax : 6.00
Deed Type. . . : Warranty Deed
Deed Reference: M468-299 1391143
MAILING & PARCEL RONALD J DOMBROWSKI
JOAN DOMBROWSKI
7105 CHRISTIANSEN AVE
WESTON WI 54476 0000 USA

F2=Owners F3=Exit F4=Prompt F7=Previous F8=Next F24=More

LRS10801 Land Records 10/17/16
LRS108I Browse 08:29:54
PIN 192 2808 104 0976 Village of WESTON
Parcel 62 102808 016 015 00 00 Status: ACTIVE
Adr 1 7105 CHRISTIANSEN AVE WESTON 54476 0000
Own 1 DOMBROWSKI RONALD J P

Zoning

4 Zoning Records on File.

Year	Flood Plain Wetlands	Zoning	Zone Use	Ordinance
2015	1)	SF-L	SINGLE FAMILY RES-LARGE	
	2)			
	3)			
	4)			
2009	1)	RR	RURAL RESIDENTIAL	
	2)			
	3)			
	4)			

F2=Sanitary Permits F3=Exit F4=Prompt F7=Previous F8=Next F24=More
Positioning to Address: 07105 CHRISTIANSEN AVE +