VILLAGE OF WESTON, WISCONSIN
RESOLUTION NO. 2017-036

A RESOLUTION, to approve the final plat of Stone Ridge Business Center Condominium.

WHEREAS, pursuant to Wis. Stats. Chapters 61, 62.23, 80.08, 236 and 703, the Village of Weston is authorized to regulate and control the division of land within the Village and its extraterritorial area.

WHEREAS, Chapter 74 Subdivisions Regulations regulates subdivision and condominium developments in the Village.

WHEREAS, Sec. 74.3.01 allows a condominium plat that conforms to Wis. Stat. § 703.11 to substitute for a preliminary plat and the preliminary plat and final plat review stages to be combined

WHEREAS, SS Transport Way, LLC. and RL Transport Way, LLC. have submitted the final plat of **Stone Ridge Business Center Condominium,** attached as Exhibit A, for acceptance and approval.

WHEREAS, the Plan Commission reviewed said final plat at their meeting of November 13, 2017 and have recommended conditional approval of said plat.

BE IT RESOLVED by the Board of Trustees for the Village of Weston hereby approve the recommendation of the Plan Commission to approve the Stone Ridge Business Center Condominium subject to the following conditions:

1. Payment of all required fees under Chapter 74 Subdivisions and other Chapters of the Weston Municipal Code.
2. The landscaping installation agreement for the property will be executed by the Village and property owners to ensure the landscaping plan approved by the site plan approval authority is installed in an appropriate timeframe.
3. All required deed restrictions, protective covenants, property owners' association organizational documents, and development agreement shall be recorded prior to, or concurrently with, the final plat.
4. Within one month of the final plat being recorded by the Marathon County Register of Deeds, the subdivider shall provide a hard copy of the plat and a digital version of the plat referenced to the Marathon County Coordinate System in an AutoCAD compatible format, to the Zoning Administrator and Director of Public Works. The subdivider shall also provide verification of recordation of the

plat and the other documents required under (5) before the Village will issue building permits or zoning permits within the plat area.

BE IT FURTHER RESOLVED the plat shall be submitted for recording with the Marathon County Register of Deeds within 12 months from the date of this approval, or the Village approval shall be deemed void.

PASSED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF WESTON, at a regular meeting thereof, this 20th day of the month of November, 2017.

VILLAGE OF WESTON, a Municipal Corporation of the State of Wisconsin.

By: Barbara J. Ermeling
BARBARA ERMELING, President

ATTEST:

By: Sherry Weinkauf
SHERRY WEINKAUF, Clerk

EXHIBIT A

STONE RIDGE BUSINESS CENTER CONDOMINIUM

BEING LOT 8 OF STONE RIDGE BUSINESS CENTER AND PART OF OUTLOT 1 AND OUTLOT 2 OF CERTIFIED SURVEY MAP #11368, LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28 AND IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, ALL IN TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, JORDAN G. BROST, PROFESSIONAL LAND SURVEYOR, IN ACCORDANCE WITH STATE STATUTE 703.365, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS SURVEY IS AN ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARY LINES AND THE LOCATION OF THE BUILDINGS AND IMPROVEMENTS CONSTRUCTED UPON THE PROPERTY.

THIS PLAT IS A CORRECT REPRESENTATION OF "STONE RIDGE BUSINESS CENTER CONDOMINIUM" AS PROPOSED AT THE DATE HEREOF, AND THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS CAN BE DETERMINED FROM THE PLAT. THE UNDERSIGNED SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY OF THE FLOOR PLANS OF THE CONDOMINIUM BUILDINGS AND UNITS CONTAINED IN THE PLAT AND THE APPROXIMATE DIMENSIONS AND FLOOR AREAS THEREOF.

DATED THIS _____ DAY OF _____.

_____
JORDAN G. BROST, PLS #3009

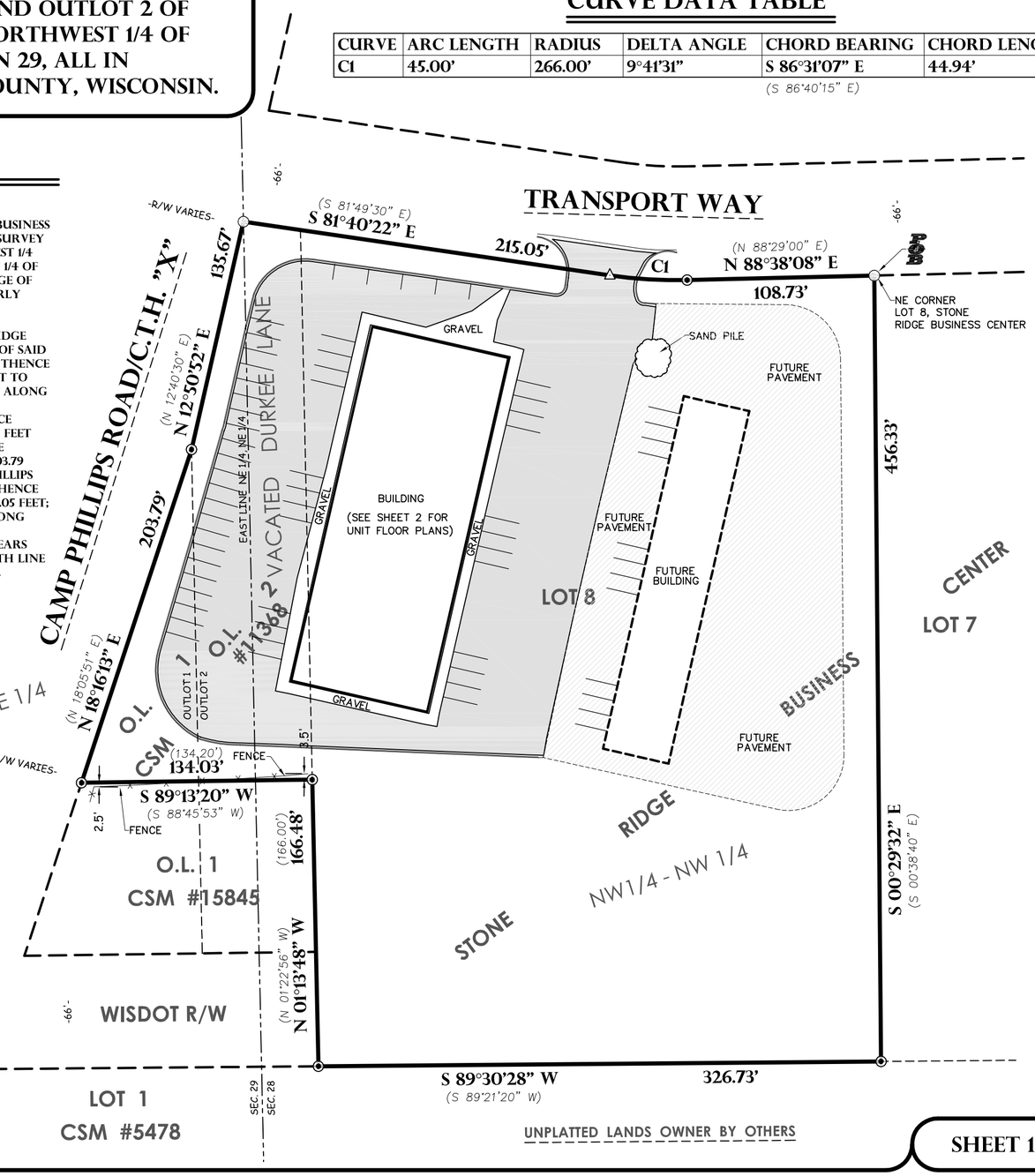
LEGAL DESCRIPTION

I, JORDAN G. BROST, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:
THAT I HAVE SURVEYED AND MAPPED LOT 8 OF STONE RIDGE BUSINESS CENTER AND PART OF OUTLOT 1 AND OUTLOT 2 OF CERTIFIED SURVEY MAP #11368, LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28 AND IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, ALL IN TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 8 OF STONE RIDGE BUSINESS CENTER; THENCE S 00°29'32" E ALONG THE EAST LINE OF SAID LOT 8, 456.33 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8; THENCE S 89°30'28" W ALONG THE SOUTH LINE OF SAID LOT 8, 326.73 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE N 01°13'48" W ALONG THE WEST LINE OF SAID LOT 8, 166.48 FEET TO THE NORTHEAST CORNER OF OUTLOT 1 OF CERTIFIED SURVEY MAP #15845; THENCE S 89°13'20" W ALONG THE NORTH LINE OF SAID OUTLOT 1, 134.03 FEET TO THE EAST LINE OF CAMP PHILLIPS ROAD (C.T.H. "X"); THENCE N 18°16'13" E ALONG SAID EAST LINE OF CAMP PHILLIPS ROAD, 203.79 FEET; THENCE N 12°50'52" E ALONG SAID EAST LINE OF CAMP PHILLIPS ROAD, 135.67 FEET TO THE SOUTH LINE OF TRANSPORT WAY; THENCE S 81°40'22" E ALONG SAID SOUTH LINE OF TRANSPORT WAY, 215.05 FEET; THENCE EASTERLY, 45.00 FEET ALONG THE ARC OF A CURVE ALONG SAID SOUTH LINE OF TRANSPORT WAY, CONCAVE NORTHERLY, HAVING A RADIUS OF 266.00 FEET AND WHOSE LONG CHORD BEARS S 86°31'07" E, 44.94 FEET; THENCE N 88°38'08" E ALONG SAID SOUTH LINE OF TRANSPORT WAY, 108.73 FEET TO THE POINT OF BEGINNING.

CURVE DATA TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	45.00'	266.00'	9°41'31"	S 86°31'07" E	44.94'
				(S 86°40'15" E)	



LEGEND

- *3/4" O.D. X 18" IRON BAR SET WEIGHING 1.50 LBS/LIN. FT.*
- *MAG NAIL SET*
- *1 1/4" O.D. IRON PIPE FOUND*
- *( ) RECORDED AS*
- *ASPHALT AREA*

PRELIMINARY

SURVEYOR'S NOTES

1. ALL AREAS WITHIN THE CONDOMINIUM PLAT THAT ARE NOT DESCRIBED AND SHOWN AS UNITS OR LCE, ARE COMMON ELEMENTS.
2. PLAT WILL BE SUBJECT TO CROSS EASEMENTS FOR ACCESS, STORM WATER, PARKING, SANITARY SEWER, WATER MAIN, AND OTHER UTILITIES PURSUANT TO OTHER RECORDED AGREEMENTS.
3. AT THE TIME OF SURVEY, PARKING STALLS DID NOT EXIST. THE PARKING STALLS SHOWN ON THIS MAP ARE PROPOSED AND FOR GRAPHICAL PURPOSES ONLY.

0' 60' 120'
SCALE 1" = 60'

BASE FOR BEARING

IS THE EAST LINE OF LOT 8 OF STONE RIDGE BUSINESS CENTER. ASSUMED TO BEAR S 00°29'32" E.

Point of Beginning

Land Surveying
Engineering
Jordan G. Brost, PLS #3009
5709 Windy Drive, Suite D
Stevens Point, WI 54482
715.344.9999(Ph) 715.344.9922(Fx)

REVISIONS	
T.P.	10-18-17
	JOB NO. 17.733

STONE RIDGE BUSINESS CENTER CONDOMINIUM

BEING LOT 8 OF STONE RIDGE BUSINESS CENTER AND PART OF OUTLOT 1 AND OUTLOT 2 OF CERTIFIED SURVEY MAP #11368, LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28 AND IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, ALL IN TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN.

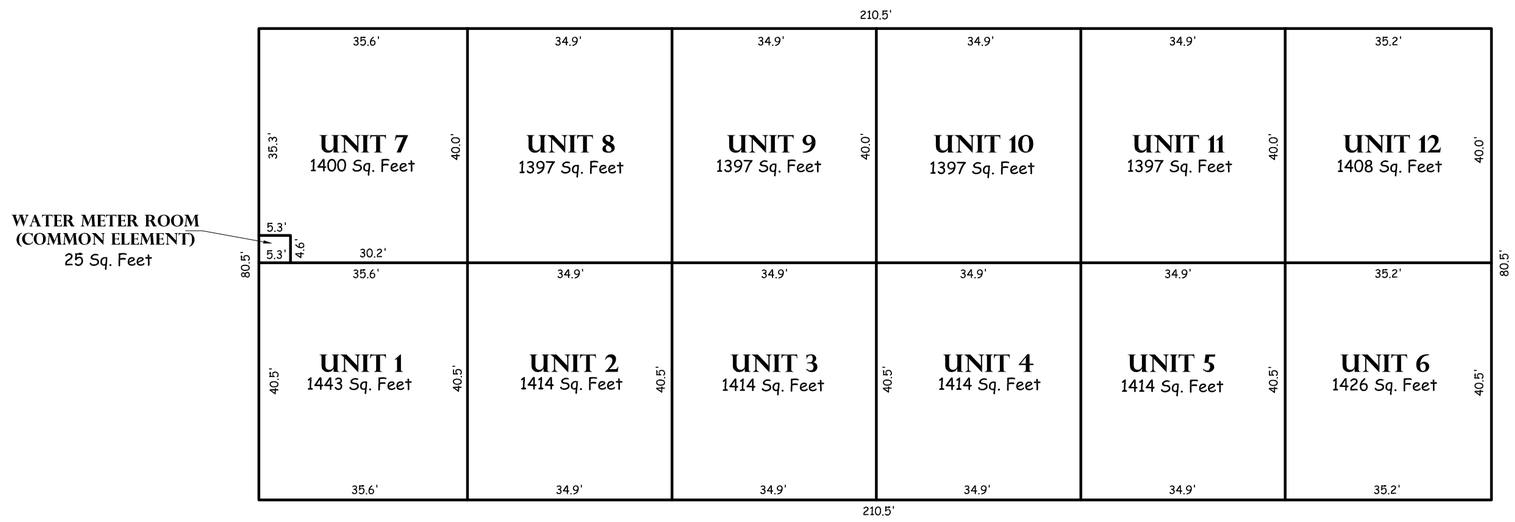
PRELIMINARY

VILLAGE OF WESTON PLANNING AND DEVELOPMENT

RESOLVED, THAT THE CONDOMINIUM PLAT OF THE "STONE RIDGE BUSINESS CENTER" CONDOMINIUM IN THE VILLAGE OF WESTON, LOKRE DEVELOPMENT CO., OWNER, IS HEREBY APPROVED BY THE VILLAGE OF WESTON PLANNING AND DEVELOPMENT DEPARTMENT.

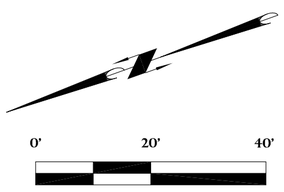
DATED THIS _____ DAY OF _____ 2017.

_____
JENNIFER HIGGINS, ZONING ADMINISTRATOR
VILLAGE OF WESTON



FIRST FLOOR PLAN

NOTE: DIMENSIONS AND AREAS ARE TO THE CENTER OF SHARED INTERIOR WALLS AND TO THE EXTERIOR OF THE OUTSIDE WALLS.



SCALE 1" = 20'

Point of Beginning

Land Surveying
Engineering
Jordan G. Brost, RLS #3009
5709 Windy Drive, Suite D
Stevens Point, WI 54482
715.344.9999(Ph) 715.344.9922(Fx)

REVISIONS	
T.P.	10-18-17

JOB NO. 17.733

VILLAGE OF WESTON, WISCONSIN
AGENDA ITEM COVER SHEET

MTG/DATE:	Board of Trustees – 11/20/2017
FROM:	Jennifer Higgins, Director of Planning and Development
DESCRIPTION:	Resolution No. 2017-036: A Resolution to approve the final plat of Stone Ridge Business Center Condominium.

ACTION:	☒ **Approve** ☐ **Deny** ☐ **Expenditure**	☐ **Ordinance** ☐ **Policy** ☐ **Procedure**	☐ **Proclamation** ☐ **Report** ☒ **Resolution**

QUESTION:
Should the Village Board approve the final plat of Stone Ridge Business Center Condominium by adopting Resolution No 2017-036 per the Plan Commission's recommendation?

BRIEF:
SS Transport Way, LLC (local builder Steve Stehr) and RL Transport Way, LLC (Rolly Lokre) purchased the 4105 Transport Way Construction Condos earlier this year. They are in the process of finishing where previous owner, Greg Randow left off on the project. They are now wanting to place the building in a condo development so that they can sell individual units instead of rent them.

Sec. 74.3.01 allows that if a condo plat conforms to Wis. Stats. § 703.11 that the preliminary and final plat review stages can be combined. Therefore, no preliminary condo plat has been submitted and we are just taking this through final plat as it is a fairly simple land division.

Condo documents have been provided. These will be required to be recorded at or just following condo plat recording. A draft Security Deposit Agreement has been created by Lokre's Attorney and given to staff. This document is being reviewed by Village Attorney Yde and will meet the requirement listed in #2 of the resolution.

Per Sec. 74.4.02(5) The Village Board shall, within 60 days of a complete final plat submittal, approve, conditionally approve, or reject such plat, unless the time is extended by mutual agreement with the subdivider. Village Board approval of the final plat shall be conditioned upon the execution of the development agreement under Section 74.7.03, if the plat is in the Village or is to be served by Village infrastructure. If the plat is rejected, the reasons shall be stated in the minutes of the meeting and a

written statement of the reasons forwarded to the subdivider. Upon failure of the Village Board to act within 60 days, the time having not been extended and no unsatisfied objections having been filed, the plat shall be deemed approved.

FISCAL IMPACT: TBD

RECOMMEND: Directors recommend approval with the following conditions that have been listed in the Resolution:

1. Payment of all required fees under Chapter 74 Subdivisions and other Chapters of the Weston Municipal Code.
2. The landscaping installation agreement for the property will be executed by the Village and property owners to ensure the landscaping plan approved by the site plan approval authority is installed in an appropriate timeframe.
3. All required deed restrictions, protective covenants, property owners' association organizational documents, and development agreement shall be recorded prior to, or concurrently with, the final plat.
4. Within one month of the final plat being recorded by the Marathon County Register of Deeds, the subdivider shall provide a hard copy of the plat and a digital version of the plat referenced to the Marathon County Coordinate System in an AutoCAD compatible format, to the Zoning Administrator and Director of Public Works. The subdivider shall also provide verification of recordation of the plat and the other documents required under (5) before the Village will issue building permits or zoning permits within the plat area.

COMMITTEE: Endorsed by Plan Commission (11/13/2017)

REQUEST: Approve Resolution No 2017-036 under Consent.

☒ Are there additional reference documents which have been attached to this report?

VILLAGE OF WESTON, WISCONSIN
AGENDA ITEM BRIEFER

1. Policy Question:

Should the Board of Trustees approve the Final Plat for Stone Ridge Business Center Condominium by adopting Resolution No 2017-036 A Resolution to approve the final plat of Stone Ridge Business Center Condominium?

2. Purpose:

The purpose of asking this question is to receive guidance and feedback from the Plan commission regarding the “policy question” written out above.

3. Background:

SS Transport Way, LLC (local builder Steve Stehr) and RL Transport Way, LLC (Rolly Lokre) purchased the 4105 Transport Way Construction Condos earlier this year. They are in the process of finishing where previous owner, Greg Randow left off on the project. The owners are now wanting to place the building in a condo development so that they can sell individual units instead of rent them. The landscaping still needs to be finished on the site, therefore, staff has requested they draft an installation agreement with deadlines which will be signed by all parties ensuring the landscaping will be completed in 2018.

4. Issue Analysis:

The building was constructed for the purpose of being a Contractor Condo development back when Dean Prohaska started the project in 2010. The property was filled with fly ash and Prohaska needed a cap for the site so he proposed building these contractor condos. Prohaska was in fear of losing the property to the bank and instead sold it to Greg Randow. Randow finished the exterior of the building but he too never finished and recently sold it to Steve Stehr and Rolly Lokre. The outside parking lot has been paved however, no landscaping has been installed yet. Staff met with Lokre just after they purchased it to discuss the project and determine timelines for completion as it has been a never-ending project for staff. It was determined that Lokre’s lawyer would draw up a document which would set a deadline for the completion of the landscaping and if they fail, the Village would be able to install, keep the $5000 completion surcharge and charge the cost of the installation to the tax roll. The document was received on 11/15 and is now being reviewed by the Village Attorney. The other conditions listed in the Resolution are standard boiler plat language which comes from our Subdivision Ordinance.

5. Fiscal Impact:

Additional Commercial/Industrial Tax Base.

6. Legal Impact:

This request is legal and is consistent with past policy practice.

7. Prior Review:

Staff from Planning & Development, DPW, EMPD and SAFER reviewed the plat. Planning & Development and DPW reviewed the condo documents. Planning & Development and DPW comments are included in this most recent draft of the condo plat, condo docs and draft Resolution.

Plan Commission recommended approval of the plat at their 11/13/17 meeting.

8. Policy Choices:

Per Sec. 74.4.02(5) The Board must do the following within 60 days of a complete final plat submittal:

1. Approve
2. Conditionally Approve (see draft Resolution 2017-036), or
3. Reject the plat and shall include the reasons for rejection.

9. Recommendation:

I recommend the Board approve the condo plat with the following conditions:

1. Payment of all required fees under Chapter 74 Subdivisions and other Chapters of the Weston Municipal Code.
2. The landscaping installation agreement for the property will be executed by the Village and property owners to ensure the landscaping plan approved by the site plan approval authority is installed in an appropriate timeframe.
3. All required deed restrictions, protective covenants, property owners' association organizational documents, and development agreement shall be recorded prior to, or concurrently with, the final plat.
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This recommendation was reaffirmed by the Plan Commission on 11/13/17.

10. Attachments:

1. Stone Ridge Business Center Condominium
2. Resolution No. 2017-036: A Resolution to approve the final plat of Stone Ridge Business Center Condominium.