

**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, June 11, 2018, at approximately, 6:00 p.m., or shortly thereafter, at the Weston Municipal Center, 5500 Schofield Avenue, Weston, WI 54476 to take testimony relative to the following:

CU-5-18-1688 John Davel, of Davel Engineering & Environmental, Inc., 1811 Racine Street, Menasha, WI 54952, requesting a conditional use permit to allow for a Multi-Family Residence (9+ Unit Building) land use within the B-1 (Neighborhood Business) Zoning District, on vacant properties addressed as 6905 Schofield Avenue (PIN 192-2808-221-0991), 7103 Schofield Avenue (192-2808-221-0976), 7205 Schofield Avenue (192-2808-221-0992), and an unaddressed strip of land south of those (PIN 192-2808-221-0971). These parcels are currently owned by Theodore Will Trust, and are proposed to be combined into one parcel through a Certified Survey Map. The overall acreage of parcels to be combined is 7.1341 acres. The proposal is to construct four 12-unit, 2-bedroom each, apartments on the land.

CU-5-18-1692 Steve & Marcy Tobalsky, owner of The Jig, LLC, 510 Aspen Grove Lane, Wausau, WI 54403, requesting a conditional use permit to allow for an Outdoor Alcohol Area (as described in Section 94.4.09(16)), at 3115 Camp Phillips Road, which in the Highway Business (B-2) Zoning District is only allowed through a Conditional Use Permit. This parcel is described as Lot 1 of CSM #11060, Volume 46, Page 112, Document #1193503; including Outlot 1 of CSM #16100, Volume 74, Page 54, Document #1600633. This parcel contains 1.010 acres of land.

The hearing notice with application materials are available for public inspection on the Village of Weston website located at <http://westonwi.gov/421/Public-Hearing-Notices>.

Written testimony must be submitted 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 Tuesday, June 5, 2018 to be included in the Plan Commission Meeting Packet. All interested persons attending the Public Hearing 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 24th day of May 2018

Valerie Parker
Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, May 28, 2018 and Monday, June 4, 2018.

**VILLAGE OF WESTON, WISCONSIN
AGENDA ITEM COVER SHEET**

MTG/DATE: Plan Commission, June 11, 2018

FROM: Jared Wehner, Assistant Planner

DESCRIPTION: Conditional Use Permit Request by Premier Real Estate Management, LLC., at 6905, 7103 and 7205 Schofield Avenue for the construction of Multi-Family Residence in a B-1 zoning district (CU-5-18-1688)

ACTION:	<input checked="" type="checkbox"/> Approve	<input type="checkbox"/> Ordinance	<input type="checkbox"/> Proclamation
	<input type="checkbox"/> Deny	<input type="checkbox"/> Policy	<input type="checkbox"/> Report
	<input type="checkbox"/> Expenditure	<input type="checkbox"/> Procedure	<input type="checkbox"/> Resolution

QUESTION:
Should the Plan Commission approve the Conditional Use Permit application as presented by staff for Premier Real Estate Management, LLC. for the use of Multi-Family Residence in a B-1 zoning district at 6905, 7103 and 7205 Schofield Avenue?

BRIEF:
Premier Real Estate Management owns apartment complexes throughout Wisconsin. They are proposing a higher-end product at market-rate. Each 2 bedroom, 2 bath unit has an attached garage. The development will be complete with sidewalks accessing Schofield Avenue and Ryan Street, with convenient access to the Mountain-Bay State Trail.

REQUEST: Approve the Draft Conditional Use Grant as proposed by staff with the following conditions:

- 1) The use of the premises and related facilities to be constructed thereon shall be for those uses defined within the Operational Plan, attached as Exhibit A;
- 2) Upon the use expanding beyond the terms listed within the Operation Plan, attached as Exhibit "A," then the owner/applicant of said use shall request and amendment of the Conditional Use Permit with the Village;
- 3) The construction of any facilities upon the property described above shall be in accordance with the approved building site plans and operational plans to be approved by the Village Plan Commission within 6 months of the signing of this conditional use

permit. Any future additions, modifications or changes in said site plan, operational plan and/or building plan must be approved by the Village in advance of any construction;

- 4) All properties shall be combined into one tax parcel prior to the issuance of any building permit;
- 5) Payment of Parkland Dedication Fees of \$9,792 (48 units at \$204 per unit) prior to the issuance of any building permit;
- 6) No use is hereby authorized unless the use is conducted in a lawful, orderly, and peaceful manner. Nothing herein shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption, or exception to any law, ordinance, order or rule by the Village, Marathon County, State of Wisconsin, United States or other duly constituted authority, except only to the extent that it authorizes the use of the Subject Property in any specific respects described herein; and
- 7) Should any paragraphs or phase of herein be determined by a court of competent jurisdiction to be unlawful, illegal, or unconstitutional, said determination as to the particular phrase or paragraph shall not void the remainder of this conditional use and the remainder shall continue in full force and effect.

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



Application for Conditional Use Permit
**CONDITIONAL GRANT DETERMINATION BY THE VILLAGE OF WESTON
 PLAN COMMISSION**

Application/Petition No.: **CU-5-18-1688** Hearing Date: **June 11, 2018**

Applicant: **Christopher Slater, Premier Real Estate Management, LLC, 3120 Gateway Road, Brookfield, WI 54952**

Location: **6905, 7103 and 7205 Schofield Avenue and Outlot, Weston, WI 54476**

Description: **6905: Commencing at the northeast corner south 3 degrees east 330.88 feet, north 82 degrees west 762.99 feet to point of beginning, south 3 degrees east 240.2 feet, north 82 degrees west 232.67 south 84 degrees west 300 feet north 3 degrees west 290.12 feet along curve 305.12 feet south 82 degrees east 230.31 feet to beginning, excluding document number 1171333 (highway) and excluding document number 1587891 (highway).**

7103: Commencing 165 feet west of the southeast corner of said forty, north to south line of highway 'JJ' (Schofield Avenue) northwesterly along highway 340 feet to point of beginning, northwesterly along highway 255 feet south 500 feet southeasterly parallel with highway 255 feet north 500 feet to beginning, excluding s 259.8 feet, excluding document number 1171333(highway).

7205: Commencing at the northeast corner south 3 degrees east 330.88 feet north 82 degrees west 167.99 feet to point of beginning south 3 degrees east 240.2 feet north 82 degrees west 340 feet 3 degrees west 240.2 feet south 82 degrees east 340 feet to beginning, excluding document number 1171333 (highway).

Outlot: 50 feet +/- lying northerly and parallel to East Gate subdivision lots 1 through 6.

The Department of Planning and Development of the Village of Weston, pursuant to the Village of Weston Zoning Code, Article 16 Processes, Section 94.16.06 Conditional Use Permits, hereby makes the following findings and evaluation to the Village of Weston Plan Commission:

GENERAL INFORMATION:

Zoning: **B1 – Neighborhood Business**

Definition: 94.2.02(3)(f) The **B-1 district** accommodates small-scale office, retail, and service uses compatible with adjacent residential neighborhoods. Development within this district is served by public sanitary sewer and water services. The B-1 district is intended for areas planned for commercial uses, and for small portions of areas planned for neighborhood development, within the Comprehensive Plan.

Proposed Land Use: **Multi-Family Residence.** A single structure with three or more individual attached dwelling units, including “rental apartments,” condominium buildings with 3+ units each, townhouses, and row houses. Each dwelling unit may take access from a shared entrance or hallway or from a private, individual exterior doorway. “Institutional Residential Uses,” as defined in this Chapter, are regulated separately.

Performance Standards:

1. Shall meet the design standards for multi-family residences established in Section 94.10.03.

Proposed

Design of the buildings meet these requirements.

EXTERIOR WALL FINISH MATERIAL BREAKDOWN

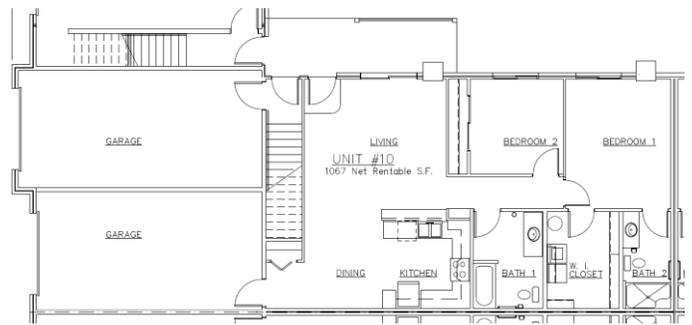
NORTH ELEVATION: 72% APPROVED MATERIALS
 FACE BRICK – 1167 S.F. OR 45%
 .046 DOUBLE 4.5 DUTCH LAP VINYL SIDING – 735 S.F. OR 28%
 .050 STAGGERED SHAKE VINYL SIDING – 720 S.F. OR 27%

SOUTH ELEVATION: 68% APPROVED MATERIALS
 FACE BRICK – 973 S.F. OR 39%
 .046 DOUBLE 4.5 DUTCH LAP VINYL SIDING – 786 S.F. OR 32%
 .050 STAGGERED SHAKE VINYL SIDING – 720 S.F. OR 29%

EAST AND WEST ELEVATIONS: 100% APPROVED MATERIALS
 FACE BRICK – 289 S.F. OR 26%
 .050 STAGGERED SHAKE VINYL SIDING – 816 S.F. OR 74%

2. The minimum gross floor area of each dwelling unit shall be 500 square feet per unit for studio and one-bedroom dwelling units and **700 square feet per unit for two or more bedroom units**, exclusive of attached garages, carports, and open decks/porches.

The square footage of the units is 1,067.

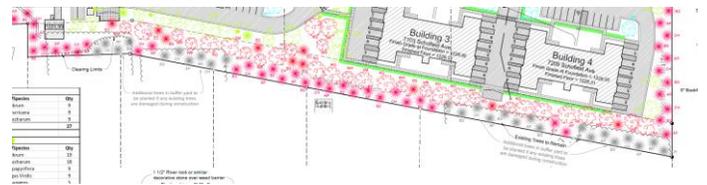


3. For Multi-Family Residences proposed to be built as or converted to zero-lot line structures, the applicable standards under the “Two Family Residences” section apply.

N/A

4. A bufferyard meeting the requirements of Section 94.11.02(3)(d) shall be provided and continuously maintained along all property borders abutting single family residentially zoned property.

A bufferyard is not required on the south side of the property; however, the developer has opted to establish a 50-foot buffer, the entire outlot as described above.



5. No building containing or serving a Multi-Family Residence shall provide shared laundry service.

Meets requirements, all units have in-unit laundry.

6. Minimum Required Off-Street Parking: one space per efficiency or one-bedroom dwelling unit; two spaces per two-bedroom dwelling unit; and one space for each additional bedroom above two-bedrooms, plus visitor parking at a rate of one space for every four dwelling units. At least one of the required parking spaces per dwelling unit shall be enclosed in a garage or under the building. Any detached garage shall require Plan Commission approval and meet the requirements of Section 94.4.09(2). All motor vehicles shall be parked on a hard surface, or on a graveled surface if such surface was permitted before January 1, 2014 and completed within one year of issuance.

Meets requirements, 144 parking spaces are provided, including garages, 96 are required.

DETERMINATION:

1. Does the proposed conditional use, in its proposed location and as depicted on the required site plan, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, 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 as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted by the Village?

No. The property is located within an existing and developing commercial corridor. This particular area of the Village is a pocket of multi-family development, as there is a large multi-family development across the street. The adjacent lots to the south are two-family residences, which buffers a small single-family neighborhood.

2. Does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?

Yes, the development of this property to multi-family is fitting. The property to the south is a single-family neighborhood buffered by a strip of two-family residences. Best practice is to create multiple types of housing within a single neighborhood. This property has been idle and never developed on since it was last a farm field.

3. 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?

Yes. It is located in an area where other similar uses are already occurring. This site already has adequate service for the type of development.

4. Do the potential public benefits of the proposed conditional use outweigh potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts?

Yes. This new development will provide more housing options in the area, whether they are moving to the area, downsizing or just seeking an easy living situation.

BACKGROUND INFORMATION:

Premier Real Estate Management owns apartment complexes throughout Wisconsin. They are proposing a higher end product at market-rate. Each 2 bedroom, 2 bath unit has an attached garage. The development will be complete with sidewalks accessing Schofield Avenue and Ryan Street, with convenient access to the Mountain-Bay State Trail.

CURRENT PROPERTY CONDITIONS:

The property is a large vacant piece of land on the corner of Schofield Avenue and Ryan Street. There has not been any activity on the property since it was last a farm field. It is in a location of the Village which is too far from either interchange to be attractive for commercial development at this time.

STAFF COMMENTS:

The determination from Staff is that the proposed "Eastgate Apartments" is a high valued use given its location. The denser use of multi-family along Schofield Avenue compliments the two-family buffer that currently exists between the new development and the single-family neighborhood to the south. If the Schofield Avenue corridor were to become more developed with commercial uses, multi-family still remains a great use for the property, as it is a great buffer between commercial development and less-dense residential development. This site also perpetuates the Village's goal of being walkable, as there is a proposed network of sidewalks throughout the development and connecting to the existing sidewalk network and is easily accessible to the Mountain-Bay State Trail. The site will also have bike racks accessible to visitors and residents. These amenities should make this development highly desirable for "young professionals," "empty nesters" and anyone in between.

The first time this project was submitted to the Plan Commission, the developer had stated that the standards and requirements the Village and the Conditional Use were imposing were too great for market conditions to bear. Upon further review of the market, it was found that the standards and requirements from the Village would not exceed the conditions in the market.

Staff Note: a condition of the grant CANNOT determine what type of housing can be located on the property as long as the performance standards are met for that particular housing type and are permitted either by-right or by conditional use. At this time, the operational plan states all the units will be market-rate. The Village cannot discriminate against any particular housing based on product type, targeted clientele, income, race, gender or other factors that could appear to be discriminatory. Staff does not condone the practice of any discrimination against any particular housing type.

PLAN COMMISSION ACTION OPTIONS:

- 1) **Approve the Draft Conditional Use Grant as proposed by staff with the following conditions:**

- a. The use of the premises and related facilities to be constructed thereon shall be for those uses defined within the Operational Plan, attached as Exhibit A;
 - b. Upon the use expanding beyond the terms listed within the Operation Plan, attached as Exhibit "A," then the owner/applicant of said use shall request and amendment of the Conditional Use Permit with the Village;
 - c. The construction of any facilities upon the property described above shall be in accordance with the approved building site plans and operational plans to be approved by the Village Plan Commission within 6 months of the signing of this conditional use permit. Any future additions, modifications or changes in said site plan, operational plan and/or building plan must be approved by the Village in advance of any construction;
 - d. All properties shall be combined into one tax parcel prior to the issuance of any building permit;
 - e. Payment of Parkland Dedication Fees of \$9,792 (48 units at \$204 per unit) prior to the issuance of any building permit; and
- 2) Approve a revised Draft Conditional Use Grant with additional conditions/corrections as determined by the Plan Commission members.
 - 3) Deny the Conditional Use Grant based on substantial evidence provided at the public hearing. Substantial evidence meaning facts and information NOT personal opinion, uncorroborated hearsay, or speculation. Public comment that provides reasonable facts and information related to the conditions of the permit is acceptable under Act 67 as evidence. The case law update from November 30, 2017 can be found [here](#).

East Gate Apartments

Village of Weston, Marathon County, WI
For: Nicolet Lumber Company

SITE INFO:

Legal:
Lot 1 of proposed CSM being part of the Northeast 1/4 of the Northeast 1/4 of Section 22, Township 28 North, Range 08 East, Village of Weston, Marathon County, Wisconsin.

Address: 6905, 7007, 7103, and 7205 Schofield Avenue

Land Use: currently woodlands

Zoning: B-1 Neighborhood Business

Setbacks:
Front/Street: 10'
Sides: 6'
Rear: 10'
Pavement Front: 10'
Pavement Sides: 5'
Between Buildings: 10'

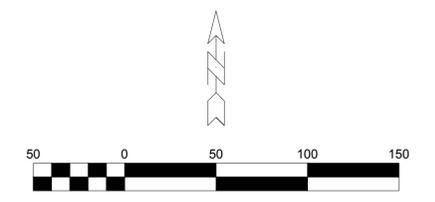
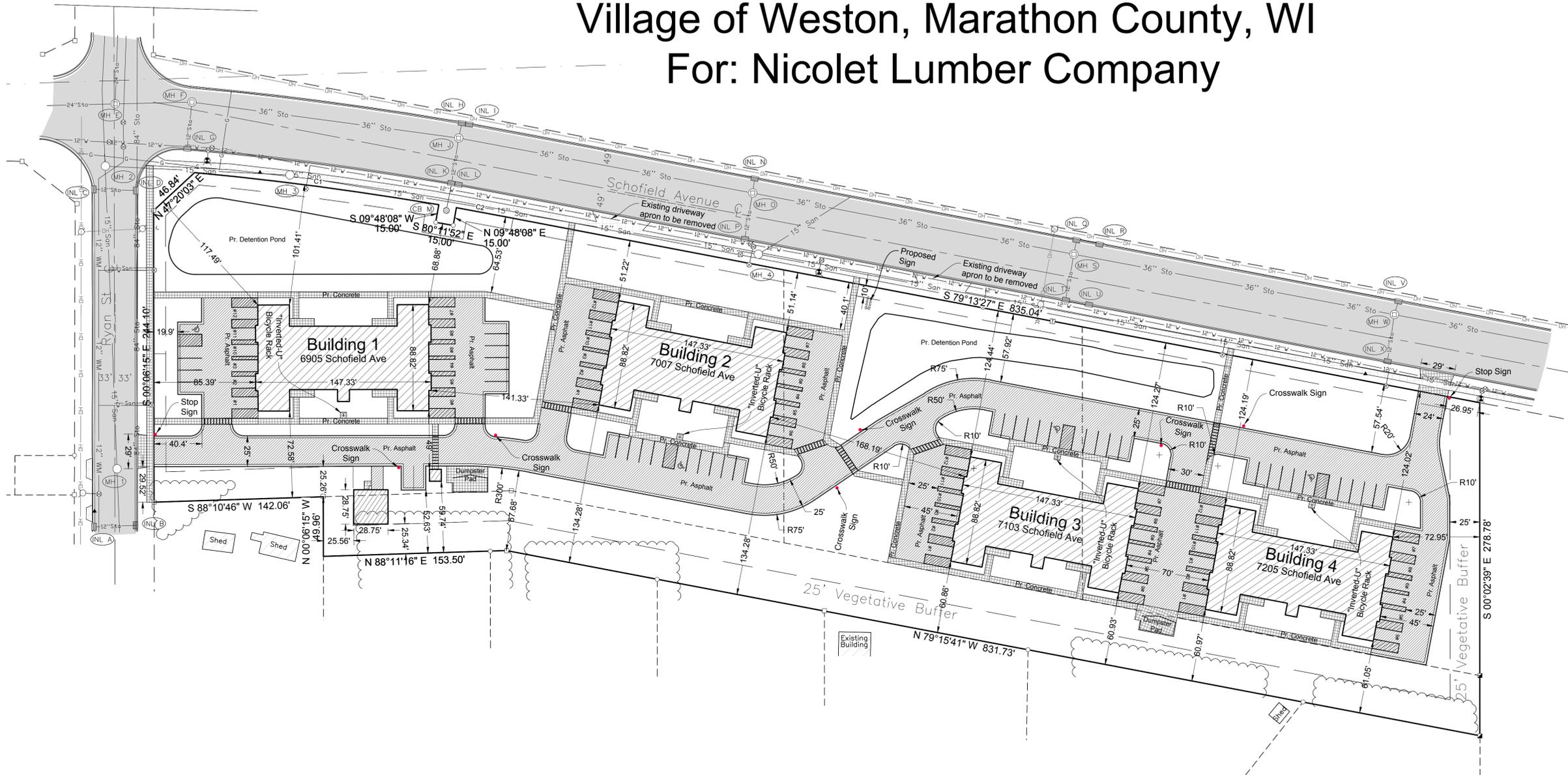
98 parking stalls provided, plus 48 garage stalls

Site Areas:
Buildings: 39,799 SF (12.8%)
Pavements: 80,963 SF (26.1%)
Sidewalk: 15,630 SF (05.0%)
Green space: 174,368 SF (56.1%)
Total: 310,760 SF

Building Areas:
Apartment Buildings: 9,708 SF each
Office/Garage: 827 SF
Mailroom: 140 SF

Notes:

1. Driveways and parking lots must be installed prior to occupancy.
2. Snow to be placed behind curb for storage. Excess snow shall be hauled off site.
3. Concrete aprons are to be constructed per Village of Weston Specifications.



SHEET INDEX:

Sheet	Page
Site Plan	1.1
Drainage and Grading Plan	1.2
Erosion & Sediment Control Plan	1.3
Utility Plan	1.4
Landscaping Plan	1.5
Construction Details	2.1
Sewer & Water Details	2.2
Erosion & Sediment Control Details	2.3
Stormwater Pond Details	2.4
Sanitary Profiles	3.1

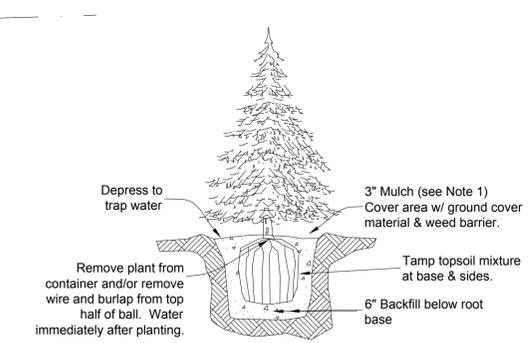
LOCATION MAP
NE 1/4 SEC 22, T 28 N, R 8 E,
TOWN OF WESTON
MARATHON COUNTY, WI



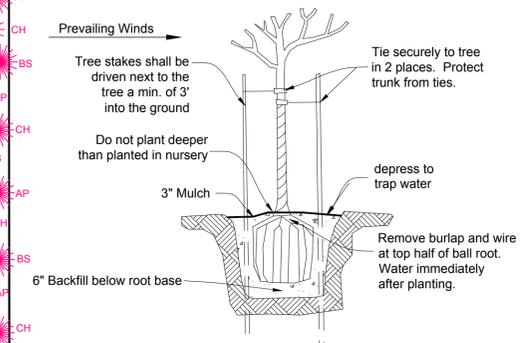
SITE PLAN

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
CIVIL ENGINEERING CONSULTANTS
1811 Racine Street Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-830-9595
www.davel.pro

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Shrub Planting Details



Tree Planting Details

Plant Schedule - Frontage

Plant	Code	Common Name	Genus/Species	Qty
Large Tree	RO	Red Oak	Acer rubrum	9
Large Tree	AB	American Basswood	Tilia americana	9
Large Tree	SM	Sugar Maple	Acer saccharum	9
Total				27

Plant Schedule - Hard Surface

Plant	Code	Common Name	Genus/Species	Qty
Large Tree	RO	Red Oak	Acer rubrum	19
Large Tree	SM	Sugar Maple	Acer saccharum	18
Small Tree	WB	American White Birch	Betula papyrifera	9
Small Tree	WH	Winter King Hawthorne	Crataegus Viridis	9
Evergreen	BS	Colorado Blue Spruce	Picea pungens	5
Evergreen	EC	Eastern Red Cedar	Juniperus virginiana	5
Large Shrub	SD	Silky Dogwood	Cornus amomum	12
Total				77

Plant Schedule - Building Foundation

Plant	Code	Common Name	Genus/Species	Qty
Small Tree	WB	American White Birch	Betula papyrifera	3
Small Tree	WH	Winter King Hawthorne	Crataegus Viridis	3
Large Shrub	TS	Tiger Eyes Sumac	Rhus typhina	26
Small Shrub	JB	Japanese Barberry	Berberis thunbergii	38
Small Shrub	MJ	Miniature Juniper	Juniperus communis	38
Small Shrub	HA	Helen Curtis Azalea	Rhododendron	41
Small Shrub	BL	Birchleaf Spirea	Spiraea betulifolia	122
Total				271

Plant Schedule - Buffer Yard

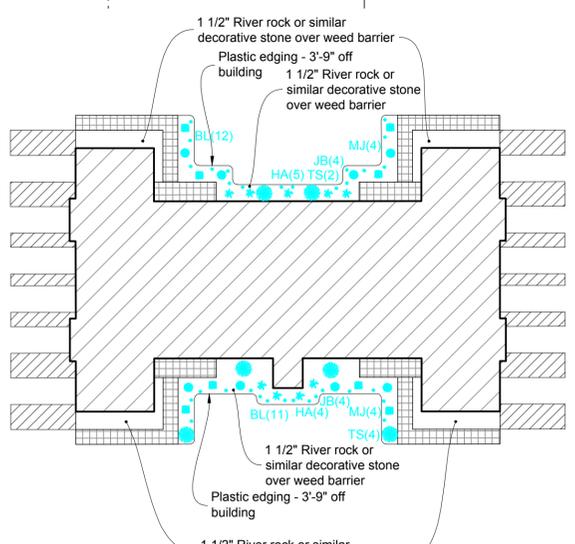
Plant	Code	Common Name	Genus/Species	Qty
Evergreen	BS	Colorado Blue Spruce	Picea pungens	16
Evergreen	AP	Austrian Pine	Pinus nigra	18
Large Shrub	CH	Canadian hemlock	Tsuga canadensis	18
Total				52

Plant Schedule - General Yard

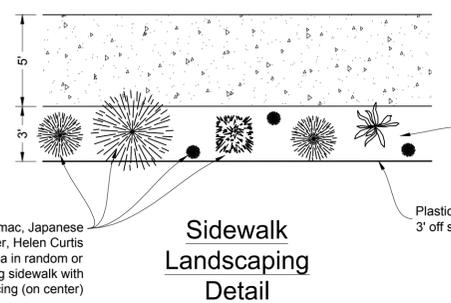
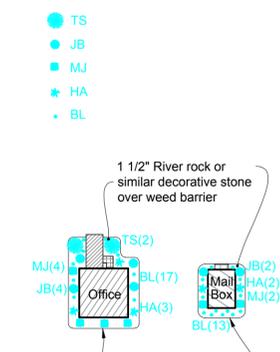
Plant	Code	Common Name	Genus/Species	Qty
Large Tree	RO	Red Oak	Acer rubrum	20
Large Tree	SM	Sugar Maple	Acer saccharum	20
Small Tree	WB	American White Birch	Betula papyrifera	10
Small Tree	WH	Winter King Hawthorne	Crataegus Viridis	9
Evergreen	BS	Colorado Blue Spruce	Picea pungens	8
Evergreen	EC	Eastern Red Cedar	Juniperus virginiana	7
Total				74

* Deciduous Trees must be a minimum caliper of 2 inches when planted and 1.5" for street trees
 * Evergreen Trees must be a minimum height of 4 feet when planted

Additional trees in buffer yard to be planted if any existing trees are damaged during construction

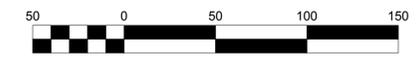


Building Foundation Planting Detail



Sidewalk Landscaping Detail

NOTES:
 1. Green space not used for landscape plantings shall be graded and seeded using Wisconsin Department of Transportation Seed Mixture No. 20.

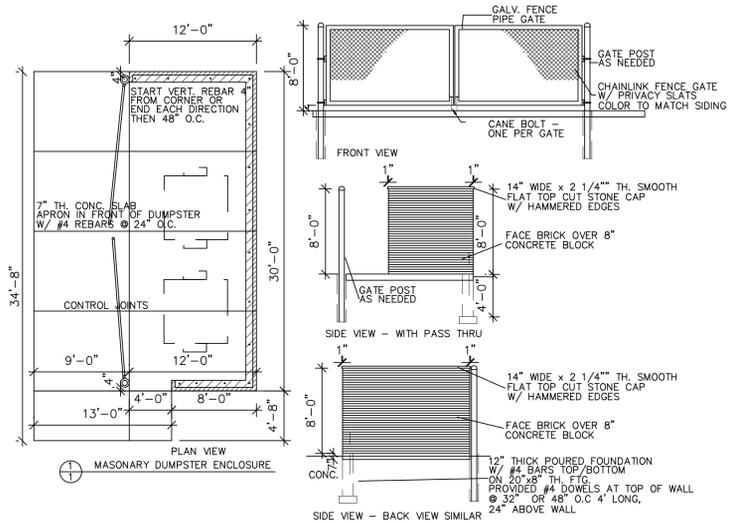


LEGEND

— CATV — CATV	Underground Cable TV	○ Sanitary MH / Tank / Base	□ CATV Pedestal
— FD — FD	Underground Fiber Optic	○ Clean Out / Curb Stop / Pull Box	□ Gas Regulator
— OH — OH	Overhead Electric Lines	○ Storm Manhole	□ Railroad Signal Sign
— UG — UG	Underground Electric	○ Inlet	□ Tower / Silo
— San — San	Sanitary Sewer	○ Catch Basin / Yard Drain	□ Post / Guard Post
— Sto — Sto	Storm Sewer	○ Water MH / Well	□ Satellite Dish
— E — E	Underground Electric	○ Hydrant	□ Large Rock
— G — G	Underground Gas Line	○ Utility Valve	□ Flag Pole
— T — T	Underground Telephone	○ Utility Pole	□ Deciduous Tree
— V — V	Water Main	○ Light Pole / Signal	□ Coniferous Tree
— F — F	Fence - Steel	○ Guy Wire	□ Bush / Hedge
— W — W	Fence - Wood	○ Electric Pedestal	□ Stump
— B — B	Fence - Barbed Wire	○ Wetlands	□ Marsh
— VL — VL	Trail Line	○ Air Conditioner	□ Soil Boring
— TR — TR	Railroad Tracks	○ Telephone Pedestal	□ Benchmark
— CV — CV	Culvert	○ Telephone Manhole	□ Asphalt Pavement
— IC — IC	Index Contour		□ Concrete Pavement
— IM — IM	Intermediate Contour		□ Gravel
— PS — PS	Proposed Storm Sewer	○ Ex Spot Elevation	□ Proposed Reducer
— SS — SS	Proposed Sanitary Sewer	○ Proposed Sanitary Manhole	□ Proposed Plug
— WM — WM	Proposed Water Main	○ Proposed Curb Inlet	□ Proposed Water MH
— PC — PC	Proposed Contour	○ Prop. Catch Basin / Yard Drain	□ Proposed Tree
— SW — SW	Proposed Swale	○ Proposed Endwall	□ Proposed Cross
— CU — CU	Proposed Culvert	○ Proposed Hydrant	□ Proposed 90° Bend
— 800 — 800	Proposed 800	○ Proposed Valve	□ Proposed 45° Bend
— 799 — 799	Proposed 799	○ Proposed Curb Stop	□ Proposed 22.5° Bend
— 608 — 608	Proposed 608		
— SL — SL	Sidewalk Landscaping		

LANDSCAPE PLAN

East Gate Apartments
 Village of Weston, Marathon County, WI
 For: Nicolet Lumber Company



EXTERIOR WALL FINISH MATERIAL BREAKDOWN

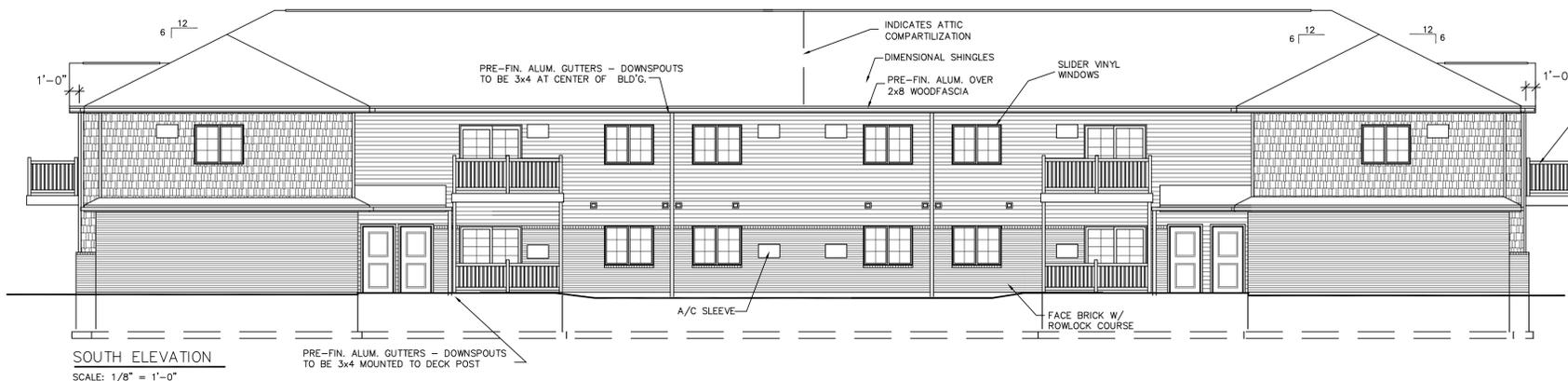
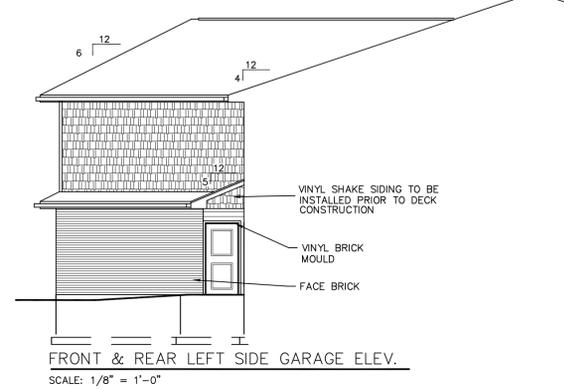
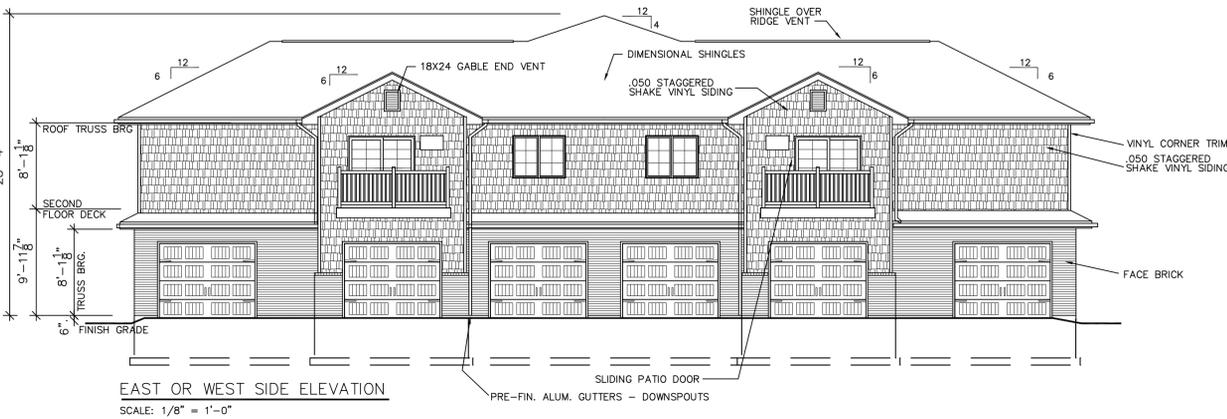
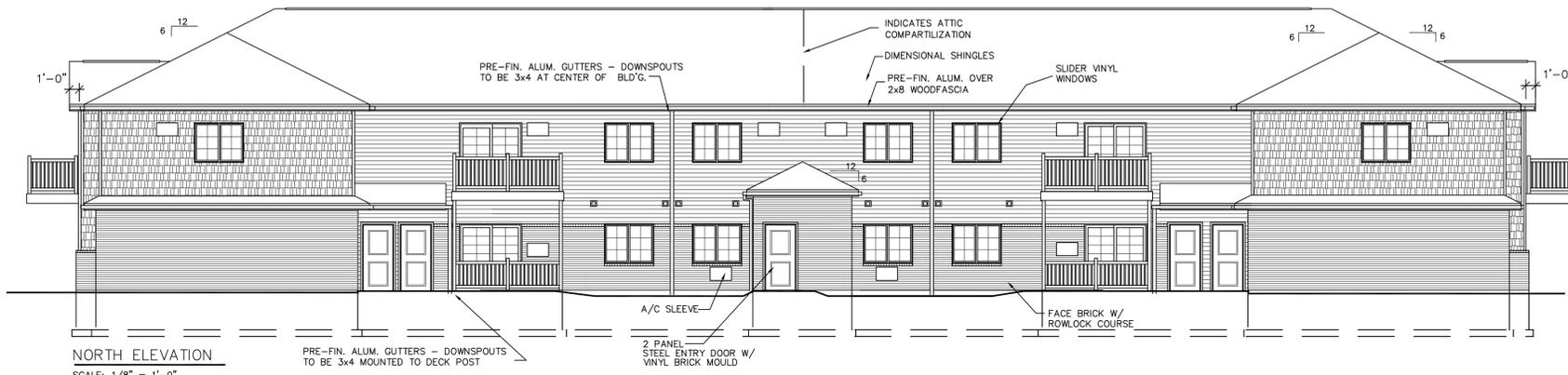
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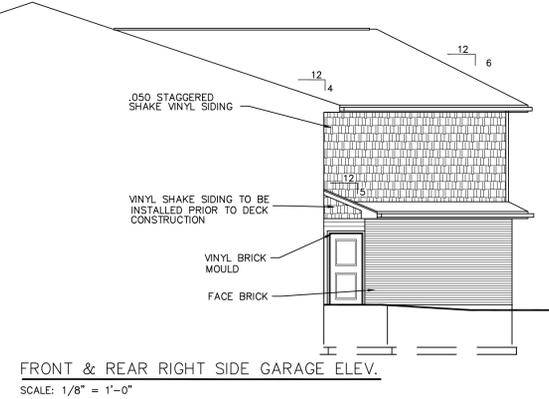
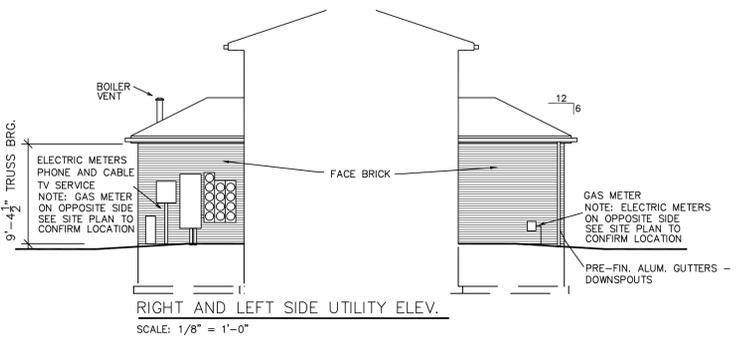
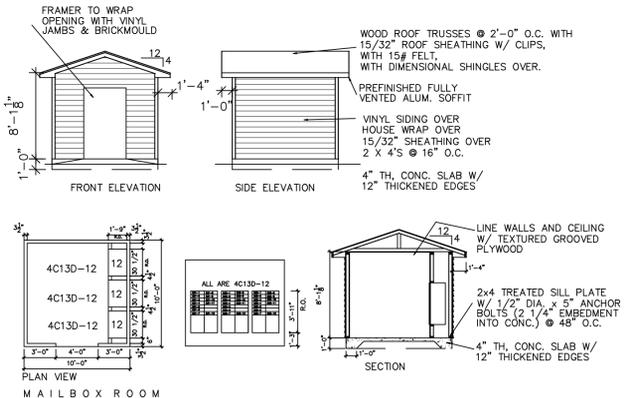
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EXTERIOR COLOR SCHEDULE

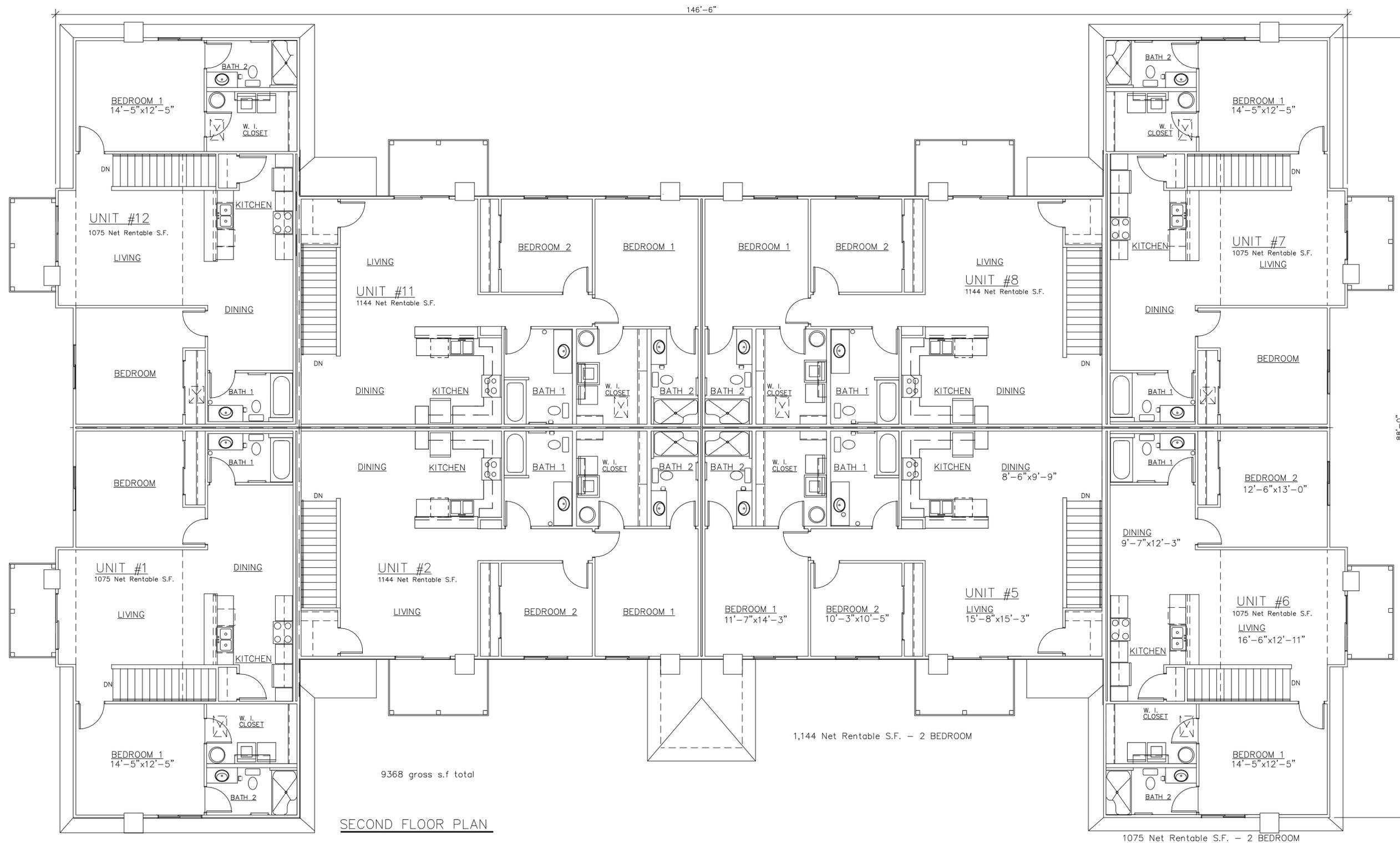
SHINGLES - ATLAS PINNACLE SHINGLES - PRISTINE PEWTER COLOR
 ROOF EDGE - ABC SUPPLY ALCOA - WHITE
 FASCIA/SOFFIT/GUTTERS - WHITE
 SIDING - VARIFORM VORTEX-FLINT -.046 MIL DUTCH LAP DOUBLE 4.5
 GABLE SIDING - FOUNDRY 7" STAGGERED .050 SHAKE COLLECTION- DEEP GRANITE #566
 BRICK - ACME BRICK KINGSIZE - SPANISH BAY
 ENTRY DOORS - PAINT TO MATCH DEEP GRANITE SHAKE COLOR
 GARAGE DOORS AND TRIM - SONOMA R138 - WHITE-WITH HANDLES AND HINGES
 VINYL WINDOWS - ELLISON WHITE



PVC RAILING AND BALUSTERS (PROVIDE 3 1/2" MAX. OPNG. BETWEEN BALUSTERS)
 2x6 P.T. DECKING OVER 2x10 P.T. DECK FRAMING
 PVC 1x12 FASCIA BOARD OVER P.T. FRAMING- 4x4 POST TO HAVE PVC SLEEVE OVER



JOB NO.	DATE	REVISED
	7/7/17	7/11/17



SECOND FLOOR PLAN

4227 PITCO ROAD
 Green Bay, Wisconsin 54313
 PHONE 920-865-1719
 FAX 920-865-1720

NEW
 ARCHITECTURE, INC.

JOB NO.	DATE	REVISED
	7/7/17	

EAST GATE APARTMENTS
 FOR PREMIER REAL ESTATE MANAGEMENT
 VILLAGE OF WESTON

SECOND FLOOR PLAN

VILLAGE OF WESTON, MARATHON COUNTY, WI
CONDITIONAL USE PERMIT #CU-6-17-1646

This CONDITIONAL USE PERMIT is issued as of the 11th day of June 2018, by the PLAN COMMISSION of the VILLAGE OF WESTON to PREMIER REAL ESTATE MANAGEMENT, LLC. a Wisconsin limited liability company located at 3120 Gateway Road, Brookfield, WI 54952.

WHEREAS, TED WILL FAMILY TRUST is the owner of the properties described below in the Village of Weston, and which properties are the subject of an Agreement whereby PREMIER REAL ESTATE MANAGEMENT, LLC. intends to purchase and combine said properties and operate thereon a MULTI-FAMILY RESIDENCE related use. The said properties upon which said activity is to take place is more particularly described as follows:

6905 & 7007: Commencing at the northeast corner: south 3 degrees, east 330.88 feet; north 82 degrees, west 762.99 feet to point of beginning; south 3 degrees, east 240.2 feet; north 82 degrees, west 232.67 feet; south 84 degrees, west 300 feet; north 3 degrees west, 290.12 feet along curve; 305.12 feet, south 82 degrees, east 230.31 feet to beginning; excluding document number 1171333 (highway) and excluding document number 1587891 (highway);

7103: Commencing 165 feet west of the southeast corner of said forty, north to south line of highway 'JJ' (Schofield Avenue) northwesterly along highway 340 feet to point of beginning, northwesterly along highway 255 feet south 500 feet southeasterly parallel with highway 255 feet north 500 feet to beginning, excluding s 259.8 feet, excluding document number 1171333(highway);

7205: Commencing at the northeast corner south 3 degrees east 330.88 feet north 82 degrees west 167.99 feet to point of beginning south 3 degrees east 240.2 feet north 82 degrees west 340 feet 3 degrees west 240.2 feet south 82 degrees east 340 feet to beginning, excluding document number 1171333 (highway); and

Outlot: 50 feet +/- lying northerly and parallel to East Gate subdivision lots 1 through 6.

All properties lying within the northwest quarter of the northwest quarter of Section 23, Township 28, Range 8 East, Village of Weston, Marathon County, Wisconsin.

WHEREAS, the properties described above are in the B1 – NEIGHBORHOOD BUSINESS with WHP – WELLHEAD PROTECTION OVERLAY DISTRICT-ZONE B of the Village, which permits the use of MULTI-FAMILY RESIDENCE in said district only by conditional grant; and

WHEREAS, PREMIER REAL ESTATE MANAGEMENT, LLC.'s purchase of the properties is contingent upon receiving a conditional grant use of the properties, per Section 94.3.05, so as to allow the use of MULTI-FAMILY RESIDENCE (94.4.02(3)) on said premises; and

WHEREAS, a petition for a conditional use permit having been duly filed with the Village Zoning Administrator, and placed on the Plan Commission agenda after first being assured by Village professional staff review that the application is complete, and following staff review and Commission review, investigation and a public hearing which was held June 11, 2018, the Plan Commission after giving full consideration to the criteria and standards of for granting a

conditional use, as set forth in the Village Ordinance, including Section 94.16.06, approve said application in writing.

WHEREAS, upon the discontinuance of the use of MULTI-FAMILY RESIDENCE on said premise for a period exceeding 365 consecutive days, the issuance of the conditional grant shall automatically become invalidated. The burden of proof shall be on the property owner to conclusively demonstrate that the conditional use was operational during this period.

WHEREAS, all requirements of the approved conditional use grant shall be continued regardless of ownership of the subject properties and shall run with the land, except as otherwise limited by the zoning code or by a specific condition attached to this conditional use grant.

NOW, THEREFORE, BE IT RESOLVED, the PLAN COMMISSION of the Village of Weston, in Marathon County, Wisconsin, hereby grant PREMIER REAL ESTATE MANAGEMENT, LLC. a conditional use grant for the properties described above, for the use of MULTI-FAMILY RESIDENCE as defined in Sec. 94.4.02(3) of the Village Zoning Ordinance. The conditions for the issuance of the conditional grant are as follows:

- 1) The use of the premises and related facilities to be constructed thereon shall be for those uses defined within the Operational Plan, attached as Exhibit A;
- 2) Upon the use expanding beyond the terms listed within the Operation Plan, attached as Exhibit "A," then the owner/applicant of said use shall request and amendment of the Conditional Use Permit with the Village;
- 3) The construction of any facilities upon the property described above shall be in accordance with the approved building site plans and operational plans to be approved by the Village Plan Commission within 6 months of the signing of this conditional use permit. Any future additions, modifications or changes in said site plan, operational plan and/or building plan must be approved by the Village in advance of any construction;
- 4) All properties shall be combined into one tax parcel prior to the issuance of any building permit;
- 5) Payment of Parkland Dedication Fees of \$9,792 (48 units at \$204 per unit) prior to the issuance of any building permit;
- 6) No use is hereby authorized unless the use is conducted in a lawful, orderly, and peaceful manner. Nothing herein shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption, or exception to any law, ordinance, order or rule by the Village, Marathon County, State of Wisconsin, United States or other duly constituted authority, except only to the extent that it authorizes the use of the Subject Property in any specific respects described herein; and
- 7) Should any paragraphs or phase of herein be determined by a court of competent jurisdiction to be unlawful, illegal, or unconstitutional, said determination as to the particular phrase or paragraph shall not void the remainder of this conditional use and the remainder shall continue in full force and effect.

WESTON

EXHIBIT A

48 RENTAL HOMES

Weston
Wisconsin



Real Estate Management | Property Development | Brokerage

Chris Slater | 262-790-4560 | Chris@Pre-3.com

PRE / 3TM

19105 W Capitol Dr Suite 200

Brookfield, WI 53045

Premierremgmt.com



INTRODUCTION

Thank you for the opportunity to present a proposal for this multifamily development opportunity. Premier Real Estate Management, LLC has been in business for 40 years with an exclusive focus on multifamily projects. Our goal is always complete collaboration with neighbors and municipalities to ensure our projects provide value to all stakeholders.

PROJECT DESCRIPTION

Premier Real Estate plans to utilize the 4.37 acre parcel located at Schofield Avenue to develop a 48 unit market rate apartment complex. PRE/3 has seen demonstrated demand for multi-family rentals in similarly sized communities, and this is a unique opportunity to bring an upscale rental project to Weston. Due to its best-in-class finish package, convenient location, and ample green space, PRE/3 anticipates robust demand for this development.

FINANCIAL BENEFIT

Construction costs will be funded with a construction loan and equity from PRE/3's Principal, Calvin Akin. The addition of this property to the Village's tax base will add significant incremental annual tax revenue. The project will be constructed over 12 months and is anticipated to reach stabilization within 12 months of completion. Anticipated construction start is Summer 2018.

PAST PREMIER PROJECTS

PRE/3 has had great success with a number of other new developments in Marathon County. Timber Creek Estates, Mountain View Estates, Metro Center, Grand Avenue, and Bos Creek Estates were all multifamily projects originally developed by Premier Real Estate. We are committed to doing business in the area. The proposed development in Weston will be similar to these, but interior finishes will be updated.





DIVERSE UNIT MIX

The proposed development will offer all 2 bedroom/2 bath apartments that are approximately 1150 SF in two different floor plans. All units will have attached garages, patios or balconies, upscale finishes, laundry in-unit, and adequate storage. Pricing will range from \$850 to \$950 per month. Heat and water would be paid for by the Landlord; electric (including A/C) would be paid by the Resident. The community will provide residences with access to green space and the pricing appeals to a wide array of residents, from young adults to empty nesters.

CONSTRUCTION MATERIALS

There will be 4 buildings in total; two stories, slab-on-grade. On the exterior, a combination of Acme King sized brick, .046 Vortex Variform vinyl siding, Foundry Shake siding, and 30 year architectural shingles will be used. On the interiors, we constantly strive to find durable, high quality, and fashion forward products for an upscale, timeless look.

MANAGEMENT

Premier Real Estate Management, LLC is a management, brokerage, and development firm based out of Brookfield, WI. Premier currently has 11,500 units under management across 14 states and is second to none in terms of operators and Sponsor financial support. Staff at the project would include an onsite management and maintenance staff that would be dedicated to the property. As proposed on the site plan, there will be a leasing office and maintenance garage onsite.



BIOGRAPHIES

Calvin Akin - Principal of PRE/3

With 36 years of real estate experience, Mr. Akin has created a successful comprehensive real estate brokerage, development, and property management company. Premier currently provides property management services for over 11,500 apartment units across 14 states. Premier continues to grow and currently employs over 400 full and part time professional employees to service the day to day needs of residents and owners.

Premier's active brokerage and development divisions, respectively, complete over 80 transactions in a typical year and have completed construction of nearly 2,000 multifamily units in the last 24 months. Mr. Akin has extensive experience in construction, having developed over 6,500 units in his career.

Casey Duffey, CPM —President of Premier Real Estate Management, LLC

Mr. Duffey has over 33 years of property management experience. With his practical business knowledge, he is responsible for supervising the day-to-day activities of the twelve Regional Property Managers and their onsite staff. He is responsible for marketing & lease-up of new developments, along with executing rehab strategies, and repositioning assets.

Mr. Duffey joined Premier in 1996 and was promoted to President in 2009. Prior to Premier, he was with Oakbrook Corporation of Madison, WI. He holds the prestigious Certified Property Manager, CPM®, and Accredited Residential Manager, ARM® designations from the Institute of Real Estate Management. He also holds the Certified Occupancy Specialist, COS®, and Certified Manager of Housing, CMH®, designations from the National Center for Housing Management, and the Housing Credit Certified Professional, HCCP®, from the National Association of Home Builders. Casey is a licensed Real Estate Broker from the State of Wisconsin.



Ron Schroeder - Vice President of Premier Real Estate Management, LLC

Mr. Schroeder has 25 years of property management experience and is responsible for overseeing 4000 units and managing over 250 employees. A Fair Housing guru, Ron's expertise with LIHTC (Section 42), Senior, and Market Rate property types provide for a well balanced approach to any management challenge. He excels at executing extensive renovation projects on time and on budget, making him a critical member of the Asset Management Team.

Ron has a Bachelor of Science degree in Economics from the University of Wisconsin Madison. Ron holds the Accredited Residential Manager (ARM) and is a Certified Property Manager (CPM) designations. Ron has been with Premier since 2006.

Dennis Hermans & Mark Hermans— Principals of Nicolet Lumber Co.; General Contractor

Mr. Dennis Hermans and Mr. Mark Hermans operate a full service general contracting firm; managing all construction related activities including budgeting, bid tabulation, awarding contracts, procurement of labor, materials, and equipment, and project completion/commissioning. Nicolet coordinates daily production communications between the owners, architect, and all job-related subcontractors. They efficiently manages the physical construction process, provides cost controls, and executes both quality control and safety programs

Nicolet has constructed approximately 8,500 multi-family units and over 100 single family homes since its inception. Dennis and Mark met Cal Akin shortly after purchasing Nicolet and have been working together ever since. Nicolet has constructed over 85 projects/6,000 units for Akin to date. All of the multi-family projects completed by Nicolet are of similar scope and complexity to the proposed development.

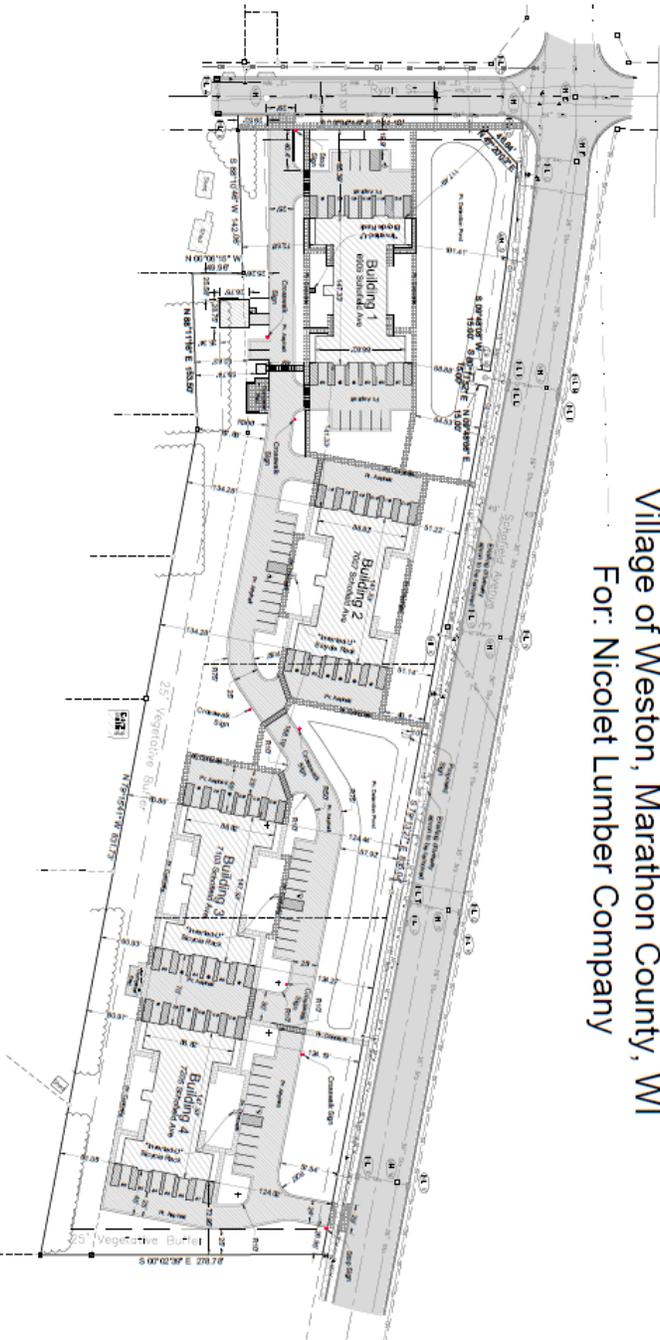
NLC was started in 1985 in Green Bay, WI. Dennis has a Bachelor's degree in accounting from UW-Green Bay and worked as a Business Manager and Safety Engineer for Fruin-Colnon Construction in St. Louis prior to purchasing Nicolet Lumber with his brother Mark. Mark also has a Bachelor's degree in accounting from UW-Whitewater and was Controller at a paper company prior to his involvement in Nicolet.



PROPOSED SITE PLAN

East Gate Apartments

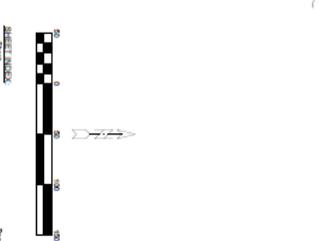
Village of Weston, Marathon County, WI
For: Nicolet Lumber Company



SITE NOTES:
 1. General notes on CDOT and other plans of the Village of Weston, WI, and the Wisconsin Department of Transportation, Madison, Wisconsin.
 2. Address: 2002, 2007, 2013, and 2028 S. 10th St.
 3. Land Use: Residential Medium Density (RM-20).
 4. Zoning: S-1 (Single-Family Residential).
 5. All parking stalls provided, per the parking study.
 6. All parking stalls provided, per the parking study.
 7. All parking stalls provided, per the parking study.
 8. All parking stalls provided, per the parking study.
 9. All parking stalls provided, per the parking study.
 10. All parking stalls provided, per the parking study.

Item	Quantity	Unit
Site Area	342,796	SF (12.28)
Building Area	62,400	SF (2.11)
Parking Area	172,996	SF (6.11)
Vegetative Buffer	20,394	SF (0.74)
Other	5,206	SF (0.19)
Total	301,892	SF (10.74)

NOTES:
 1. All dimensions and setbacks are shown on this plan. All dimensions are in feet and inches.
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REVISIONS:

No.	Description	Date
1	Original and Existing Plan	12/12/18
2	Utility Lines	1/14/19
3	Vegetative Buffer	1/14/19
4	Other	1/14/19
5	Other	1/14/19
6	Other	1/14/19
7	Other	1/14/19
8	Other	1/14/19
9	Other	1/14/19
10	Other	1/14/19



SITE PLAN

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
 CIVIL ENGINEERING CONSULTANTS
 1411 Federal Drive, Madison, WI 53704
 Phone: 608.261.8800
 Fax: 608.261.8801
 www.davel.com

Project Number: S200
 April 16, 2018



PHOTOS OF PROPOSED EXTERIOR



TYPICAL KITCHEN



TYPICAL BATHROOM



TYPICAL BEDROOM & LAUNDRY ROOM



CONTACT INFORMATION

For more information of if you have any questions please contact:

Chris Slater

President of Development

Main: (262) 790-4560

Chris@pre-3.com

