



**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 9, 2015, at 6:00 p.m.**, at the Weston Municipal Center, 5500 Schofield Avenue, Weston, WI 54476 to take testimony relative to the following:

CU-10-15-1551 Tom Krautkramer, Copper Halo 2, LLC, PO Box 75, Weston, WI 54476, requesting a conditional use permit, on property addressed as 5207 Westfair Avenue (PIN 192-2808-164-0104) to allow for uses such as Indoor Storage or Wholesaling within the B-3 (General Business) zoning district, which are only allowed through a Conditional Use Permit. This parcel is described as Lot 4, Block 2, of Weston Commercial Park, Section 16, Township 28 North, Range 8 East, Village of Weston, Marathon County.

The hearing notice 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](mailto:vparker@westonwi.gov), by noon on the day of the hearing. All interested persons will be given an opportunity to be heard. Any person with questions or planning to attend needing special accommodations in order to participate should call Valerie Parker, Administrative Specialist, Planning and Development Department, at 715-241-2607.

Dated this 22<sup>nd</sup> day of October, 2015

Valerie Parker  
Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, October 26, 2015 and Monday, November 2, 2015.

**Village of Weston, Wisconsin**  
**AGENDA ITEM COVERSHEET**  
**Requested for Official Consideration and Review**

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REQUEST FROM: **JARED WEHNER, ASSISTANT PLANNER**  
**JENNIFER HIGGINS, DIRECTOR OF PLANNING AND DEVELOPMENT**

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ITEM DESCRIPTION: **CONDITIONAL USE PERMIT (CU-9-15-1551) INDOOR STORAGE OR WHOLESALE IN B-3 – GENERAL BUSINESS DISTRICT AT 5702 WESTFAIR AVENUE.**

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DATE/MTG: **NOVEMBER 9, 2015 - PLAN COMMISSION**

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POLICY QUESTION: Should the Plan Commission approve the conditional use permit as requested by Thomas Krautkramer, Copper Halo 2, LLC., owner of the above stated property to allow the expanded use of Indoor Storage or Wholesaling within the B-3 zoning district at the 5702 Westfair Avenue?

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RECOMMENDATION TO: I make a motion to endorse approval, of **Option 1** as stated on the Conditional Grant Determination (see attached).

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LEGISLATIVE ACTION:

- |   |                                    |                                       |
|---|------------------------------------|---------------------------------------|
| <input checked="" type="checkbox"/> Acknowledge/Approve | <input type="checkbox"/> Ordinance | <input type="checkbox"/> Proclamation |
| <input type="checkbox"/> Administrative Order           | <input type="checkbox"/> Policy    | <input type="checkbox"/> Reports      |
| <input type="checkbox"/> Expenditure                    | <input type="checkbox"/> Procedure | <input type="checkbox"/> Resolution   |
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FISCAL IMPACT ANALYSIS:

- |  |       |
|--|-------|
| <input type="checkbox"/> Budget Line Item:     | N/A   |
| <input type="checkbox"/> Budget Line Item:     | _____ |
| <input type="checkbox"/> Budgeted Expenditure: | _____ |
| <input type="checkbox"/> Budgeted Revenue:     | _____ |
- 

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STATUTORY / RULEMAKING / POLICY REFERENCES:

- |  |          |
|--|----------|
| <input type="checkbox"/> WI Statue:              | _____    |
| <input type="checkbox"/> WI Administrative Code: | _____    |
| <input type="checkbox"/> Case Law / Legal:       | _____    |
| <input type="checkbox"/> Municipal Code:         | 94.16.06 |
| <input type="checkbox"/> Municipal Rules:        | _____    |
- 

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PRIOR REVIEW: None

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BACKGROUND: This property was formerly owned by Lincoln Contractor Supply Company, which has since moved to its new location on Country Road J in 2014. Tom Krautkramer purchased the building in 2014, under Copper Halo 2, LLC., and has used it for indoor storage and wholesaling as Ironworker LLC., which started prior to the adoption of the current zoning code. Krautkramer has an interested tenant, Fastenal, who is across the street, to lease the unused space for storage and pick-up of additional product.

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Attachments

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

Application/Petition No.: **CU-9-15-1551** Hearing Date: **November 9, 2015**  
Applicant: **Tom Krautkramer, Copper Halo 2, LLC., 5207 Westfair Avenue, Weston, WI 54476**  
Location: **5207 Westfair Avenue**  
Description: **Lot 4 of Block 2 of the Weston Commercial Park Plat**

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: **B-3 – General Business**

Definition: 94.2.02(3)(d) The **B-3 district** accommodates a wide range of commercial uses, along with compatible wholesale, light industrial, and outdoor storage and display uses. Development within this district is served by public sanitary sewer and water services. This district is intended for mapping (i) along major highway corridors; (ii) outside of the Village’s neighborhood areas; and (iii) in areas planned for commercial uses, and occasionally in areas planned for industrial uses, within the Comprehensive Plan.

Proposed Land Use: **Indoor Storage or Wholesaling.** Uses primarily oriented to the receiving, holding, and shipping of packaged materials for a single business or a single group of businesses. With the exception of loading and parking facilities, such land uses are contained entirely within an enclosed building. Examples include warehouse facilities, long-term indoor storage facilities, and joint warehouse and storage facilities. Retail outlets associated with this use shall be considered accessory uses, which are separately listed and regulated.

Section 94.4.06(1)

Performance Standards: 1. A bufferyard meeting the requirements of Section 94.11.02(3)(d) shall be provided along all property borders abutting residentially zoned property.  
2. Minimum Required Off-Street Parking: one space per 2,000 square feet of Gross Floor Area.

Future Land Use: **Future Commercial**

FLU Description: Retail, commercial service, restaurant, and office uses, all served by public sanitary sewer and water services. Where along major highway corridors or outside of the Village’s neighborhood areas, the scale and range of uses may expand, including lodging, large-scale retail, wholesaling, and outdoor display land uses.

**DETERMINATION:**

1. Is the proposed conditional use in harmony with the Comprehensive Plan, this Chapter, and any other plan, program, or ordinance adopted by the Village?  
**Yes, the use of Indoor Storage or Wholesaling within the B-3 district is in alignment with the zoning code, as primary activity of the use is occurring within an enclosed structure and will have very little negative impact on the surrounding land uses and/or property values.**
2. 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, due to the majority of the activity associated with this use occurring within an enclosed structure. This type of indoor store and wholesaling is more closely associated with commercial activity than industrial activity.**

3. 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 current use of the property is currently determined to be indoor storage or wholesaling. The area, which is formerly the Weston Commercial Park, is shifting from light industrial uses to commercial uses. This use is considered a transitional use from industrial to commercial.**

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?

**Yes, there are adequate improvements, facilities, utilities and services for the property. The site currently is served by sewer and water. This site is also adjacent to a larger stormwater management system.**

5. 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, the conditional grant will allow the applicant to continue the use and maintain a successful business and lease space for this tenant and future tenants.**

#### **BACKGROUND INFORMATION:**

This property was formerly owned by Lincoln Contractor Supply Company, which has since moved to its new location on Country Road J in 2014. Tom Krautkramer purchased the building in 2014, under Copper Halo 2 LLC., and has used it for indoor storage and wholesaling as Ironworker LLC., which started prior to the adoption of the current zoning code. Krautkramer has an interested tenant, Fastenal, who is across the street, to lease the unused space for storage and pick-up of additional product.

#### **CURRENT PROPERTY CONDITIONS:**

Presently, the property is utilized for indoor storage and wholesaling. There is a fenced in yard that has been left from Lincoln Contractor. There is not any outdoor storage there at this time.

#### **PLAN COMMISSION ACTION OPTIONS:**

- 1) **Approve the Conditional Use Grant for the use of Indoor Storage and Wholesaling at 5207 Westfair Avenue with the following conditions:**
  - a. **Outdoor storage shall only occur at a 30-day temporary basis and shall be screened from the view of the right-of-way and neighboring parcels.**
  - b. **The construction of any facilities upon the property described above shall be in accordance with the building site and operational plans previously approved by the Village. Any 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.**
- 2) **Approve the Conditional Use Grant for the use of Indoor Storage and Wholesaling at 5702 Westfair Avenue with the following conditions:**
  - a. **The construction of any facilities upon the property described above shall be in accordance with the building site and operational plans previously approved by the Village. Any 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.**
- 3) **Deny the Conditional Use Grant for the use of Indoor Storage and Wholesaling at 5207 Westfair Avenue.**

# Village of Weston

## Marathon County, Wisconsin

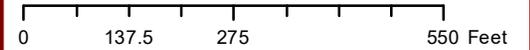


### OFFICIAL ZONING MAPS

Map Date: 10/29/2015  
 Adoption Date (Village): 3/18/2015  
 Adoption Date (ETZ): 3/18/2015



Map by the Technology Services Department,  
 Village of Weston



### LEGEND

- 5107 Westfair Avenue
- 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

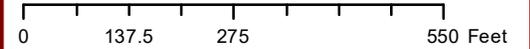


### FUTURE LAND USE

Map Date: 10/29/2015  
 Adoption Date (Village): 3/18/2015  
 Adoption Date (ETZ): 3/18/2015



Map by the Technology Services Department,  
 Village of Weston

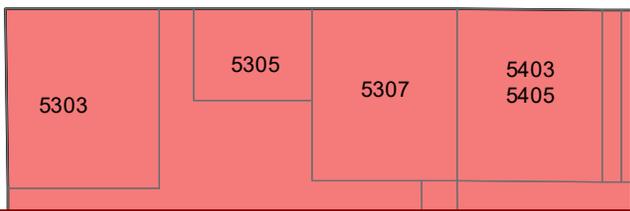
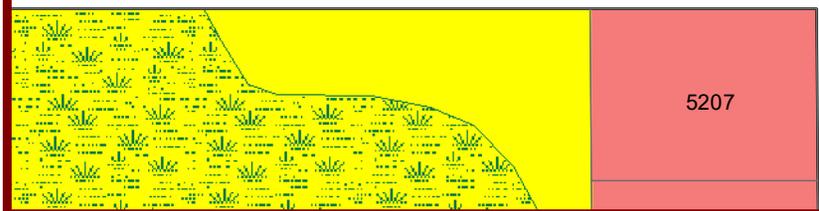
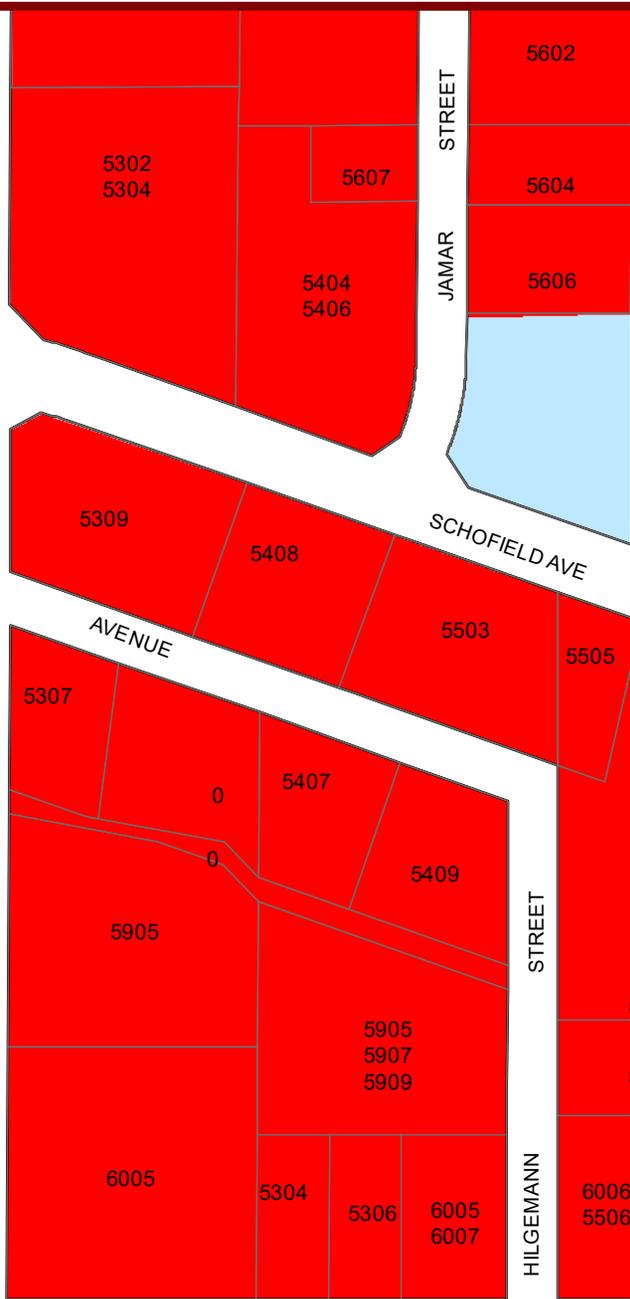
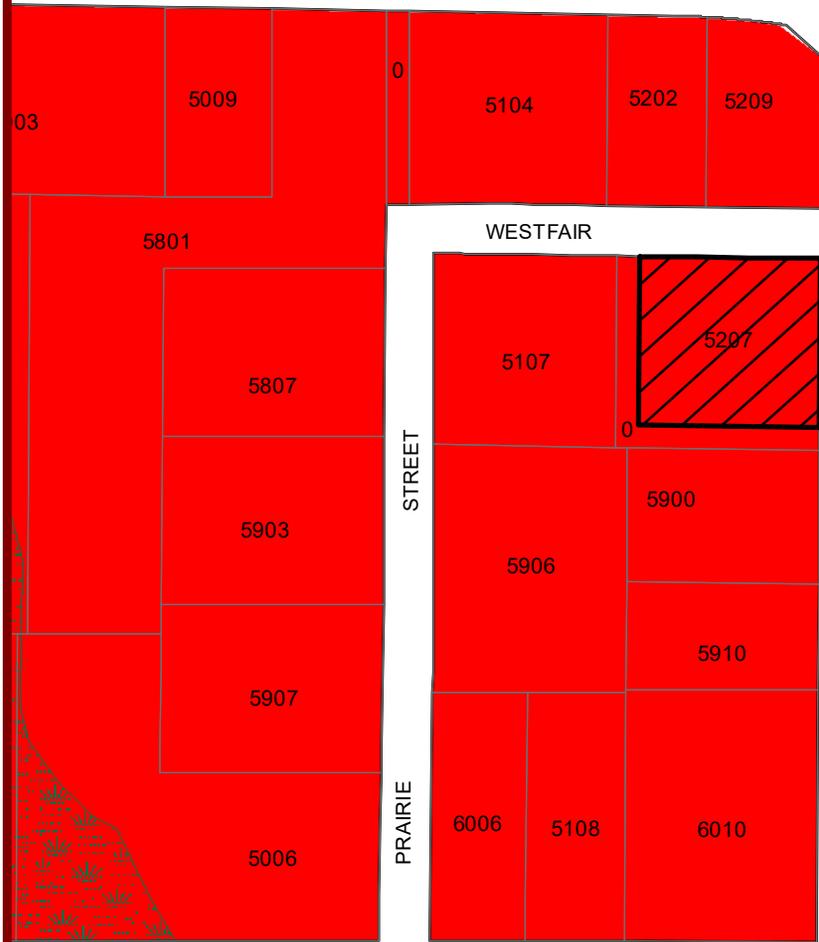


### LEGEND

- 5107 Westfair Avenue
- 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



**VILLAGE OF WESTON, MARATHON COUNTY, WI**  
**CONDITIONAL USE PERMIT #CU-9-15-1545**

This CONDITIONAL USE PERMIT is issued as of the 9<sup>th</sup> day of November, 2015, by the PLAN COMMISSION of the Village of Weston to COPPER HALO 2, LLC., property owner.

WHEREAS, COPPER HALO 2, LLC. is the owner of the property described below in the Village of Weston, and said owner intends to use thereon INDOOR STORAGE OR WHOLESALING related uses. The said properties upon which said activity is to take place is more particularly described as follows:

Lot 4 of Block 2 of the Weston Commercial Park Plat; part of the southwest ¼ of the southeast ¼ of Section 16, Township 28 north, Range 8 east, Village of Weston, Marathon County, Wisconsin; more commonly known as 5207 Westfair Avenue

WHEREAS, the properties described above are in the B3 – GENERAL BUSINESS ZONING DISTRICT with WHP – WELLHEAD PROTECTION OVERLAY DISTRICT-ZONE A of the Village, which permits the use of INDOOR STORAGE OR WHOLESALING in said district only by conditional grant; and

WHEREAS, COPPER HALO 2, LLC. has requested a conditional grant use of the property, per Section 94.3.05, so as to allow the use of INDOOR STORAGE OR WHOLESALING (94.4.06(1)) on said premise; 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 November 9, 2015, 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.

NOW, THEREFORE, BE IT RESOLVED, the PLAN COMMISSION of the Village of Weston, in Marathon County, Wisconsin, hereby grant the COPPER HALO 2, LLC. a conditional grant for the property described above, for the use of INDOOR STORAGE OR WHOLESALING as defined in Sec. 94.4.06(1) of the Village Zoning Ordinance. The conditions for the issuance of the conditional grant are as follows:

- 1) Outdoor storage shall only occur at a 30-day temporary basis and shall be screened from the view of the right-of-way and neighboring parcels.
- 2) The construction of any facilities upon the property described above shall be in accordance with the building site and operational plans previously approved by the Village. Any 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.

Dated this 9<sup>th</sup> day of November, 2015

WESTON PLAN COMMISSION

By: \_\_\_\_\_  
Loren White, its Chair

ATTEST:

\_\_\_\_\_  
Valerie Parker, Plan Commission Secretary

STATE OF WISCONSIN)

)ss.

COUNTY OF MARATHON)

Personally came before this \_\_\_\_\_ day of November, 2015, the above named Loren White, Chair, and Valerie Parker, Secretary, to me known to be the persons who execute the forgoing instrument and acknowledge the same.

\_\_\_\_\_  
Notary Public

My Commission expires on \_\_\_\_\_.

DRAFT

THIS INSTRUMENT DRAFTED BY:  
Jared M. Wehner, Village of Weston  
Assistant Planner, Planning and Development  
Weston, WI 54476

# Conditional Use/Rezone/Comprehensive Plan Amendment

Permit Application  
Village of Weston/ETZ

Date: 10/19/2015

Permit No. : CU-10-15-1551

Payment:  Cash  Check No. 7002

**FULL COMPLETION OF THIS FORM IS REQUIRED FOR PROCESSING**



5500 Schofield Ave  
Weston, WI 54476

## PROPOSALS AND FEES

<input type="checkbox"/> Conditional Use (Residential)		\$ <u>250.00</u>
<input checked="" type="checkbox"/> Conditional Use (Non-Residential)	\$250.00 + \$10.00/Acre over 10 Acres =	\$ <u>250.00</u> (VP)
<input type="checkbox"/> Conditional Use Amendment		\$ <u>250.00</u>
<input 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>
<b>TOTAL:</b>		\$ <u>250.00</u>

## APPLICANT INFORMATION

**Applicant Name:** Fastenal Company <sup>Ryan Rasmussen</sup>  Agent\*  Property Owner  
**Mailing Address:** 2001 Theurer Blvd. **Phone:** 815-219-8612  
Winona, Mn 55987 **Email:** rrasmuss@fastenal.com

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

**Property Owner:** Copper Halo 2 LLC **Contact Name:** Tom Krautkramer  
**Mailing Address:** PO BOX 75 **Phone:** 715-574-9343  
Weston WI 54476 **Email:** tom.kramer@copperhalo.com

## PROJECT SITE SPECIFICATIONS

**Project Address:** 5207 Westfair Ave **Lot Size(ft<sup>2</sup>):** 40,000+  
(or PIN if no address) WestonWI 54476 **Acres:** na  
**Property Zone:** B-3 **Proposed Rezone:** Indoor Storage,Wholesaling,Sales, Service  
**Current Future Land Use Designation:** na **Proposed Future Land Use Designation:** na  
**Legal Description:** 5207 Westfair Ave 192-2808-164-0104

## 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.

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**CONDITIONAL USE REQUIREMENTS**

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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.)

**Yes, the proposed use alike the current activities currently conducted on the property.**

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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.

No, the proposed conditional use will not adversely impact nearby property, the proposed use alike the current activities currently conducted on the property.

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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?

Yes, the proposed use will maintain the desired consistency of land uses, the land use will be alike the current activities currently conducted on the property.

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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.

Yes, the proposed conditional use is located in an area the will not impose an undue burden on others, the current land use is alike the proposed land use.

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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?

Yes, the public will benefit from local job creation in Weston. (2-4 Jobs)

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**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.

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**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.

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**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.

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**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.

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**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.

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**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.

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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.

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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.

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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.

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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.

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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?

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**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.

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### COMPREHENSIVE PLAN AMENDMENT REQUIREMENTS

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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.

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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.

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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.

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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.

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

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

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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.

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

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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.

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

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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.

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

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

**STATEMENT OF UNDERSTANDING AND SIGNATURES**

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

*[Handwritten Signature]*

Signature of Applicant

*10/19/15*

Date

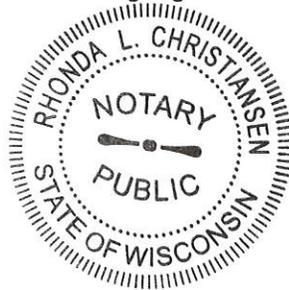
**Tom Krautkramer**

Print Applicant Name

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

STATE OF WISCONSIN            )  
  ) ss.  
COUNTY OF MARATHON        )

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



*Rhonda L. Christensen*

Notary Public

My Commission Expires: 5-25-19

**STAFF REVIEW**

PIN: 192-2808-164-0104 Zoning: B3  Village  ETZ  
Filed After the Fact:  Yes  No Fine Imposed:  Yes  No Amount: \_\_\_\_\_  
Publication of Notice Date 1: 10-26-15 Publication of Notice Date 2: 11-02-15

**Conditional Use Permit Review:**

PC/ETZ Meeting Date: 11-09-15 CUP No.: CU-10-15-1551  
 Approved  Approved w/ Conditions  Denied Site Plan No.: \_\_\_\_\_  
Adoption Date: \_\_\_\_\_

**Conditional Use Permit Review (Outdoor Commercial Entertainment Only)**

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

Recorded Date: \_\_\_\_\_ Document No.: \_\_\_\_\_

**Rezone and Comprehensive Plan Amendment Review:**

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

**Description of Proposed Conditional Use**

**5207 West Fair Ave**

**Weston WI 54476**

**10/19/2015**

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Property to be used for all activities revolving around sales, service, ware housing, etc.

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**Justification of Proposed Conditional Use**

**5207 West Fair Ave**

**Weston WI 54476**

**10/19/2015**

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Current activities at this property include sales, service, ware housing, are alike proposed conditional use. This proposed conditional use will allow for job creation and for the property to be zoned correctly for its current occupants.

LRS10801  
LRS108I

Land Records  
Browse

10/22/15  
13:35:47

PIN 192 2808 164 0104 Village of WESTON  
Parcel 62 082300 002 004 00 00 Status: **ACTIVE**  
Adr **1** 5207 WESTFAIR AVE WESTON 54476 0000  
Own 1 COPPER HALO 2 LLC B

Parcel Descriptions:

1 Description(s) on File

Year	Acres	Front	Depth	Flood Line	Description
1987					1 WESTON COMMERCIAL PARK
					2 LOT 4 BLK 2

F2=Assessments F3=Exit F4=Prompt F7=Previous F8=Next F24=More  
Positioning to Address: 05207 WESTFAIR AVE +