



**VILLAGE OF WESTON  
NOTICE OF PUBLIC HEARINGS**

**NOTICE IS HEREBY GIVEN** that a public hearing will be held before the Village of Weston Plan Commission, on **Monday, November 14, 2016, at 6:00 p.m.**, at the Weston Municipal Center, 5500 Schofield Avenue, Weston, WI 54476 to take testimony relative to the following:

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

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

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

Written testimony may be forwarded to the Village of Weston Plan Commission, Valerie Parker, Plan Commission Secretary, 5500 Schofield Avenue, Weston, WI 54476, or emailed to [vparker@westonwi.gov](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, Planning Technician, Planning and Development Department, at 715-241-2607.

Dated this 26th day of October, 2016

Valerie Parker  
Plan Commission Secretary

# Village of Weston

## Marathon County, Wisconsin

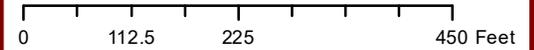


### OFFICIAL ZONING MAPS

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



Map by the Technology Services Department,  
 Village of Weston



### LEGEND

- 4613 Camp Phillips Road
- Village of Weston
- Right-of-way
- Parcel Boundary
- Wetland
- Surface Water

### ZONING DISTRICTS

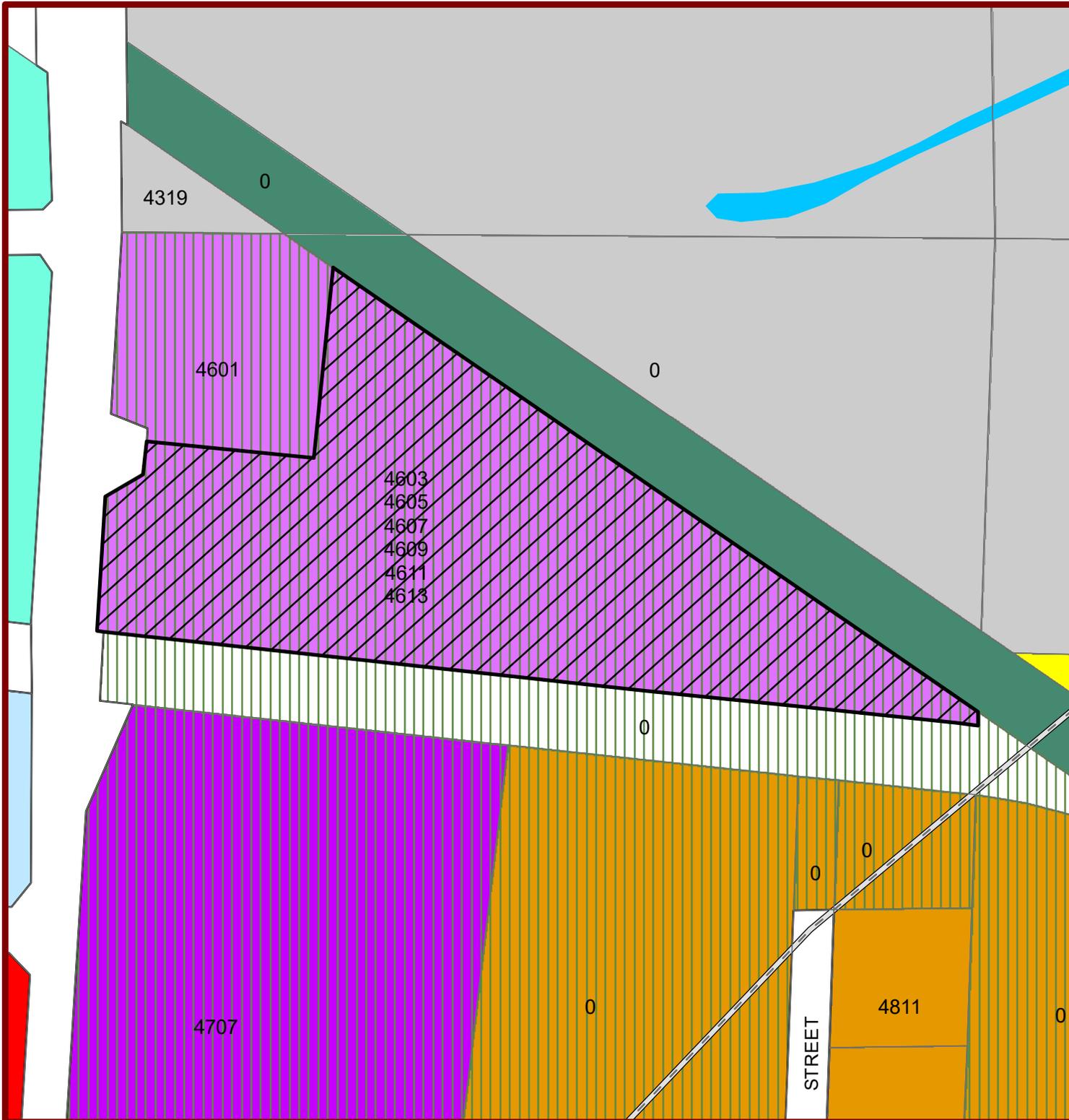
- AR - Agriculture and Residential
- PR - Parks and Recreation
- RR-2 - Rural Residential-2 Acre
- RR-5 - Rural Residential-5 Acre
- SF-L - Single Family Residential-Large Lot
- SF-S - Single Family Residential-Small Lot
- 2F - Two Family Residential
- MF - Multiple Family Residential
- MH - Manufactured 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





## ***CRACKED, LLC -ESCAPE ROOM ADVENTURESS***

### **WRITTEN DESCRIPTION (BUSINESS PLAN)**

Business plan for Central Wisconsin's first escape room experience

# **CRACKED, LLC - ESCAPE ROOM ADVENTURES**

## **BUSINESS PLAN/WRITTEN DESCRIPTION**

### History

Escape rooms originated as video games in which the player navigated a virtual space, solved puzzles and found a way out.

The first physical room opened in Japan in 2006, bringing the video game to life. The phenomenon caught fire and spread throughout Asia, Europe, and eventually to the United States.

### Today

Ten years after inception, there are over 2,800 registered escape rooms worldwide. Escape rooms are virtually in every big city across the United States, and are beginning to populate new markets in smaller cities.

## **WHAT IS AN ESCAPE ROOM?**

Escape rooms

adventure games are

a relatively new form

of physical

entertainment. At its

core, players are

placed in an

interactive room and

must beat the clock to

accomplish a specific

goal. Along the way,

players must use their

wit and puzzle solving

skills to decode the

game maker's plot.

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## **MISSION STATEMENT**

To seamlessly provide an immersive, unique, and fun environment for people to play challenging and rewarding games.

### **Vision Statement**

To push the status-quo of the escape room experience and work with strategic business partners to provide an unmatched gaming experience.

## BUSINESS PROCESSES

Cracked will follow industry standard business processes for escape rooms. Cracked will operate their rooms by appointment only. Customers visit the website, via a link on social media or web browser.

Once on the site, the customer can purchase a gift voucher or select a room to play. See example below.



(Picture from [www.escaperoomwisconsin.com](http://www.escaperoomwisconsin.com))

Customer then selects the time block he/she would like to play. See example below.

SAT 20 AUG	SUN 21 AUG
SOLD OUT	SOLD OUT
SOLD OUT	SOLD OUT
NOT AVAILABLE	NOT AVAILABLE
BOOK NOW 1 SPACES LEFT	SOLD OUT

(Picture from [www.escaperoomwisconsin.com](http://www.escaperoomwisconsin.com))

Once selected, the customer can pick how many slots he/she would like to reserve and payment is made. Liability waivers and code of conduct may also be read and signed at this point.

## **CUSTOMER EXPERIENCE**

Customers are instructed to arrive 15 minutes prior to the booked timeslot. Once the group (2-8 people) checks in, the game may begin. Players are ushered to the entrance of the game room and are briefed by an employee.

The employee notifies the group of the basic rules, boundaries of the game and identifies emergency exits. The employee explains the scenario the players are engaged in, and the objective(s) they face.

The clock is started (60 minutes) and the players enter the game room. Upon entrance, the players are immersed in the theme of the game room. The smells, sounds, props and lighting create the ambience.

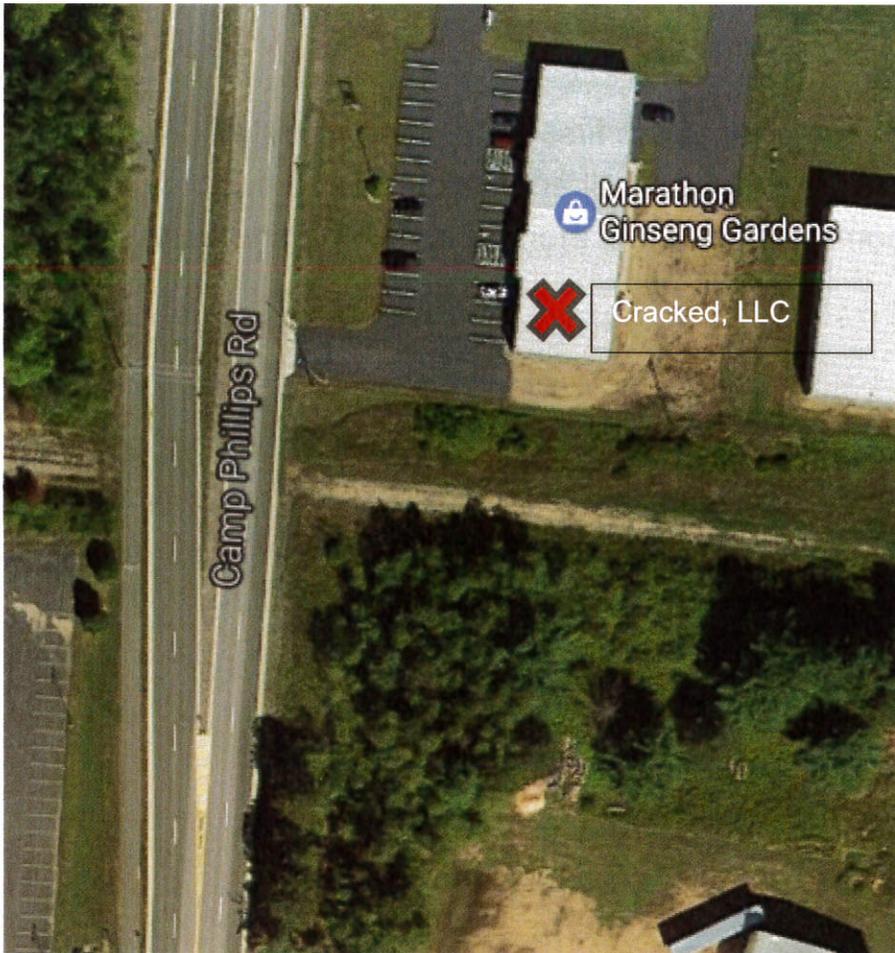
Players typically start out slowly, surveying their environment. Shortly thereafter, players realize the environment is interactive and clues begin to get discovered. Before long, players are running from one location to the next as they reveal new clues and solve puzzles.

An employee watches the group's activity through a camera monitoring system. Employees are able to assist and monitor activities.

Once time expires, or the puzzle is completed, the employee debriefs the players on their game. Players are then allowed to pose for photographs in front of the theme-based rooms. These photographs are uploaded to social media by employees and shared to the customers, acting both as a memento and advertisement.

## STRATEGIC LOCATION

Cracked will be located at 4613 C Camp Phillips Rd. Weston, Wisconsin.



The location is a well-established building with steady local traffic. The location is easily found and is a short drive from the interstate. Signage on site will allow us to attract the local customer base. Customers will have access to nearby restaurants and attractions.

## OPERATIONAL DETAILS

### Day-to-Day Operations

Employees will arrive at Cracked prior to the first bookings of the day. Rooms are booked in two hour time slots. Players will arrive 15 minutes prior to playing and will be briefed on the rooms. Players will then have 45-60 minutes to play the room.

An employee will be monitoring the group's progress and ensuring players stay within the confines of the game. Players will be able to request more clues or assistance. The door to the room will remain **unlocked** so players can exit the room if needed. After the players have exited the building, staff will reset the room to prepare it for the next group of players.

## **Operational Facilities**

Our operations will be located at 4613 C Camp Phillips Road, Weston, WI 54476; in a 2,950 square foot space. One advantage to this space is that it is already laid out in a format that is conducive to the escape room business. There is a reception area in the front to greet guests, brief them, and explain the rules of the game. There are eight other rooms which can be used for the escape rooms. Additionally, there are two restrooms, room for prop storage, and an employee area apart from customers. The renovation needed will be flooring in certain areas, paint and decorations in the reception area, and the construction of the themed escape rooms. The facility will be available to us as soon as the conditional use permit is approved and the lease is signed. Cracked is targeted to open to consumers February 1, 2017.

## **Staffing Requirements**

The company only requires staffing when running the rooms. Member Andria Smith will work full-time at Cracked, and will manage day-to-day operations. An additional staff member(s) will be employed part-time to assist in managing the games.

## Owner Profile

After supervising a gaming arcade in Tomah, WI, Member Paul Smith went to college and obtained an Associate's degree in Electromechanical Technologies. While in school, Paul worked full-time in industrial maintenance; also working part-time in the hotel and catering business.

In 2010, Paul and Andria Smith were married and moved to Washington State. Paul quickly found employment as an industrial electrician while Member Andria attended graduate school for Speech-Language Pathology.

Upon completing her Masters of Science in Communication Sciences and Disorders, Andria and Paul bought a repossessed house in an auction. While living in said house, Paul and Andria worked together to "flip" the property. Meanwhile, Paul completed a Bachelor's degree in Business Management, and together, Paul and Andria had two children. When Paul was hired by Greenheck Fan to supervise their Automation Department, the Smith family packed up and put the house they had lived in for 18 months on the market. The house sold the first day.

When on a business trip to Charlotte, NC, Paul played his first escape room. He had a blast. Several months later, Paul began looking for one to play in Central Wisconsin, only to learn that there are none nearby. This was the spark that ignited an entrepreneurial vision.

Unknowingly, Paul and Andria have been training to construct and operate an escape room business their entire lives.

Paul has extensive knowledge in automation, electrical, customer service, and business management. Andria is a creative and analytical puzzle enthusiast who understands the cognitive processes involved in various executive functions (e.g., problem solving, attention, sequencing) essential in constructing a stimulating environment for players.

Together they are a unified force, dedicated to bringing their customers and community an immersive and challenging escape room experience.

## Decoration

Cracked, LLC will follow a "Rustic-Industrial" decoration theme for the public areas.



## **WRITTEN JUSTIFICATION**

The proposed conditional use is appropriate for several reasons. It is listed as a conditional use for the Limited Industry zone (Commercial Indoor Entertainment), it provides great benefit to the community (see “Community” below), it does not adversely affect the surrounding areas (see “Impact on Area” below), and it is a safe form of entertainment (see “Safety” below).

### **COMMUNITY**

Cracked, LLC will be heavily involved in the local community. Much of the customer base will comprise of locals who look to experience a new type of entertainment.

Rooms can be designed to fit a multitude of age ranges. Current plans offer experiences for ages 14+ or younger with direct guardian participation.

Corporations have identified escape rooms as ideal team building experiences. Cracked, LLC will offer local businesses the ability to put their employees in a fun and controlled environment where they must use leadership, teamwork, critical thinking and problem solving to accomplish a specific goal within a predetermined time.

### **IMPACT ON AREA**

Cracked, LLC will neither affect the immediate area it is located nor the surrounding areas. Aside from signage, no external improvements need to be made to the existing structure. The existing building contains the key structural components we need to operate: a reception area, employee area, bathrooms,

briefing room, and rooms for game play. The environment will not be significantly affected by our presence, as it is service-based entertainment. Traffic will not be significantly affected as it is an appointment-based business, with small groups of consumers. To access the business, consumers will likely drive by the restaurants and other shops located on Schofield Avenue, possibly bringing more business to Weston.

## **SAFETY**

Cracked, LLC will be in accordance with all Fire Code/Occupancy Codes. Players are being monitored by “Game Masters” during game play to ensure safety and to monitor progress. During the briefing, players will be instructed on location of emergency exits, and will be assured that they can leave the room at any time they wish. All game play devices will be low voltage.



CAMP PHILLIPS ROAD

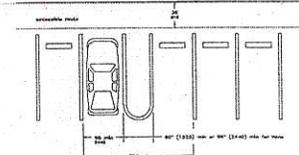
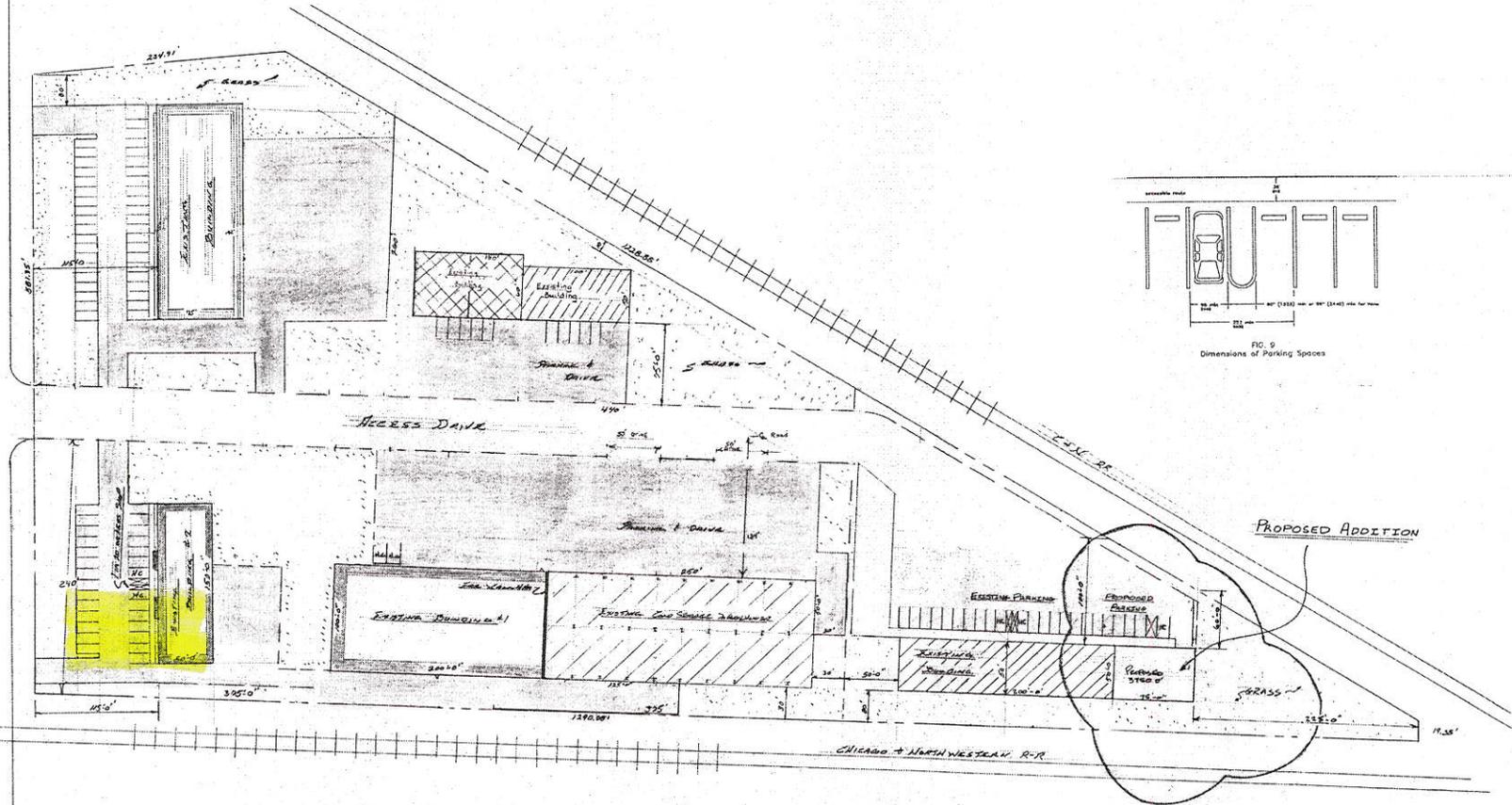
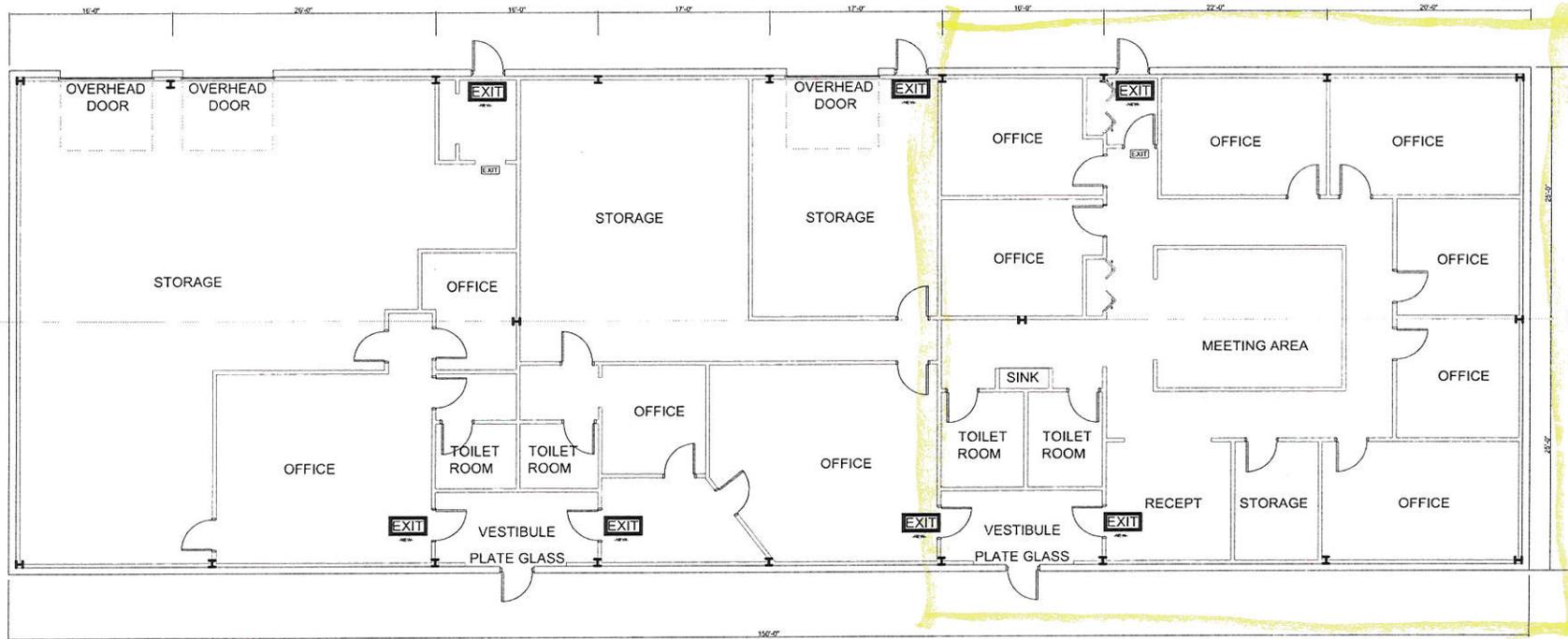


FIG. 9  
Dimensions of Parking Spaces

PILOT PLAN  
SCALE 1"=50'0"

SHEET INDEX	
1	PILOT PLAN
2	FOUND. PLAN & ELEVATION
3	FOUNDATION PLAN & SECTIONS

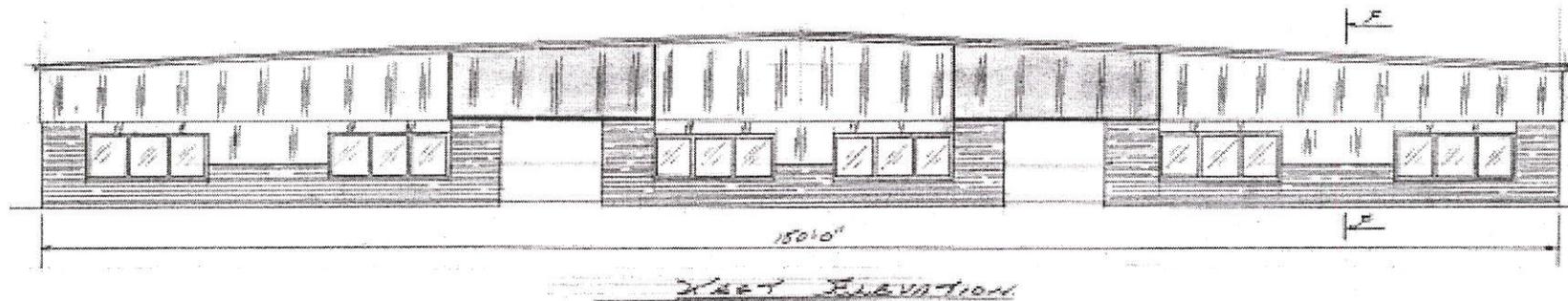
PROPOSED BUILDING NO. 1 AND 2	
RICHRO BENDER	
SCALE DS	APPROVED BY
DATE 2-6-80	DRAWN BY JAS
REVISIONS 1/12/80	
UNITED STRUCTURES INC	
P.O. BOX 820	DRAWING NUMBER
SCARBOROUGH, N.J.	1



EXISTING BUILDING LAYOUT  
SCALE 3/32" = 1'-0"

**EXIT** EXISTING EXIT SIGN  
**EXIT** EXIT SIGN (REQUIRED)

*11 parking spots in front  
+ employee parking in back*



**United Structures Inc.**  
P.O. Box 527 Schofield, WI 54476 715-355-1040 Fax 715-359-0541

**PROPOSED:**  
**BENDER PROPERTIES**  
CAMP PHILLIPS ROAD, WESTON, WI

SCALE	DATE
1/8" = 1'-0"	
DRAWN BY	4-18-2008
DRAWING NUMBER	
Floor Plan	
PAGE	
1	

\*Signage Sample\*  
Plan to use existing sign structure



# RICHARD BENDER RENTALS, LLC

PO Box 136, Weston, WI 54476

Office: (715) 355-4944

Cell: (715) 573-4944

rbrllc@yahoo.com

Village of Weston  
5500 Schofield Ave  
Weston, WI 54476  
Attn: Jennifer Higgins

October 14, 2016

**Re: Letter of Authorization for Conditional Use Application**

Dear :

Richard Bender Rentals LLC hereby authorizes Cracked LLC (Paul and Andria Smith) to apply for a Conditional Use Permit for the facility at 4613-C Camp Phillips Road. We understand that the intended usage of the conditional permit will be for an indoor entertainment facility. Richard Bender Rentals LLC is the sole owner of the building at 4613 Camp Phillips Road..

If you have any questions feel free to contact me.

Sincerely,



Rod Bender, Manager  
Richard Bender Rentals, LLC  
715-573-4944

# Conditional Use/Rezone/Comprehensive Plan Amendment

Permit Application  
Village of Weston/ETZ

Permit No. : CU-10-16-1617



5500 Schofield Ave  
Weston, WI 54476

Date: 10/14/2016

Payment:  Cash  Check No. 2528

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

## PROPOSALS AND FEES

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

## APPLICANT INFORMATION

**Applicant Name:** Cracked, LLC    Member Andria Smith & Member Paul Smith     Agent  Owner

Mailing Address: 1709 Pine Rd. Kronenwetter, WI 54455 \_\_\_\_\_ Phone: 608-797-4852 \_\_\_\_\_

\_\_\_\_\_ Email: Admin@bookcracked.com \_\_\_\_\_

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

**Property Owner:** Richard Bender Rentals, LLC    **Contact Name:** Rodney Bender

Mailing Address: Po Box 136    Phone: (715) 355-4944

Weston, WI 54476    Email: rb rentals@yahoo.com

## PROJECT SITE SPECIFICATIONS

Project Address: 4613 C Camp Phillips Rd.    Lot Size(ft<sup>2</sup>): 2950

(or PIN if no address)    Weston, WI 54476    Acres: \_\_\_\_\_

**Property Zone:** LI    Proposed Rezone: \_\_\_\_\_

Current Future Land    Proposed Future Land

Use Designation: Limited Industrial    Use Designation: \_\_\_\_\_

Legal Description: \_\_\_\_\_

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## PUBLIC HEARING REQUIRED FOR CONDITIONAL USE AND REZONE

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**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.)

**Cracked, LLC and the “escape room” business model fits listed conditional uses for Limited Industrial (Indoor commercial entertainment). The proposed location will work nicely for Cracked, LLC, Weston and local businesses. Indoor entertainment offers year-round benefits to the community.**

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.

**Nearby property will not be adversely affected. Some nearby properties may benefit from the new customers which will be drawn from all around central Wisconsin. The business will not adversely affect the neighborhood. The business is by appointment and booked by small batches of customers and will not cause any negative impacts on traffic. Current on-site parking is ample for the business. The existing property offers no restrictions or complications to right-of-way. This business does not facilitate any Public health, safety or general welfare issues.**

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?

**Escape room businesses are often located outside prime commercial zones. The business demands a larger than average space for the rooms and does not rely on walk-by traffic. The commercial indoor entertainment will be consistent with the culture at the proposed location while offering new services and attracting new business to Weston.**

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.

**Cracked, LLC is proposing to use an existing facility and will have non-invasive and non-obstructive operations. Due to the small batches of customers, play-by-appointment scheme, and safe interactions of the customer, this business does not require any non-typical public service.**

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?

**This business only serves the community in a positive way. It fosters teambuilding, critical thinking and is clean fun. The customer base will be comprised of corporate accounts, community members and members from outside the community. As the nearest escape room is currently 90+ miles away. Because the rooms are not hazardous or physically demanding they offer entertainment and teambuilding to a wide verity of ages.**

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

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

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

**Time Limits on the Development of Conditional Use.** The start of construction of any and all conditional uses shall be initiated within 365 days of approval of the associated conditional use permit and shall be operational within 730 days of said approval. Failure to

initiate development within this period shall automatically constitute a revocation of the conditional use permit. For the purposes of this Section, "operational" shall be defined as occupancy of the conditional use. Prior to such a revocation, the applicant may request an extension of this period. Said request shall require formal approval by the Plan Commission (or Extraterritorial Zoning Committee for land in the ETZ Area) and shall be based upon a showing of acceptable justification.

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

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

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

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

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### REZONE 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.

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 policies 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.



**STAFF REVIEW**

PIN: 192-2808-162-0959 Zoning: LI + DRT  Village  ETZ Filed  
After the Fact:  Yes  No Fine Imposed:  Yes  No Amount: \_\_\_\_\_  
Publication of Notice Date 1: 10-31-16 Publication of Notice Date 2: 11-7-16

**Conditional Use Permit Review:**

PC/ETZ Meeting Date: 11-14-16 CUP No.: CU-10-16-1617  
 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 VB <input type="checkbox"/> Recommend w/ Conditions <input type="checkbox"/> Denied
Meeting Date: _____	<input type="checkbox"/> Approved <input type="checkbox"/> Approved w/ Conditions <input type="checkbox"/> Denied

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

**Rezoning and Comprehensive Plan Amendment Review:**

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

LRS10801  
LRS108I

Land Records  
Browse

10/17/16  
09:45:47

PIN 192 2808 162 0959 Village of WESTON  
Parcel 62 162808 006 021 00 00 Status: ACTIVE  
Adr 6 4613 CAMP PHILLIPS RD WESTON 54476 0000  
Own 1 RICHARD BENDER RENTA LS LLC B

General Parcel Information:

PIN. . . . . : 37 192 4 2808 162 0959 Village of WESTON  
Parcel Number : 62 162808 006 021 00 00 Parcel Status: ACTIVE  
Sale Date. . . : 10/03/2001 Sale Type. . . : Blank  
Sale Amount. . : 0 Transfer Tax : .00  
Deed Type. . . : Quit Claim  
Deed Reference: M446-591 M526-559 1251522  
MAILING ADDRESS RICHARD BENDER RENTALS

PO BOX 136

WESTON WI 54476 0136 USA

F2=Owners F3=Exit F4=Prompt F7=Previous F8=Next F24=More  
Positioning to Address: 04613 CAMP PHILLIPS RD +

LRS10801  
LRS108I

Land Records  
Browse

10/17/16  
09:45:56

PIN 192 2808 162 0959 Village of WESTON  
Parcel 62 162808 006 021 00 00 Status: ACTIVE  
Adr 6 4613 CAMP PHILLIPS RD WESTON 54476 0000  
Own 1 RICHARD BENDER RENTA LS LLC B

Zoning

4 Zoning Records on File.

Year	Flood Plain Wetlands	Zoning	Zone Use	Ordinance
2015		1) LI	LIMITED INDUSTRIAL	
		2) D-RT	RAIL-TO-TRIAL OVERLAY	
		3)		
		4)		
2009		1) M-1	MANUFACTURING & WAREHOUSE	
		2)		
		3)		
		4)		

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

- (b) B-1 *Neighborhood Business*. 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. (Predecessor district: B-1 Neighborhood Convenience Retail and Service)
  - (c) B-2 *Highway Business*. The B-2 district accommodates a range of large- and small-scale office, retail, commercial service, restaurant, and lodging 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 within the Comprehensive Plan. (Predecessor district: B-2 Community Retail and Service)
  - (d) B-3 *General Business*. The B-3 district accommodates a wide range of commercial uses, along with compatible wholesale, light industrial, and outdoor storage and display uses. Development within this district is served by public sanitary sewer and water services. This district is intended for mapping (i) along major highway corridors; (ii) outside of the Village's neighborhood areas; and (iii) in areas planned for commercial uses, and occasionally in areas planned for industrial uses, within the Comprehensive Plan. (Predecessor district B-3 General Commercial)
  - (e) BP *Business Park*. The BP district accommodates office, light industrial, and other compatible businesses and support uses in a controlled business or office park setting. Allowable uses and activities include those associated with low levels of noise, odor, vibrations, and particulate emissions. Development within this district is served by public sanitary sewer and water services. This district is intended for mapping in areas planned for commercial uses, and occasionally in areas planned for industrial uses, within the Comprehensive Plan. (Predecessor district: B-P Business Park and B-4 Office)
  - (f) LI *Limited Industrial*. The LI district accommodates primarily light industrial, storage, office, and other compatible businesses and support uses. Allowable uses are geared toward activities which are not associated with high levels of noise, odor, particulate emissions, outdoor activities, and other potential nuisances. Development within this district is served by public sanitary sewer and water services. This district is intended for mapping in areas planned for industrial uses within the Comprehensive Plan. (Predecessor district: LMD Light Manufacturing Distribution)
  - (g) GI *General Industrial*. The GI district accommodates a range of manufacturing, assembling, fabrication and processing, bulk handling, storage, warehousing, trucking, and utility uses. The uses associated with this district may have significant off-site impacts such as heavy truck traffic, noise, and odors. Development within this district is served by public sanitary sewer and water services. This district is intended for mapping in limited areas planned for industrial uses within the Comprehensive Plan, at the Village's discretion. (Predecessor district: M1 Manufacturing and warehousing)
- (4) **Other Districts.**
- (a) N *Neighborhood*. The N district is intended to facilitate cohesive planned neighborhood developments that include desirable and innovative variations in the mix and relationship of uses, structures, and open spaces, consistent with proven principles of high-quality neighborhood design including traditional neighborhood design and conservation neighborhood design. Development within this district is served by public sanitary sewer and water services. See Article 14 for specifications. (Predecessor district: TND Traditional Neighborhood Development)

<b>P = Permitted Use</b>		<b>C = Conditional Use</b>		<b>T = Temporary Use</b>		<b>Empty Cell = Prohibited Use</b>		
<b>Land Use Category</b>		<b>Zoning District (see key at end of figure)</b>						
(#)	Land Use Type	INT	B-1	B-2	B-3	BP	LI	GI
(10)	Community Living Arrangement (16+)	P	C	C		C		
<b>Commercial Land Uses</b> (see Section 94.4.05 for descriptions and standards for each land use)								
(1)	Office	C	P	P	P	P	P	P
(2)	Personal or Professional Service		P	P	P	P	P	P
(3)	Artisan Studio		P	P	P	C	C	
(4)	Group Day Care Center	P	P	P	P	C	C	
(5)	Indoor Sales or Service		P	P	P	C	C	
(6)	Outdoor Display		C	C	P		C	C
(7)	Indoor Repair and Maintenance			P	P		P	P
(8)	Outdoor and Vehicle Repair and Maintenance			C	P		P	P
(9)	Drive-In or Drive-Through Sales or Service		C	P	P	C	C	C
(10)	Indoor Commercial Entertainment		C	P	P	P	C	C
(11)	Outdoor Commercial Entertainment		C	C	C			
(12)	Commercial Animal Establishment				P			
(13)	Bed and Breakfast		C	C				
(14)	Boarding House			C				
(15)	Campground	C						
(16)	Commercial Indoor Lodging		C	P	P	P		
(17)	Tourist Rooming House		C					
(18)	Adult Entertainment or Adult-Oriented Establishment							C
(19)	Large Retail and Commercial Service Development			C	C			
(20)	Microbeverage Production Facility		C	P	P	C	P	P

**Performance Standards:**

1. All outdoor activity areas shall be completely enclosed by an opaque fence, wall, or building section for each Outdoor and Vehicle Repair and Maintenance use no later than January 1, 2017. Such enclosure shall be located a minimum of 50 feet from any residentially zoned property.
2. Outdoor storage of vehicle parts and abandoned, unlicensed, and inoperable vehicles is prohibited, except that each inoperable vehicle being serviced may be kept outdoors for a period not exceeding 30 days.
3. A bufferyard meeting the requirements of Section 94.11.02(3)(d) shall be provided along all property borders abutting residentially zoned property.
4. Minimum Required Off-Street Parking: one space per 300 square feet of Gross Floor Area, or one space per each employee on the largest shift, whichever is less.

**(9) Drive-Through and Drive-In Sales or Service.**

Includes all land uses that perform sales and/or services to persons in vehicles, or to vehicles that may or may not be occupied at the time of such activity (except “Outdoor and Vehicle Repair and Maintenance” land uses, which are separately listed and regulated). Such uses often have traffic volumes that exhibit their highest levels concurrent with peak traffic flows on adjacent roads. Examples include drive-in, drive-up, and drive-through facilities in conjunction with another principal use (like a bank or restaurant), vehicular fuel stations, and car washes.

**Performance Standards:**

1. There shall be stacking space for at least five vehicles behind each drive-through order station, at least two vehicles between each order station and the first pass-through window, and at least two spaces beyond the last pass-through window for post-order pick-up.
2. The drive-through facility shall be designed so as to not impede or impair loading, vehicular movement, and pedestrian movement, or exacerbate the potential for conflicts with such activities.
3. Clearly marked pedestrian crosswalks shall be provided for each walk-in customer access to the facility adjacent to drive-through lane(s).
4. All vehicular areas shall have a hard surface that is designed to meet the requirements of a minimum four-ton axle load.
5. A bufferyard meeting the requirements of Section 94.11.02(3)(d) shall be provided along all property borders abutting residentially zoned property.
6. Vertical concrete curbs shall be used to separate driving areas from exterior fixtures such as fuel pumps, vacuums, menu boards, canopy supports, and landscaped islands.
7. Any land use that conducts sales from a vehicle such as a food truck or trailer, or from any other structure for an outdoor food or beverage vendor, that is in one place for more than 7 consecutive days is not classified as a “Drive-Through and Drive-In Sales or Service” use and is prohibited within the Village.
8. Minimum Require Off-Street Parking: Refer to the parking requirements of the other land uses on the site, such as “Indoor Sales and Service” land uses for a gas station/convenience store.

**(10) Indoor Commercial Entertainment.**

Includes all uses that provide entertainment services entirely within an enclosed building, or where outdoor entertainment facilities are present, the land area of such facilities is not greater than 15 percent of the gross floor area indoors. Indoor Commercial Entertainment uses often have operating hours that extend significantly later than most other commercial land uses. Examples of such land uses include restaurants, brewpubs, taverns, theaters, health or fitness centers, other indoor private

recreation centers, training studios (dance, art, martial arts, etc.), bowling alleys, arcades, roller rinks, indoor shooting ranges, and pool halls. Does not include any “Microbeverage Production Facility” or “Adult Entertainment or Adult-Oriented Establishment,” which instead are listed and regulated separately. Does not include permanent or seasonal dining establishments in which products are grown and served on the same farm, which are instead regulated as “On-site Agricultural Retail” uses.

**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. Where the limited outdoor space allowed for Indoor Commercial Entertainment uses allows for the service or consumption of alcohol, the use requires a conditional use permit and is subject to the performance standards associated with an “Outdoor Alcohol Area” in Section 94.4.09(17).
3. Air domes may be allowed to house all or part of the indoor commercial entertainment use by conditional use permit.
4. Minimum Required Off-Street Parking: one space per every three patron seats, or the maximum capacity of the establishment (whichever is greater).

**(11) Outdoor Commercial Entertainment.**

Includes all principal uses that provide entertainment services partially or wholly outside of an enclosed building. Such activities often have the potential to be associated with nuisances related to noise, lighting, dust, trash, and late operating hours. Examples include outdoor commercial swimming pools, health or fitness centers where the area of outdoor facilities is greater than 15 percent of the gross floor area indoors, driving ranges, miniature golf facilities, amusement parks, drive-in theaters, go-cart tracks, racetracks, trap clubs, and shooting ranges. Does not include any golf course or “Adult Entertainment or Adult-oriented Establishment,” which instead are listed and regulated separately.

**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. Activity areas (including movie screens) shall not be visible from any residentially zoned property.
3. Shall at all times meet the noise standards in Section 94.12.13.
4. Where the limited outdoor space allowed for Indoor Commercial Entertainment uses allows for the service or consumption of alcohol, the use shall require a conditional use permit be subject to the performance standards associated with an “Outdoor Alcohol Area” in Section 94.4.09(17).
5. The keeping of horses and other non-domesticated animals may be permitted where accessory and integral to the principal use, where “Agricultural Use” standards in Section 94.4.03(1) related to the keeping of farm animals are met, and where other chapters including Chapter 10 of the Code are met.
6. Minimum Required Off-Street Parking: one space for every three persons at the maximum capacity of the establishment.

**(12) Commercial Animal Establishment.**

Includes uses that provide for the care, treatment, grooming, and/or boarding of animals as a principal use of the property. Examples include commercial stables, pet shops, grooming shops, boarding kennels, animal shelters, and veterinary facilities. A boarding kennel is a facility where dogs, cats, horses, or other animals are kept for 24 hours or more for boarding, training or similar purposes

6. Each interior condominium site shall be at least 24 feet in width. Each condominium site located on a corner of a public street shall be at least 48 feet in width. Each interior condominium site that is intended to be at the end of a row of attached condominium units shall be at least 34 feet wide.
7. Each condominium development shall not exceed a density of seven dwelling units per acre, not including street rights-of-way and stormwater detention areas.
8. No more than four condominium units shall be built in a row having the same building line. In a condominium building having more than four dwelling units, the required minimum offset in the building line shall be three feet. No single condominium building shall exceed 250 feet in any horizontal dimension.

(b) *D-RT Rail-to-Trail Overlay.* This district is intended to establish unique controls for lands, buildings, and uses adjacent to the Mountain Bay Trail and other potential “rail-to-trail” conversions in the Village, while still providing for an appealing environment for recreational use of the trail. This district promotes coordinated site planning as a means to achieve flexibility from certain provisions normally applicable to development in the underlying standard zoning district.

1. Rezoning to the D-RT overlay district shall be per Section 94.16.02. In addition to the normal rezoning application requirements in that section, the applicant shall submit a site plan meeting the requirements of Section 94.16.09, along with a written explanation of why D-RT zoning is desired and how the standards of this subsection will be met.
2. No use in the D-RT district shall be established, maintained, or expanded except in conformity with a site plan approved under Section 94.16.09. Such requirements and conditions made a part of an approved site plan shall be, along with the site plan itself, construed to be and enforced as a part of this Chapter.
3. Specific lot size, density, open space, building location, height, size, floor area, screening and other such requirements within each site zoned D-RT shall be based upon determination as to their appropriateness to the proposed uses or structures as they relate to the total environmental concept of the development, and consistent with the purpose of this Chapter. The D-RT district does not allow any greater range of land uses than that allowed within the underlying standard zoning district.
4. Design of and relative to adjoining properties, streets, sidewalks, street lighting, storm drainage, lot size, lot arrangement, screening, or other elements of the site development shall be based upon determination as to the appropriate standards necessary to effectively implement the specific function in the specific situation, and compatible with the trail. In no case shall minimal standards be less than those necessary to protect the public health, safety and welfare in the determination of the Village.
5. The site plan shall be prepared with competent professional advice and guidance and shall produce significant benefits in terms of improved environmental design in the determination of the Village approval authorities.
6. The site plan shall reflect sensitive consideration of the physical nature of the site with particular concern for conservation of natural features, preservation of open spaces, careful consideration of terrain and landscaping which protects and enhances the recreational use of the trail, and proper drainage and preservation of natural terrain wherever appropriate.
7. The site plan shall serve to implement the spirit and intent of the Village’s Comprehensive Plan and Parks and Open Space Plan, especially as related to preservation of conservation and recreation areas, creation of common open spaces, and establishment of a diversified and interesting development pattern.
8. The proposed design shall be functional in terms of circulation, parking, emergency services, delivery of other services and utilities, and snowplowing. Applicable building and site design,

landscaping, and performance standards within Articles 10 through 12 shall be met, except where specifically waived or modified by the Plan Commission.

- (c) *D-CC Commercial Corridor Overlay*. The purpose of the D-CC overlay district is to establish a greater development design requirements along the most highly traveled, utilized, and visited roadway corridors in the Village. The objectives are to achieve a more unified vision and development form along these corridors, promote orderly and comprehensive development proposals, direct site and building designs that will stand the test of time, enhance the image of and entryway experiences in the Village, facilitate motor vehicle, bike, and pedestrian movement, enhance the surrounding neighborhoods, and create a unique sense of place. See definition of placemaking in Section 94.17.04. Single-family and two-family dwellings are exempt from the requirements of the D-CC district, and may not benefit from the bonus densities or setbacks if in this overlay district.
1. The maximum allowable floor area ratio (FAR) in the D-CC overlay zone may exceed that allowed in the base zoning district under Figure 5.02(1), per the following schedule (totals are additive):
    - a. Add 0.5 FAR if outdoor recreational, leisure, plazas, dining, activity, or other similar space is incorporated into the development, not including space in parking lots;
    - b. Add 0.5 FAR if one or more buildings in the development includes residential uses combined with commercial service, retail, office, and/or institutional uses;
    - c. Add 0.25 FAR if development includes residential uses in separate buildings from commercial service, retail, office, and/or institutional uses on the same site. Add 0.50 FAR if development includes other features to mitigate the impact of greater density on the environment, in the opinion of the Zoning Administrator, such as graduated setbacks of upper stories, exceptional building transparency (windows), pervious pavement, and vegetative or active roofs.
  2. Where the base zoning district is INT, B-2, B-3, or B-P, the minimum required setback from the principal building to the front and street side lot lines shall be building setbacks in Figure 5.02(2) shall be reduced to 15 feet.
  3. The maximum required setback from each new principal building to the front lot line shall be 40 feet, except for multiple building developments where at least 50% of the street frontage is occupied by buildings that meet this requirement.
  4. All loading and service areas shall be orientated away from all street frontages. In cases where the parcel is surrounded by right-of-way on three or more sides, this requirement may be waived; however, any such area shall be screened by a landscaped bufferyard as established in Section 94.11.02(3)(d) or by a wall or fence as described below.
  5. Parking lots shall be orientated to the rear and/or side of the buildings, and not closer to the front lot line than the principal building except in multiple building developments where at least 50% of the street frontage is occupied by buildings.
  6. Parking facilities within a parcel may be shared if multiple uses cooperatively establish and operate parking facilities and if these uses generate parking demands primarily when the remaining uses are not in operation. Applicants shall make an application to the Zoning Administrator for authorization for shared parking. Applicants shall include a draft of the easement establishing formal shared-parking between the applicant and all affected property owners. Shared parking arrangements may be approved by the site plan approval authority upon determination that the above stated off-street parking requirements for each use are met during said use's operational hours.
  7. Buildings and parking lots shall be orientated to facilitate and protect pedestrian movement, such as via a pedestrian plaza or promenade. All public and employee building entryways shall be connected via walkways to parking lots.