



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, July 17, 2017, at 6:00 p.m.**, at the Weston Municipal Center, 5500 Schofield Avenue, Weston, WI 54476 to take testimony relative to the following:

REZN-6-17-1647 Scott Turner, 3601 Camp Phillips Road, WI 54476, requesting a rezoning from RR-5 (Rural Residential – 5 Acre) Zoning District to RM (Rural Mix) Zoning District, on his parcel addressed as 3601 Camp Phillips Road (PIN 192-2808-093-0987) consisting of 13.16 acres. This request is to allow him to combine 3601 Camp Phillips Road to the vacant lot surrounding this property to the north and east (PIN 192-2808-093-0985), which consists of 36.162 acres, and currently owned by Scott L. and Mary R. Turner Revocable Trust. Within the RM Zoning District, the minimum lot size is 20 acres.

CU-6-17-1646 John Davel, of Davel Engineering & Environmental, Inc., 1811 Racine Street, Menasha, WI 54476, requesting a conditional use permit to allow for a Multi-Family Residence (9+ Unit Building) land use within the B-1 (Neighborhood Business) Zoning District, on vacant properties addressed as 6905 Schofield Avenue (PIN 192-2808-221-0991), 7103 Schofield Avenue (192-2808-221-0976), 7205 Schofield Avenue (192-2808-221-0992), and an unaddressed strip of land south of those (PIN 192-2808-221-0971). These parcels are currently owned by Theodore Will Trust, and are proposed to be combined into one parcel through a Certified Survey Map. The overall acreage of parcels to be combined is 7.1341 acres. The proposal is to construct four 12-unit, 2-bedroom each, apartments on the land.

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

Written testimony may be forwarded to the Village of Weston Plan Commission, Valerie Parker, Plan Commission Secretary, 5500 Schofield Avenue, Weston, WI 54476, or emailed to vparker@westonwi.gov, by noon on the day of the hearing. All interested persons will be given an opportunity to be heard. Any person with questions or planning to attend needing special accommodations in order to participate should call Valerie Parker, Planning Technician, Planning and Development Department, at 715-241-2607.

Dated this 29th day of June, 2017

Valerie Parker
Plan Commission Secretary

Village and Town of Weston Marathon County, Wisconsin



OFFICIAL ZONING MAPS

Map Date: 7/11/2017
Adoption Date (Village): 2/22/2017
Adoption Date (ETZ): 2/22/2017
Adoption Date (Town): 1/23/2016



0 0.03 0.06 0.12 Miles

LEGEND

6905, 7103 & 7205 Schofield Avenue

Village of Weston

Right-of-way

Parcel Boundary

Surface Water

Wetland

ZONING DISTRICTS

PR - Parks and Recreation

SF-L - Single Family Residential-Large Lot

SF-S - Single Family Residential-Small Lot

2F - Two Family Residential

MF - Multiple Family Residential

INT - Institutional

B-1 - Neighborhood Business

B-3 - General Business

LI - Limited Industrial

OVERLAY ZONING DISTRICTS

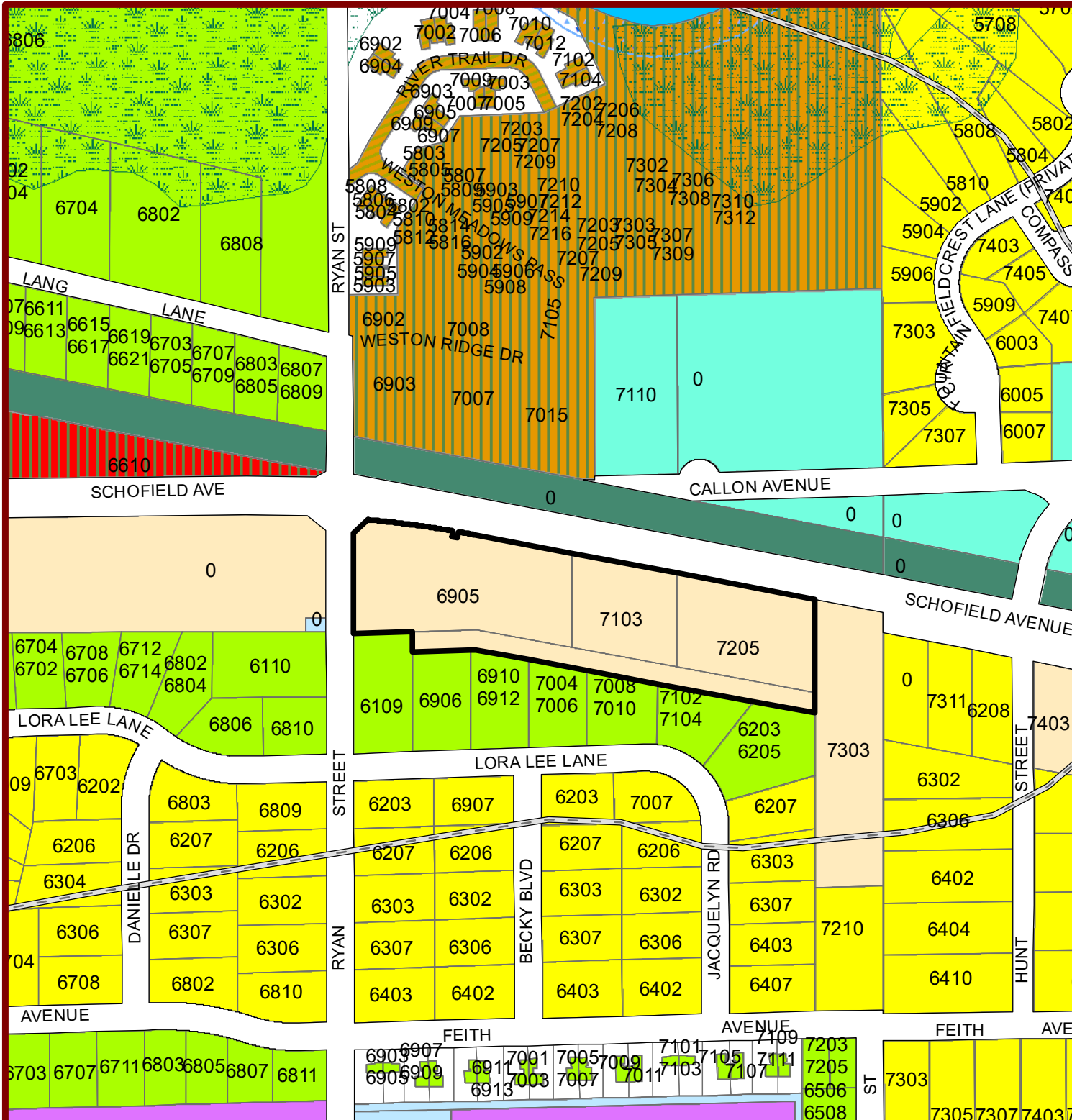
Design - Condominium

Design - Rail-to-Trail

Village of Weston Shoreland Overlay Zoning

WELLHEAD PROTECTION ZONES

Zone B



East Gate Apartments

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

SITE INFO:

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

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

Land Use: currently woodlands

Zoning: B-1 Neighborhood Business

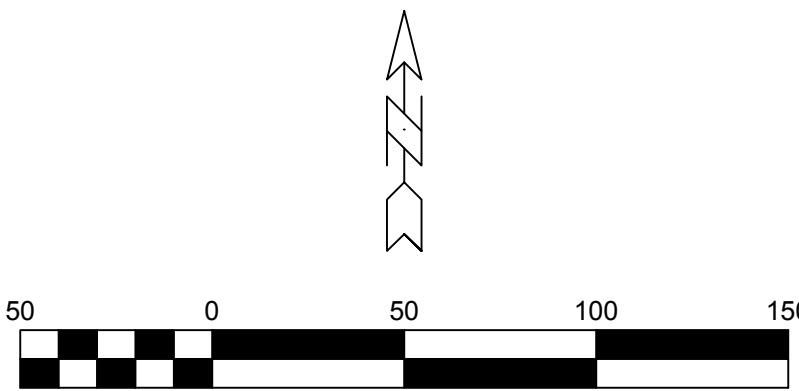
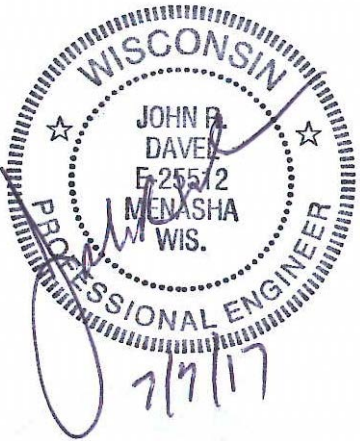
Setbacks:
Front/Street: 10'
Sides: 6'
Rear: 10'
Pavement Front: 10'
Pavement Sides: 5'
Between Buildings: 10'

98 parking stalls provided, plus 48 garage stalls

Site Areas:
Buildings: 39,799 SF (12.8%)
Pavements: 82,830 SF (26.7%)
Sidewalk: 16,422 SF (05.3%)
Green space: 171,709 SF (55.3%)
Total: 310,760 SF

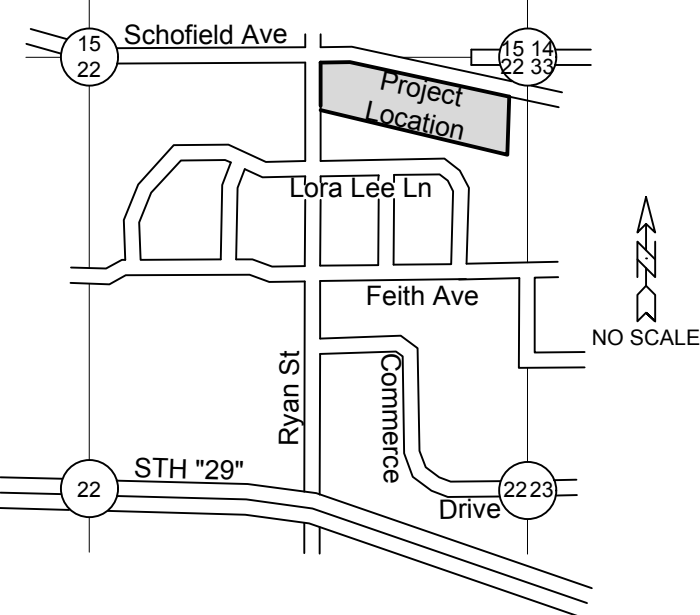
Building Areas:
Apartment Buildings: 9,708 SF each
Office/Garage: 827 SF
Mailroom: 140 SF

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



SHEET INDEX:	
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Erosion & Sediment Control Details	2.3
Stormwater Pond Details	2.4
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LOCATION MAP
NE 1/4 SEC 22, T 28 N, R 8 E,
TOWN OF WESTON
MARATHON COUNTY, WI

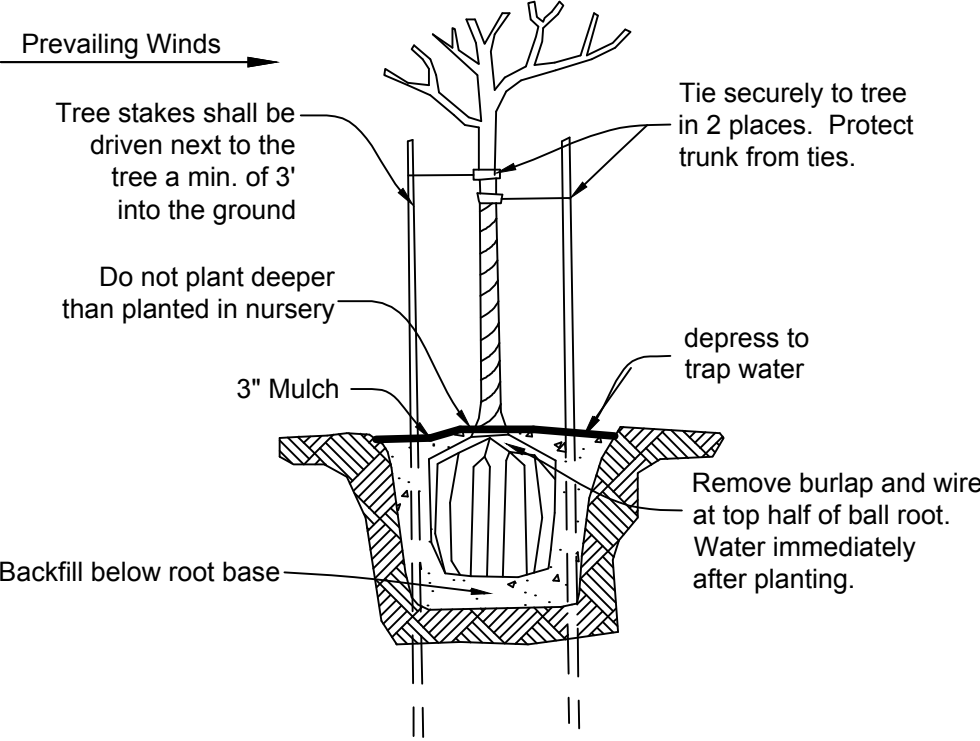
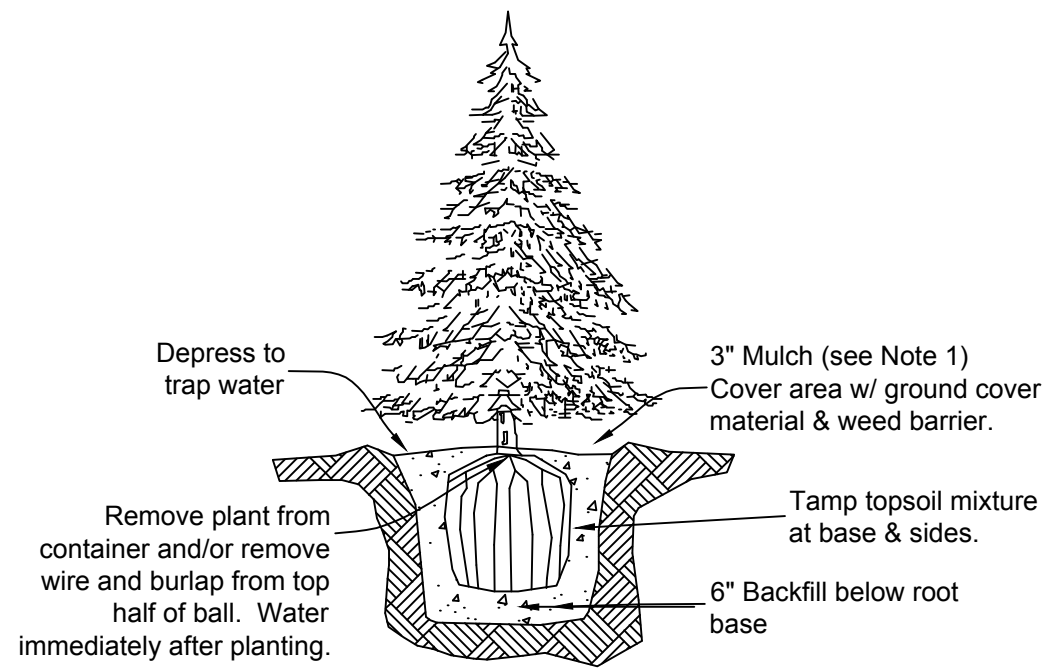


SITE PLAN



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

Project Number: 5020
July 9, 2017



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

Plant Schedule - Hard Surface				
Plant	Code	Common Name	Genus/Species	Qty
Large Tree	RO	Red Oak	Acer rubrum	9
Large Tree	SM	Sugar Maple	Acer saccharum	8
Small Tree	WB	American White Birch	Betula papyrifera	8
Small Tree	WH	Winter King Hawthorne	Crataegus Virdis	8
Evergreen	BS	Colorado Blue Spruce	Picea pungens	7
Evergreen	EC	Eastern Red Cedar	Juniperus virginiana	7
Large Shrub	SD	Silky Dogwood	Cornus amomum	6
Large Shrub	SS	Staghorn Sumac	Rhus typhina	6
Total				59

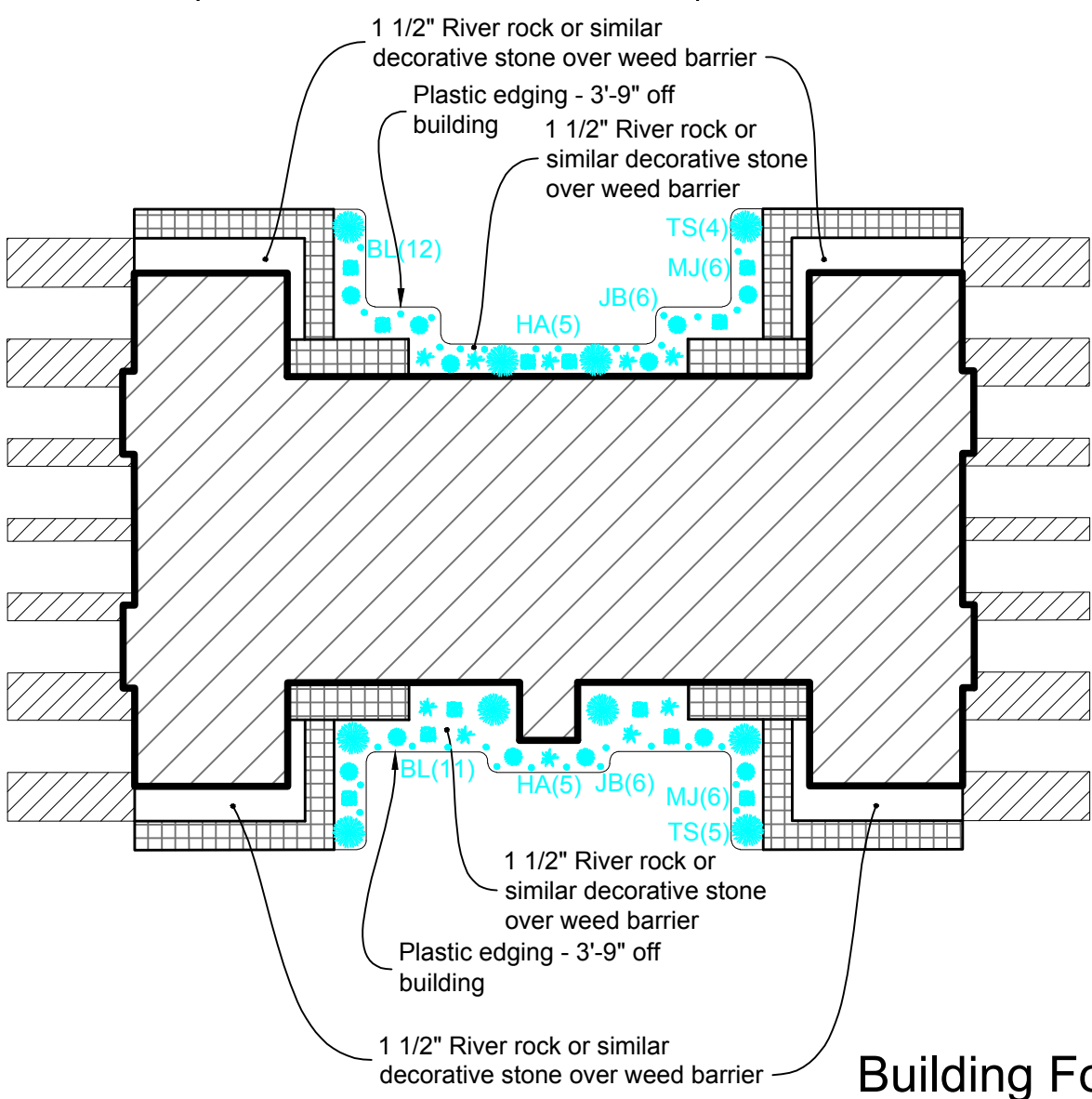
Plant Schedule - Building Foundation				
Plant	Code	Common Name	Genus/Species	Qty
Small Tree	WB	American White Birch	Betula papyrifera	8
Small Tree	WH	Winter King Hawthorne	Crataegus Virdis	8
Large Shrub	TS	Tiger Eyes Sumac	Rhus typhina	46
Small Shrub	JB	Japanese Barberry	Berberis thunbergii	54
Small Shrub	MJ	Miniature Juniper	Juniperus communis	54
Small Shrub	HA	Helen Curtis Azalea	Rhododendron	45
Small Shrub	BL	Birchleaf Spirea	Spiraea betulifolia	150
Total				365

Plant Schedule - Buffer Yard				
Plant	Code	Common Name	Genus/Species	Qty
Evergreen	BS	Colorado Blue Spruce	Picea pungens	26
Evergreen	AP	Austrian Pine	Pinus nigra	26
Large Shrub	CH	Canadian hemlock	Tsuga canadensis	26
Total				78

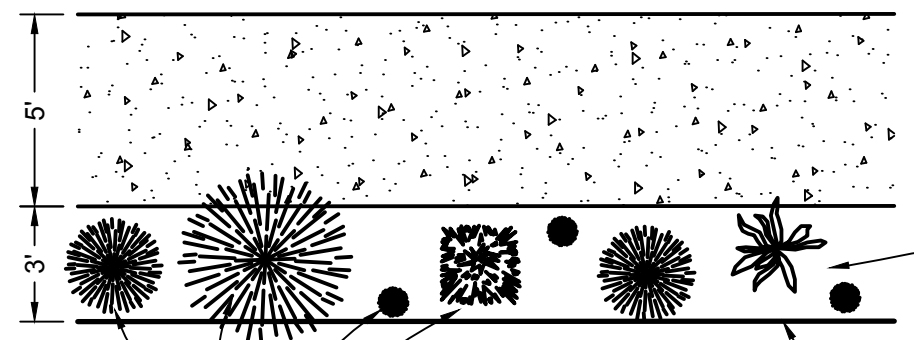
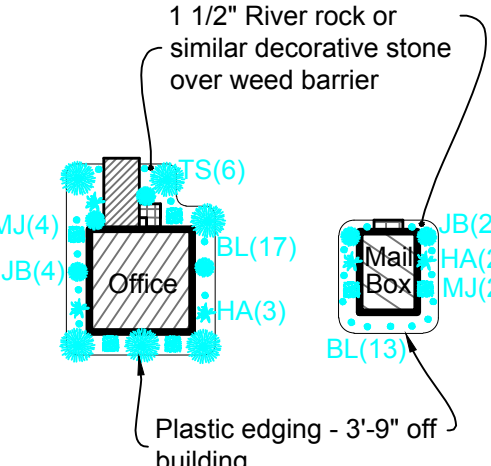
Plant Schedule - General Yard				
Plant	Code	Common Name	Genus/Species	Qty
Large Tree	RO	Red Oak	Acer rubrum	10
Large Tree	SM	Sugar Maple	Acer saccharum	10
Small Tree	WB	American White Birch	Betula papyrifera	9
Small Tree	WH	Winter King Hawthorne	Crataegus Virdis	9
Evergreen	BS	Colorado Blue Spruce	Picea pungens	8
Evergreen	EC	Eastern Red Cedar	Juniperus virginiana	7
Total				53

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

* Evergreen Trees must be a minimum height of 4 feet when planted



- TS
- JB
- MJ
- HA
- BL



LEGEND

- CATV - CATV
- FD - FD
- GH - GH
- San - San
- Sto - Sto
- E - E
- G - G
- T - T
- V - V
- Fence - Steel
- Fence - Wood
- Fence - Barbed Wire
- Wetlands
- Treeline
- Railroad Tracks
- Culvert
- Index Contour
- Intermediate Contour
- Proposed Storm Sewer
- Proposed Sanitary Sewer
- Proposed Water Main
- Proposed Contour
- Proposed Swale
- Proposed Culvert
- Sidewalk Landscaping
- Sanitary MH / Tank / Base
- Clean Out / Curb Stop / Pull Box
- Storm Manhole
- Inlet
- Catch Basin / Yard Drain
- Water MH / Well
- Hydrant
- Utility Valve
- Utility Meter
- Utility Pole
- Light Pole / Signal
- Guy Wire
- Electric Pedestal
- Electric Transformer
- Air Conditioner
- Telephone Pedestal
- Telephone Manhole
- Ex Spot Elevation
- Proposed Sanitary Manhole
- Proposed Storm Manhole
- Prop. Catch Basin / Yard Drain
- Proposed Endwall
- Proposed Hydrant
- Proposed Valve
- Proposed Curb Stop
- CATV Pedestal
- Gas Regulator
- Railroad Signal
- Sign
- Tower / Silo
- Post / Guard Post
- Satellite Dish
- Large Rock
- Flag Pole
- Deciduous Tree
- Coniferous Tree
- Bush / Hedge
- Stump
- Marsh
- Soil Boring
- Benchmark
- Asphalt Pavement
- Concrete Pavement
- Gravel
- Proposed Reducer
- Proposed Plug
- Proposed Water MH
- Proposed Tee
- Proposed Cross
- Proposed 90° Bend
- Proposed 45° Bend
- Proposed 22.5° Bend

PRELIMINARY 07/07/2017

LANDSCAPE PLAN

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