

**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, August 12, 2019, at approximately, 6:00 p.m., or shortly thereafter, at the Weston Municipal Center, 5500 Schofield Avenue, Weston, WI 54476 to take testimony relative to the following:

An Ordinance to Amend Section 94.16.16 (1) Village Plan Commission Duties.

Project #20191319 Scott Wessel, of SC Swiderski Land Company, LLC, 401 Ranger Street, Mosinee, WI 54455, on behalf of property owner, Larry Burns, 2180 Bluejay Lane, Mosinee, WI 54455, requesting a rezone from SF-L (Single-Family Residential – Large Lot) with WHP-B (Wellhead Protection – Zone B) Overlay District to MF (Multiple Family Residential) with WHP-B (Wellhead Protection – Zone B) Overlay District, to allow for the construction of two 20-unit residential apartment buildings, on vacant land described as:

Part of the southeast $\frac{1}{4}$, of the southeast $\frac{1}{4}$, and the east 30 rods of the south 26 $\frac{2}{3}$ rods thereof, in Section 15, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin; excepting CSM #12201, Volume 52, Page 89, Document 1262185 (road right-of-way). This vacant parcel consists of 4.570 acres and is located along the east side of 7110 Callon Avenue. This parcel is also identified as PIN 192-2808-154-0975.

Project #20191323 Jennifer Higgins, of Village of Weston, 5500 Schofield Avenue, Weston, WI 54476, requesting a rezone from INT (Institutional) to AR (Agricultural and Residential), to allow for a 43.58-foot strip of land to be combined to a strip of vacant land, serving as a driveway to the adjacent parcel to the west (owned by Mitchell and Polly Marcott), which will allow that vacant parcel to meet the 60-foot minimum public street frontage requirement (per Figure 5.01(1) of the Chapter 94 Zoning Code). The 43.58-foot strip of land to be rezoned is described as:

The south 43.58 feet of Lot 3 of Certified Survey Map #15470, recorded in Volume 70 of Surveys, on Page 52, located in the southwest $\frac{1}{4}$, of the northeast $\frac{1}{4}$, of Section 27, Township 28 North, Range 8 East, Village of Weston, Wisconsin, Marathon County, Wisconsin. This 43.58-foot strip of land is also identified as part of PIN 192-2808-271-0996.

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

Written testimony must be submitted to the Village of Weston Plan Commission, Valerie Parker, Plan Commission Secretary, 5500 Schofield Avenue, Weston, WI 54476, or emailed to vparker@westonwi.gov, by noon on Tuesday, August 6, 2019, to be included in the Plan Commission Meeting Packet. All interested persons attending the Public Hearing will be given an opportunity to be heard. Any person with questions or planning to attend needing special accommodations in order to participate should call Valerie Parker, Planning Technician, Planning and Development Department, at 715-241-2607.

Dated this 25th day of July 2019

Valerie Parker
Plan Commission Secretary

Village of Weston Marathon County, WI



OFFICIAL ZONING MAP



Map Date: 8/1/2019
Adoption Date: 2/21/2019

0 245 490 980 Feet

LEGEND

Burns Property

MUNICIPAL FEATURES

Village of Weston Incorporated Boundary

ETZ Extraterritorial Zoning Boundary

Town of Weston Unincorporated Boundary

Right-of-Way

Wetland Presence

Surface Water

ZONING DISTRICT

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

OVERLAY ZONING DISTRICT

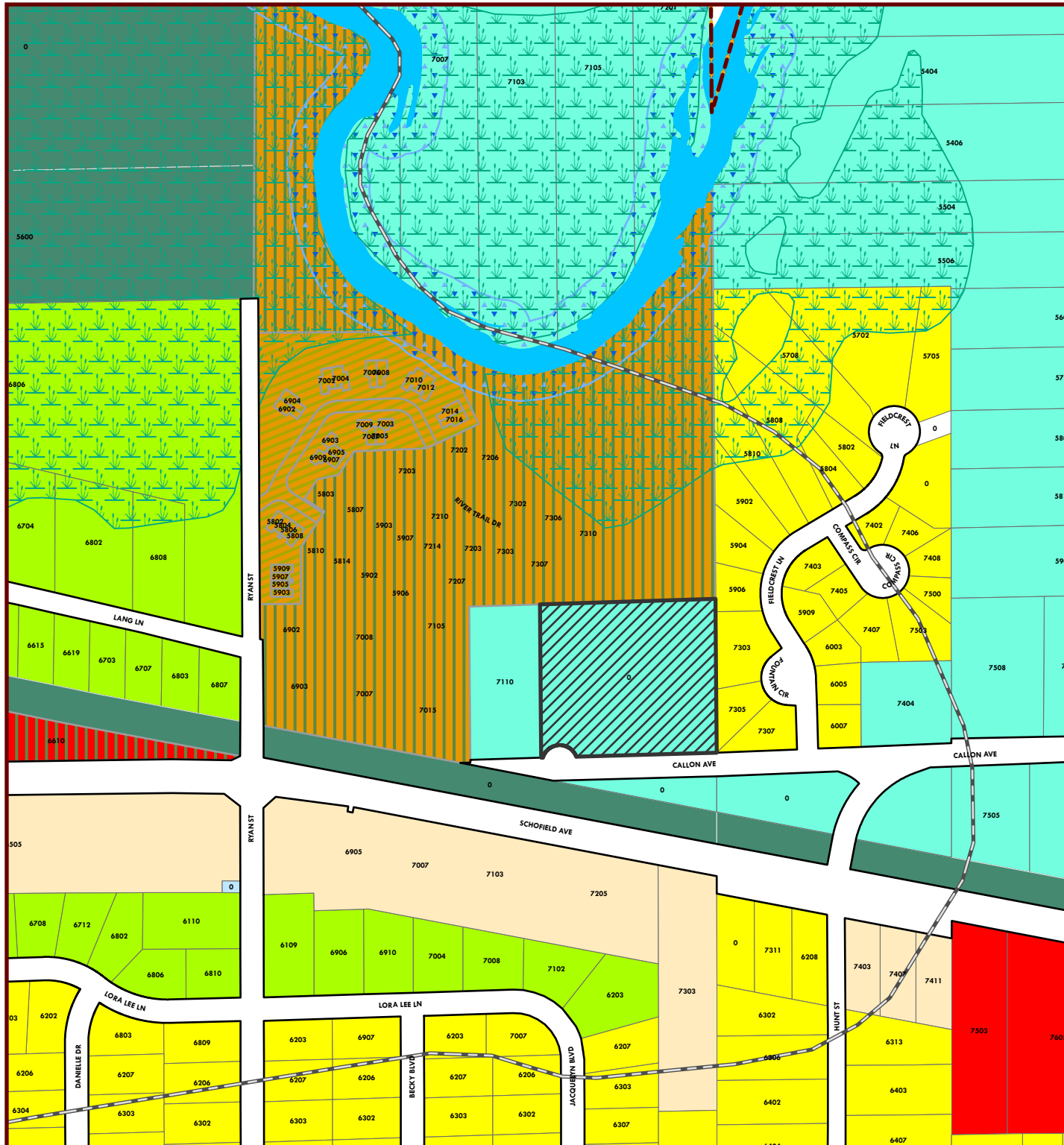
D-CONDO Condominium Overlay

D-RT Rail-to-Trail Overlay

Village of Weston Shoreland Overlay

WELLHEAD PROTECTION OVERLAY

Zone B 5-Year Municipal Well Recharge Area



REQUEST FOR CONSIDERATION

Public Mtg/Date:	Plan Commission, August 12 2019
Description:	Discussion and possible action on an application filed by SC Swiderski Land Company, LLC, on behalf of property owner, Larry Burns, requesting a rezone from SF-L (Single-Family Residential – Large Lot) with WHP-B (Wellhead Protection – Zone B) Overlay District to MF (Multiple Family Residential) with WHP-B (Wellhead Protection – Zone B) Overlay District, to allow for the construction of multi-family residential units, on a 4.570 acre vacant parcel located along the east side of 7110 Callon Avenue. This parcel is also identified as PIN 192-2808-154-0975. (Project #20191319)
From:	Jared Wehner, Assistant Planner, Planning and Development
Question:	Should the Plan Commission recommend to the Board of Trustees to approve draft ordinance 19-011 to rezone of the vacant parcel of land on Callon Avenue from SF-L to MF, as requested by the applicant?

BACKGROUND

The property in question has never been truly developed. There have been many proposals for this property from a single-family to multi-family development. This property is located at the end of Callon Avenue, adjacent to multi-family and single -family development. This area is viewed as a transition area.

Currently, the proposal for development from the Applicant is to construct 6-6-unit one story residential buildings. This sort of development is not unlike that on LeDuc Street, in the River Park Subdivision (DJ Lane and JM Place) or on Delakowski Street. This proposal would be more comparable to the multi-family development on LeDuc Street given its proximity to single-family residence. The homes in this neighborhood tend to have higher than average home values and there is little to no reported criminal activity according to Everest Metro Police Department. This specific type of design replicates the look of a detached single-family home but has shared walls. Each home is serviced by its own garage, driveway and entrance. The major difference between the units on LeDuc Street and the proposed development is the units on LeDuc are a condominium and owner-occupied.

Attached Docs:	Proposed Certified Survey Map, Draft Determination, Current Zoning Map, and Draft Ordinance 19-011
Committee Action:	None
Fiscal Impact:	None
Recommendation:	Staff recommends approval, as this would meet a demand for this specific type of housing within the Village. Staff frequently receives calls inquiring about development of town homes, duplex and other single-family-like housing products where maintenance is low or non-existent, particularly from older residents that are currently living in Weston and do not wish to leave, or they are looking to move here because their children or grandchildren are living nearby. Given existing evidence in other areas of the Village, Staff does not foresee any issues with the minor impacts from an increase in traffic to the adjacent neighborhood, as the neighborhood to the east is on a no outlet street. An increase in traffic would not be any more significant than a subdivision of single-family homes in the same area, as there are not any guarantees to the occupants' behavior as being "socially

REQUEST FOR CONSIDERATION

acceptable” and could result in traffic at all hours of the night. Regarding a potential in the increase in crime, Staff does not foresee this to be an issue. In the past, single-family residential subdivisions had been clear cut and Staff anticipates this development to maintain a natural buffer, as the zoning code requires a 25-foot landscaped buffer abutting single-family residential neighborhoods.

RECOMMENDED LANGUAGE FOR OFFICIAL ACTION

I move to recommend approval of Draft Ordinance 19-011 to the Board of Trustees to rezone of the vacant parcel of land on Callon Avenue from SF-L to MF, as requested by the applicant.

ADDITIONAL ACTION: Forward recommendation to the Board of Trustees for the August 19 meeting.



Application for Rezone
**REZONE DETERMINATION BY THE VILLAGE OF WESTON
PLAN COMMISSION**

Application/Petition No.: **20191319** Hearing Date: **August 12, 2019**
Applicant: **Scott Wessel, SC Swiderski Land Company, LLC., 401 Ranger Street, Mosinee, WI 54455**
Location: **No Address**
Description: **4.57 Acres - East 30 rods of south 26 and 2/3 rods thereof, excluding Certified Survey Map number 12201 recorded in Volume 52 of Surveys on Page 89, located in part of the southeast ¼ of the southeast ¼ of Section 15, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin.**

The Department of Planning and Development of the Village of Weston, pursuant to the Village of Weston Zoning Code, Article 16 Processes, Section 94.16.03 Amendments to the Official Zoning Map (Rezoning), hereby makes the following findings and evaluation to the Village of Weston Plan Commission:

GENERAL INFORMATION:

Current Zoning: **SF-L Single Family Residential-Large Lot**
Definition: 94.2.02(2)(a) The SF-S district is intended for mainly single family detached residential development, along with compatible home occupations and small-scale institutional and recreational uses. Development within this district is served by public sanitary sewer and water services, and roadways with an urban cross section (e.g., curbs, storm sewer). The SF-S district enables smaller lot sizes than other single-family residential districts. The SF-S district is intended for areas planned for single family residential development, or portions of those areas planned for neighborhood development, within the Comprehensive Plan.

Proposed Zoning **MF Multiple Family Residential**
Definition: 94.2.02(2)(d) The SF-L district is intended for mainly single family detached residential development, along with compatible home occupations and small-scale institutional and recreational uses. New development within this district shall be served by public sanitary sewer and water services but may have roadways with a rural cross section (e.g., roadside swales). The SF-L district generally requires a minimum lot size between those required in the RR and SF-S districts. The SF-L district is intended for areas planned for single family residential development, or for portions of areas planned for neighborhood development, within the Comprehensive Plan.

Future Land Use 1: **Fringe of Multiple Family Residential**
FLU Description: **A range of housing types, including multiple family residences (e.g., townhouses, apartment buildings, multiplexes), two family residences, and single-family residences,** along with compatible institutional and recreational uses, all served by a public sewer system. Also mapped over existing (as of 2016) mobile home parks.

Development Policies:

1. Generally map Multiple Family Residential areas on the Future Land Use map:

- in areas <5 acres each, except condominiums or where serving as a buffer to a highway or non-residential uses.
- no closer than ½ mile away from other Multiple Family Residential area, except if separated by arterial street/highway with a safe pedestrian crossing.

2. Hold new multiple family housing and manufactured homes to similar standards for lasting quality and livability that is expected of single-family housing and neighborhoods. These standards include high-quality building materials, architectural variation and

interest, durable and lasting finish materials (inside and out), inclusion of garage or underbuilding parking, and responsible management.

3. Monitor areas of aging multiple family and mobile home housing so that they are community assets. Work with owners and property managers to address problems.

Future Land Use 2:

Fringe of Single Family Residential – Sewered

FLU Description:

Single family residences, home occupations, and small-scale institutional and recreational uses, all served by a public sanitary sewer system.

Development Policies:

- 1. Promote interconnection in road and trail networks within and among neighborhoods.**
- 2. Where smaller lots are permitted, pay careful attention to home quality, variety, design, setbacks, and garage placement through zoning, covenants, and development agreements.**
- 3. Pursue single family residential infill opportunities where feasible.**

Typical Implemented Zoning Districts:

- **SF-S and SF-L Single Family Residential**
- **N Neighborhood, where the village approves a unique design, layout, theme, or lot sizes**

1. Is the proposed rezoning consistent with the Comprehensive Plan, as is required by Wisconsin Statutes?

Yes, the proposed zoning change to Multi-Family Residential is still within residential zoning districts. This area is on the fringe between Single-Family, Sewered and Multiple-Family Residential Future Land Use.

2. Does the rezoning further the purpose and intent of this Chapter?

Yes, the purpose and intent of the zoning code is being upheld to the standards intended.

3. Does rezoning address any of the following that are not properly addressed on the current Official Zoning Map?

1. A mistake was made in mapping on the Official Zoning Map. That is, an area is or has developed in a manner and purpose different from that for which it is mapped. If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the Village may intend to stop an undesirable land use pattern from being perpetuated.
2. Factors have changed, such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes, making the subject property more appropriate for a different zoning district.
3. **Growth patterns or rates have changed, thereby creating the need for a rezoning.**

Yes, the need of more multi-family housing has risen greatly throughout the Wausau Area, including Weston. There are many reasons for this: 1) Aging residents are wanting to leave their homes due to their home being too much work to maintain for them, yet wanting to stay in the area and remain independent, or move closer to their children; 2) New residents are moving to the area for new jobs/opportunities and buying a house is not an option at that point in their lives; 3) The market for Single-Family Detached Residences have drastically increased over the last several years creating a situation where it is increasingly difficult for residence to purchase their own homes and/or 4) Some residents do not wish to own their own home as they wish to put their limited resources into other aspects of their lives, such as traveling or recreation.

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

Yes. This rezone will not affect the planned density of this portion of the Village. The Village’s Comprehensive Plan shows this area as having a density of 16 single-family homes to 66 multi-family units. Staff is in favor of denser development, as it decreases the cost of development per unit, as well as the cost of future repairs to the necessary infrastructure. Costs of maintenance for infrastructure are always increasing. In an effort to help alleviate future pressures to dramatically increase property taxes, denser development is strongly promoted.

BACKGROUND INFORMATION:

The property in question has never been truly developed. There have been many proposals for this property from a single-family to multi-family development. This property is located at the end of Callon Avenue, adjacent to multi-family and single -family development. This area is viewed as a transition area.

Currently, the proposal for development from the Applicant is to construct 6-6-unit one story residential buildings. This sort of development is not unlike that on LeDuc Street, in the River Park Subdivision (DJ Lane and JM Place) or on Delakowski Street. This proposal would be more comparable to the multi-family development on LeDuc Street given its proximity to single-family residence. The homes in this neighborhood tend to have higher than average home values and there is little to no reported criminal activity according to Everest Metro Police Department. This specific type of design replicates the look of a detached single-family home but has shared walls. Each home is serviced by its own garage, driveway and entrance. The major difference between the units on LeDuc Street and the proposed development is the units on LeDuc are a condominium and owner-occupied.

CURRENT PROPERTY CONDITIONS:

The property is currently undeveloped. The owners are looking to sell for residential development.

STAFF RECOMMENDATION:

Staff recommends approval, as this would meet a demand for this specific type of housing within the Village. Staff frequently receives calls inquiring about development of town homes, duplex and other single-family-like housing products where maintenance is low or non-existent, particularly from older residents that are currently living in Weston and do not wish to leave, or they are looking to move here because their children or grandchildren are living nearby. Given existing evidence in other areas of the Village, Staff does not foresee any issues with the minor impacts from an increase in traffic to the adjacent neighborhood, as the neighborhood to the east is on a no outlet street. An increase in traffic would not be any more significant than a subdivision of single-family homes in the same area, as there are not any guarantees to the occupants’ behavior as being “socially acceptable” and could result in traffic at all hours of the night. Regarding a potential in the increase in crime, Staff does not foresee this to be an issue. In the past, single-family residential subdivisions had been clear cut and Staff anticipates this development to maintain a natural buffer, as the zoning code requires a 25-foot landscaped buffer abutting single-family residential neighborhoods.

PLAN COMMISSION ACTION OPTIONS: (Process is outlined in Sec. 94.16.03(6))

- 1) **RECOMMEND APPROVAL:** Plan Commission recommends approval of the rezone request and forwards the recommendation on to the Village Board 8/19/2019 meeting agenda.
- 2) **RECOMMEND DENIAL:** Plan Commission recommends denial of the rezone request and forwards the recommendation on to the Village Board 8/19/2019 meeting agenda.
- 3) **NO RECOMMENDATION:** Plan Commission takes no action and the request moves on to the Village Board 8/19/2019 meeting agenda.

ACTION:

Plan Commission Determination on 8/12/2019:	RECOMMEND APPROVAL/DENIAL
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VILLAGE BOARD POLICY CHOICES: (Process is outlined in Sec. 94.16.03(8))

- 1) Board approves the rezone request per the PC recommendation by adopting Ord. No. 19-011 as written.
(simple majority required)
-

-
- 2) Board approves the rezone request with modifications to Ord. No. 19-011 – Sec. 94.16.03(8)(b) Requires affirmative vote of $\frac{3}{4}$ or greater of the full Village Board.
 - 3) Board denies the rezone request. – Sec. 94.16.03(8)(b) Requires affirmative vote of $\frac{3}{4}$ or greater of the full Village Board.
-

Board of Trustees Determination on 8/19/2019:

APPROVE / DENY



RIVER TRAIL ESTATES II

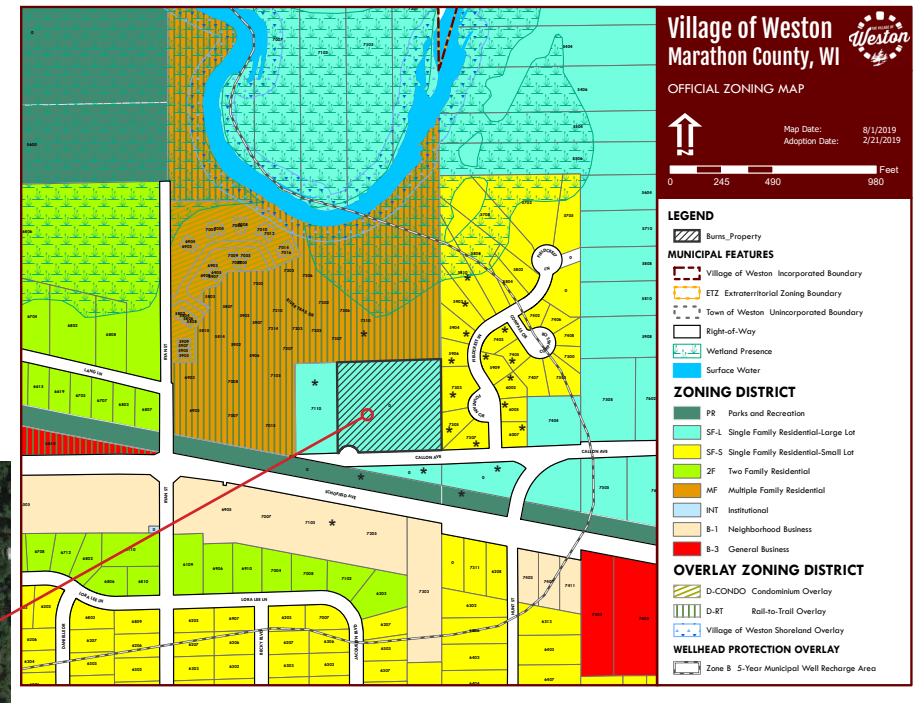
Weston, WI



S.C. SWIDERSKI LLC

SITE LOCATION

Weston, WI



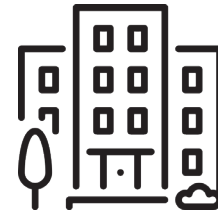
CONCEPTUAL PLAN

These plans are conceptual.
Wetland delineation and site plan have not been completed.

Land:

4.57 Acres

Density - 8.8 Units/Acre



Buildings:

6 Total Units

6 – 6 Unit Buildings = 36 units



Parking:

144 Total Parking Spots

36 - 2 Stall Attached Garages

72 - Parking Spots in Front of Garages



CONCEPTUAL BUILDING PLANS

Building plans have not been finalized for this site.



BUILDING FEATURES

Building plans have not been finalized for this site.

One Story Living

2 Car Attached Garages

2 Bedrooms & 2 Bathrooms

3 Bedrooms & 2 Bathrooms

Rent Rates are \$1,300 - \$1,500

Square Footages Range 1,296 - 1,228

CONCEPTUAL FINISHES

High End Appliances with Microwaves

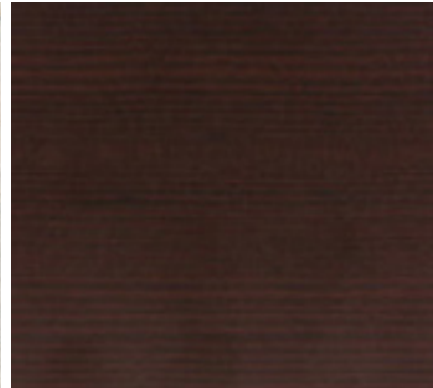
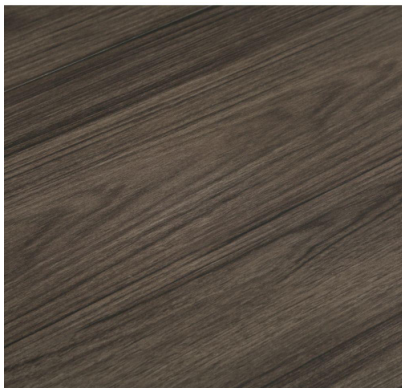
White Doors & Walnut Trim

Modern Style Mocha Cabinets & Laminate Countertops

Luxury Vinyl Plank Flooring

High Quality Countertops in Kitchens & Bathrooms

Private Laundry



S.C. SWIDERSKI MULTI-FAMILY PROJECTS

Completed or in construction

EAGLE RIVER

Mill Street Estates - 56 Units

EDGAR

Hilltop Apartments - 16 units

KRONENWETTER

Pine View Estates - 88 Units

Village Estates - 40 Units

MARATHON CITY

Blue Stone Estates - 28 Units

MARSHFIELD

SCS Marshfield - 160 Units

MEDFORD

Gibson Estates - 32 Units

MERRILL

Country Meadows Apts. - 80 Units

Jackson Estates - 80 Units

Northside Estates - 12 Units

MOSINEE

Westhaven Apartments - 56 Units

PLOVER

Willow Estates - 140 Units

RICE LAKE

Moon Lake Estates - 204 Units

STEVENS POINT

River View Apartments - 160 Units

STURGEON BAY

SCS Sturgeon Bay - 56 Units

WAUPACA

Timber Ridge Apartments - 96 Units

WAUSAU

Westwood Estates - 80 Units

Urban West - 132 Units

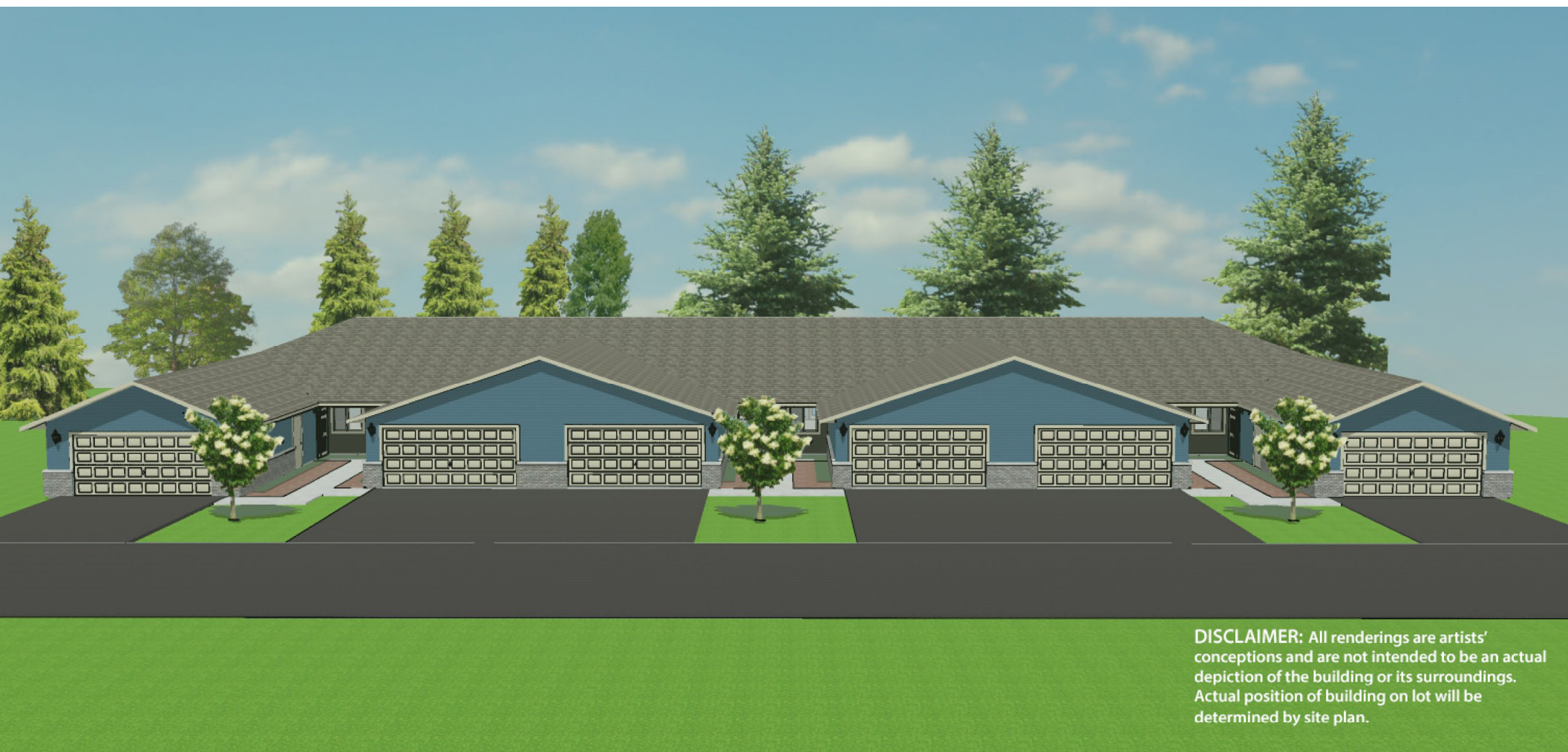
WESTON

River Trail Estates - 84 Units

WISCONSIN RAPIDS

Birchwood Apartments - 64 Units

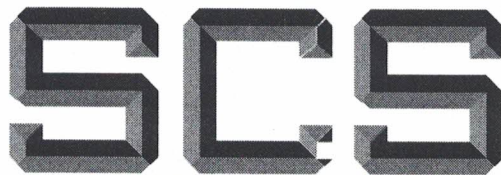
Countryside Apartments - 128 Units



DISCLAIMER: All renderings are artists' conceptions and are not intended to be an actual depiction of the building or its surroundings. Actual position of building on lot will be determined by site plan.



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S.C. SWIDERSKI LLC

Expertise | Experience | Integrity

We, Larry and Sandra Burns, authorize S.C. Swiderski to apply for a multi-family rezone on my parcel located on Callon Ave (PIN #:192-2808-154-0975) in Weston, WI.

Larry E. Burns

Signature

7-15-19

Date

Sandra Burns

Signature

7-15-19

Date

715-693-9522

Valerie Parker

To: Lampkin, Bill
Cc: PlanDev
Subject: RE: Project 20191319 - Objection Testimony

08/07/2019

Hi Bill,

I will certainly include this. If possible, it would not hurt for you and your neighbors to be present to listen in on the presentation, where you could ask questions, make comments.

Have a great day!

Sincerely,

Valerie Parker

Planning Technician

Village of Weston, Wisconsin

5500 Schofield Ave, Weston, WI 54476

Office: [715-241-2607](tel:715-241-2607)

Email: vparker@westonwi.gov | Website: www.westonwi.gov

Questions regarding building and zoning in the Village? Email plandev@westonwi.gov

As a local governmental entity, the Village of Weston is subject to Wisconsin statutes relating to open records. Any e-mail received by anyone at the Village of Weston, as well as, any e-mail sent by someone from the Village of Weston, are subject to these laws. Unless otherwise exempted from the Open Records law, senders and receivers of Village e-mail should presume that any e-mail is subject to release upon request.

From: Lampkin, Bill <Bill.Lampkin@greenheck.com>
Sent: Wednesday, August 7, 2019 11:11 AM
To: Valerie Parker <vparker@westonwi.gov>
Cc: PlanDev <plandev@westonwi.gov>
Subject: RE: Project 20191319 - Objection Testimony

Ms Parker – I also have concerns about traffic with 144 parking spots, traffic safety of the kids and potential criminal activity in the neighborhood.....not sure if you can include that in my testimony as well.

Thanks,

Bill Lampkin
C: 715-432-6825
O: 715-241-6160
Bill.lampkin@greenheck.com

From: Valerie Parker [<mailto:vparker@westonwi.gov>]
Sent: Wednesday, August 7, 2019 11:08 AM
To: Lampkin, Bill <Bill.Lampkin@greenheck.com>

Cc: PlanDev <plandev@westonwi.gov>

Subject: RE: Project 20191319 - Objection Testimony

08/07/2019

Hi Bill,

Thanks so much for your response. Your message will be included in the meeting packet as written testimony.

Sincerely,

Valerie Parker
Planning Technician
Village of Weston, Wisconsin
5500 Schofield Ave, Weston, WI 54476
Office: 715-241-2607
Email: vparker@westonwi.gov | Website: www.westonwi.gov

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From: Lampkin, Bill <Bill.Lampkin@greenheck.com>
Sent: Tuesday, August 6, 2019 4:38 PM
To: Valerie Parker <vparker@westonwi.gov>
Cc: PlanDev <plandev@westonwi.gov>
Subject: RE: Project 20191319 - Objection Testimony

Yes, my objection still stands.

Thanks.....

Bill Lampkin
C: 715-432-6825
O: 715-241-6160
Bill.lampkin@greenheck.com

From: Valerie Parker [<mailto:vparker@westonwi.gov>]
Sent: Tuesday, August 6, 2019 4:06 PM
To: Lampkin, Bill <Bill.Lampkin@greenheck.com>
Cc: PlanDev <plandev@westonwi.gov>
Subject: RE: Project 20191319 - Objection Testimony

08/06/2019

Hi Bill,

Thanks so much for your message.

I wanted to share with you the concept plans we received today from S.C. Swiderski. Since the date that we published in the paper and mailed the hearing notice out to neighbors, S.C. Swiderski has decided to instead plan for six 6-unit single-story apartments. Please take a look at this, and let me know if you wanted to change any of your testimony, or if you would like us to include your testimony below in our meeting packet for the Plan Commission's consideration.

I look forward to your soonest reply.

Sincerely,

Valerie Parker

Planning Technician

Village of Weston, Wisconsin

5500 Schofield Ave, Weston, WI 54476

Office: [715-241-2607](tel:715-241-2607)

Email: vparker@westonwi.gov | Website: www.westonwi.gov

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From: Lampkin, Bill <Bill.Lampkin@greenheck.com>

Sent: Monday, August 5, 2019 8:42 PM

To: Valerie Parker <vparker@westonwi.gov>

Subject: Project 20191319 - Objection Testimony

Dear Ms Parker,

Please consider this as my testimony for project 20191319. It is my desire to object to the rezoning requested by Mr. Scott Wessel, of SC Swiderski Land Company, LLC, 401 Ranger Street, Mosinee, WI 54455, on behalf of property owner, Larry Burns, 2180 Bluejay Lane, Mosinee, WI 54455 requesting a change from SF-L to MF to allow for the construction of two 20-unit residential apartment buildings, on the vacant land listed.

We purchased our home in the Fieldcrest subdivision due to its secluded nature and quiet landscape. We feel this kind of development is not in the best interest of the neighborhood or the village. This development would have residential homes on both sides (east and west) and would not serve the neighborhood in creating a family friendly environment, that Weston is known for. We also feel this would cause a tremendous drop in property values or the residents of Fieldcrest, and also those residents further down Callon avenue.

Project #20191319 Scott Wessel, of SC Swiderski Land Company, LLC, 401 WI 54455, on behalf of property owner, Larry Burns, 2180 Bluejay Lane requesting a rezone from SF-L (Single-Family Residential – Large Lot) Protection – Zone B) Overlay District to MF (Multiple Family Residential) Protection – Zone B) Overlay District, to allow for the construction of two 20-u buildings, on vacant land described as:

Part of the southeast ¼, of the southeast ¼, and the east 30 rods of the south Section 15, Township 28 North, Range 8 East, Village of Weston, Marathon County, WI, excepting CSM #12201, Volume 52, Page 89, Document 1262185 (road right of way parcel consists of 4.570 acres and is located along the east side of 7110 Call Road) is also identified as PIN 192-2808-154-0975.

Thank you for your time and consideration

Bill and Karin Lampkin
7406 Compass circle
Weston, WI 54476

NOTE: This email was received from an external source. Please use caution when opening links or attachments in the message.

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Valerie Parker

To: Dan Arndt
Cc: PlanDev
Subject: RE: Project# 20191319 Testimony

08/07/2019

Hi Dan and Mindy,

Thanks so much for your message. This will be shared with the Plan Commission as your written testimony.

Have a great day!

Sincerely,

Valerie Parker

Planning Technician

Village of Weston, Wisconsin

5500 Schofield Ave, Weston, WI 54476

Office: [715-241-2607](tel:715-241-2607)

Email: vparker@westonwi.gov | Website: www.westonwi.gov

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From: Dan Arndt <darndt82@gmail.com>
Sent: Tuesday, August 6, 2019 4:34 PM
To: Valerie Parker <vparker@westonwi.gov>
Subject: Project# 20191319 Testimony

Dear Ms. Parker,

In consideration of Project 20191319 which will be proposed at the Board Meeting on Monday August 12, 2019 regarding the rezoning request made by Mr. Scott Wessel of S.C. Swiderski Land Company, LLC for the 4.570 acre parcel of land located on the Dead End side of Callon Avenue. We, as property owners in the Fieldcrest Sub Division, respectfully object the rezoning request. Our reasons are based solely off the following concerns; traffic safety for children and pets due to the dead end road, the 4 large complexes that are in the process of being built directly across the street which raises the concern that the area is already heavily populated by rental units, and the likely drop in property value for the homes located in the quiet, quaint Fieldcrest neighborhood.

The concern over traffic flow from Callon Avenue onto Hunt Street is of major concern. The bus stop for the Middle School aged children is located on the corner of Hunt and Callon Avenue, with 36 added apartments to the dead end road, we feel our Children's safety will be at risk with the added traffic flow. The current traffic layout, in our opinion, is not engineered for the added amount of vehicles that would flow through the intersection daily. The added apartment concern is the likelihood that our property values will decrease.

My wife and I bought our home in this location because we are close to town but we still had the feeling of being in the country. If we wanted to live next to an apartment complex or duplex's we would have moved somewhere else. This area is zoned for single family homes for a reason and it needs to stay that way. This area is not designed for all the added traffic this would bring. If you haven't driven through our quiet neighborhood, I strongly suggest you take the time to do so. You will find neighborhood children of all ages riding bikes through the street going door to door, family units walking their dogs, and neighbors stopping to have a quick talk with each other. By adding 36 apartments to the dead end road will increase traffic and lessen the safe feeling we currently have.

We understand why Mr. Burns wants sell his property to a developer, it means more money for his property. We know this isn't the first developer to take interest in his property, there just isn't enough land to do this kind of development and the area is not designed for this. This property needs to stay zoned the way it is.

Respectively,

Dan & Mindy Arndt
7303 Fountain Circle
Weston, WI 54476

Valerie Parker

Subject: FW: Subject: Project 2019319 - Object to rezoning
Attachments: Weston - Presentation1.pdf

From: Valerie Parker
Sent: Tuesday, August 6, 2019 4:07 PM
To: Jody Weiss <jodymf@aol.com>
Cc: PlanDev <plandev@westonwi.gov>
Subject: RE: Subject: Project 2019319 - Object to rezoning

08/06/2019

Hi Jody,

Thanks so much for your message.

I wanted to share with you the concept plans we received today from S.C. Swiderski. Since the date that we published in the paper and mailed the hearing notice out to neighbors, S.C. Swiderski has decided to instead plan for six 6-unit single-story apartments. Please take a look at this, and let me know if you wanted to change any of your testimony, or if you would like us to include your testimony below in our meeting packet for the Plan Commission's consideration.

I look forward to your soonest reply.

Sincerely,

Valerie Parker

Planning Technician

Village of Weston, Wisconsin

5500 Schofield Ave, Weston, WI 54476

Office: [715-241-2607](tel:715-241-2607)

Email: vparker@westonwi.gov | Website: www.westonwi.gov

Questions regarding building and zoning in the Village? Email plandev@westonwi.gov

As a local governmental entity, the Village of Weston is subject to Wisconsin statutes relating to open records. Any e-mail received by anyone at the Village of Weston, as well as, any e-mail sent by someone from the Village of Weston, are subject to these laws. Unless otherwise exempted from the Open Records law, senders and receivers of Village e-mail should presume that any e-mail is subject to release upon request.

From: Jody Weiss <jodymf@aol.com>
Sent: Tuesday, August 6, 2019 12:42 AM
To: Valerie Parker <vparker@westonwi.gov>
Subject: Subject: Project 2019319 - Object to rezoning

August 6, 2019

Dear Mrs. Paker,

Please consider this as my testimony for project 20191319. It is my desire to object to the rezoning requested by Mr. Scott Wessel, of SC Swiderski Land Company, LLC, 401 Ranger Street, Mosinee, WI 54455, on behalf of property owner, Larry Burns, 2180 Bluejay Lane, Mosinee, WI 54455 requesting a change from SF-L to MF to allow for the construction of two 20-unit residential apartment buildings, on the vacant land listed.

We purchased our home in the Fieldcrest subdivision due to its secluded nature and quiet landscape. We choose our lot because of the woodland behind our house, and were told by our contractor that it was considered wet lands and that nothing would ever be built there.

We feel this kind of development is not in the best interest of the neighborhood or the village. This development would have residential homes on both sides (east and west) and would not serve the neighborhood in creating a family friendly environment, that Weston is known for.

We also feel this would cause a tremendous drop in property values or the residence of Fieldcrest, and also those residence further down Callon avenue.

Thank you for your time and consideration.

Sincerely,

Timothy and Jody Weiss
5906 Fieldcrest Lane
Weston, WI 54476

Valerie Parker

To: Katie Rajek
Cc: Chad Franzen; PlanDev
Subject: RE: Project# 20191319 Testimony

08/07/2019

Hi Katie,

Thanks so much for your response. See you at the meeting.

Sincerely,

Valerie Parker
Planning Technician
Village of Weston, Wisconsin
5500 Schofield Ave, Weston, WI 54476
Office: 715-241-2607
Email: vparker@westonwi.gov | Website: www.westonwi.gov

Questions regarding building and zoning in the Village? Email plandev@westonwi.gov

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-----Original Message-----

From: Katie Rajek <katie.rajek@merrillsteel.com>
Sent: Tuesday, August 6, 2019 4:13 PM
To: Valerie Parker <vparker@westonwi.gov>
Cc: Chad Franzen <Chad.Franzen@wsaw.com>; PlanDev <plandev@westonwi.gov>
Subject: Re: Project# 20191319 Testimony

Hello Valerie,

I am still concerned about traffic and the overall appearance of the neighborhood if they clear cut the area to build the apartments.

Thank you for informing us of the updated plans and I look forward to attending the meeting Monday night.

Katie Rajek
Transportation Manager
Merrill Steel
Direct: 715-393-4193
Cell: 715-302-0160

> On Aug 6, 2019, at 4:10 PM, Valerie Parker <vparker@westonwi.gov> wrote:

>

> 08/06/2019

>

> Hi Katie,

>

> Thanks so much for your message.

>

> I wanted to share with you the concept plans we received today from S.C. Swiderski. Since the date that we published in the paper and mailed the hearing notice out to neighbors, S.C. Swiderski has decided to instead plan for six 6-unit single-story apartments. Please take a look at this, and let me know if you wanted to change any of your testimony, or if you would like us to include your testimony below in our meeting packet for the Plan Commission's consideration.

>

> I look forward to your soonest reply.

>

> Sincerely,

>

> Valerie Parker

> Planning Technician

> Village of Weston, Wisconsin

> 5500 Schofield Ave, Weston, WI 54476

> Office: 715-241-2607

> Email: vparker@westonwi.gov<mailto:vparker@westonwi.gov> | Website: www.westonwi.gov<http://www.westonwi.gov/>

>

> Questions regarding building and zoning in the Village? Email plandev@westonwi.gov<mailto:plandev@westonwi.gov>

>

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>

> From: Katie Rajek <katie.rajek@merrillsteel.com>

> Sent: Tuesday, August 6, 2019 10:04 AM

> To: Valerie Parker <vparker@westonwi.gov>

> Cc: Chad Franzen <Chad.Franzen@wsaw.com>

> Subject: Project# 20191319 Testimony

>

> Dear Ms. Parker,

>

> In consideration of Project 20191319 which will be proposed at the Board Meeting on Monday August 12, 2019 regarding the rezoning request made by Mr. Scott Wessel of S.C. Swiderski Land Company, LLC for the 4.570 acre parcel of land located on the Dead End side of Callon Avenue. We, as property owners in the Fieldcrest Sub Division, respectfully object the rezoning request. Our reasons are based solely off the following concerns; traffic safety for children and pets due to the dead end road, the 4 large complexes that are in the process of being built directly across the street which raises the concern that the area is already heavily populated by rental units, and the likely drop in property value for the homes located in the quiet, quaint Fieldcrest neighborhood.

>

> The concern over traffic flow from Callon Avenue onto Hunt Street is of major concern. The bus stop for the Middle School aged children is located on the corner of Hunt and Callon Avenue, with 40 added apartments to the dead end

road, we feel our Children's safety will be at risk with the added traffic flow. The current traffic layout, in our opinion, is not engineered for the added amount of vehicles that would flow through the intersection daily.

>

> Our added apartment concern is the likelihood that our property values will decrease. We decided to build in this neighborhood due to its "country like" feel. If you haven't driven through our quiet neighborhood, I strongly suggest you take the time to do so. You will find neighborhood children of all ages riding bikes through the street going door to door, family units walking their dogs, and neighbors stopping to have a quick talk with each other. The feeling of safety we got driving through the neighborhood located off a dead end road is what sparked our interest in the location. By adding 40 apartments to the dead end road will increase traffic and lessen the safe feeling we currently have.

>

> We understand why Mr. Scott Wessel would want to build in our area as I am sure he can see the beauty of the location however by clearing out the wooded area to build two apartment complexes in an already over saturated rental unit area, Mr. Wessel will eliminate the beauty that attracted him to the area in the first place.

>

> Respectively,

>

> Katie Rajek and Chad Franzen

> 5705 Fieldcrest Lane

> Weston, WI 54476

> <Weston - Presentation1.pdf>