



**VILLAGE OF WESTON
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Village of Weston Plan Commission, on Monday, September 14, 2020, 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:

Project # 20200264 Mitchell Bauer, of Davel Engineering & Environmental Inc., 1811 Racine Street, Menasha, WI 54952, requesting an amendment to the Conditional Use Permit approved on June 11, 2018 for a Multi-Family Residence (9+ Unit Building) land use within the B-1 (Neighborhood Business) Zoning District for a parcel addressed as 6905, 7007, 7103, and 7205 Schofield Ave, per Section 94.16.06.13. The proposed amendment is to reduce the amount of elevated material on the exterior of the buildings. The parcel is described as:

Part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 22, T28N, R8E – Lot 1 of CSM Vol 88 PG 76 (#18097) (DOC #1762378). The Parcel is identified as PIN 192-2808-221-0969.

Project # 20200294 Justin Petroske, 5709 Willard Lane, Weston, requesting a Conditional Use Permit to allow a proposed Accessory Structure (for Residential Use) exceeding 1,000 square feet and to allow the same proposed Accessory Structure (for Residential Use) exceeding 15 feet in height, on a property within the SF-L (Single Family Residential – Large Lot) Zoning District. The building is proposed to be 2,400 square feet and up to 19-feet high. The property is described as:

In the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 14, T28N, R8E, Village of Weston, Marathon County, Wisconsin; Exempting the West two Rods and Exempting Vol 476D-451, Vol 486D-129, Vol 507D-375, Vol 516D-107/108, and Vol 38R-102. The Parcel is identified as PIN 192-2808-143-0988.

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, September 8, 2020, to be included in the Plan Commission Meeting Packet. **All interested persons wishing to provide testimony during the Public Hearing will be given an opportunity to be heard. COVID-19 social distancing measures are currently in place, attendance will be limited, and masks are required for those in attendance. Alternative measures will be provided on the final meeting agenda to allow those not in attendance to participate and comment.**

Any person with questions or planning to attend needing additional special accommodations in order to participate should call Valerie Parker, Planning Technician, Planning and Development Department, at 715-241-2607.

Dated this 27th day of August 2020

Valerie Parker
Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, August 31, 2020, and Monday, September 7, 2020.

Village of Weston Marathon County, WI



OFFICIAL ZONING MAP



Map Date: 8/31/2020
Adoption Date: 2/21/2019



LEGEND

5709 Willard Lane

MUNICIPAL FEATURES

Village of Weston Incorporated Boundary

Right-of-Way

Wetland Presence

Surface Water

Village of Weston Shoreland Overlay

WELLHEAD PROTECTION OVERLAY

Zone B 5-Year Municipal Well Recharge Area

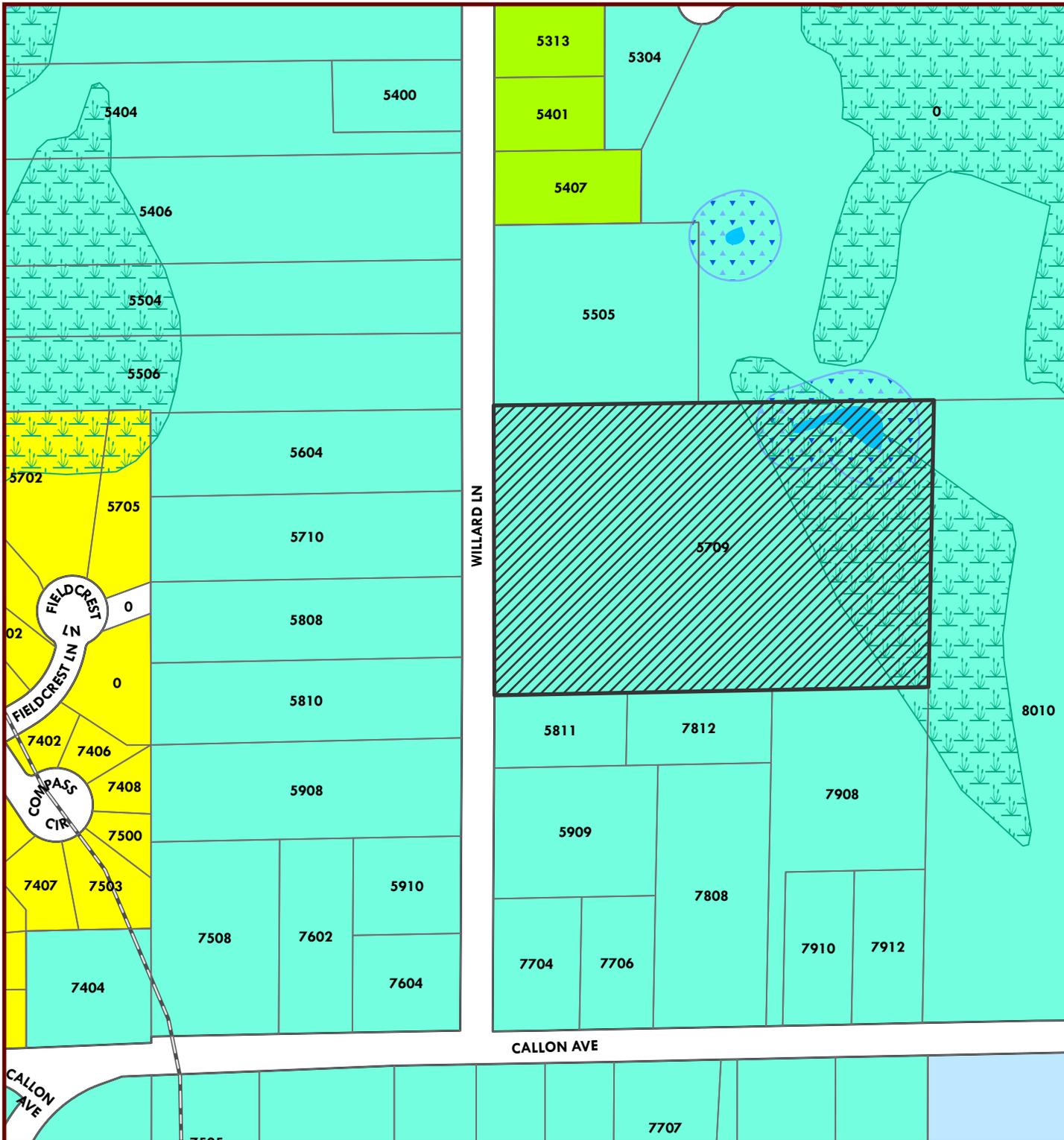
ZONING DISTRICTS

SF-L - Single Family Residential-Large Lot

SF-S - Single Family Residential-Small Lot

2F - Two Family Residential

INT - Institutional



Description of Use

The building that I am looking to construct on my property will be a detached garage and it will be used as such. Our current attached garage is fully finished which limits our storage options and also has limited height clearances for vehicles to be parked. Our detached garage that was existing on the property and measured 20'x22' had served as our storage since we moved in almost 3 years ago. This existing detached garage had its roof cave in this past spring and we are looking to use the insurance claim money to contribute to a larger building that is more suited for our active lifestyles.

Having a place to store our recreational belongings as well as many tools and utility equipment for managing our property will be the primary use of this building. I also will be using this building as a workshop for any woodworking or home improvement projects.

The building will be located straight south of our house. The main overhead garage door will be along the edge of our current driveway so that we will be able to utilize the existing driveway for this building as well. The building will be on a concrete foundation. I plan to store my personal vehicle in this garage as well as my company vehicle, provided it will fit through the door with its ladder rack on the roof.

Justification for Conditional Use

From the information that I've been able to gather on the Village of Weston's ordinances and requirements for residence who wish to improve their properties or erect outbuildings and structures; I've concluded that I need to apply for this Conditional Use Permit on the basis of my proposed building's overall square footage (2400 sq. ft) and it's height (approx. 17-19 feet). I realize that these measurements fall outside the parameters of the Village's allowances for outbuildings in my zoned area which is Single Family Residence- Large Lot.

I'm asking permission for an increase of these measurements. My house as well as this proposed building are set back on my 12 acres of land and will not be visible to the public from the street nor will it be visible to my neighbors because of the abundance of mature trees that are between my property line and theirs. I also intend to plant various trees throughout my property in the future which will help further seclude this building from public's sight. The materials used to build the garage will be similar to that of the primary residence. Colors will be selected to match along with the appropriate shingles, vinyl siding, soffit and fascia.

Question 4:

I base my answer to this question off an email list provided to me by Roman Maguire via an email conversation in which he answered some various questions I had. The list was titled 'Performance Standards'. According to this list, my proposed building meets all of the requirements set forth except one. The height of my proposed building would exceed the overall height of my house. My house is constructed with 8' walls and a 4/12 roof pitch. This sets my house height approximately at 15'-16'. The proposed building would be built with 10' walls and therefore would increase this height to approximately 17'-19'. This, along with the overall square footage of the building, would be the two criteria that I seek permission for with this Conditional Use Permit. Even though my primary building and the proposed building are not visible from the street or by any neighbors, the rest of the construction design will resemble the primary building such as shingled roof, vinyl siding and 2' soffit overhangs.

Willard Ln

* Not to Scale

North

Property Line

Approx. 300'

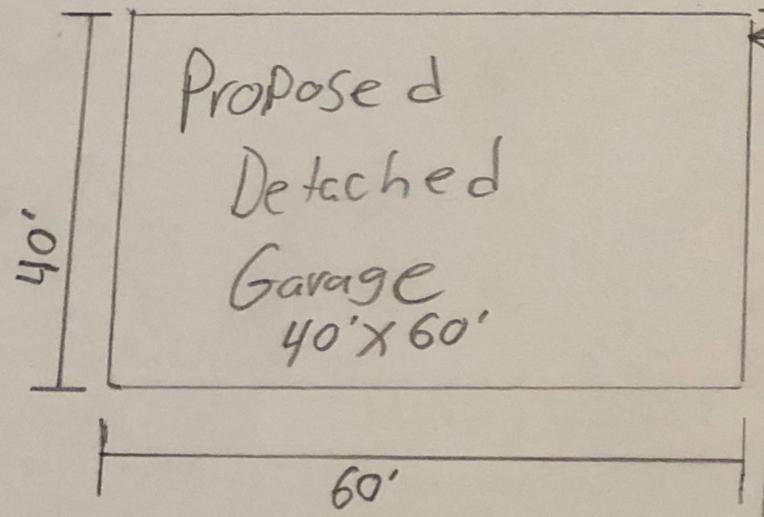
Approx. 513'

Driveway



Utility Pole

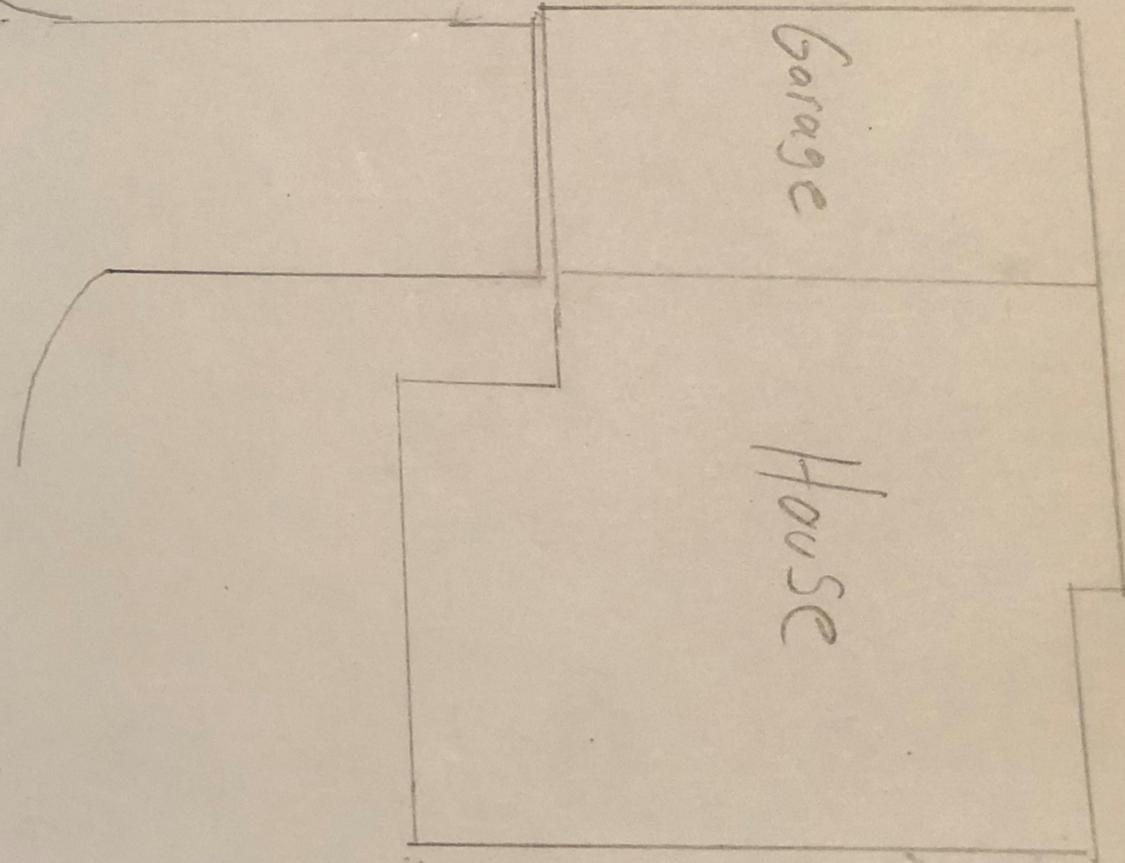
Approx. 90'



Proposed Detached Garage 40' x 60'

40'

60'



Garage

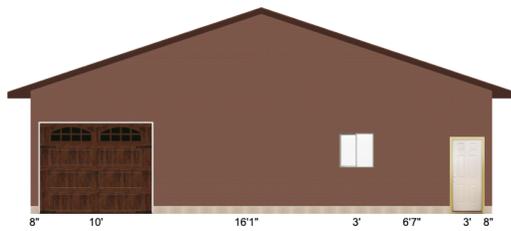
House

Design Name: Garage Design

Dimensions

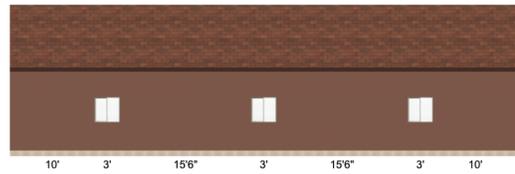
Wall Configurations

*Illustration may not depict all options selected.



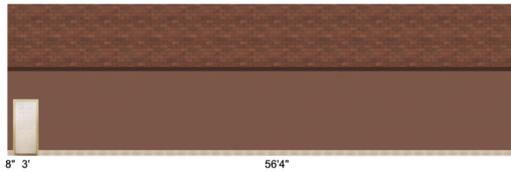
ENDWALL B

Mastercraft® Primed Steel 6-Panel Prehung Exterior Door
 Ideal Door® Designer 10' x 8' Oak Walnut Insulated Garage Door
 JELD-WEN 36"W x 36"H Vinyl Sliding w/Nailing Flange



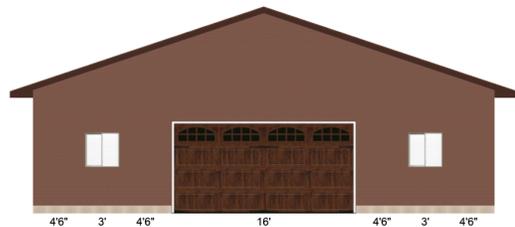
SIDEWALL D

JELD-WEN 36"W x 36"H Vinyl Sliding w/Nailing Flange
 JELD-WEN 36"W x 36"H Vinyl Sliding w/Nailing Flange
 JELD-WEN 36"W x 36"H Vinyl Sliding w/Nailing Flange



SIDEWALL C

Mastercraft® Primed Steel 6-Panel Prehung Exterior Door



ENDWALL A

Ideal Door® Designer 16' x 8' Oak Walnut Insulated Garage Door
 JELD-WEN 36"W x 36"H Vinyl Sliding w/Nailing Flange
 JELD-WEN 36"W x 36"H Vinyl Sliding w/Nailing Flange

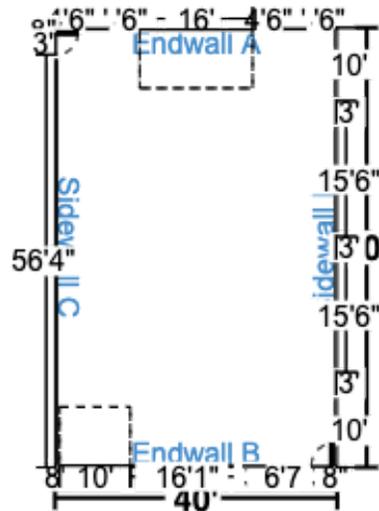
*Some items like wainscot, gutter, gable accents, are not displayed if selected.

Design Name: Garage Design**How to purchase at the store**

1. Take this packet to any Menards store.
2. Have a building materials team member enter the design number into the Garage Estimator Search Saved Designs page.
3. Apply the design to System V to create the material list.
4. Take the purchase documents to the register and pay.

How to recall and purchase a saved design at home

1. Go to Menards.com.
2. Select the Garage Estimator from the Project Center.
3. Select Search Saved Design.
4. Log into your account.
5. Select the saved design to load back into the estimator.
6. Add your garage to the cart and purchase.

Garage Image**Estimated Price: \$25,243.01**

* Today's estimated price, future pricing may go up or down. Tax, labor, and delivery not included.

Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions.

MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully.

MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

Design Name: Garage Design**Materials****Building Info**

Building Width:	40'
Building Length:	60'
Building Height:	10'
Wall Framing Stud:	2" x 6"
Roof Framing:	Truss Construction
Truss Type:	Energy Heel
Roof Pitch:	4/12 Pitch
Eave Overhang:	2'
Gable Overhang:	None
Concrete Block Option:	1 Row
Block Type:	8" Standard Concrete Construction Block
Anchor bolt:	Grip Fast 1/2" x 10" HDG Anchor Bolt w/ Nut & Washer
Custom Garage Plan:	No I do not need a custom building plan

Wall Info

Siding Material Types:	Vinyl
Vinyl Siding:	TimberCrest® Plus ColorFast™ Double 4-1/2" Dutchlap Vinyl Siding - Brick
Accent Material Type:	None
Wainscot Material Type:	None
Wall Sheathing:	7/16" OSB (Oriented Strand Board)
House Wrap:	Kimberly-Clark BLOCK-IT®9'x75'House Wrap
Gable Vents:	None

Design Name: Garage Design**Roof Info**

Roof Sheathing:	1/2" OSB (Oriented Strand Board)
Roofing Material Type:	3-Tab Shingle
3Tab Roofing:	Atlas GlassMaster® 30-year Warranty 3-Tab Shingles (32.5 sq ft) - Burnt Sienna
Roof Underlayment:	#15 Felt Roofing Underlayment 3' x 144' (432 sq. ft.)
Ice and Water Barrier:	Owens Corning® WeatherLock® G Granulated Self-Sealing Ice and Water Barrier 3' x 66.7' (200 sq. ft.)
Fascia material Type:	Aluminum Fascia
Fascia:	6" x 12' Aluminum Rustic Fascia - Royal Brown
Soffit material Type:	Aluminum Soffit
Soffit:	16" x 12' Aluminum Vented Soffit - Royal Brown
Gutter material Type:	None
Ridge Vent:	Owens Corning® VentSure® 11-1/4" x 20' Shingle Over Ridge Vent
Roof Vents:	None

Openings

Entry Door:	Mastercraft® Primed Steel 6-Panel Prehung Exterior Door
Entry Door:	Mastercraft® Primed Steel 6-Panel Prehung Exterior Door
Garage Door Opener:	Chamberlain® 1/2 HP Chain Drive Garage Door Opener (Better)
Garage Door Opener:	Chamberlain® 1/2 HP Chain Drive Garage Door Opener (Better)
Overhead Door:	Ideal Door® Designer 10' x 8' Oak Walnut Insulated Garage Door
Overhead Door:	Ideal Door® Designer 16' x 8' Oak Walnut Insulated Garage Door
Overhead Door Trim Type:	Vinyl
Vinyl Trim Color:	Brown
Windows:	JELD-WEN 36"W x 36"H Vinyl Sliding w/Nailing Flange
Windows:	JELD-WEN 36"W x 36"H Vinyl Sliding w/Nailing Flange
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Additional Options

Ceiling Insulation:	None
Wall Insulation:	None
Ceiling Finish:	None
Wall Finish:	None

Design Name: Garage Design

Job QTREC0560062	Truss T1	Truss Type COMMON	Qty 14	Ply 1	Job Reference (optional)
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Midwest Manufacturing, Eau Claire, WI

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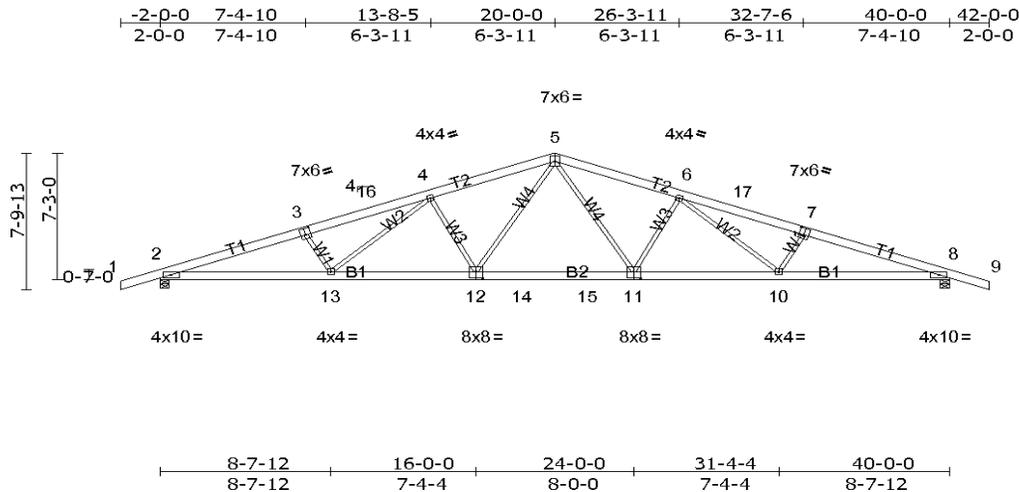


Plate Offsets (X, Y): [3:0-3-0,0-4-8], [7:0-3-0,0-4-8], [11:0-4-0,0-4-8], [12:0-4-0,0-4-8]

Loading	(psf)	Spacing	2-0-0	CSI	DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP	
TCLL (roof)	42.0	Plate Grip DOL	1.15	TC	0.64	Vert(LL)	-0.46	11-12	>999	240	MT20	197/144
Snow (Ps/Pg)	41.6/60.0	Lumber DOL	1.15	BC	0.78	Vert(TL)	-0.73	11-12	>652	180		
TCDL	7.0	Rep Stress Incr	YES	WB	0.96	Horiz(TL)	0.18	8	n/a	n/a		
BCLL	0.0 *	Code	IRC2009/TPI2007	Matrix-R								
BCDL	10.0											Weight: 190 lb FT = 15%

LUMBER

TOP CHORD 2x6 SPF No.2
 BOT CHORD 2x6 SPF 2100F 1.8E *Except* B2:2x6 SPF No.2
 WEBS 2x3 SPF Stud

BRACING

TOP CHORD
 BOT CHORD

Structural wood sheathing directly applied or 2-3-9 oc purlins.
 Rigid ceiling directly applied or 10-0-0 oc bracing.

REACTIONS (lb/size) 2=2618/0-5-8, (min. 0-3-5), 8=2618/0-5-8, (min. 0-3-5)
 Max Horiz 2=-81(LC 8)
 Max Uplift 2=-235(LC 9), 8=-235(LC 10)

MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

FORCES

(lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
 TOP CHORD 2-3=-5897/643, 3-16=-5591/627, 4-16=-5482/635, 4-5=-4537/570, 5-6=-4537/570, 6-17=-5482/635, 7-17=-5591/627, 7-8=-5897/643
 BOT CHORD 2-13=-518/5436, 12-13=-398/4623, 12-14=-252/3579, 14-15=-252/3579, 11-15=-252/3579, 10-11=-398/4623, 8-10=-518/5436
 WEBS 3-13=-511/165, 4-13=-60/853, 4-12=-1228/203, 5-12=-110/1571, 5-11=-110/1571, 6-11=-1228/203, 6-10=-60/853, 7-10=-511/165

JOINT STRESS INDEX

2 = 0.97, 3 = 0.77, 4 = 0.69, 5 = 0.69, 6 = 0.69, 7 = 0.77, 8 = 0.97, 10 = 0.57, 11 = 0.90, 12 = 0.90 and 13 = 0.57

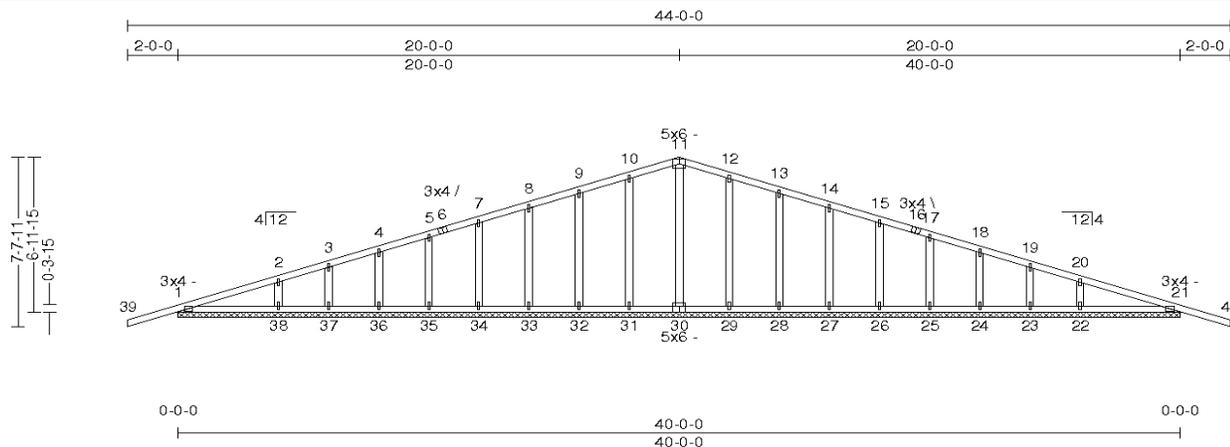
NOTES

- Unbalanced roof live loads have been considered for this design.
- Wind: ASCE 7-05; 90mph; TCCL=4.2psf; BCCL=6.0psf; h=25ft; Cat. II; Exp B; enclosed; MWFRS (low-rise) exterior zone and C-C Exterior(2) zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
- TCLL: ASCE 7-05; Pr=42.0 psf (roof live load; Lumber DOL=1.15 Plate DOL=1.15); Pg=60.0 psf (ground snow); Ps=41.6 psf (roof snow; Lumber DOL=1.15 Plate DOL=1.15); Category II; Exp B; Fully Exp.; Ct=1.1
- Roof design snow load has been reduced to account for slope.
- Unbalanced snow loads have been considered for this design.
- This truss has been designed for greater of min roof live load of 12.0 psf or 1.00 times flat roof load of 41.6 psf on overhangs non-concurrent with other live loads.
- This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members, with BCCL = 10.0psf.
- Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 235 lb uplift at joint 2 and 235 lb uplift at joint 8.
- This truss is designed in accordance with the 2009 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.

LOAD CASE(S) Standard

Design Name: Garage Design

Midwest Manufacturing Address 1 Address 2 City, State Zip							Truss: C11140 JobName: RES STOCK ENDS Date: 02/22/17 10:46:42 Page: 1 of 1			
SPAN 40-0-0	PITCH 4/12	QTY 1	OHL 2-0-0	OHR 2-0-0	CANT L 0-0-0	CANT R 0-0-0	PLYS 1	SPACING 24 in	WGT/PLY 163 lbs	



All plates shown to be Eagle 20 unless otherwise noted.

Loading (psf)	General	CSI Summary	Deflection	L/	(loc)	Allowed
TCLL: 42 Snow(Ps/Pg): 42/60 TCDL: 10 BCLL: 0 BCDL: 10	Bldg Code: IRC 2012/ TPI 1-2007 Rep Mbr Increase: No Lumber D.O.L.: 115 %	TC: 0.77 (21-40) BC: 0.10 (21-22) Web: 0.24 (10-31)	Vert TL: 0.01 in Vert LL: 0 in Horz TL: 0 in	L/999 L/999	(21-22) 22	L/180 L/240

Reaction Summary

Brg Combo	Brg Width	Max React	Ave React	Max Grav Uplift	Max MWFRS Uplift	Max C&C Uplift	Max Uplift	Max Horiz
1		561 lbs	159 plf	-34 lbs	-3 lbs	-131 lbs	-131 lbs	-175 lbs

Material Summary

TC SPF #2 2 x 4
BC SPF #2 2 x 4
Webs SPF Stud 2 x 4

Bracing Summary

TC Bracing: Sheathed or Purlins at 6-3-0, Purlin design by Others.
BC Bracing: Sheathed or Purlins at 10-0-0, Purlin design by Others.

Loads Summary

- This truss has been designed for the effects of balanced and unbalanced snow loads in accordance with ASCE7 - 10 with the following user defined input: 60 psf ground snow load, Terrain Category B, Exposure Category Fully Exposed (Ce = 0.9), Risk Category II (I = 1.00), Thermal Condition Cold ventilated (Ct = 1.1), DOL = 1.15. Ventilated. If the roof configuration differs from hip/gable, Building Designer shall verify snow loads.
- This truss has been designed to account for the effects of ice dams forming at the eaves.
- This truss has been designed for the effects of wind loads in accordance with ASCE7 - 10 with the following user defined input: 115 mph (Factored), Exposure B, Enclosed, Gable/Hip, Risk Category II, Overall Bldg Dims 25 ft x 60 ft, h = 15 ft, End Zone Truss, Both end webs considered. DOL = 1.60

Member Forces Summary

Table indicates: Member ID, max CSI, max axial force, (max compr. force if different from max axial force) Only forces greater than 300lbs are shown in this table.

TC	BC	Member ID	Max CSI	Max Axial Force	Max Compr. Force
Web		2-38	0.069	-309 lbs	-309 lbs
		7-34	0.115	-302 lbs	-302 lbs
		8-33	0.150	-308 lbs	-308 lbs
		9-32	0.188	-305 lbs	-302 lbs
		10-31	0.243	-317 lbs	-309 lbs
		12-29	0.243	-317 lbs	-317 lbs
		13-28	0.188	-305 lbs	-305 lbs
		14-27	0.150	-308 lbs	-308 lbs
		15-26	0.115	-302 lbs	-302 lbs
		20-22	0.069	-309 lbs	-309 lbs

JSI Summary

1 = 0.48, 2 = 0.76, 3 = 0.55, 4 = 0.55, 5 = 0.55, 6 = 0.29, 7 = 0.55, 8 = 0.55, 9 = 0.55, 10 = 0.55, 11 = 0.25, 12 = 0.55, 13 = 0.55, 14 = 0.55, 15 = 0.55, 16 = 0.29, 17 = 0.55, 18 = 0.55, 19 = 0.55, 20 = 0.76, 21 = 0.48, 22 = 0.79, 23 = 0.57, 24 = 0.57, 25 = 0

Notes

- Unless noted otherwise, do not cut or alter any truss member or plate without prior approval from a Professional Engineer.
- Gable requires continuous bottom chord bearing.
- Gable webs placed at 24" OC, U.N.O.
- Attach gable webs with 1x4 20ga plates, U.N.O.
- Bracing shown is for in-plane requirements. For out-of-plane requirements, refer to BCSI-B3 published by the SBCEA.
- When this truss has been chosen for quality assurance inspection, the Double Polygon Method per TPI 1-2007/Chapter 3 shall be used.
- The fabrication tolerance for this roof truss is 10 % (Cq = 0.90).
- Creep has been considered in the analysis of this truss.
- Due to negative reactions in gravity load cases, special connections to the bearing surface at joints 22, 38 may need to be considered.
- Listed wind uplift reactions based on MWFRS & C&C loading.

ALL PERSONS FABRICATING, HANDLING, ERRECTING OR INSTALLING ANY TRUSS BASED UPON THIS TRUSS DESIGN DRAWING ARE INSTRUCTED TO REFER TO ALL OF THE INSTRUCTIONS, LIMITATIONS AND QUALIFICATIONS SET FORTH IN THE EAGLE METAL PRODUCTS DESIGN NOTES ISSUED WITH THIS DESIGN AND AVAILABLE FROM EAGLE UPON REQUEST. DESIGN VALID ONLY WHEN EAGLE METAL CONNECTORS ARE USED.

TrueBuild® Software v5.5.2.240
Eagle Metal Products
Dallas, TX 75234