



**VILLAGE OF WESTON  
NOTICE OF PUBLIC HEARINGS**

**NOTICE IS HEREBY GIVEN** that public hearings will be held before the Village of Weston Plan Commission, on Monday, July 11, 2022, 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:

1. **Project #20220188** – Hunter Sawitzke, 143612 County Road C, Mosinee WI, 54455, requesting a Conditional Use Permit to allow an expansion of a Personal Storage Facility within the LI (Limited Industrial) Zoning District, at 7804 Service Lane, Units 6 and 9 described as:  
Units 6 & 9 of Wausau 29 Commercial Condominium Plat 1<sup>st</sup> Addendum – an Expandable Condominium, Section 23 T28N R8E, Village of Weston, Marathon County, Wisconsin (PIN 192-2808-233-0024)
2. **Project #20220213** – Matthew Wesenick, 3605 Howland Ave, Weston, requesting a Conditional Use Permit to allow a holding tank for a Single-Family Residence within the RR-5 (Rural Residential – 5 Acre) Zoning District, at 8902 Wesenick Street, per Section 94.3.03(13)c. The property is described as:  
Lot 1 of CSM #19190 Doc #1856343, Part of the NE ¼ of the SE ¼ of Section 25 T28N R8E, Village of Weston, Marathon County, Wisconsin (PIN 192-2808-254-0993)
3. **Project #20220214** Matt Keeney, W17015 Maple Road, Wittenberg WI, 54499, requesting a Conditional Use Permit at 5102 Look St to allow for Section 94.4.02(1) G & H to be waived and modified, within the SF-S (Single Family Residential – Small Lot) Zoning District as described as:  
Lot 12 of the Misty Pines Subdivision, Village of Weston, Marathon County, Wisconsin (PIN 192-2808-172-0059)
4. **Project #20220215** Mike Mohr, 4080 N 20<sup>th</sup> Ave, Wausau, WI, 54401, on behalf of DC Everest Area School District, requesting a Conditional Use Permit to allow a proposed principal structure where the structure would exceed the maximum allowed height of 45 feet (by 27.75 feet), on property known as 6400 Alderson St, described as Lot 1 of proposed CSM to be recorded in 2022 located in the NE ¼ of the NE ¼ and Part of the SE ¼ of the NE ¼ of Section 19, T28N, R8E, Village of Weston, Marathon County, Wisconsin. (PIN 192-2808-191-0999). The building is proposed to be 72.75 feet tall.

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](mailto:vparker@westonwi.gov), by noon on Tuesday, July 5, 2022, 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. Interested persons who are unable to attend the meeting in-person have the option to attend the meeting via a Zoom link that will be provided on the meeting agenda, where they can still 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 23rd day of June 2022

Valerie Parker  
Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, June 27, 2022, and Sunday, July 3, 2022.

# REQUEST FOR CONSIDERATION

<b>Public Mtg/Date:</b>	Plan Commission, July 11, 2022
<b>Description:</b>	Public Hearing – Project #20220214– Matt Keeney, W17015 Maple Road, Wittenberg WI54499, requesting a Conditional Use Permit to allow for Section 94.4.02(1) G & H to be waived and modified, within the SF-S (Single Family Residential – Small Lot) Zoning District at 5102 Look Street (192 2808 172 0059).
<b>From:</b>	Emily Wheaton, Assistant Planner
<b>Question:</b>	Should the Plan Commission approve the Conditional Use Permit application as requested by Matt Keeney to waive and modify Section 94.4.02(1) G & H at 5102 Look Street?

## BACKGROUND

Matt Keeney, of Trim Crafters, has submitted a Conditional Use Permit request to waive and modify performance standards for a single family home he wishes to building at 5102 Look Street. The property is zoned SF-S Single Family Residential - Small Lot Zoning District. Specifically, the applicant is looking to waive performance standards G and H for Single Family Homes. These performance standards regulate the amount of garage width that can face a front yard, see below. For corner lots, a front yard is defined as the yard abutting the street on which the lot is addressed. Addresses should be based off the street the residence has access to (ie Look Street).

- g. The side of any residence facing the front yard shall not be less than 24 feet in width, not including attached garages, carports, and open decks. The ratio of each residence's length to its width shall be no greater than 5 to 2. Therefore, a minimum 24-foot long residence must be at least 9 feet 7 inches wide.
- h. The width of attached garages with front yard facing garage doors shall be limited to a maximum of 60 percent of the overall width of the residence as it faces the front yard.

**Yard, front:** The yard between the side lot lines extending from the front lot line to the nearest part of the nearest principal building. For corner lots and other double frontage lots, the yard abutting the street on which the lot is addressed shall be the front yard.

The proposed design of the house would cause the entire garage to face the front yard, with no portion of the house. This means the house does not meet the requirement of 24 feet of the house facing the front yard as well as it will exceed the 60/40% ratio of garage to house facing the front yard. Matt Keeney is requesting the performance standards to have only 7 feet of house facing the front yard (Look Street) as well as having 84% of garage face the front yard. The house will meet all other elements of the zoning code.

<b>Attached Docs:</b>	Draft Determination, Current Zoning Map, and Draft Conditional Use Permit #20220214, Site Plan and Building Elevations.
<b>Committee Action:</b>	None to date.
<b>Fiscal Impact:</b>	None
<b>Recommendation:</b>	Staff recommends approval of the Conditional Use Permit with the attached conditions.

## RECOMMENDED LANGUAGE FOR OFFICIAL ACTION

# REQUEST FOR CONSIDERATION

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**I move to [approve / deny] Conditional Use Permit #20220214, allowing Section 94.4.02(1) G & H to be waived and modified at 5102 Look Street.**

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**ADDITIONAL ACTION:**

Notify applicant of [approval / denial] [Staff]

If approved, record CUP with the Marathon County Register of Deeds (MCROD) [Staff]



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

Application/Petition No.: **20220214** Hearing Date: **July 11, 2022**  
Applicant: **Matt Keeney, W17015 Maple Road, Wittenberg WI 54499**  
Location: **5102 Look Street, Weston, WI 54476**  
Description: **A conditional use permit application proposing the construction of a Single Family Residence with waived performance standards at the above stated property.**

The Department of Planning and Development of the Village of Weston, pursuant to the Village of Weston Zoning Code, Article 16 Processes, Section 94.16.06 Conditional Use Permits, hereby makes the following findings and evaluation to the Village of Weston Plan Commission:

**GENERAL INFORMATION:**

Zoning: **Single Family Residential – Small Lot (SF-S) Zoning District**

Definition: 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 94.2.02(2)(b) 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. (Predecessor districts: R-1 Residential-Single Family and R-2 Residential-Single Family)

Definition: **Single Family Detached Residence.** A dwelling unit designed for and occupied by not more than one family and having no roof, wall, or floor in common with any other dwelling unit, and located on an individual lot. The dwelling unit must be a site-built structure built in compliance with the State of Wisconsin Uniform Dwelling Code (UDC), or by federal law may be a manufactured dwelling (modular home) as permitted by the UDC or a manufactured home that has received a Federal Manufactured Housing Certificate label. Mobile homes that have not received a Federal Manufactured Housing Certificate label are not included within the Single-Family Detached Residence land use type. 94.4.02(1)

Performance Standards: The following performance standards shall apply to each Single-Family Detached Residence constructed or expanded as defined by Section 94.10.02 after March 18, 2015, except that any of the standards 1 through 8 may be waived or modified by conditional use permit, upon a finding that the architectural style of the proposed residence provides compensating design features and that the proposed residence will be compatible and harmonious with other residences in the vicinity. If alterations are made to any of the individual standards listed below, then said standard shall be met.

1. Shall have minimum gross floor area of 1,000 square feet, not including an attached garage, carport, deck, porch, or unfinished basement.
2. Shall be served by a garage on the same lot of at least 400 square feet of gross floor area for each dwelling unit and meeting associated requirements in Section 94.4.09(2).
3. Shall have a roof with a pitch of at least 3 inches in height for each foot of width and an eave which extends at least 6 inches from the wall which supports the roof.
4. Each residence and attached building shall have a roof surfaced with any of the following: wood shakes; asphalt, composition, or wood shingles; clay, concrete or metal tiles; slate; built-up gravel materials; screw down metal roofing; rubber membrane (for flat roofs or roofs with no greater than a 1:12 pitch); or similar material approved by the Zoning Administrator.
5. Each residence and attached building shall be covered with siding made of wood, masonry, concrete, stucco, Masonite, vinyl, metal lap, or similar material approved by the Zoning

Administrator. Exterior siding shall extend down to the top of the foundation. If the top of the foundation is below grade, the siding shall extend to the ground.

6. Shall be placed on a finished, permanent foundation, such as a poured concrete slab or basement meeting UDC requirements. Such foundation shall not extend more than 24 inches above the exterior finished grade of the lot, except that where the grade of the lot slopes, only that portion of the foundation which is on the highest point of the lot must meet this requirement.
7. The side of any residence facing the front yard shall not be less than 24 feet in width, not including attached garages, carports, and open decks. The ratio of each residence's length to its width shall be no greater than 5 to 2. Therefore, a minimum 24-foot long residence must be at least 9 feet 7 inches wide.
8. The width of attached garages with front yard facing garage doors shall be limited to a maximum of 60 percent of the overall width of the residence as it faces the front yard.
9. May not be split into two or more dwelling units, except for "In-Home Suites" meeting the requirements of this Article.
10. If in a subdivision platted after March 18, 2015, shall meet the single-family and two-family housing variety standards in Section 94.10.02.
11. No carport may be attached to a Single-Family Detached Residence after March 18, 2015.
12. Minimum Required Off-Street Parking: 2 outdoor spaces, such as in a driveway, plus garage space(s). All motor vehicles shall be parked on a hard surface as defined in Section 94.17.04, or on a graveled surface if such surface was permitted before January 1, 2014 and completed within one year of issuance.

**DETERMINATION (To be completed by the Plan Commission):**

1. Is the proposed conditional use consistent with the Comprehensive Plan, this Chapter, and all other plans, programs, and ordinances adopted by the Village
2. The proposed conditional use, in its proposed location and as depicted on the required site plan, will not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan, or all other plans, programs, and ordinances adopted by the Village.
3. Does the proposed conditional use will maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
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.
5. Do the potential public benefits of the proposed conditional use outweigh potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts.

**BACKGROUND INFORMATION:**

Matt Keeney, Trim Crafters, is proposing building a single family home at property they own at 5102 Look Street. This is a corner lot. They have submitted building plans that show one complete side of the structure as garage, which is the side that faces the front yard. Matt Keeney is requesting a waiver from having 24 feet of the house facing the front yard, as well as requesting a waiver from having no more than 60% of the garage facing the front yard. The house meets all other components of the zoning code.

**CURRENT PROPERTY CONDITIONS:**

The property is a vacant lot.

**PLAN COMMISSION ACTION OPTIONS:**

**1) Approve the Conditional Use Permit for the use of a Single Family Residence with Waived Performance Standards, at 5102 Look Street, with the following conditions:**

1. The construction of the structure thereon shall be for those uses defined within, and shall be constructed per the attached site plan and building plans, as attached as "Exhibit A;"
2. Upon the use expanding beyond the terms listed within the site plan and building plans, attached as "Exhibit A," then the owner/applicant of said use shall resubmit a new Conditional Use Permit application;
3. The construction of the structure shall be in accordance with the building site plan approved by the Village Approval Authority within 2 years of the signing of this conditional use permit. Any future additions, modifications or changes in said site plan and/or building plan must be approved by the Village Approval Authority, in advanced of any construction;
4. No use is hereby authorized unless the use is conducted in a lawful, orderly, and peaceful manner. Nothing herein shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption, or exception to any law, ordinance, order or rule by the Village, Marathon County, State of Wisconsin, United States or other duly constituted authority, except only to the extent that it authorizes the use of the Subject Property in any specific respects described herein.
5. Should any paragraphs or phase of herein be determined by a court of competent jurisdiction to be unlawful, illegal, or unconstitutional, said determination as to the particular phrase or paragraph shall not void the remainder of this conditional use and the remainder shall continue in full force and effect.

**2) Deny the Conditional Use Permit for the use of a Single Family Residence with Waived Performance Standards, at 5102 Look Street.**

**VILLAGE OF WESTON, MARATHON COUNTY, WI**  
**CONDITIONAL USE PERMIT #20220214**

This CONDITIONAL USE PERMIT is issued as of 11<sup>th</sup> day of July 2022, by the PLAN COMMISSION of the VILLAGE OF WESTON to MATT KEENEY of W17015 Maple Road, Wittenberg, WI, 54499.

WHEREAS, MATT KEENEY is the owner of the property described below in the Village of Weston, and which property is subject to an agreement whereby MATT KEENEY intends to build thereon a SINGLE FAMILY RESIDENCE WITH WAIVED PERFORMANCE STANDARDS, related use. The said property upon which said activity is to take place is more particularly described as follows:

Lot 12 of the Misty Pines Subdivision, Village of Weston, Marathon County, Wisconsin (192-2808-172-0059)

WHEREAS, the property described above is in the SF-S SINGLE FAMILY RESIDENTIAL – SMALL LOT Zoning District of the Village of Weston, which permits the use of a SINGLE FAMILY RESIDENCE WITH WAIVED PERFORMANCE STANDARDS in said zoning district by conditional use permit; and

WHEREAS, MATT KEENEY has requested a conditional use permit for the property, per Section 94.4.02(1) Single Family Detached Residence Performance Standards of the Village of Weston Zoning Ordinance, so as to allow the construction of a SINGLE FAMILY RESIDENCE WITH WAIVED PERFORMANCE STANDARDS on said premise; and

WHEREAS, a petition for a conditional use permit having been duly filed with the Village Zoning Administrator, and placed on the Plan Commission agenda after first being assured by Village professional staff review that the application is complete, and following staff review and Plan Commission review, investigation and a public hearing which was held July 11, 2022, the Plan Commission after giving full consideration to the criteria and standards for granting a conditional use permit, as set forth in the Village Ordinance, including Section 94.16.06, approve said application in writing; and

WHEREAS, upon the discontinuance of the use of a SINGLE FAMILY RESIDENCE WITH WAIVED PERFORMANCE STANDARDS on said premise for a period exceeding 365 days, the issuance of the conditional grant shall automatically become invalidated. The burden of proof shall be on the property owner to conclusively demonstrate that the conditional use was operating during this period; and

WHEREAS, 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 where limited by the zoning code or by a specific condition attached to this conditional use grant herein.

NOW, THEREFORE, BE IT RESOLVED, the PLAN COMMISSION of the Village of Weston, in Marathon County, Wisconsin, here by grant MATT KEENEY a conditional use permit for the property described above, for the use of a SINGLE FAMILY RESIDENCE WITH WAIVED PERFORMANCE STANDARDS as defined in 94.4.02(1) of the Village Zoning Ordinance. The conditions for the issuance of the conditional use permit are as follows:

1. The construction of the structure thereon shall be for those uses defined within and shall be constructed per the attached site plan and building plans as attached as “Exhibit A;”
2. Upon the use expanding beyond the terms listed within the site plan and building plans, attached as “Exhibit A,” then the owner/applicant of said use shall resubmit a new Conditional Use Permit application;
3. The construction of the structure shall be in accordance with the building site plan approved by the Village Approval Authority within two years of the signing of this conditional use permit. Any future additions, modifications or changes in said site plan and/or building plan must be approved by the Village Approval Authority in advanced of any construction;
4. No use is hereby authorized unless the use is conducted in a lawful, orderly, and peaceful manner. Nothing herein shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption, or exception to any law, ordinance, order or rule by the Village, Marathon County, State of Wisconsin, United States or other duly

constituted authority, except only to the extent that it authorizes the use of the Subject Property in any specific respects described herein.

- 5. Should any paragraphs or phase of herein be determined by a court of competent jurisdiction to be unlawful, illegal, or unconstitutional, said determination as to the particular phrase or paragraph shall not void the remainder of this conditional use and the remainder shall continue in full force and effect.

All of the uses permitted in the SF-S SINGLE FAMILY RESIDENTIAL – SMALL LOT Zoning District shall continue to be permitted on said premises and in addition thereto, the uses described in this Conditional Use Permit or Conditional Grant are hereby allowed on said premises.

Violation of any of the terms, provisions or conditions of this Conditional Use Permit may, pursuant to the Ordinances of the VILLAGE OF WESTON, result in termination of the rights and privileges granted herein

Dated this 11<sup>th</sup> day of July 2022

WESTON PLAN COMMISSION

By: \_\_\_\_\_  
Steve Cronin, its Chair

ATTEST:

\_\_\_\_\_  
Jennifer L. Higgins, Zoning Administrator

STATE OF WISCONSIN)  
) ss.  
COUNTY OF MARATHON)

Personally, came before this \_\_\_\_\_ day of July 2022, the above-named Steve Cronin, Chair, and Jennifer L. Higgins, Zoning Administrator, to me known to be the persons who execute the forgoing instrument and acknowledge the same.

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

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

THIS INSTRUMENT DRAFTED BY:  
Emily Wheaton, Village of Weston  
Assistant Planner, Planning and Development  
Weston, WI 54476

# Village of Weston Marathon County, WI



## ZONING MAP



Map Date: 6/28/2022  
Adoption Date: 2/14/2022



### LEGEND

5102 Look St

### MUNICIPAL FEATURES

Village of Weston Incorporated Boundary

Right-of-Way

### ZONING DISTRICTS

SF-S - Single Family Residential-Small Lot

MF - Multiple Family Residential

B-2 - Highway Business

LI - Limited Industrial

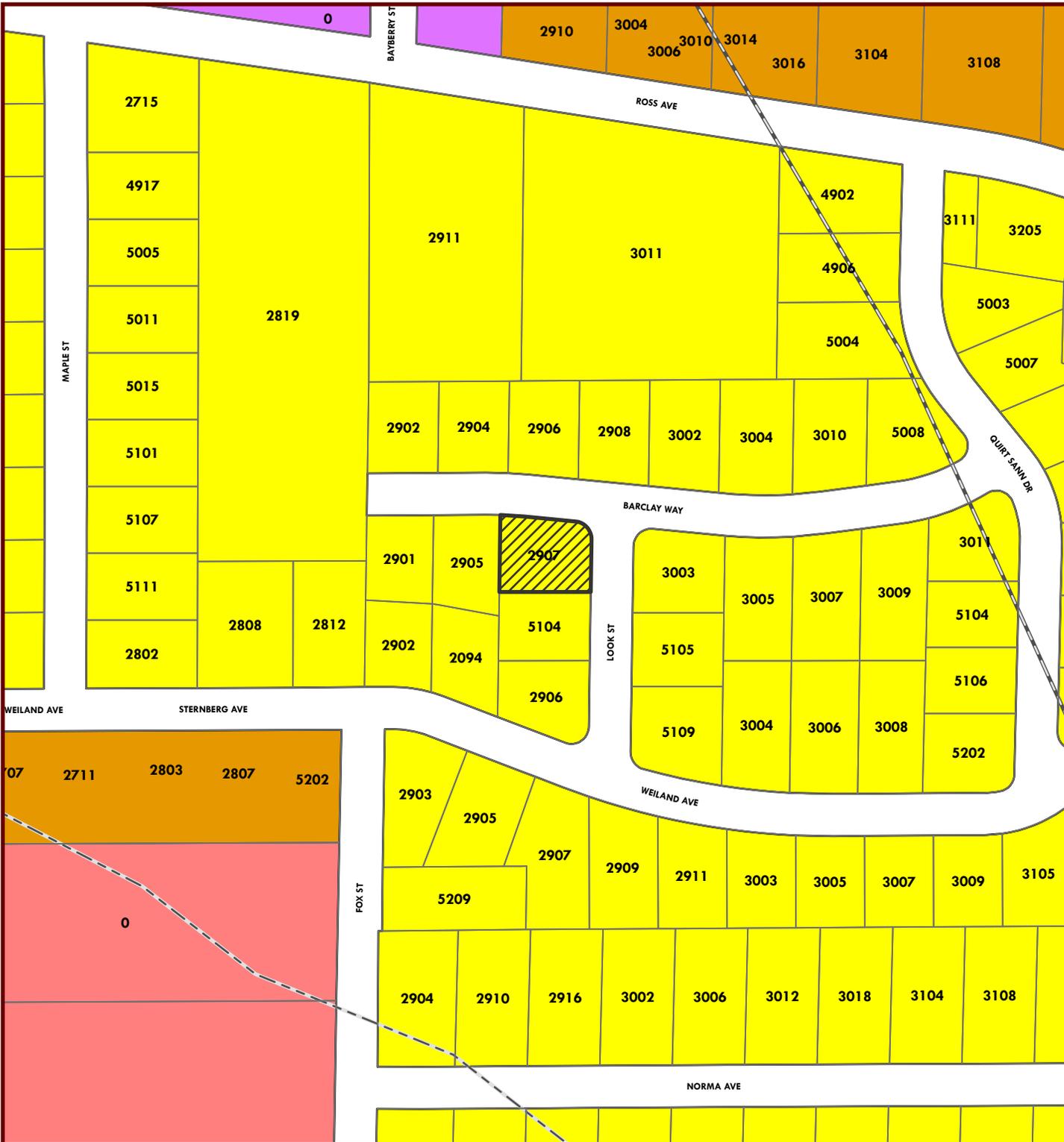
### OVERLAY DISTRICTS

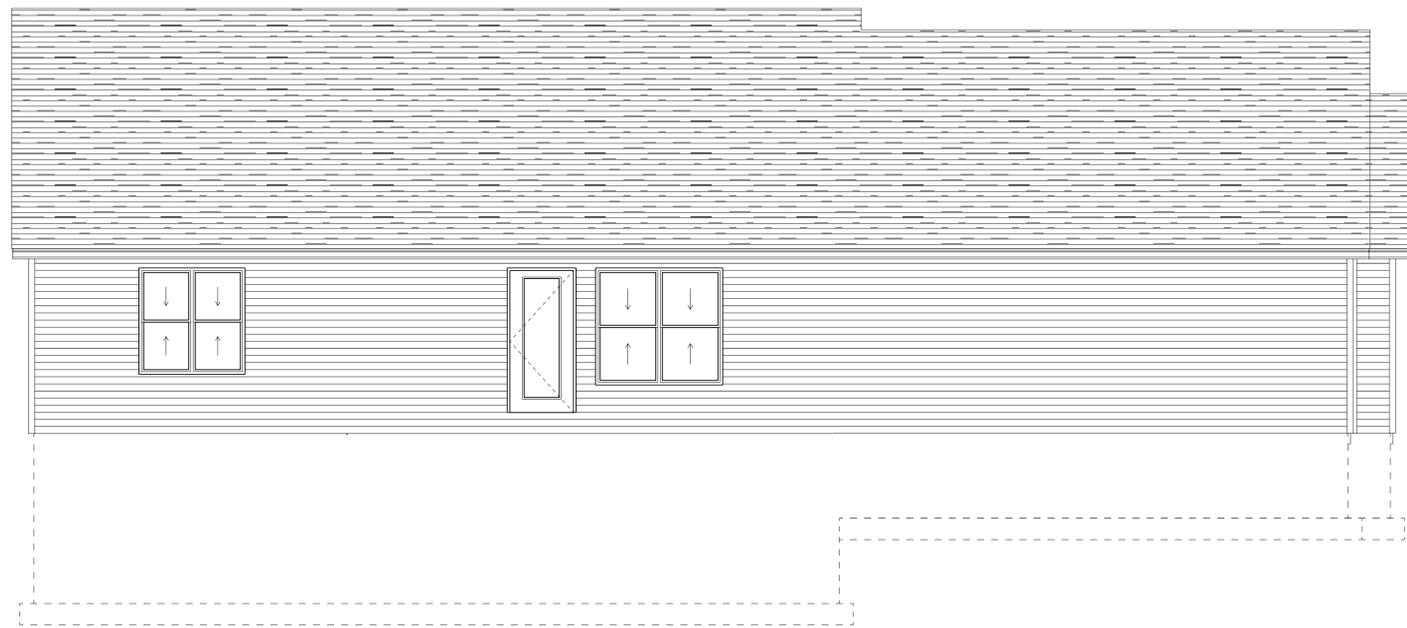
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D-R

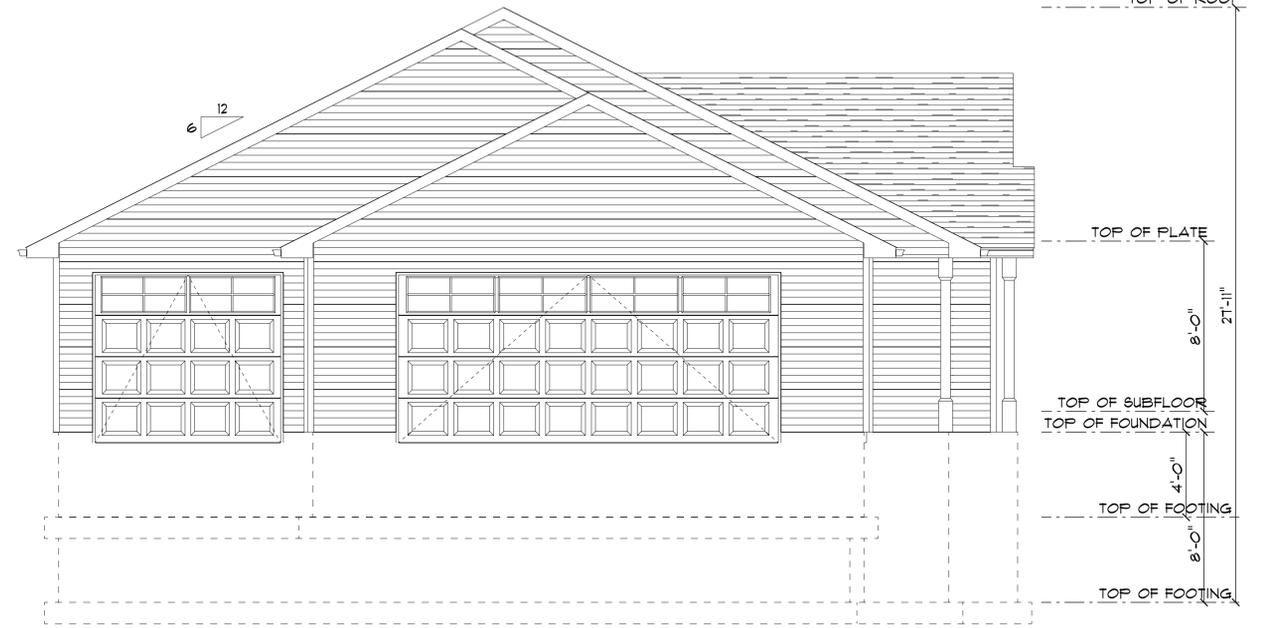
D-RT

D-WM

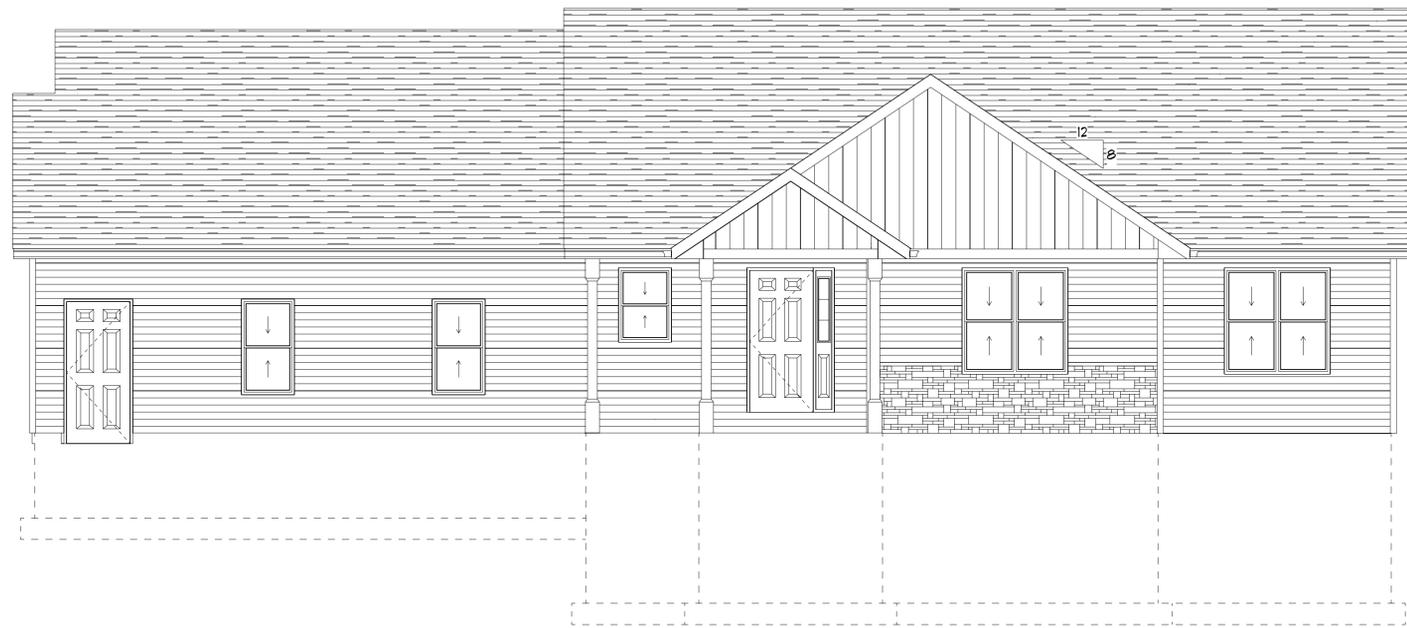




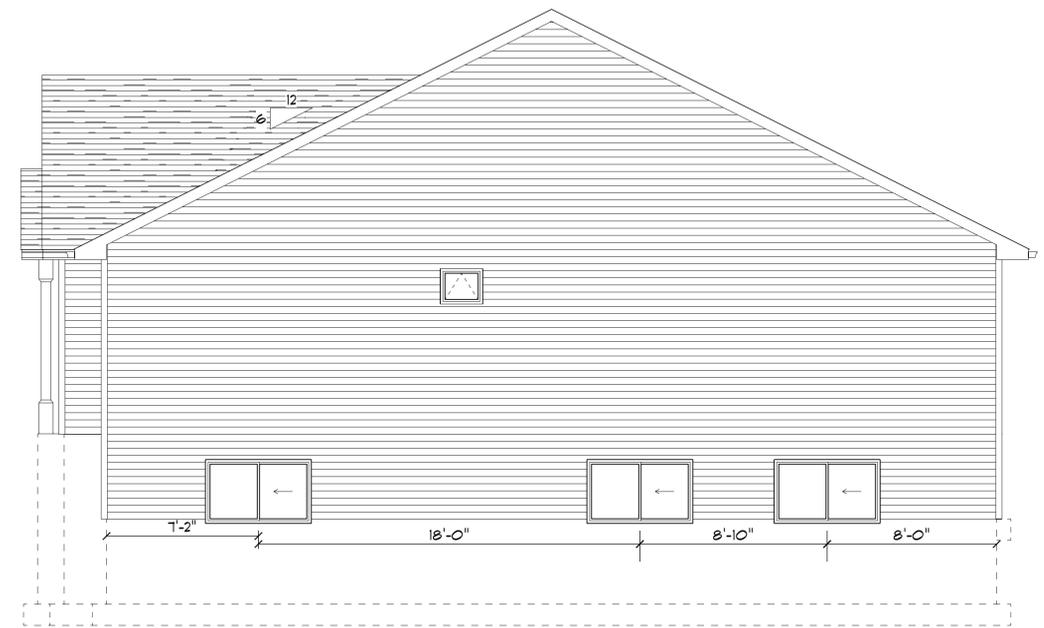
**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



**LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"



**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"

DATE: \_\_\_\_\_  
REVISED: \_\_\_\_\_  
PRINTED: 5/20/2022

SCALE: 1/4" = 1'-0"  
DRAWN BY: MNK  
APPROVED: \_\_\_\_\_

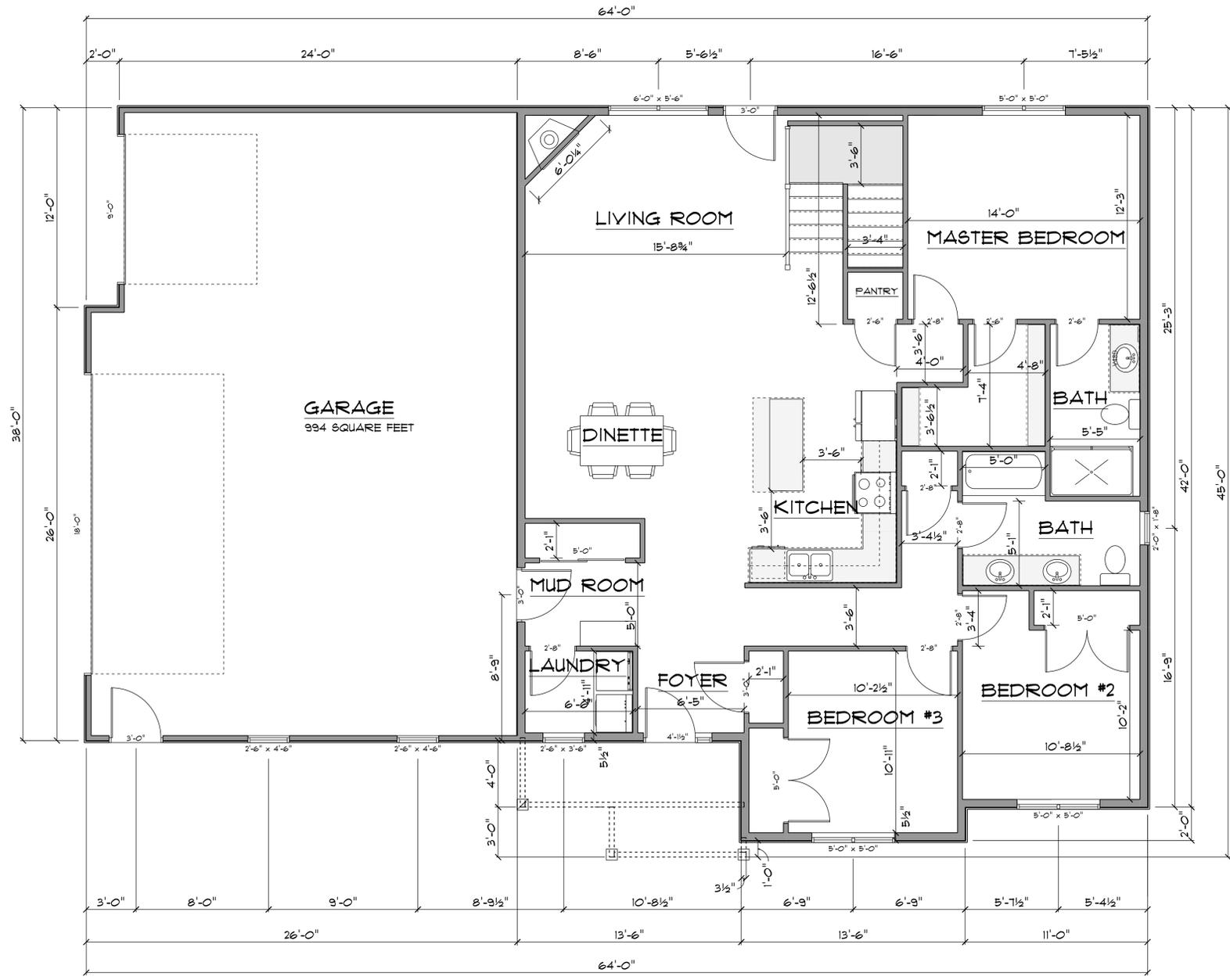
SECTION LETTER: A  
PAGE NUMBER: 1

TRIM CRAFTERS, LLC  
W17015 Maple Road  
Wittenberg, WI 54999  
PH: 715-531-8748  
mail@trimcrafters.com



5102 LOOK STREET

2022



**MAIN FLOOR**  
 SCALE: 1/4" = 1'-0"  
 1586 SQUARE FEET



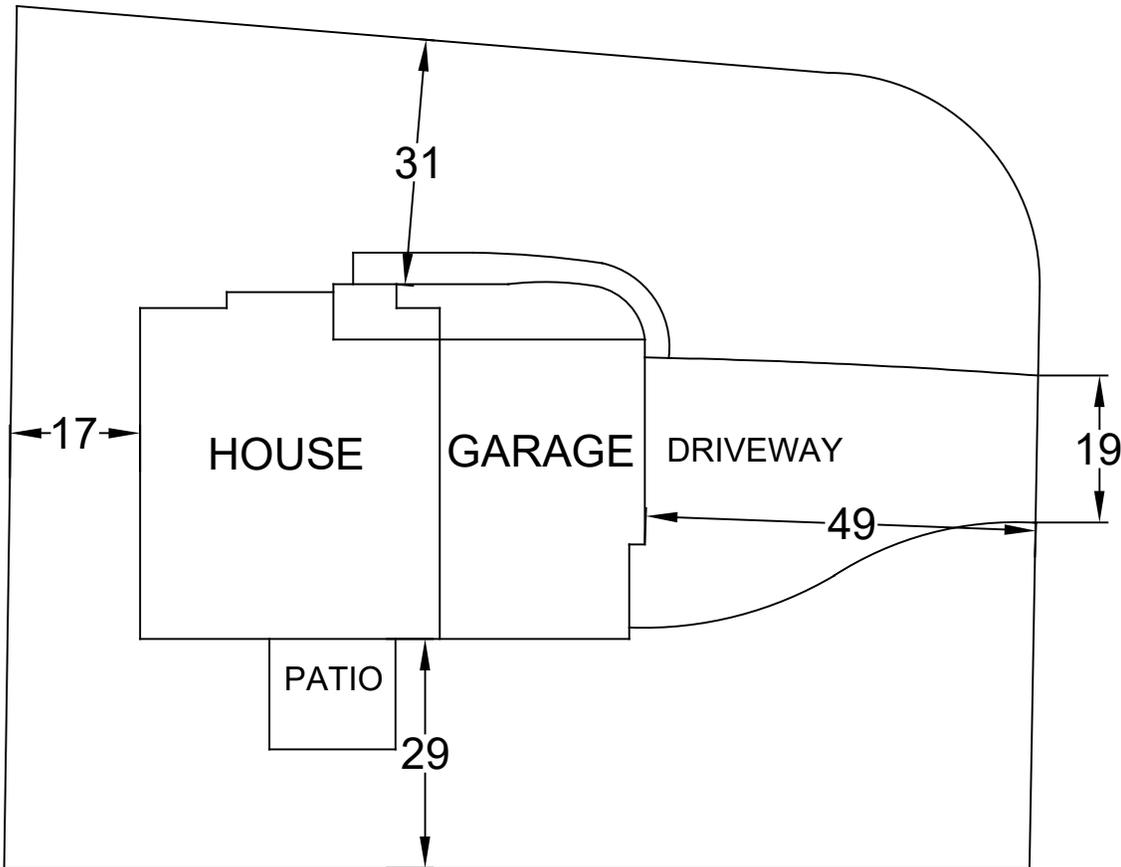
TRIM CRAFTERS, LLC  
 W 7015 Maple Road  
 Wittenberg, WI 54999  
 PH: 715-531-8748  
 Fax: 715-531-8748  
 mail@trimcrafters.com

SECTION LETTER: **A**  
 PAGE NUMBER: **1**

SCALE: 1/4" = 1'-0"  
 DRAWN BY: MNK  
 APPROVED:

DATE:  
 REVISED:  
 PRINTED: 5/20/2022

C/L BARCLAY WAY



C/L LOOK ST

TRIM CRAFTERS  
5102 Barclay Way  
Weston, WI





W17015 Maple Road  
Wittenberg, WI 54499  
Tel. (715) 551-8748

June 16, 2022

Here are some points to the proposed conditional use permit for the house we would like to build at 5102 Look St.

- 1) The Zoning Code requires the width of attached garages with front yard facing garage doors shall be limited to a maximum of 60 percent of the overall width of the residence as it faces the front yard. The front yard is defined as the yard that is being addressed. Since the lot has limited space due to corner lot setbacks, a side entrance garage helps to maximize the buildable footprint of the lot. As proposed the garage is 100% the side of the house on Look St, and the true front of the house faces Barclay Way.
- 2) The lot has limited space due to corner lot setbacks; a side entrance garage helps to maximize the buildable footprint of the lot.
- 3) The Conditional Use Permit involves new home construction.
- 4) The home will be of typical construction and curb appeal, similar to 5104 Look St, 2901 Barclay Way, 3002 Barclay Way, and 3004 Barclay Way which we built in the last couple years.
- 5) The proposed conditional use will not result in an adverse effect to the neighboring properties or subdivision. This is a normal residential home design. It will not affect public health, safety, or general welfare of the area.
- 6) The proposed conditional use will fit in with normal land use and is a normal residential home design.
- 7) The proposed conditional use will not impose any undue burden on any facilities, utilities, or services.
- 8) The public benefit of this proposal is that we will make use of the buildable area of a corner lot with a house that fits the character and flow of the current subdivision.

Sincerely,

A handwritten signature in black ink, appearing to be "MK" followed by a stylized flourish.

Matt Keeney

Managing Member

Trim Crafters, LLC.



This is a similar design to what we are proposing.