



## 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, August 8, 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 #20220239** – Michael Roma, 3906 E Everest Ave, Weston WI 54476, requesting a Conditional Use Permit to allow a proposed Detached Accessory Structure (For Residential Use) where the structure would exceed the maximum allowable square footage of 800 square feet (by 1,120 square feet), within the SF-S (Single Family Residential – Small Lot), on property known as 4906 E Everest Ave (PIN 192-2808-201-0998) and the unaddressed parcel to the west (PIN 192-2808-201-0995). The building is proposed to be 1,920 square feet.
2. **Project #20220044** - Dan Higginbotham, Plover River Land Company, 2625 Northwestern Avenue, Wausau, 54403, on behalf of property owner Darrell Will, 223565 Ranch Road, Ringle, 54471, requesting a rezone from RR-5 (Rural Residential – 5-Acre) to SF-L (Single Family Residential – Large Lot) of 17.5 acres and 16 acres of vacant land, to allow for the division and creation of nineteen residential parcels (to consist of approximately 1.19 to 2.96 acres). These vacant parcels are known as PIN 192-2808-241-0999 and 192-2808-241-0994, and is located north of Schofield Avenue, abutting the eastern border of the Village of Weston.

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, August 2, 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 21st day of July 2022

Valerie Parker  
Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, July 25, 2022, and Monday, August 1, 2022.

# REQUEST FOR CONSIDERATION

<b>Public Mtg/Date:</b>	Plan Commission, August 8, 2022
<b>Description:</b>	Public Hearing – Project #20220239– Michael Roma, 3906 E Everest Ave, Weston, requesting a Conditional Use Permit to allow for a proposed Detached Accessory Structure (for Residential Use) exceeding the maximum accessory building floor area, on a property within the SF-S (Single Family Residential - Small Lot) Zoning District at 3906 E Everest (PIN 192 2808 201 0995).
<b>From:</b>	Emily Wheaton, Assistant Planner
<b>Question:</b>	Should the Plan Commission approve the Conditional Use Permit application as requested by Michael Roma for the construction of a Detached Accessory Structure (For Residential Use) exceeding 800 square feet at 3906 E Everest Ave?

## BACKGROUND

Michael & Brenda Roma are proposing building a 1,920 square foot (32 feet x 60 feet) detached accessory building on their property at 3906 E Everest Ave. The property is zoned Single Family Residential – Small Lot Zoning District. Within this zoning district, the maximum accessory structure square footage is 800 square feet. The applicants garage exceeds the 800 square foot maximum per code. The ordinance does allow for property owners to request an increase in footprint of an accessory structure by Conditional Use Permit (Sec. 94.4.09(2)k). The accessory building will be 30 feet from the house and 40 feet from the west lot line.

<b>Attached Docs:</b>	Draft Determination, Current Zoning Map, and Draft Conditional Use Permit #20220239, 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

**I move to [approve / deny] Conditional Use Permit #20220239, allowing a Detached Accessory Structure (for Residential Use) exceeding 800 square feet at 3906 E Everest Ave.**

<b>ADDITIONAL ACTION:</b>	Notify applicant of [approval / denial] [Staff]  If approved, record CUP with the Marathon County Register of Deeds (MCROD) [Staff]
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Application for Conditional Use Permit  
**CONDITIONAL PERMIT DETERMINATION BY THE VILLAGE OF WESTON  
PLAN COMMISSION**

Application/Petition No.: **20220239** Hearing Date: **August 8, 2022**  
Applicant: **Michael Roma, 3906 E Everest Ave, Weston, WI 54476**  
Location: **3906 E Everest Ave, Weston, WI 54476**  
Description: **A conditional use permit application proposing the construction of a Detached Accessory Structure (for Residential Use) at the above stated property, which is proposed to exceed 800 square feet in area.**

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(1)(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: **Detached Accessory Structure (for Residential Use).** An accessory structure serving a residential 94.4.09(2) principal land use and building (e.g., a house or apartment building), but not attached to the principal building. Includes detached residential garages and carports (where permitted) designed primarily to shelter parked passenger vehicles, utility sheds as defined in Section 94.17.04, private recreation structures such as gazebos, and detached elevated decks or walkways associated with residential uses.

Performance

- Standards:
1. No Detached Accessory Structure (for Residential Use) shall be constructed on any lot prior to establishment of a principal use on that same lot.
  2. Except within the AR and RM zoning districts, no hoop building, tarp shed, or carport shall be a permitted as a Detached Accessory Structure (for Residential Use), except on a temporary basis for a maximum of five consecutive days within a 30-day period for a special event such as a sale on the property following issuance of a temporary use permit.
  3. The roof of each Detached Accessory Structure (for Residential Use), including those permitted under standard 2, shall be designed to withstand a minimum of a 40-pounds per square foot of snow load.
  4. All driveways built to serve Detached Accessory Structures (for Residential Use) are subject to associated standards under Section 94.12.08. Each Detached Accessory Structure (for Residential Use) shall be served by a driveway connected to a public road if used to shelter a motor vehicle or trailer, or where vegetative ground cover to an overhead door cannot be maintained in the determination of the Zoning Administrator or Building Inspector.
  5. The exterior walls of each Detached Accessory Structure (for Residential Use) shall be sided with wood, masonry, concrete, stucco, Masonite, horizontal vinyl or metal lap siding, or similar material approved by the Zoning Administrator. Vertical siding is also allowed in all RM and rural and open

space zoning districts aside from RR-2. All exterior siding shall extend to the top of the foundation. If the top of the foundation is below grade, the siding shall extend to the ground.

6. Roofs of Detached Accessory Structures (for Residential Use) shall be surfaced with any of the following materials: 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.
7. Pole or ladder constructed buildings shall be permitted only within the RM and rural and open space zoning districts, except for the RR-2 district, and shall be subject to subsections 5. and 6. of this section.
8. No Detached Accessory Structure (for Residential Use) shall involve or include the conduct of any business, trade, or industry, except for home occupations and residential businesses as described and limited elsewhere in this Article 4.
9. No Detached Accessory Structure (for Residential Use) shall be occupied as a dwelling unit or otherwise used for human habitation, unless it has first been approved for such use by the Building Inspector and meets all applicable requirements of the State for a dwelling and under Section 94.4.09(8).
10. In all residential, RR-2 and non-residential and mixed-use zoning districts, and for all Multifamily Residences regardless of district, no portion of a Detached Accessory Structure (for Residential Use) shall occupy any land between the principal building on a residential lot and a street right-of-way, except where approved by the Plan Commission as part of an approved site plan.
11. See Figures 5.01(1) and 5.01(2) for other setback, floor area, building height, and coverage standards associated with Detached Accessory Structures in residential zoning districts. Maximum floor area and total building coverage shall not exceed the maximums set forth in Figure 5.01(1), except as allowed by a conditional use permit, subject to the procedures in Section 94.16.06 and all of the following standards for the Detached Accessory Structure:
  - a) Not taller or have more floors above ground level than the principal building.
  - b) Has a similar roof slope and overhang width as the principal building. If the principal building has multiple roof slopes and/or overhang widths, the roof slopes and widths of the accessory structure shall reflect those principal building roof characteristics that are most visible from the public street.
  - c) Shingles or other roof surface shall be of a similar material and color as the roof surface of the principal building.
  - d) Siding shall be of a similar material and color as the siding on the principal building, except that where the siding on the principal building is stone or brick, another compatible material may be selected.
  - e) May not be located further toward the front lot line than the principal building.
  - f) Shall meet all setback requirements normally applicable to principal buildings per Figure 5.01(2).
12. Detached garages serving Multi-Family Residences shall be accompanied by a bufferyard meeting the requirements of Section 94.11.02(3)(d) between the garage and (a) the public right-of-way and (b) a property line abutting any residentially zoned property.

**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:**

#### **CURRENT PROPERTY CONDITIONS:**

The property is a 1.41-acre lot, located on E. Everest Ave. It is a wooded parcel with an existing single-family home.

#### **PLAN COMMISION ACTION OPTIONS:**

- 1) Approve the Conditional Use Permit for the use of a Detached Accessory Structure (for Residential Use) exceeding 800 square feet in area, at 3906 E Everest Ave, 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 detached accessory structure shall be in accordance with the building site plan approved by the Village Approval Authority within 6 months 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 Detached Accessory Structure (for Residential Use) exceeding 800 square feet in area, at 3906 E Everest Ave.**

**VILLAGE OF WESTON, MARATHON COUNTY, WI**  
**CONDITIONAL USE PERMIT #20220239**

This CONDITIONAL USE PERMIT is issued as of 8<sup>th</sup> day of August 2022, by the PLAN COMMISSION of the VILLAGE OF WESTON to MICHAEL ROMA of 3906 E Everest Ave, Weston, Wisconsin, 54476.

WHEREAS, MICHAEL ROMA is the owner of the property described below in the Village of Weston, and which property is subject to an agreement whereby MICHAEL ROMA intends to build thereon a DETACHED ACCESSORY STRUCTURE (FOR RESIDENTIAL USE) EXCEEDING 800 SQUARE FEET IN AREA, related use. The said property upon which said activity is to take place is more particularly described as follows:

Part of the NE ¼ of the NE ¼, Commencing on the N line of Everest Ave E 238.71' W of SW Corner of Line 10 B 1 Oak Park 1<sup>st</sup> Addition Parallel with W Line of Kathleen St 208.71' W 178.71' SELY 208.71' to Point 178.71' due W of Beginning E to Beginning & Commencing at the SW Corner of N ½ of the NE ¼ E 1696.39' N 3 Degree 09 Minutes W 408.71' E Parallel with N Line of Everest Ave 60' S 3 Degree 09 Minutes E 408.71' W 60' Along N line of Everest Ave to Point of Beginning, Section 20, T28N, R8E, Village of Weston, Marathon County, Wisconsin.

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 DETACHED ACCESSORY STRUCTURE (FOR RESIDENTIAL USE) EXCEEDING 800 SQUARE FEET IN AREA in said zoning district by conditional use permit; and

WHEREAS, MICHAEL ROMA have requested a conditional use permit for the property, per Section 94.4.09(2)k Detached Accessory Structure (for Residential Use) of the Village of Weston Zoning Ordinance, so as to allow the construction of a DETACHED ACCESSORY STRUCTURE (FOR RESIDENTIAL USE) EXCEEDING 800 SQUARE FEET IN AREA 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 August 8, 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 DETACHED ACCESSORY STRUCTURE (FOR RESIDENTIAL USE) EXCEEDING 800 SQUARE FEET IN AREA 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 MICHAEL ROMA a conditional use permit for the property described above, for the use of a DETACHED ACCESSORY STRUCTURE (FOR RESIDENTIAL USE) EXCEEDING 800 SQUARE FEET IN AREA as defined in 94.4.09(2)k 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 detached accessory structure shall be in accordance with the building site plan approved by the Village Approval Authority within 6 months of the signing of this conditional use permit. Any future additions,



Date: 6/30/2022 - 4:23 PM

Design ID: 301654297421

Estimated Price: \$28,520.54

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



# Design & Buy GARAGE

### How to recall and purchase your design at home:



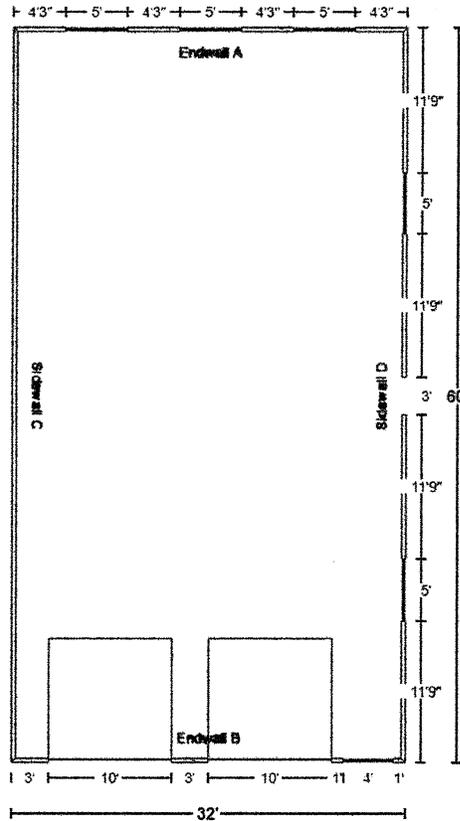
OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Garage Designer
3. Recall your design by entering Design ID: 301654297421
4. Follow the on-screen purchasing instructions

### How to purchase your design at the store:

1. Enter Design ID: 301654297421 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions

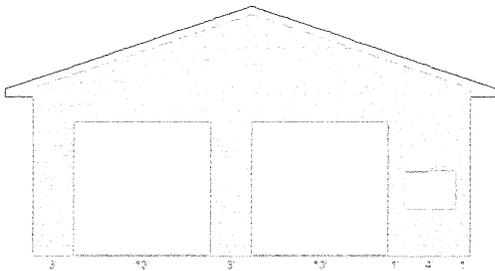
## Garage Image



### Dimensions

## Wall Configurations

\*Illustration may not depict all options selected.

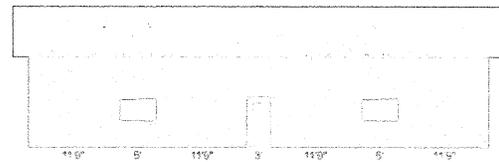


ENDWALL B

Ideal Door; Traditional 10' x 10' White Insulated

Ideal Door; Traditional 10' x 10' White Insulated

48" W x 36" H JELD-WEN; Vinyl Slider



SIDEWALL D

Mastercraft; 36" W x 80" H Primed Steel Half Lite

60" W x 36" H JELD-WEN; Vinyl Slider

60" W x 36" H JELD-WEN; Vinyl Slider

Front - Facing South

Side Facing East

Date: 6/30/2022 - 4:23 PM

Design ID: 301654297421

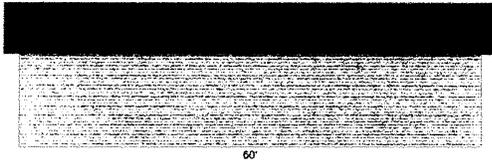
Estimated Price: \$28,520.54

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

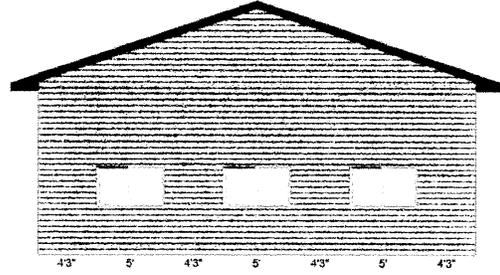
Garage

MENARDS

# Design & Buy™ GARAGE



**SIDEWALL C**



**ENDWALL A**

60"W x 36"H JELD-WEN® Vinyl Slider

60"W x 36"H JELD-WEN® Vinyl Slider

60"W x 36"H JELD-WEN® Vinyl Slider

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

*Side Facing  
West*

*Rear  
Side Facing  
North*

6/30/22, 4:24 PM

Garage

Date: 6/30/2022 - 4:23 PM

Design ID: 301654297421

Estimated Price: \$28,520.54

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



## Materials

### Building Info

Building Location Zip Code:	54476
Building Width:	32'
Building Length:	60'
Building Height:	12'
Curb:	None
Wall Framing Stud:	2" x 6"
Roof Framing:	Truss Construction
Truss Type:	Common
Roof Pitch:	4/12 Pitch
Eave Overhang:	24"
Gable Overhang:	24"
Custom Garage Plan:	No I do not need a custom building plan

### Wall Info

Siding Material Types:	Vinyl
Vinyl Siding:	ABTCO® Waterford® Double 5" - Pine
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



1242

1244

1246

1248

1250

1252

1254

1256

1264

1266

1270

1272

1276

1274

1278

1256

1260

1262

T28,R8  
20

garage

elevation

driveway

40ft

32ft

60ft

30ft

53ft

50ft

1262 ft

1268 ft

E EVEREST AV



# Village of Weston Marathon County, WI



## ZONING MAP



Map Date: 8/2/2022  
Adoption Date: 2/14/2022



### LEGEND

3906 E Everest Ave and Unaddressed Parcel

### MUNICIPAL FEATURES

Village of Weston Incorporated Boundary

Right-of-Way

Wetland Presence

### ZONING DISTRICTS

SF-S - Single Family Residential-Small Lot

MH - Manufactured Home

INT - Institutional

B-2 - Highway Business